

Bat Survey Report

Site: Lyngrove Cottage, Upper Minety, Malmesbury, SN16 9PY

Client: Dan and Annie Ireland



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QUALITY CONTROL

Date	Version	Name
21.03.25	Daytime inspection	Mollie Paxford – BSc (Hons), MSc, MEnvSc Director
23.05.25 23.06.25	Nocturnal surveys	Mollie Paxford – BSc (Hons), MSc, MEnvSc Director + assistant
21.08.25	Report prepared, reviewed and issued	Mollie Paxford – BSc (Hons), MSc, MEnvSc Director

The information in this report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. The conclusions and recommendations expressed are reasoned judgements based on the evidence.

Every reasonable attempt has been made to comply with BS42020:2013 *Biodiversity – Code of practice for planning and development*, *CIEEM Guidelines for Ecological Report Writing* (CIEEM, 2017) and Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, Collins, 2023). If there has been deviation from recognised practice, justification/explanation has been given.

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SUMMARY

At Lyngrove Cottage in Upper Minety, near Malmesbury, planning permission is being sought for alterations to the house and for the replacement of the outbuilding.

As this could impact on features typically used by bats as roosting places, a diurnal inspection was undertaken on 21st March 2025, to assess the buildings for signs of bat occupation.

All the internal and external structures, especially those associated with the roofs and walls of the buildings were examined.

The suitability for roosting pipistrelles *Pipistrellus sp.* within the house was considered to be moderate, as there were gaps under the roof tiles of the extension. There were also gaps under the main roof of the house, but this will not be impacted by the proposed works. The outbuildings were of negligible suitability for roosting bats.

It is also worth noting that within the roof void of the house there were several hundred Brown Long-eared Bat *Plecotus auritus* droppings, as well as a dead Brown Long-eared Bat.

Given the above, nocturnal emergence surveys were carried out on the evenings of 23rd May and 23rd June 2025.

The emergence surveys began 15 minutes before sunset and continued for up to one and three quarters hours after.

During the nocturnal surveys low levels of Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus* activity was recorded, with passes from Noctule *Nyctalus noctula* bats. A single Soprano Pipistrelle emerged from the extension during the second nocturnal survey. Brown Long-eared Bats were also recorded emerging from the main roof of the house, at the northern end, during both the nocturnal surveys. A total of 9 Brown Long-eared Bats emerged during the first nocturnal survey, and 29 during the second. These all emerged from various points of the northern end of the house, on the west roof slope.

Taking the results of the inspection and nocturnal surveys into account, the status of bats at Lyngrove Cottage is considered thus:

- ❑ Soprano Pipistrelle Bat – day roost for one animal inside the house extension;
- ❑ Brown Long-eared Bat – maternity roost inside the main roof void of house.

Since the replacement of the extension will cause the loss of the Soprano Pipistrelle Bat roost, a licence from Natural England will be required. The Brown Long-eared Bat roost will not be impacted by the proposed works.

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Given the low status of the roost, the site is eligible for registration under Natural England's Bat Mitigation Class Licence (BMCL) scheme.

Mitigation measures will include a 'toolbox talk' by a Registered Consultant (RC) to contractors about bats and what to do if one is unexpectedly encountered, a pre-works inspection of the house roof void and barn by the RC, supervision of any exclusion measures or destructive roof works by the RC, the latter undertaken by hand, and the provision of a Large Multi-chamber Bat Box in which to relocate a bat if one is discovered before or during works. The box will be retained in position for a minimum of five years.

It should be noted that under BMCL there will be no timing constraints, and an ecologist will be present at all key stages to ensure the replacement roosting provision listed above is correctly installed.

It should be noted that if any works are proposed to the main roof of the house then a development licence from Natural England would be required.

*

No other important or protected species were noted. There were Swallows' *Hirundo rustica* nests inside the stables.

Since all in-use bird's nests and their contents are protected from damage or destruction, any tree and shrub removal that is subsequently required, should be undertaken outside the period 1st March to 31st August inclusive. If this time frame cannot be avoided, a close inspection of the trees and shrubs to be removed will be undertaken prior to clearance.

Work will not be carried out within a minimum of 5.0 metres of any in-use nest, although this distance could be more depending on the sensitivity of the species. Any in-use nest will be allowed to fledge before it is disturbed.

Alternative nesting provisions for Swallows, such as a car port, log store or similar should be provided.

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1. INTRODUCTION

At Lyngrove Cottage in Upper Minety, near Malmesbury, planning permission is being sought for alterations to the house and for the replacement of the outbuilding.

As this could impact on features typically used by bats as roosting places, a diurnal inspection was undertaken on 21st March 2025, to assess the buildings for signs of bat occupation.

The suitability for roosting pipistrelles *Pipistrellus sp.* within the house was considered to be moderate, as there were gaps under the roof tiles of the extension. There were also gaps under the main roof of the house, but this will not be impacted by the proposed works. The outbuildings were of negligible suitability for roosting bats.

It is also worth noting that within the roof void of the house there were several hundred Brown Long-eared Bat *Plecotus auritus* droppings, as well as a dead Brown Long-eared Bat.

Given the above, nocturnal emergence surveys were carried out on the evenings of 23rd May and 23rd June 2025.

The results of the inspection and nocturnal surveys are contained in this report.

In England, Scotland and Wales, all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended), through inclusion in Schedule 5. In England and Wales this Act has been amended by the Countryside and Rights of Way Act 2000 (CROW), which adds an extra offence, makes species offences arrestable, increases the time limits for some prosecutions, and increases penalties.

All bats are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations 1994, (or Northern Ireland 1995) (the Habitats Regulations), which defines 'European protected species of animals'.

All bats are also protected under the Bern Convention Appendix II, the Bonn Convention Appendix II, and the Wild Mammals (Protection) Act 1996.

The above legislation can be summarised thus (Mitchell-Jones and McLeish, 2004):

- ❑ *Intentionally or deliberately kill, injure or capture (or take) bats*
- ❑ *Deliberately disturb bats (whether in a roost or not)*
- ❑ *Recklessly disturb roosting bats or obstruct access to their roosts*
- ❑ *Damage or destroy roosts*
- ❑ *Possess or transport a bat or any part of a part of a bat, unless acquired legally*
- ❑ *Sell (or offer for sale) or exchange bats, or parts of bats*

The word 'roost' is not used in the legislation, but is used here for simplicity. The actual wording is 'any structure or place which any wild animal...uses for shelter or protection' (WCA), or 'breeding site or resting place' (Habitats Regulations).

As bats generally have both a winter and a summer roost, the legislation is clear that all roosts are protected whether bats are in residence at the time or not.

2. METHODOLOGY

In order to fully assess bat occupation of a particular site, the Bat Conservation Trust (2023) recommends that information gathered from a desk study of known bat records, and a daytime site walkover, is used to inform the type and extent of future bat survey work, potentially including nocturnal emergence surveys.

The preliminary roost assessment (PRA) is usually in the form of a diurnal walkover and can be carried out at any time of the year. It provides an opportunity to check for signs of bat occupancy and/or the suitability for bat roosting.

Evidence of bat activity includes droppings, scratch marks, feeding remains, carcasses, or even roosting animals, whilst suitability is determined by the type and number of potential roost features (PRFs) typically used by bats.

Roosting places vary depending on the species. Pipistrelles usually inhabit narrow cracks or cavities around the outside of buildings, but they will roost in similar niches inside larger barns. Typical sites include soffit spaces, gaps behind fascia boards and end rafters, crevices around the ends of projecting purlins, under warped or lifted roof and ridge tiles, or in gaps in stone and brickwork where mortar has dropped out.

Larger species such as Brown Long-eared Bats *Plecotus auritus*, Myotis bats (Natterer's *Myotis nattereri* and Whiskered/Brandt's *M. mystacinus*/*M. brandtii*), and Lesser Horseshoes *Rhinolophus hipposideros*, like to roost in the roof voids of buildings, and can often be found hanging singly or in small groups from ridge boards or roof timbers, especially where these butt up against gable walls or chimney breasts. They especially favour older structures with timber frames. Here they squeeze into tight crevices making them difficult to observe.

Where bats are found, or there is evidence of bat occupation or activity, i.e. that bat use is confirmed, a roost characterisation survey is undertaken. The results are used to inform the impact assessment and design of mitigation measures. Roost characterisation includes nocturnal emergence surveys, unless sufficient information has already been collected using robust survey methods with no significant constraints.

Nocturnal emergence surveys allow numbers and species of bats to be confirmed, and should only be undertaken when bats are out of hibernation and in their summer roosts.

The bat active period is generally considered to be between April and October, although particularly cold weather will affect the level and extent of bat activity. Indeed, the air temperature at the start of each survey should be at least 10°C or above, with no strong wind or heavy rain. The survey starts 15 minutes before sunset and continues for one and a half to two hours after sunset.

Visits will be a minimum of three weeks apart, and the number of surveys and timing is dependent on the evidence found or the suitability of the site to bats. This will be determined by the ecologist. In general, at least two emergence nocturnal surveys will be carried out, but a third visit may be necessary if the results are inconclusive or further information is required.

Nocturnal emergence surveys are also used to determine the presence or absence of bats, where signs of bat activity are indeterminate or absent but the suitability for bat roosting is considered to be low, moderate or high.

For a site with no evidence but low suitability, just one nocturnal emergence survey is required, this to be in the period May to August.

For moderate suitability a minimum of two visits are needed between May and September, of which one must be in the period May to August.

With high suitability, three visits will be necessary between May and September, of which two must be in the period May to August.

Where there is no evidence of bat presence, and no suitability for roosting, no nocturnal surveys will be needed.

The number of surveyors and/or the use of night vision aids (NVAs) is determined by the ecologist, and is dependent on the complexity of the structure. For simple structures just one surveyor using an appropriate number of NVAs will be sufficient, but for larger sites and/or more complex or irregularly shaped structures, e.g. those with multiple elevations and/or roof slopes, more surveyors will be required.

On 21st March 2025, a thorough inspection of Lyngrove Cottage was made by Mollie Paxford (Natural England bat licence No. 2020-47378-CLS-CLS), including the exterior and interior walls, roof coverings, roof spaces, roof void, eaves, gables, fascias, roof and ceiling timbers, window casements and door frames.

10x42 Nikon binoculars and a Clulight CB2 torch were used for the inaccessible/unreachable areas. On this occasion an endoscope was not used, as there were no crevices and cavities that could not be inspected with a torch or by use of binoculars.

On the evenings of 23rd May and 23rd June 2025 nocturnal emergence surveys of the garage were undertaken by Mollie Paxford and an assistant.

The emergence surveys began 15 minutes before sunset and continued for up to one and three quarters hours after.

The surveys were aided by the use of electronic Echo Meter Touch and BatBox Duet bat detectors and i-pads. This facilitates the detection of bats, and computer analysis of recordings aids in the identification of individual species, in particular those which might be utilising different frequencies simultaneously.

Nightfox Whisker Infra-red Binoculars and a Topdon Thermal Imaging camera were also used to check for roosting bats and to assess bat activity around the site.

The results of the inspection and nocturnal surveys are detailed in Section 3.

3. RESULTS

3.1 Desk Study

In view of the small scale of the proposed works, the likely low impact on bats, and in line with current guidance on accessing and using biodiversity data (CIEEM, 2016), a background data search was not carried out in this case.

However, within 3.0 km of the site, the following protected species licences have been issued by Natural England:

- ❑ 2014-4614-EPS-MIT-1 – 1.6 km west for Common Pipistrelle, Soprano Pipistrelle and Whiskered Myotis *mystacinus*;
- ❑ EPSM2011-2973 – 2.2 km west for Soprano Pipistrelle, Brown Long-eared, Lesser Horseshoe *Rhinolophus hipposideros*, Daubenton's *Myotis daubentonii* and Natterer's *Myotis nattereri*;
- ❑ 2019-40661-EPS-MIT – 2.2 km east for Brown Long-eared, Lesser Horseshoe and Natterer's;
- ❑ 2019-40661-EPS-MIT – 2.6 km east for Common Pipistrelle and Natterer's;
- ❑ 2018-37931-EPS-MIT – 2.2 km southwest for Serotine *Eptesicus serotinus* and Soprano Pipistrelle.

3.2 Location

Upper Minety is a village located approximately 8.0 km northeast of Malmesbury. Lyngrove Cottage is located 800 metres northwest of the village on Oaksey Road, at Ordnance Survey Grid Reference SU 00283 91817 (Appendix 1).

3.3 Site Description

The site comprised a stone cottage with an extension and conservatory, and a garage with attached stables (Figs. 1 and 2).



Fig. 1 House



Fig. 2 Garage

There was a large garden and a paddock, with open countryside beyond (Figs. 3 and 4).



Figs. 3 & 4 Surrounding area

The layout of the site is shown in the aerial photograph in Appendix 2.

3.4 Building Survey

The daytime inspection was carried out on 21st March 2025, commencing at 10:00. The weather conditions during the time of the survey were recorded and are presented in Table 1.

Parameter	Value
Temperature (°C)	13.0
Cloud cover (%)	90
Precipitation	None
Wind speed (Beaufort scale)	0

Table 1 Weather conditions during the diurnal survey

3.4.1 Bats

House

The house and extension had a stoned tiled roof which was in condition, although there were gaps due to the nature of the stone tiles (Figs. 5, 6, 7 and 8).



Figs. 5 & 6 Roof of extension



Figs. 7 & 8 Roof of extension

There was a glass conservatory which adjoined the extension (Figs. 9 and 10).



Figs. 9 & 10 Conservatory

The eaves were clipped and closed, whilst the gables were finished with the roof ends resting on top of the timber wall plate (Figs. 11 and 12). At the apex of the extension gable end a gap was noted between the rafters (Ref. Fig. 11).



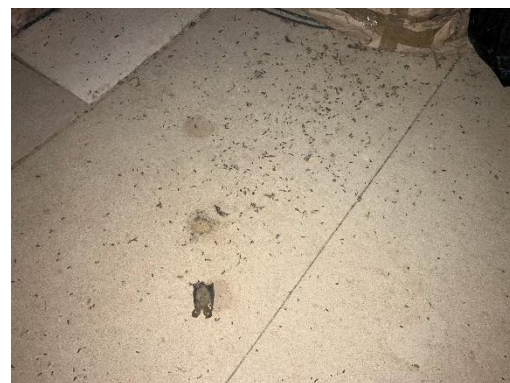
Figs. 11 & 12 Gable ends

The stonework was sound throughout, whilst all the window casements and doorframes were tightly fitting. Internally the extension had a vaulted ceiling (Figs. 13 and 14).



Figs. 13 & 14 Interior of extension

There was a large roof void within the main roof of the house which was lined with tarred felt. Several hundred Brown Long-eared Bat droppings were noted on the floor along the ridge, as well as a dead Brown Long-eared Bat (Figs. 15 and 16).



Figs. 15 & 16 Brown Long-eared Bat droppings and dead bat

There was a small roof void to the rear of the house which was thickly cobwebbed throughout (Figs. 17 and 18).



Figs. 17 & 18 Roof void

Outbuildings

The garage was pitched with corrugated fibre cement panels, whilst the adjoining stables were covered with corrugated metal panels (Figs. 19, 20, 21 and 22).



Figs. 19 & 20 Garage roof



Figs. 21 & 22 Stable roof

The gable ends were closed and sealed (Figs. 23 and 24). The eaves were open. The render was sound throughout, whilst the timber boards of the stables were all tightly overlapping.



Figs. 23 & 24 Gable ends

There were ventilation slots in the gable ends of the stables which would allow access to the interior, as well as open eaves.

Internally the garage was lined with a plastic membrane, although the stables were unlined (Figs. 25 and 26).



Figs. 25 & 26 Interior of garage and stables

3.4.2 Other species

No other important or protected species were noted. There were Swallows' *Hirundo rustica* nests inside the stables (Figs. 27 and 28).



Figs. 27 & 28 Swallows' nests

3.5 Nocturnal Surveys

3.5.1 First emergence survey

The first emergence survey was carried out on 23rd May 2025, commencing at 20:45 and finishing at 22:45. The weather conditions during the time of the survey were recorded and are presented in Table 2.

Parameter	Value
Temperature (°C)	18.0 start, 17.0 finish
Cloud cover (%)	40
Precipitation	None
Wind speed (Beaufort scale)	<1W
Sunset	21:05

Table 2 Weather conditions during the first emergence survey

During the nocturnal survey low levels of Common Pipistrelle and Soprano Pipistrelle activity was recorded, with passes from Noctule bats. A total of 9 Brown Long-eared Bats emerged during the first nocturnal survey. These all emerged from various points of the northern end of the house, on the west roof slope.

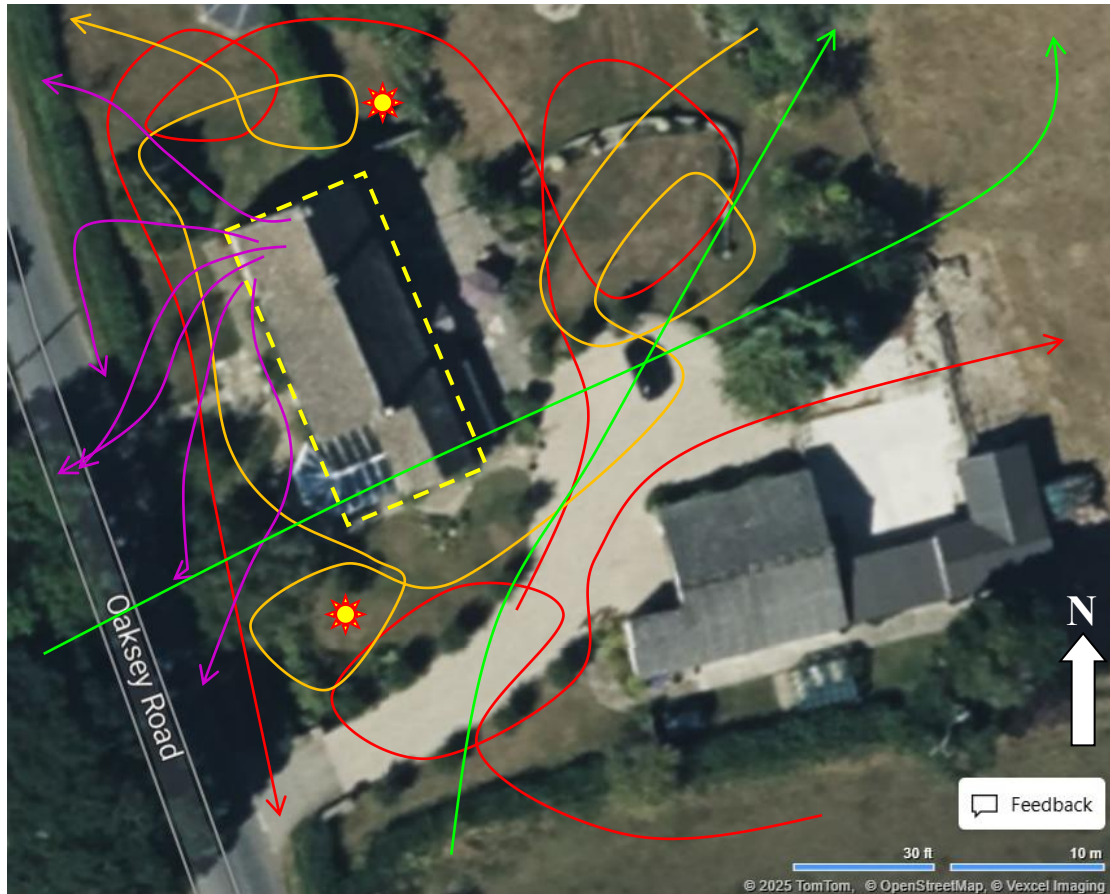
The times of bat observations and detections are shown overleaf.

Time	Observation
20:45	Survey began
21:16	Noctule passed over the site
21:22	Noctule passed over the site
21:36	Soprano Pipistrelle foraging around the site
21:40	Common Pipistrelle foraging around the site
21:42	Common Pipistrelle still foraging in the garden
21:44	Soprano Pipistrelle to north and Common Pipistrelle to the south
21:47	Common Pipistrelle to north
22:49	2 x Brown Long-eared Bats emerged from the west side of the roof of the house, at the northern end
22:58	Total of 9 x Brown Long-eared Bats emerged
22:01	Common Pipistrelle x 2 foraging around the site
22:17	Soprano Pipistrelle foraging around the site

22:19	Common Pipistrelle foraging around the site
22:34	Common Pipistrelle foraging around the site
22:45	Intermittent Common Pipistrelle activity until survey ended

The bat flight paths at emergence on 23rd May 2025 are shown on Plan 1 below.

Plan 1 Bat flight paths at emergence on 23rd May 2025



Common Pipistrelle Bat/s →

Soprano Pipistrelle Bat →

Brown Long-eared →

Noctule Bat/s →

Positions of observers ★

3.5.2 Second emergence survey

The second emergence survey was carried out on 23rd June 2025, commencing at 21:15 and finishing at 23:15. The weather conditions during the time of the survey were recorded and are presented in Table 3.

Parameter	Value
Temperature (°C)	17.0 start, 15.0 finish
Cloud cover (%)	0
Precipitation	None
Wind speed (Beaufort scale)	1 SW
Sunset	21:29

Table 3 Weather conditions during the second emergence survey

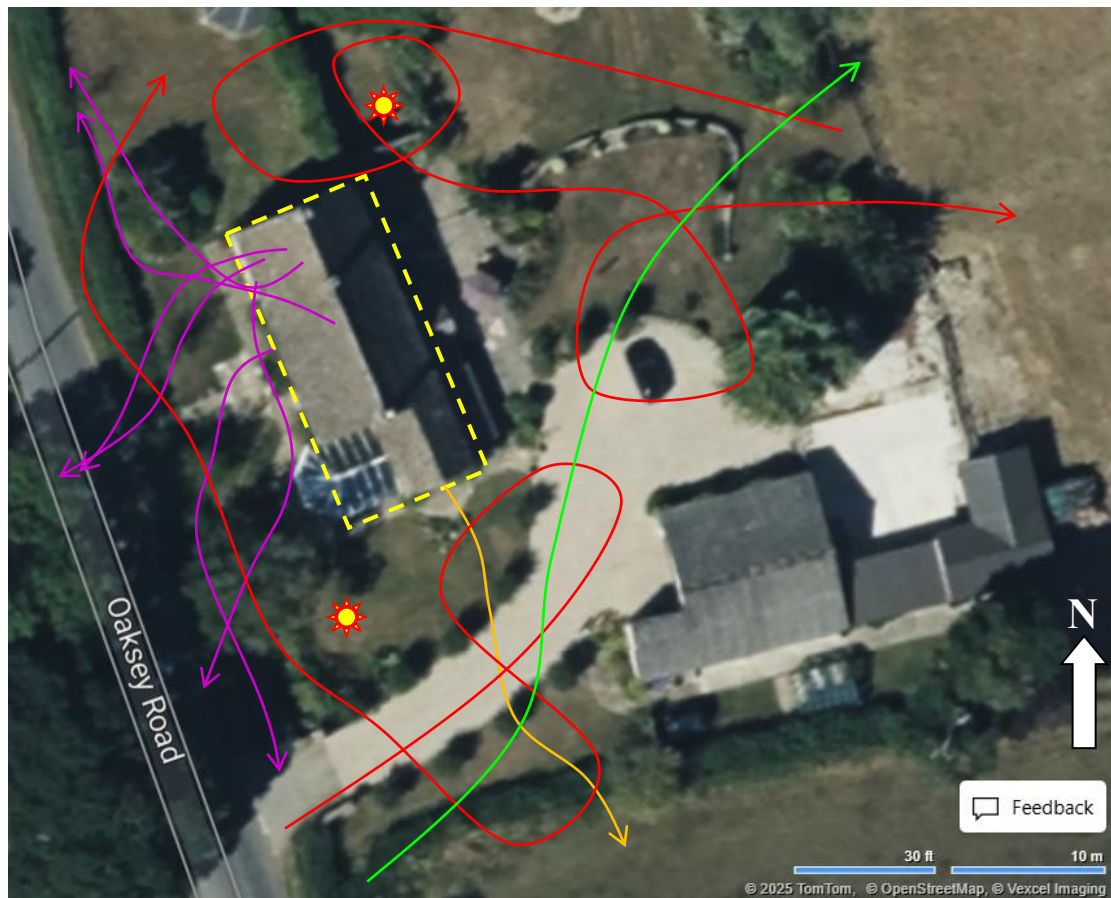
During the nocturnal surveys low levels of Common Pipistrelle and Soprano Pipistrelle activity was recorded, with passes from Noctule bats. A single Soprano Pipistrelle emerged from the extension during the second nocturnal survey. A total of 29 Brown Long-eared Bats emerged from various points of the northern end of the house, on the west roof slope.

The times of bat observations and detections are shown overleaf.

Time	Observation
21:15	Survey began
21:51	Noctule passed over the site
21:54	Soprano Pipistrelle emerged from the apex on the gable end of the extension
21:55	Brown Long-eared Bat emerged from the main roof of the house
21:59	Noctule passed over the site
22:02	2 nd Brown Long-eared Bats emerged from the main roof of the house
22:05	3 rd Brown Long-eared Bats emerged from the main roof of the house
22:06-22:14	4 th , 5 th , 6 th , 7 th , 8 th , 9 th , 10 th and 11 th Brown Long-eared Bats emerged from the main roof of the house
23:15	29 Brown Long-eared Bats emerged from the main roof of the house in total and survey ended.

The bat flight paths at emergence on 23rd June 2025 are shown on Plan 2 overleaf.

Plan 2 Bat flight paths at emergence on 23rd June 2025



Common Pipistrelle Bat/s →

Soprano Pipistrelle Bat →

Brown Long-eared →

Noctule Bat/s →

Positions of observers ★

4. CONCLUSIONS AND RECOMMENDATIONS

Bats tend to be seasonal visitors to properties, and are not usually in occupation all year round. The females normally form maternity colonies during May or June and then leave for adjacent trees and/or woodland during July or August once the young bats are able to fly and become independent. Here they will spend the winter months in hibernation before returning to the house or barn the following spring.

Male bats generally live alone and have a number of favoured roosts. During the summer they visit each of these for a few days at a time, before moving to their chosen hibernation site in mid-late October.

Different species have different habits, but this seasonal movement is common to all.

Bats choose their roosts carefully. During the summer they look for sites which are warmed by the sun, and as a result are most often found on the south and western side of buildings.

Pipistrelles, our smallest and commonest bats, prefer to roost in very confined spaces around the outside of buildings, typical places being behind hanging tiles, weather boarding, soffit, barge and eave boarding, between roof felt and roof tiles or in cavity walls.

As such they can be difficult to find, so suitability for roosting was also assessed.

The suitability for roosting pipistrelles within the house was considered to be moderate, as there were gaps under the roof tiles of the extension. There were also gaps under the main roof of the house, but this will not be impacted by the proposed works. The outbuildings were of negligible suitability for roosting bats.

During the nocturnal surveys low levels of Common Pipistrelle and Soprano Pipistrelle activity was recorded, and a single Soprano Pipistrelle Bat was seen to emerge from the roof of the extension during the second nocturnal survey.

Another bat frequently encountered in buildings is the Brown Long-eared. This is also a common species, but unlike pipistrelles, they prefer the dry, warm space of the loft or roof void, and can often be found hanging from roof timbers, especially rafters and the ridge board next to chimney breasts.

Within the roof void of the house there were several hundred Brown Long-eared Bat droppings, as well as a dead Brown Long-eared Bat. A total of 9 Brown Long-eared Bats during the first nocturnal survey, and 29 during the second were recorded emerging from various points of the northern end of the house, on the west roof slope.

Taking the results of the inspection and nocturnal surveys into account, the status of bats at Lyngrove Cottage is considered thus:

- ❑ Soprano Pipistrelle Bat – day roost for one animal inside the house extension;
- ❑ Brown Long-eared Bat – maternity roost inside the main roof void of house.

Since the replacement of the extension will cause the loss of the Soprano Pipistrelle Bat roost, a licence from Natural England will be required. The Brown Long-eared Bat roost will not be impacted by the proposed works.

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Given the low status of the roost, the site is eligible for registration under Natural England's Bat Mitigation Class Licence (BMCL) scheme.

Mitigation measures will include a 'toolbox talk' by a Registered Consultant (RC) to contractors about bats and what to do if one is unexpectedly encountered, a pre-works inspection of the house roof void and barn by the RC, supervision of any exclusion measures or destructive roof works by the RC, the latter undertaken by hand, and the provision of a Large Multi-chamber Bat Box in which to relocate a bat if one is discovered before or during works. The box will be retained in position for a minimum of five years.

It should be noted that under BMCL there will be no timing constraints, and an ecologist will be present at all key stages to ensure the replacement roosting provision listed above is correctly installed.

It should be noted that if any works are proposed to the main roof of the house then a development licence from Natural England would be required.

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No other important or protected species were noted. There were Swallows' *Hirundo rustica* nests inside the stables.

Since all in-use bird's nests and their contents are protected from damage or destruction, any tree and shrub removal that is subsequently required, should be undertaken outside the period 1st March to 31st August inclusive. If this time frame cannot be avoided, a close inspection of the trees and shrubs to be removed will be undertaken prior to clearance.

Work will not be carried out within a minimum of 5.0 metres of any in-use nest, although this distance could be more depending on the sensitivity of the species. Any in-use nest will be allowed to fledge before it is disturbed.

Alternative nesting provisions for Swallows, such as a car port, log store or similar should be provided.

5. REFERENCES

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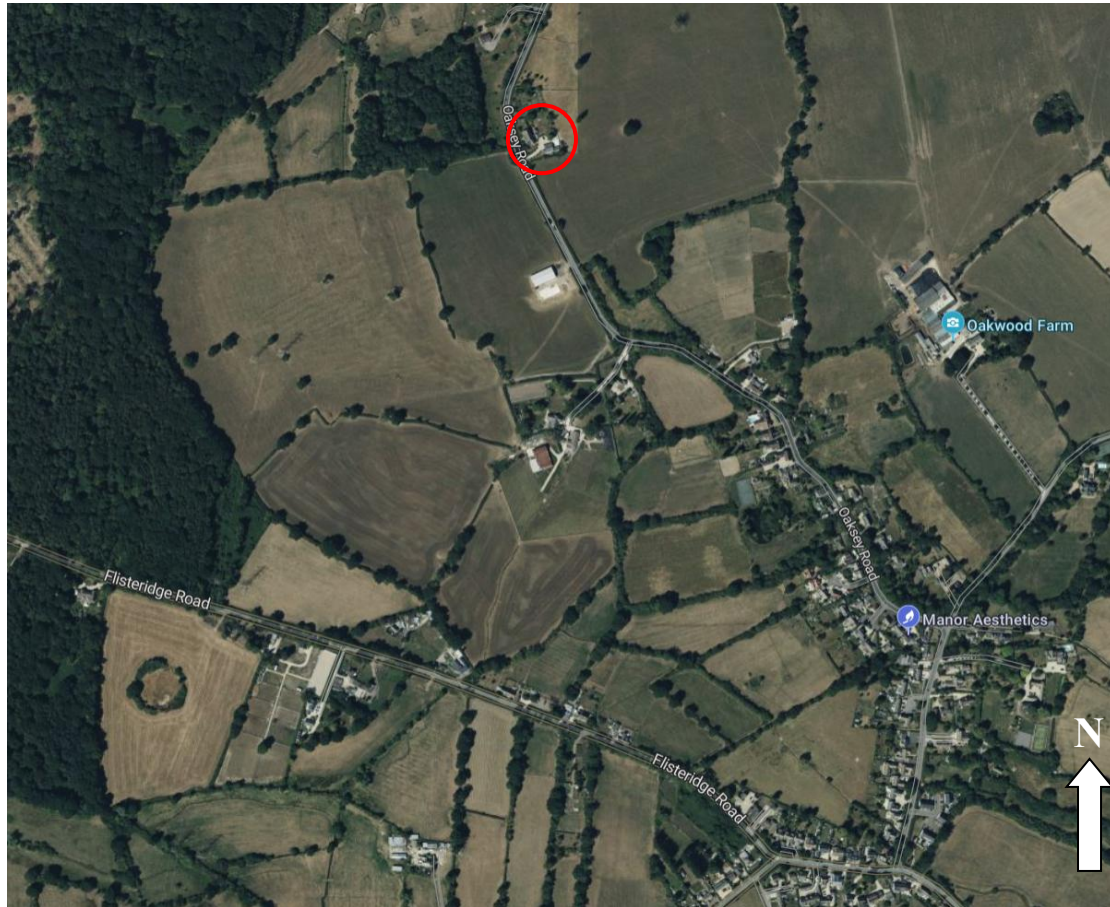
APPENDICES

Appendix 1: Location plan

Appendix 2: Site layout

Appendix 3: Location of roosting bats

Appendix 1: Location plan



Lyngrove Cottage, Upper Minety

Appendix 2: Site layout



Lyngrove Cottage

Appendix 3: Location of roosting bats



Soprano Pipistrelle roost ★ Brown Long-eared roost ■