

Bat Scoping Survey and Nesting Bird Report:



Arndown House, 7 Elm Hill, Warminster, Wiltshire, BA12 0AU

Client: Mr and Mrs S Butt

August 2026

CONTENTS

1.	INTRODUCTION	IV
1.1.	Site Description	iv
1.2.	Proposed Works	v
1.3.	Personnel & Quality Assurance	v
2.	LEGAL STATUS	V
3.	METHODOLOGY	VII
3.1.	Desk Study	vii
3.2.	Pre-development Bat Survey	vii
3.2.1.	Habitat Survey	vii
3.2.2.	Building Inspection	vii
3.3.	Evaluation Methods	viii
4.	CONSTRAINTS	VIII
5.	RESULTS	VIII
5.1.	Desk Study	viii
5.2.	Field Survey	Viii
5.2.1.	Broad Habitat Survey	ix
5.2.2.	Roost Survey	ix
6.	EVALUATION AND INTERPRETATION	XIII
6.1.	Roosts and Habitat	xiii
6.2.	The Value of the Site for Bats	xiii
10.	REFERENCES	XIV

Summary

KD Consulting Ltd were commissioned to undertake a bat scoping and nesting birds survey in August 2026 by Harlow and Sons on behalf of Mr and Mrs S Butt at Arndown House, 7 Elm Hill, Warminster, Wiltshire, BA12 0AU.

The survey was commissioned to support a planning application for the proposed replacement of a side extension with a link roof and a new single storey rear extension.

Following the bat scoping survey, no evidence of bats roosting in the structure was identified and the building has been assessed to have 'negligible' potential to support bat roosts, due to its limited potential and lack of opportunity for roosting bats.



In addition, no evidence of historic nesting birds was identified in association with the building.

In view of the above, it is considered the appropriate level of assessment has been completed (as per Collin, J (Ed) 2016), the proposed development will not affect the favourable conservation status of bats or disturb nesting birds, and the legislation and policy relating to the protection of bats and nesting birds has been suitably addressed.

1. INTRODUCTION

KD Consulting Ltd were commissioned to undertake a Bat Scoping and nesting birds survey in August 2026 by Harlow and Sons on behalf of Mr and Mrs S Butt at Arndown House, 7 Elm Hill, Warminster, Wiltshire, BA12 0AU.

The survey was commissioned to support a planning application for a proposed replacement side extension, link roof and a new single storey rear extension.

1.1. Site Description

The is located in a semi-rural location on the northern outskirts of Warminster. The site comprises a single residential property and annex building with gardens. The surrounding area comprises the urban conurbation of Warminster to the south, west and east with open countryside to the north.

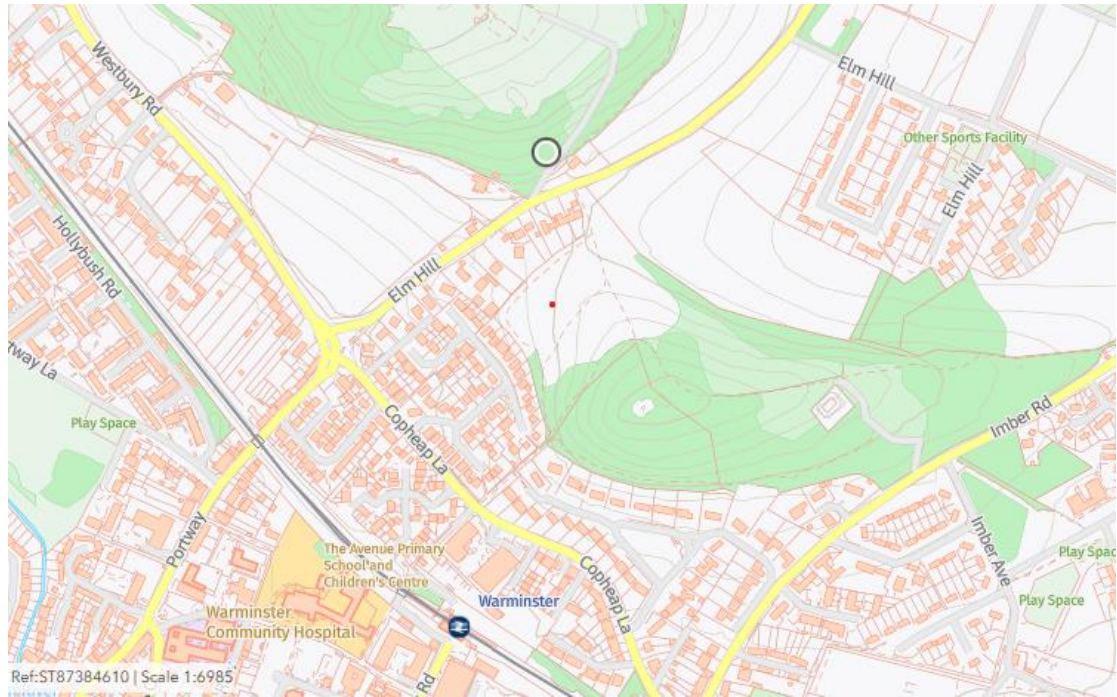


Figure 1. Site context

1.2. Proposed Works

It is understood the proposals are for replacement side extension with a link roof and a new single storey rear extension.

1.3. Personnel & Quality Assurance

The survey was undertaken by Karl Dentith BSc, Principal Ecologist. Karl has over twenty years' experience in environmental management and ecology. Karl has extensive training and experience of protected species surveys and regularly co-ordinates and project manages a full range of habitat and protected species surveys. If bats or evidence of bats are found or a known roost is present, Rob Nicholson BSc (Hons) MCIEEM is a Class 2 Bat licence holder (Natural England), has over 10 years' relevant experience as an ecologist and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Rob has held European Protected Species Mitigation Licences (EPSML) for bats for a variety of species and roost types in the last 10 years.

All field work and assessment was undertaken in accordance with current best practice guidelines (Collins, J. (Ed) 2023).

The survey and desk-based assessment were conducted on the 15th June 2026.

2. LEGAL STATUS

Bats

In England, all British bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended).

These pieces of legislation combine to give substantial protection to bats and their roost sites, making it an offence to:

- Deliberately or intentionally kill, injure or take a bat;
- Damage, destroy or intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not);
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.

Section 40 of the NERC Act 2006 places a statutory duty on public bodies such as local authorities that “*every public body must, in exercising its functions have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*”. Section 41 of the NERC Act requires the Secretary of State to draw up a list of Habitats and Species of Principal Importance which should be used to guide decision-makers (which include local authorities) in implementing their duty under Section 40 (see below for relevant bat species).

The UK Biodiversity Action Plan (UKBAP), published in 1994 to fulfil the Convention on Biological Diversity (CBD), to which the UK is a signatory (since 1992), produced a national priority species list with all species included having specific action plans defining the measures required to ensure their conservation. Regional and local Biodiversity Action Plans (BAPs) were also written and adopted to develop plans for species of nature conservation importance at regional and local levels.

The UKBAP, as updated in 2007, listed seven bat species as conservation priorities. These species are also listed as Species of Principal Importance under Section 41 of the NERC Act (2006):

- Soprano Pipistrelle (*Pipistrellus pygmaeus*)
- Brown Long-eared (*Plecotus auritus*)
- Barbastelle (*Barbastella barbastellus*)
- Bechstein's (*Myotis bechsteinii*)

- Noctule (*Nyctalus noctula*)
- Greater Horseshoe (*Rhinolophus ferrumequinum*)
- Lesser Horseshoe (*Rhinolophus hipposideros*)

The above was since succeeded in by the 'UK Post-2010 Biodiversity Framework' (July, 2012) the purpose of which is to set a broad enabling structure for action across the UK between now and 2020.

Nesting Birds

All birds, their nests and eggs are protected by law and it is thus an offence to: Intentionally kill, injure or take any wild bird. Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.

3. METHODOLOGY

3.1. Desk Study

To inform the survey, a desk study was conducted using available ecological information relating to bats for the area surrounding the site.

Online resources, including Multi-Agency Geographic Information Centre (MAGIC), were consulted in relation to the presence of sites and habitats of importance for bats in the wider context.

A data request to the Local Records Centre (LRC) or the local Bat groups was not made due to the small scale of the development.

3.2. Pre-development Bat Survey

3.2.1. Habitat Survey

A broad habitat survey was conducted of the site to inform the assessment of the suitability of the site for bats. Broad habitat descriptions were assigned and their values with respect to bats at site level and in the wider context assessed.

3.2.2. Building Inspection

The building inspection was limited to the building subject of the planning application. This building was inspected using close-focusing binoculars (Leica 8x38) to determine possible access points such as cavities in eaves, brick work and the roof tiles and structure. An internal inspection of all rooms and roof void within the building was also conducted.

Using ladders, all accessible features were closely inspected using *Lenster H14* and X21 cool light torches and a Pixtra Arc A613 thermal imaging camera was used. Where possible, any cracks, crevices and likely access points or potential roost features were checked for signs of use by bats e.g. droppings, scratch marks and staining. In addition, field signs indicating historical presence of nesting birds were also searched for.

3.3. Evaluation Methods

The 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edition) (Collins, J. (Ed) 2023) are used as a basis to evaluate the value of features for their potential to support bats.

In addition, the Bat Mitigation Guidelines (Mitchell-Jones, 2004) was referred to specifically in terms of evaluating the need for an EPS Licence.

The potential impacts on bats, bat habitat or their roosts as a result of the proposals are assessed within this report using the above criteria, together with an ecological judgement by an experienced bat surveyor.

4. CONSTRAINTS

External field signs of bats can be lost over time due to weathering and damp conditions. Droppings and other field signs are not always visible through routine, non-invasive inspection surveys as bat species associated with buildings roost in crevices that may not be fully accessible to survey.

This survey does not cover every month of the active and hibernation seasons for and is limited to a detailed external and internal inspection for evidence of the presence of bats and an assessment of the potential of the building to support bat roosts.

5. RESULTS

5.1. Desk Study

Online Resources

The nearest European Protected Species licence according to Magic.gov.uk website holds for bats is located approximately 1km to the north east for common pipistrelle and brown long eared bat which is over 10 years old:

Site check results

Identify Results generated on Wed Aug 12 2026

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: ST88654625

Granted European Protected Species Applications (England)

CASE_REF	2014-979-EPS-MIT	•
SPECIES_GR	Bat	
SPECIES_DE	BLE,C-PIP	
SITE_COUNT	Wiltshire	
LICENCE_ST	05/06/2014	
LICENCE_EN	31/12/2014	

5.1.1. Broad Habitat Survey

The wider area is characterised by residential dwellings to the east and west with mixed retail and commercial properties and open spaces to the south with open countryside to the north. The site itself comprises a single detached property and annex with gardens.

Roost Survey

The objective of the roost survey was to identify and assess for the presence of bat roosts at any potential roost locations which may be anticipated to be affected by the proposed re-development of the building roof.

Building Inspection

The main two storey house has an apex tiled roof with skylights as does the single storey annex and link structure. The pitched roofs are tiled and the buildings are brick built with all the mortar joints in a good state of repair with no obvious egresses that could be utilised by bats. The buildings have fascia boards and guttering which appear relatively recent and have no notable gaps for access and no evidence of bats such as staining or faeces was found in relation to them. The roof voids are felt lined and have boarded floors and are currently used for storage. The skylights within the roof voids allow significant light penetration considerably reducing their suitability for roosting bats. Under inspection the roof felt are largely intact with not gaps or tears limiting any access into the roof void. During the survey no current or historic evidence of bats was found, nor heat signatures identified by thermal imaging equipment under inspection. It is not anticipated that bats

have previously in recent years or are currently utilising the interior or exterior of the buildings.

No historic or current evidence of bats was identified either internally or externally in relation to the structure and it is not thought the bats are utilising the building now or have in recent years.

No evidence of bats or birds accessing the building to breed or roost was found.

Table.1 Building Inspection Photographs and Descriptions.

Photographs	Description
	This aspect of the building shows a side view two skylights can be seen in the roof of the main house with modern windows soffits and gutters. Under inspection there are no sufficient crevices or egresses for breeding birds or roosting bats relating to any of the features.

	This is a photograph of the annex with the link structure seen perpendicular in the right of the photograph. The soffits gutters and windows are all of modern construction and a skylight can also be seen on the roof of the annex. No obvious gaps or crevices could be found in relation to these features or the roof tiles.
	This is a photograph of the roof void with significant light penetration no historic or current evidence was found of roosting bats or nesting birds.
	The is photograph of the front of the property. No significant features associated with roosting bats was identified on this aspect of the building and no heat signatures were present under inspection.

	This photograph shows one of the roof voids and the natural light from the skylights. No evidence either historic or current was found within the void.
	The photograph taken from the main house shows the annex and a skylight and the link structure and the tiled roofs which are in good condition with no damaged or missing tiles.
	This photograph is of the rear aspect of the main house. No evidence was found in relation to the brickwork, soffits or roof tiles of the structure and no thermal images were identified either under inspection.

In view of the results of the detailed inspection, the building was assessed as being of negligible potential for supporting bat roosts (Collin, J. (Ed), 2023) due to significant light pollution, the paucity of potential roost features for bats and the lack of evidence of the presence of bats.

In addition, no evidence of nesting birds was recorded during the survey (which was conducted within the breeding season). And there was no sign of recent breeding attempts or roosting birds (swallow and house martin nests, are noticeable, distinctive and long lasting).

6. EVALUATION AND INTERPRETATION

6.1. Roosts and Habitat

Following the scoping survey, no evidence to suggest the presence of a bat roost has been identified in association with this building. The building assessed as being of negligible potential for supporting bat roosts.

No birds' nests were identified within the building at the time of survey.

6.2. The Value of the Site for Bats

In view of the findings of the survey and report and negligible potential of the building due to its lack of suitable features and significant light pollution within the roof voids which severely disrupts bat behaviour it is considered that the site holds significant value for bats.

7. IMPACTS

The proposed development consists of the replacement side extension, link roof and a new single storey rear extension.

Overall without mitigation and in view of the assessment of the value of the site for bats, the scale of impact is considered likely to be negligible (Mitchell-Jones, 2004).

Due to the absence of birds' nests it is not anticipated that there will be any impacts upon nesting birds.

8. ADVICE AND RECOMMENDATIONS

It is advised that bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended).

It is advised that it is illegal to deliberately/intentionally or recklessly: kill, injure or take a bat; damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not); and disturb a bat while it is occupying a structure or place that it uses for shelter or protection.

It is advised that all active bird nests are protected during the breeding season (March – August inclusive) under the Wildlife and Countryside Act (as amended) 1981. It is an offence to intentionally kill, injure or take any wild bird; or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.

8.1. Further Survey

In view of the above, due to the building being assessed as having 'negligible potential' for supporting bat roosts, no further survey with respect to bats is required.

Due to the absence of active birds' nest or any evidence of historic breeding no further survey for nesting birds is recommended at this stage.

9. CONCLUSIONS

In view of the above, it is considered the appropriate level of assessment has been completed (as per Collin, J (Ed) 2023), the proposed development will not affect the favourable conservation status of bats or disturb nesting birds, and the legislation and policy relating to the protection of bats and nesting birds has been suitably addressed.

10. REFERENCES

Bat Conservation Trust (2000). *Distribution atlas of bats in Britain and Ireland 1980-1999*. Bat Conservation Trust, London.

Collins, J (Ed). (2016). *Bat Surveys for Professional Ecologists - Good Practice Guidelines*, 3rd edition. Bat Conservation Trust.

Bat Conservation Trust website: <http://www.bats.org.uk/>

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature

Multi-Agency Geographic Information Centre: <http://magic.defra.gov.uk/>