

Red House Barn

Bat Report

Prepared on behalf of Edward Stileman

September 2026

Red House Barn
Ecology 9207
Version 02

Prepared by:	Jake Purchase	V.01	August 2026
Authorised by:	Louisa Standbrook-Jones MCIEEM	V.01	August 2026
Updated by:	Jake Purchase	V.02	September 2026

Pro Vision Ecology
Unit 15A Hazeley Enterprise Park,
Hazeley Road,
Twyford
Winchester
SO21 1QA

COPYRIGHT: The contents of this document must not be copied or reproduced in whole or in part without the prior written consent of Pro Vision Ecology.

Contents

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	2
BACKGROUND	2
SITE DESCRIPTION	2
BRIEF	2
RELEVANT LEGISLATION	2
3.0 METHODOLOGIES	4
DESK STUDY	4
PRELIMINARY ROOST ASSESSMENT.....	4
EMERGENCE SURVEYS.....	5
4.0 RESULTS AND ANALYSIS.....	7
DESK STUDY	7
PRELIMINARY ROOST ASSESSMENT.....	7
EMERGENCE SURVEY	10
5.0 MITIGATION AND ENHANCEMENTS.....	12
IMPACTS AND REQUIRED MITIGATION FOR THE PROPOSED DEVELOPMENT	12
ENHANCEMENT MEASURES FOR THE PROPOSED DEVELOPMENT	12
6.0 REFERENCES AND BIBLIOGRAPHY	13

Appendices

- Appendix A: Site Location
- Appendix B: Development Proposals
- Appendix C: PRA & Emergence Survey Results

1.0 Executive Summary

- 1.1 The Client is proposing the conversion of a barn and the demolition of two barns at Red House Barn, Clanville, Andover, SP11 9JE.
- 1.2 A Preliminary Roost Assessment was undertaken by Pro Vision in June 2026. Building 2 was assessed as holding low potential to support roosting bats due to the presence of potential roosting features and access points identified in the form of a damaged soffit box on the western elevation and multiple potential crevice roosts in the building interior. Building 1 was assessed as having negligible, and Building 3 was assessed as having no potential to support roosting bats.
- 1.3 One emergence survey was undertaken on 10th August 2026. No bats were recorded emerging from the building. Therefore, the building does not support a bat roost, and no further action is required.
- 1.4 Limited foraging and commuting activity was recorded on site, with foraging activity recorded in open areas of the site and bats seen commuting across the site during the emergence survey. Recommendations have been provided in **Section 5.0** to ensure that the site remains suitable for commuting and foraging bats post development.
- 1.5 The development presents an opportunity to enhance the site by providing additional roosting sites for bats, in compliance with national and local planning policy. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Background

- 2.1 Pro Vision Ecology were commissioned in June 2026 to carry out a Preliminary Roost Assessment (PRA) and subsequent emergence surveys at Red House Barn, Clanville, Andover, SP11 9JE. For the site location refer to **Appendix A**. These surveys were undertaken to inform a planning application to convert Building 1 and to demolish Building 2 and 3. Development proposals are shown in **Appendix B**.
- 2.2 This report summarises the findings of the update bat surveys. The results set out within this report are valid for 18 months from the issue date.

Site Description

Surrounding area

- 2.3 The application site lies within the village of Clanville in Wiltshire. The site lies within a rural setting, bordered by residential properties to the north and west, with agricultural land to the south and east, with the wider area also largely comprised of agricultural land and rural residential properties. The area is criss-crossed with hedgerows and tree lines, with two hedgerows leading up to the sites southern boundary from adjacent agricultural land.

Development site

- 2.4 The site comprises three single storey buildings facing into a gravel courtyard. A dilapidated wooden deck lies in the south of the courtyard. The buildings comprise an empty stable in the north, a larger storage building in the centre and wood clad barn in the south.

Brief

- 2.5 To conduct a preliminary roost assessment and subsequent emergence surveys of the buildings at Red House Barns to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.6 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, inter alia, to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;

- to impair its ability to hibernate or migrate;
- to affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

2.7 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
- Lesser horseshoe bat (*Rhinolophus hipposideros*);
- Bechstein's bat (*Myotis bechsteinii*);
- Barbastelle (*Barbastella barbastellus*);
- Greater mouse-eared bat (*Myotis myotis*).

2.8 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Desk Study

- 3.1 The Defra run website MAGIC was used to establish the presence of granted licence applications within two kilometres of the site.

Preliminary Roost Assessment

- 3.2 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the building was conducted by ecologist Jake Purchase on the 6th July 2026. During the survey it was clear, with a light breeze and an ambient temperature of 28°C. Any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 1** below.

Table 1: Assessment of buildings to support roosting bats

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year.
Negligible	No obvious features on site likely to be used by bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance. A building with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition, and habitats present. Unlikely to support a roost of high conservation value.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

Site constraints

- 3.3 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the buildings on site for bats, due regard was paid to the noting of features that have the potential to support crevice dwelling species. Consequently, it is not possible to definitively conclude that bats are absent from these areas.

Emergence Surveys

- 3.4 One emergence survey was conducted on the building on the 10th August 2026 in accordance with the Bat Conservation Trust Best Practice Guidelines (Collins, 2023). Three surveyors were positioned around the building to ensure potential roost features were sufficiently covered. A summary for the conditions on the survey is provided in **Table 2** below, surveyor locations are provided in **Appendix B**.
- 3.5 The surveys were completed by licenced surveyor Rachel Richards (licence number available upon request), assisted by Samuel Kiel, and Heidi Staines.

Table 2: Phase II Bat Survey Details

Date	Start and end times and time of sunset	Equipment used	Weather Conditions
10/08/26	Start: 20:21 End: 22:06 Sunset: 20:36	3 x Echo meter Touch 2 Pro 2 x Canon XA11 camera paired with 4 x 12 LED Infra-Red Illuminator flood lights 1 x Whisker IR camera	Start: 23°C End: 19°C 2/8 cloud cover 1/12 wind Dry
Comments (to include # of surveyors used for each visit): 3 surveyors undertook this survey.			

- 3.6 The surveyors were equipped with Echo Meter Touch 2 Pros, Canon XA11 with LED Infra-Red Illuminator flood lights as well as a Whisker IR camera as Night Vision Aids (NVA). **Figure 1-3** shows the coverage of the cameras during the survey. The cameras were positioned next to the surveyors watching the building, once it became too dark to see the building the surveyors viewed the building through the camera display. Post survey any emergences or suspected emergences were then reviewed using a computer and VLC media player with the motion detector filter activated to aid footage review. Where necessary footage was slowed down and reviewed frame by frame.
- 3.7 Bat sound analysis was undertaken using Anabat Insight software to confirm the identity of the species recorded.

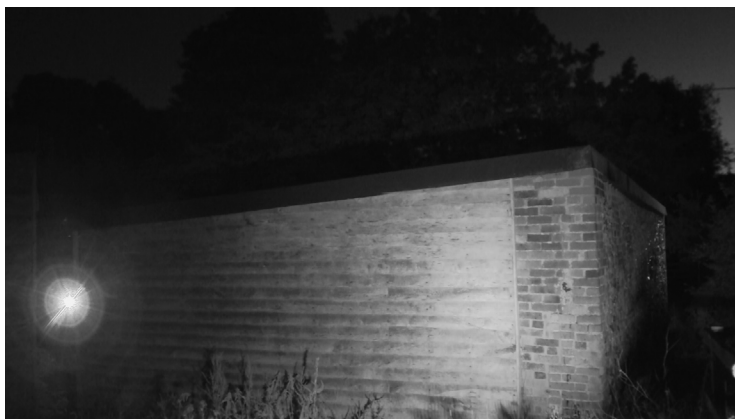


Figure 1: Northeastern corner of the building



Figure 2: Northwestern corner of the building



Figure 3: southwestern corner of the building

4.0 Results and Analysis

Desk Study

EPS Species Licences

- 4.1 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). One record of a granted EPSL within two kilometres was returned. This EPSL lies 1.9 kilometres to the north of the site and was granted for the destruction of a brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*) and Natterer's (*Myotis nattereri*) bat roost.
- 4.2 The presence of bat roosts in the area indicate that bats might use the site for foraging, commuting and roosting if suitable habitat and roosting locations are present.

Preliminary Roost Assessment

Building 1

- 4.3 Building 1 is a single storey building with wood clad walls and a low angle pitched roof lined with corrugated metal panels. The building is split into three separate rooms, all accessed via doors on the western elevation as well as two central windows. There are no soffit boxes or fascia boards present, uPVC guttering is present on the eastern elevation (**Figure 4 and 5**).
- 4.4 The building appears to be quite new and is in good condition. The wood cladding on the exterior is well sealed, the doors and windows are tightly sealed and there are no crevices around the edge of the roof. Gaps are present directly underneath the corrugated metal sheeting on the eastern elevation (**Figure 5**).



Figure 4 and 5: Western and southeastern elevations of B1.

- 4.5 The building internals comprise bare breeze block walls as well as wooden boarding. The ceiling has no insulation and no voids are present. All the internal framing is comprised of metal. One of the rooms contains a vehicle, whilst one contains building materials and tools, and the third room is empty (**Figure 6, 7 and 8**).



Figure 6 and 7: Southern and central rooms within B1.



Figure 8: Northern room within B1.

- 4.6 The building was assessed as having **negligible** potential to support roosting bats due to a lack of internal and external features, no void space available, and as no insulation is present and the building has a metal roof it is likely that the building suffers from severe temperature fluctuations throughout the day. Gaps are present underneath the corrugated metal roof, however the gaps underneath will suffer from severe temperature fluctuations and are considered to be unsuitable for bats.

Building 2

- 4.7 Building 2 is a red brick and stone walled single storey stable building with two separate stables (**Figure 9**). The building has a low angle pitched roof of corrugated metal sheeting, and has a wooden soffit on the western, southern and eastern elevations, and uPVC guttering on the southern elevation (**Figure 10**). A section of the wall on the southern elevation is lined with wood cladding but the remainder of the walls are comprised of red brick and stone.
- 4.8 The building is largely in good condition with no external features seen except for damage to the soffit box on the western elevation, where a section of the soffit has been damaged to the point that there is access into the soffit box (**Figure 10**).



Figure 9 and 10: Southern and western elevations of B2 showing damaged soffit.

- 4.9 Internally Building 2 is comprised of bare breeze block walls and wooden joists. Gaps run along the length of the breezeblock walls providing crevices throughout the building, as well as providing access from one room to the other. The eastern room is empty whilst the western room contains building materials. There is no insulation present and no roof voids, with the underside of the corrugated metal roof visible in between the wooden joists (**Figure 11 and 12**).



Figure 11 and 12: Eastern and western rooms within B2.

- 4.10 Building 2 has been assessed as having **low** potential to support roosting bats due to the presence of the damage to the soffit box as well as the complexity of the internals of the building providing potential crevices roosts throughout the building interior. The building will require a single emergence survey in order to determine whether bats are roosting within the building.

Building 3

- 4.11 Building 3 is a long single storey barn comprising a pitched roof with grey slate tiles and wood clad walls on all elevations. The building is new and is in good condition with the roof tiles and wooden cladding all well sealed, with no missing tiles or warped cladding present (**Figure 13 and 14**).



Figure 13 and 14: Northwestern and eastern elevations of B3.

- 4.12 Internally the building comprises a single room, with bare walls and a plastered ceiling. There is no roof void present, and no internal features, or furniture present within (**Figure 15**).



Figure 15: Internal views within the eastern section of the building.

- 4.13 The building has been assessed as having no potential to support roosting bats as there are no external or internal features, no access points, and the building contains no void space.

Emergence Survey

- 4.14 One emergence survey was conducted on the building 2 on the 10th August 2026. The results are provided in **Appendix B** and summarised below.

Emergence survey 10th August 2026

- 4.15 No bats were recorded emerging from the building.
- 4.16 Common pipistrelle bats were recorded commuting and foraging but were largely heard and not seen from 20:58 until 21:50. A soprano pipistrelle (*Pipistrellus pygmaeus*) was seen commuting east to west over Building 2 at 21:08. A serotine bat (*Eptesicus serotinus*) was heard but not seen foraging at 21:16 and again at 22:03, whilst a noctule bat (*Nyctalus noctule*) was heard but not seen foraging at 21:43. A single myotis bat (*Myotis* sp) was seen commuting from west to

northeast across the site at 21:25. One surveyor recorded a long-eared bat at 21:36 that was heard but not seen.

Summary

- 4.17 No bats were recorded emerging from building 2 at Red House Barns during the emergence survey. It is therefore considered this building does not support a bat roost. The proposed works will not impact any bat roosts. Bats utilise the site and surrounding areas for foraging and commuting and recommendations for lighting have been made in **Section 5.0**.

5.0 Mitigation and Enhancements

Impacts and Required Mitigation for the Proposed Development

Foraging and Lighting

- 5.1 Foraging and commuting activity was recorded on site during the emergence survey, with bats recorded foraging in the open areas of the site as well as commuting east and west over the site.
- 5.2 To ensure bats continue to utilise the site, lighting must adhere to the following guidelines (ILP, 2023):
- LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the building.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

Enhancement Measures for the Proposed Development

- 5.3 In accordance with the National Planning Policy Framework (NPPF, 2026) plans should minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swift, bats and hedgehogs.
- 5.4 The development will incorporate an integrated bat roost feature within the converted dwelling. This would ideally be placed on a south facing elevation away from windows and be a minimum of 3 metres off the ground.

6.0 References and Bibliography

Collins, J (Ed) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.). Bat Conservation Trust, London.

ILP (2023) *guidance note 8/23 Bats and Artificial Lighting at Night*

National Planning Policy Framework (2026). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

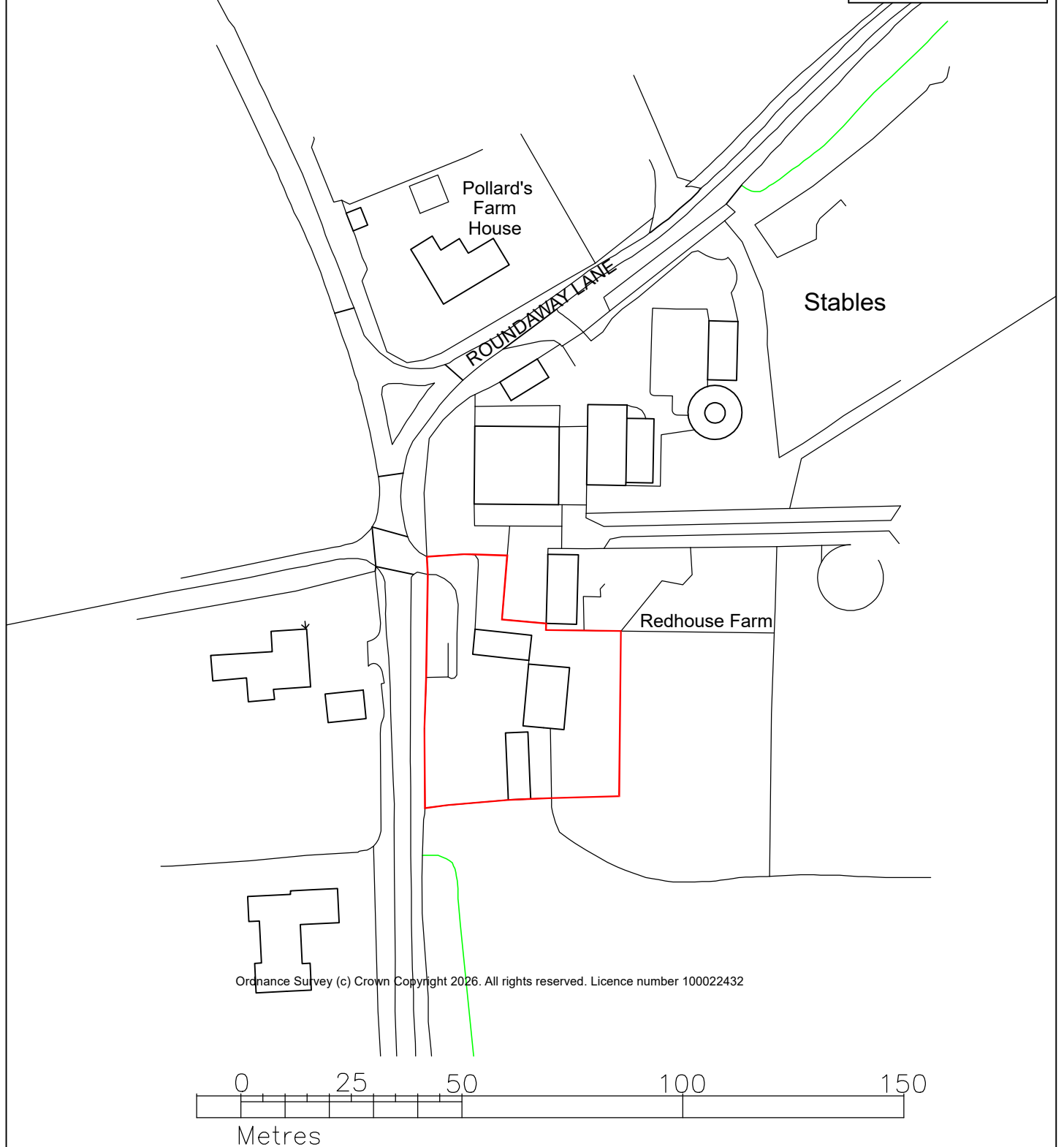
Appendix A: Site Location



Location Plan, 1:1250



HUNGERFORD
DESIGN
ARCHITECTURAL AND
BUILDING SURVEYORS



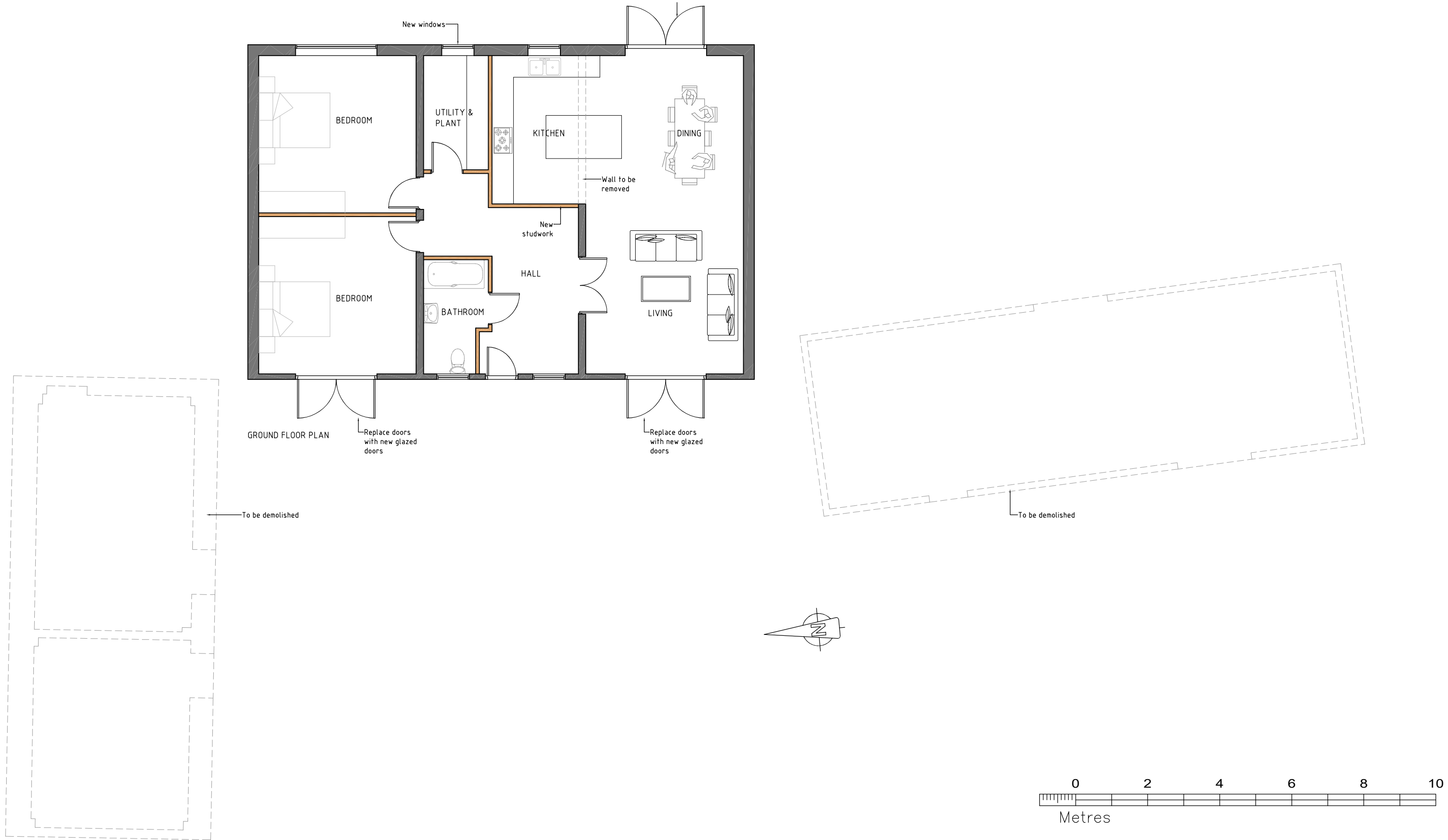
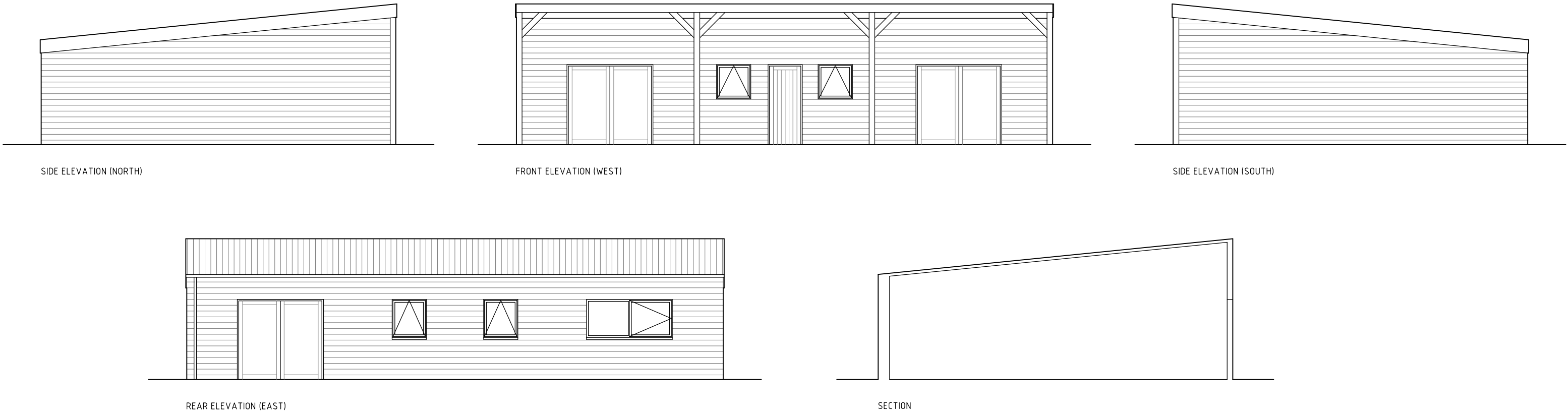
Hungerford Design Ltd. Chilton House. Charnham Lane. Hungerford.
Berkshire. RG17-0EY
T: 01488-683424 F: 01488-683500

Print at A4

Appendix B: Development Proposals

NOTES

All levels, dimensions and construction details to be checked on-site by the contractors before work commences. All construction details to comply with the latest Building Regulations, British Standard Specifications and Codes of Practice.



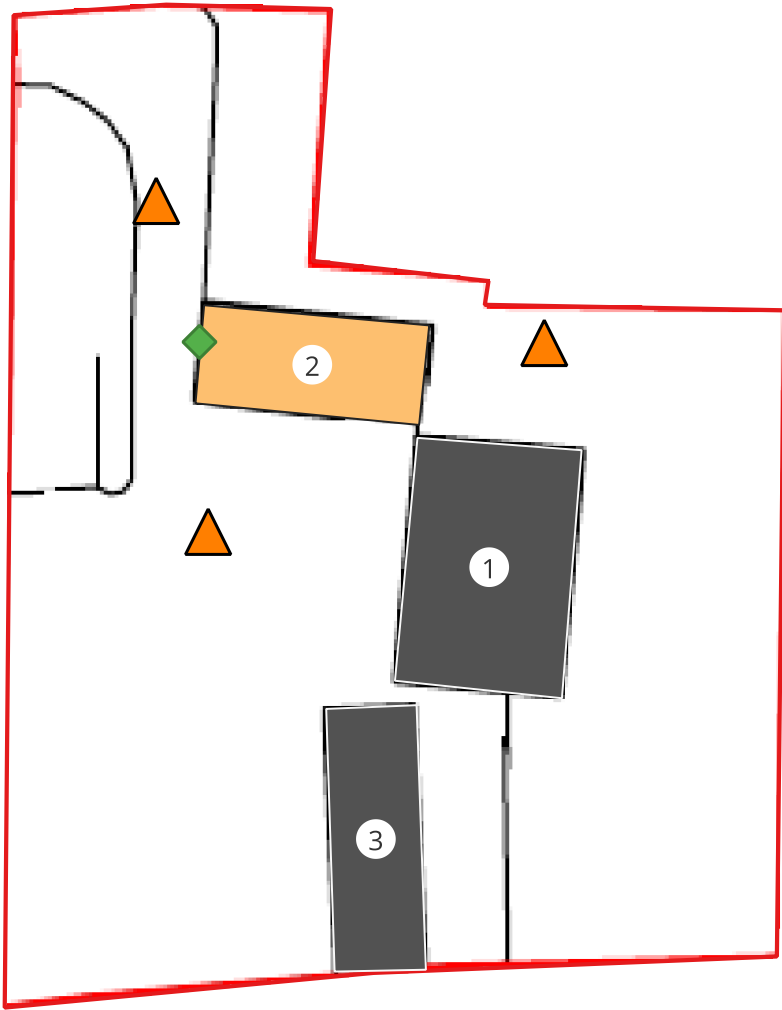
CHILTON HOUSE, CHARNHAM LANE
HUNGERFORD, BERKSHIRE. RG17 0EY
TEL :- 01488-683424 FAX :- 01488-683500

DRAWING TITLE			
Proposed Conversion Red House Barn Clanville SP11 9JE			
SCALE	DATE	DRAWN BY	APPROVED BY
1:100	July 2026	JS	
DRAWING NUMBER		REV	
3470-02			
CAD REFERENCE		REV	
Proposed		A2	

Appendix C: PRA & Emergence Survey Results

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



Legend

- Red Line Boundary
- Building
- Building Subject to Emergence Survey
- Exterior Roost Feature
- Surveyor and Camera Location



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	01.09.26	First Issue - Mapping	JP	U

CLIENT:	Edward Stileman		
PROJECT:	Red House Barn		
DRAWING:	PRA & Emergence Survey Results	1:450	
NUMBER:	9207-XX-E0-01	A4	
ISSUE:	v1	01.09.26	



Date:	10.08.26	Surveyors:	Rachel Richards, Sam Kiel and Heidi Staines
Time	Species	Description	
20:58	Common pipistrelle	Heard not seen, feint call	
21:03	Common pipistrelle	Heard not seen, brief pass	
21:08	Soprano pipistrelle	Commuting East to West over centre of site	
21:09	Common pipistrelle	Heard not seen, foraging	
21:16	Serotine	Heard not seen, foraging	
21:16	Common pipistrelle	Heard not seen, foraging	
21:19	Common pipistrelle	Heard not seen, foraging	
21:25	Myotis	Commuting West to Northeast	
21:36	Long-eared bat	Heard not seen, brief pass	
21:42	Common pipistrelle	Heard not seen, foraging	
21:43	Noctule	Heard not seen, foraging	
21:44	Common pipistrelle	Heard not seen, feint call	
21:49	Common pipistrelle	Heard not seen, foraging	
21:50	Common pipistrelle	Heard not seen, feint call	
22:02	Serotine	Heard not seen	