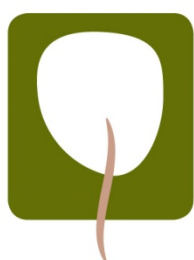


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ALDER ECOLOGY UK LTD

Working for the Client - Working with Wildlife

391C Ham Green, Holt, Wiltshire, BA146PX

AEUK 1778

Bat & Bird Survey and Assessment

Roger Martindale

17th August 2026



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Project: 391C Ham Green, Holt

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Introduction

The site, 391C Ham Green, Holt, Wiltshire, England, BA14 6PX National Grid reference ST 85958 61606 (what3words stated.craftsman.estuaries) (hereafter referred to as the “site”) has been assessed for breeding birds and roosting bats based on the assessment criteria within the Bat survey guidelines 2023 and from undertaking a visual daytime inspection on 14th August 2026. The total site size (not redline, but survey area) is approximately 0.139 acres 0.056 ha which includes buildings areas of residential gardens with paving and a mix of native and non-native ornamental plant species.

Proposed works

The proposal undertake the following work to the property:

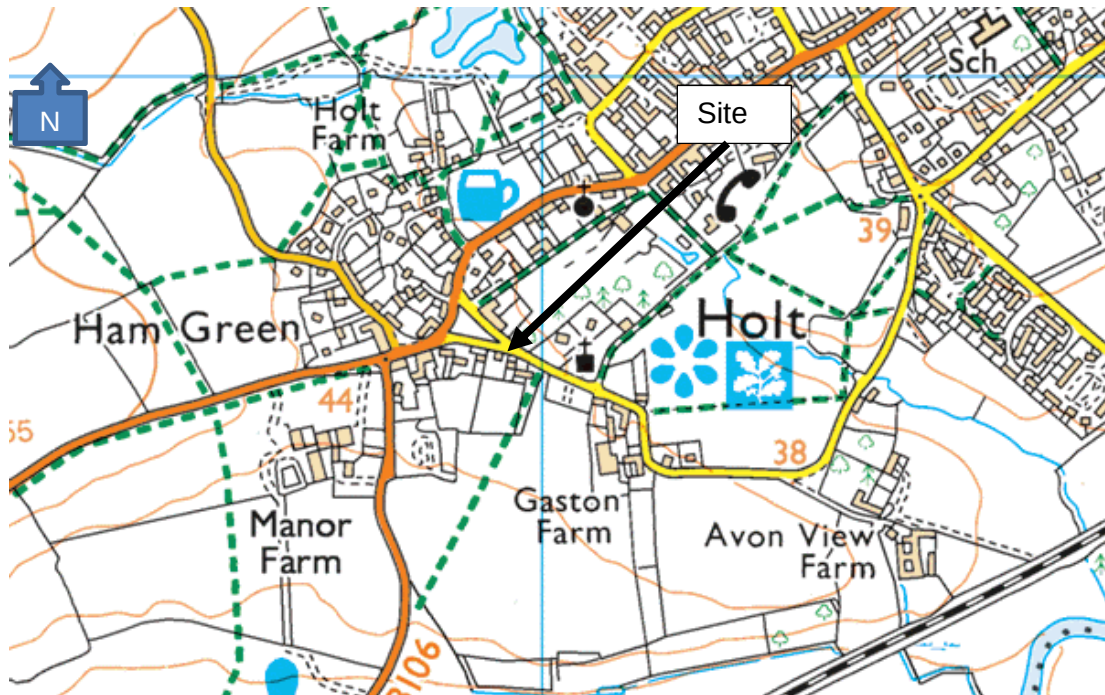
- Single story porch extension to the front of the property;
- Loft conversion including x 2 dormers and;
- Single storey rear extension for dining and garden bay window

Objectives

The objectives of the ecological assessment were to:

- Identify if bats/bird are roosting on site or have potential to roost/breed on site;
- Identify the presence or potential presence of bats a protected species whose disturbance may require consent under The Conservation of Habitats and Species Regulations, 2010;
- Identify the need for further targeted surveys on site;
- Identify any bat/bird species which may require special mitigation during the works; and
- Identify any areas that may require special protection during the development.

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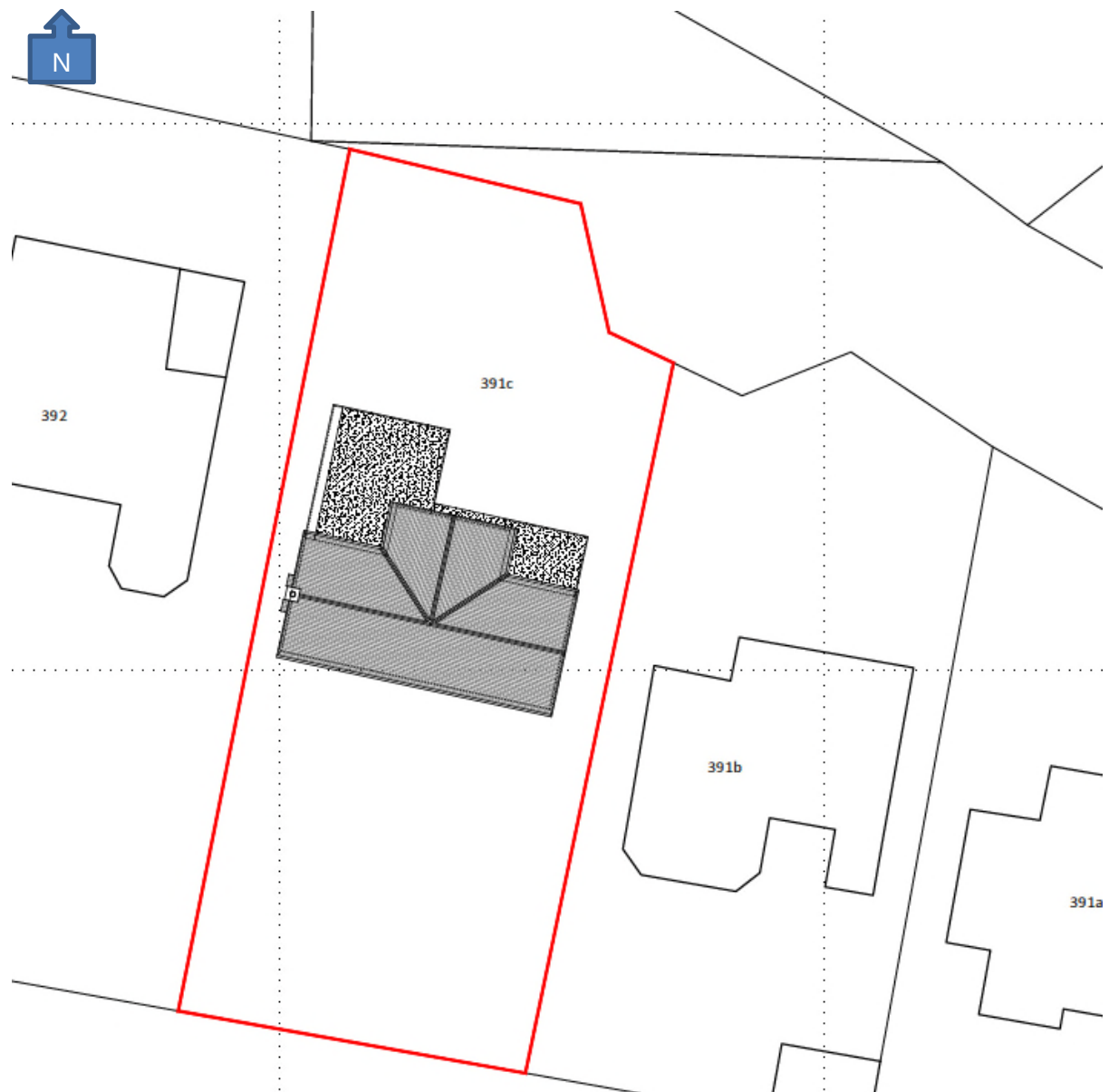


Map 1 Site location 391C Ham, Green Holt



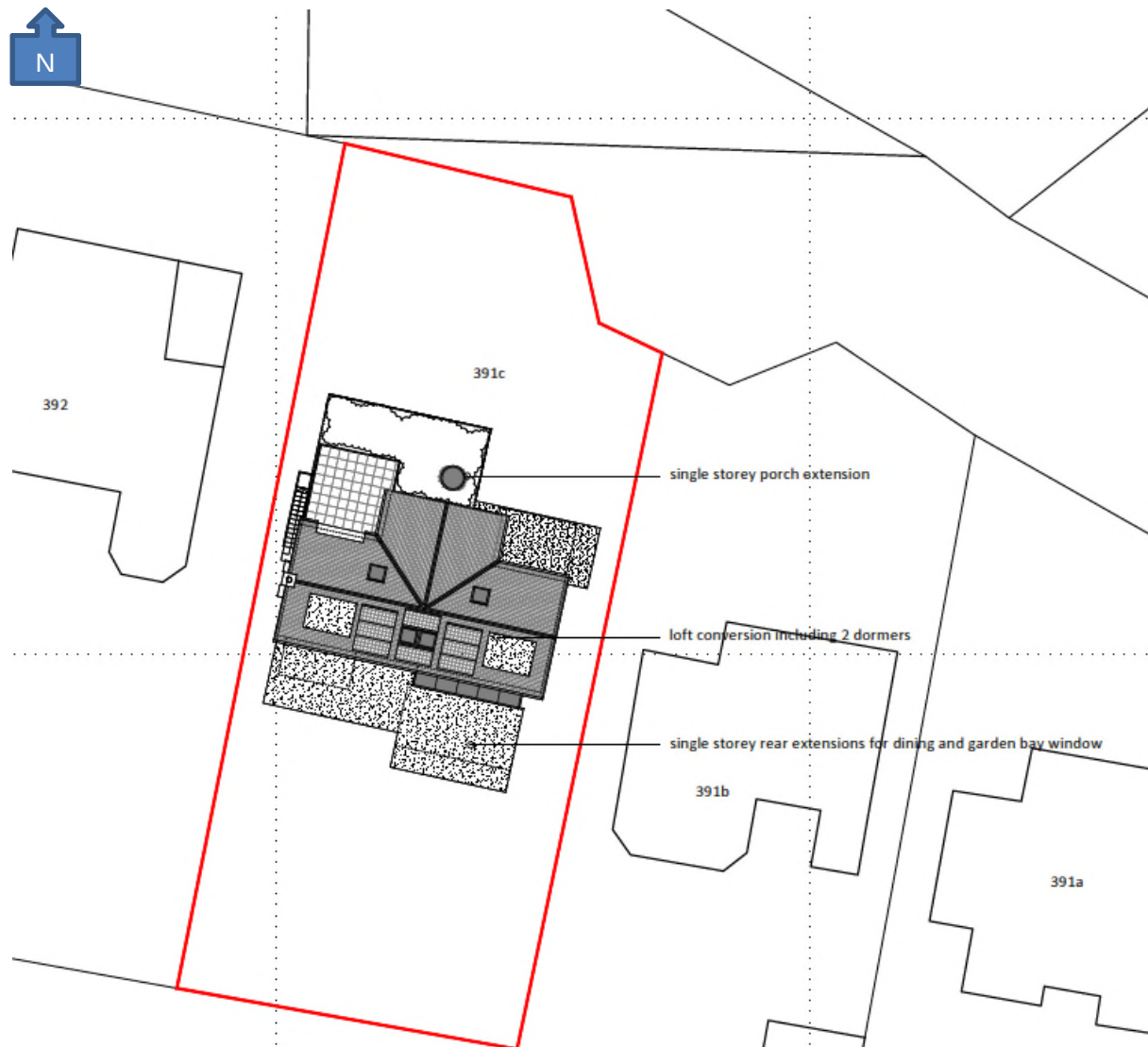
Map 2 showing the building and site footprint

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Plan 1 showing existing site layout

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Plan 2 showing the proposed layout

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Methodology

Building Inspection bats

The methodology, surveyors and equipment used were undertaken in accordance with and guided by the BCT bat survey guidelines 4th edition 2023.

Physical external/internal site inspection of the building was undertaken by the lead surveyor.

The surveyor conducted this inspection using the equipment described below to assist the inspection, and approximately a half day of search effort was expended. A 3.8m telescopic ladder was used to gain access to various points and a Led Lenser (2 million candlepower) searchlight fitted with a red filter was used to search dark areas for signs of bats. A Pro Vision 2100 Endoscope was utilised to assist inspection of internal spaces. Pentax 0.5m Papilio (8.5x21) close focusing binoculars were used to view areas inaccessible on foot. A telescopic inspection mirror was used to look on top of structures for evidence of bats.

The physical search includes a search for live animals and a search for other signs that give an indication of past or present occupancy as outlined below.

In the case of bats, typical indicators include droppings (which are characteristic and can often be speciated or at least be indicative of species type), signs of staining, urine splashing, characteristic odours, and accumulations of discarded prey remains.

Breeding birds

A check was undertaken at the same time for breeding birds within the property or in close proximity to the property. Using standard techniques to search for breeding birds; looking for historic use of the property (old nests), current use of the property or gardens and birds calling or holding territory.

Assessment of the Building for Bat Roosting Potential

The site was visited during the daytime on 14th August 2026 during which the assessment of the building for bat potential was undertaken.

The surveyor conducted a visual inspection. This consists of two parts. The first part (building assessment) was undertaken during this survey. The second part (emergence

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and activity survey) was not undertaken as the building was assessed to of negligible potential.

- Use of close focusing binoculars to inspect the building from the ground to the roof inside and outside.
- Inspection of all aspects of the building.
- Look for features indicative of bat roosts cracks and crevices inside and outside building.
- Looking for signs of bat occupation both inside and outside the building and areas in close proximity.
- Use of a high powered torch to highlight cavities and shady areas of the building.

An assessment of breeding birds was undertaken looking for historic or recent nests on 14th August 2026.

Building inspection

The Building inspection survey was carried out on 14th August 2026 and the building recorded as negligible potential for both birds and bats due to the tightly sealed nature of the property and therefore no further surveys were recommended.

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Environmental variables

Table 1 Environmental variables

	Temp start	Temp end	Wind speed max	Wind speed ave	Cloud cover start	Cloud cover end	Relative Humidity	Precipitation
14 th August 2026	19.0°C	20.9°C	1.1mph	0.1mph	0/8 oktas	0/8 oktas	80.0%	None

Limitations

The survey was carried out at an optimal time of year for a building assessment and emergence surveys following the Bat Conservation Trust Bat Survey good practice guidelines 2023 and an optimal time for breeding bird surveys but the survey also looked for historic nesting evidence. While no biological survey can guarantee that all cues and signs of protected or notable species will be recorded, Alder Ecology UK Ltd feel confident that all key indicators for bats and breeding birds were noted during this survey window. The survey at 391C Ham Green, Holt, Wiltshire, England, BA14 6PX was not constrained as full access was available at the site for the survey.

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Personnel

The survey and assessment on site was carried out and lead by Roger Martindale BA(Hons), MSc, CEnv, MCIEEM Principal Ecologist and Director of Alder Ecology UK Ltd who is a qualified and experienced professional Ecologist with over 25 years' experience, Chartered Environmentalist and full member of the Institute of Ecology and Environmental Management (CIEEM). Roger is an approved trainer for Bat Conservation Trust, Natural England and CIEEM and has recently ran the new Natural England Low Impact Bat Class licence training and a member of the technical review panel of the recently published 4th edition of the Bat survey guidelines. He currently holds a Natural England survey licence to legally undertake such assessments on site (licence number 2015-18372 CLS). During the surveys Roger was assisted by Rachel Whatton an experienced bat surveyors who has worked as an assistant surveyor for 20 years.

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Photographic plates



Plate 1 buildings being surveyed 391c Ham Green, Holt



Plate 2 purlin and common rafter construction, no evidence of birds or bats

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Plate 3 roofing felt in good condition no rips or tears



Plate 4 tightly sealed soffit box at the rear of the property

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Plate 5 gable end well sealed negligible potential for birds or bats



Plate 6 entrance porch well sealed no potential for birds or bats

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Plate 7 fascia's well sealed and stonework tightly finished no potential for birds or bats



Plate 8 no potential or entry of exit points into the roof areas

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Plate 9 well maintained roof area and tightly finished stone work



Plate 10 well maintained and finished roof area negligible potential for birds of bats

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Plate 11 area of the proposed single storey front extension negligible potential.



Plate 12 side of the front garage with negligible potential for birds or bats

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Results Data search

The general wider landscape area around Holt has a moderate/high biomass of bat species and the site is within 5km of the Bath and Bradford on Avon SAC designated for bats.

Table 2 Bat records 2km radius BA14 6PX

Bat Species	Distance from site centre (km)
Bats	< 1km
38 records returned	> 2km
Brandt's bat	> 2km
1 record	
Brown Long eared	> 2km
2 records	
Common pipistrelle	> 2km
5 records	
Daubentons bat	> 2km
56 records	
Greater Horseshoe bat	> 2km
4 records	
Leislars Pipistrelle	> 2km
1 record	
Lesser Horseshoe bat	> 2km
7 records	
Natterer's bat	> 2km
1 record	
Noctule bat	> 2km
2 records	
Serotine bat	> 2km
6 records	
Soprano pipistrelle	> 2km
4 records	
Whiskered bat	> 2km
3 records	

The wider landscape area around the site has good farmland hedgerows, woodland, grassland, river and canal habitats for bats and the numbers of bat species recorded with 2km of the site is moderate.

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Results

Internal assessment

The internal space was a traditional common rafter and purlin construction and the roof was lined internally with bitumen roofing felt which had no rips or tears and was in good condition. The space contained cobwebs showing nothing had flown inside the internal space away from the entrance hatch. The roof is well sealed and there was no evidence of recent or historic signs of roosting bats or breeding birds and the internal space had no access points into the space from the outside. The roof void is assessed to be of negligible potential for breeding birds or roosting bats.

External assessment

The building was built in 1969 and is a dual pitched roof with a dual pitch north facing elevation. The roof is covered in composite concrete tiles which are in a good conditions with no cracks, no missing tiles and the mortar is well sealed providing no opportunities for birds or bats to gain entry into the property. The roof is assessed to be of negligible potential for roosting birds or breeding birds.

Externally the property is extremely well sealed with no access points into the property via the stonework or guttering fascias or soffits as can be seen in plates 4-10. The fascias and soffit boxes offer no opportunities for roosting bats or breeding birds and are assessed to be of negligible potential.

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Conclusions

The building inspection survey concluded that the building is extremely well sealed and had negligible potential for breeding birds and roosting bats is not a bat roosts and the structures do not currently contain breeding birds and is therefore is not legally protected or constrained in relation to the proposed works on site.

The assessment concludes that the structure at the time of survey are not bat roost and so the buildings have no legal protection in that respect and that work on the structures are unconstrained in relation to bats. No evidence of nesting/breeding birds was recorded within the structure and therefore the building is not constrained in relation to breeding birds. Breeding birds are not using the exterior of the structure and the structure is unconstrained in relation to breeding birds.

Any work to the buildings on site will not have an impact either directly or indirectly on the integrity of the Bradford on Avon and Bath bat SAC or the designatory features of the SAC, Greater Horseshoe, Lesser horseshoe or Bechsteins bats due to the proposed works being small scale development on an existing plot.

Any proposed lighting or security lighting should be activated by short duration motion sensors to maintain conditions suitable for foraging bat species in rural areas such as this site. The proposed scheme is located within the zone of influence of the Bath and Bradford on Avon bat SAC and therefore consultation with Natural England may be required as the scheme is inside the 5km zone of influence of the SSSI impact risk zone. However, given the proposed works and the small scale nature of the works on an existing plot it is unlikely that the scheme would adversely impact on the integrity of the protected site or special features of the protected site either alone or in combination and will not impact on the favourable conservation status of local bat populations in their natural range.

The general Wiltshire area has a high biomass of bats and in some areas they are under recorded and therefore situations can change quickly with mobile species such as bats or birds, if opportunities arise. Therefore measures should be employed to prevent ingress by bats or birds into the property during any work to prevent conflict between scheduled works and roosting bats or breeding birds if the work is undertaken during the active season for bats April to October when they fly and forage and can utilise opportunistic roosts which have

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become available or breeding season for birds March to September as some bird species have multiple broods throughout the breeding season.

Therefore provided that work is undertaken according to the recommendations below and under ecological guidance if required then any impacts can be minimised and risk reduced to be proportionate with the likelihood of the presence of bats or birds within the building which is assessed to be absent and of negligible potential within the structure according to the latest building inspection results.

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Recommendations

The following recommendations are provided to help prevent bats/birds opportunistically entering the building throughout the duration of the works.

- Maintain building integrity up and until the point of works to avoid occupation by bats or birds.
- While work continues on site maintain coverings on buildings to prevent free access for bat or bird species. Leave no open voids during work if it falls during at a time when bat species are active. For example it is advisable to cover openings into the roof.
- If a bat is discovered at other, unsupervised times, work will cease immediately and the ecologist will be called for advice. This advice will include leaving the bat to disperse of its own accord, or wait for the licensed handler to rescue the bat from danger and move the bat to a safe location.
- If any bats are encountered works will immediately stop. The bat expert will attempt to rescue bats if in immediate danger and hold them in accordance with the Bat Workers Manual and in a suitable handling box for release in the evening or continued roosting.
- Builders and contractors are explicitly forbidden from handling bats or disturbing breeding birds.
- If bats are present on-site maintenance/repair/ replacement works must cease until advice is sort from Natural England (NE) this may delay to the project.
- All nesting birds are protected while breeding or making a breeding attempt. Should breeding birds be discovered advice must be sought from a qualified ecologist.
- If breeding birds are discovered on site work will be delayed until the young birds have fledged (flown the nest). The area must be secured and birds left undisturbed.
- Any security lighting proposed should aim to use short duration motion sensors and should aim to avoid illumination directly of the west and east boundaries.

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Enhancements

In order to provide some biodiversity net gain the following is recommended for the site.

- Erect an artificial bird box on site east or north facing at over 1.5m in height for small common bird species such as wren, blue tit or robin
- Erect an artificial bat box on site at 2/3m in height south or west facing suitable for common bats species such as pipistrelle and myotis bats which have been recorded close to the site.
- Use native vegetation within the residential garden where possible to encourage insects suitable for birds and bats.

Ecologists contact details

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