

Bat Scoping Survey and Nesting Bird Report:



Framfield, Church Lane, Trowbridge, Wilshire BA14 0EH

Client: Roy Pegrum

September 2026

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Summary

KD Consulting Ltd were commissioned to undertake a Bat Scoping and nesting birds survey in September 2026 by Roy Pegrum at Framfield, Church Lane, Trowbridge, Wilshire BA14 0EH

The survey was commissioned to support a planning application to demolish and existing garage and replace it with a new one.

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 significant light penetration from the windows, it being single storey as bats are generally found at sites above 4m and the absence of potential roost features such as a roof void, soffits and fascia boards. 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 Limited were commissioned to undertake a bat scoping and nesting birds survey in September 2026 by Roy Pegrum at Framfield, Church Lane, Trowbridge, Wilshire BA14 0EH.

The survey was commissioned to support a planning application to remove an existing derelict garage and replace it with a new one.

1.1. Site Description

The site is located on the southwest outskirts of Trowbridge just west of the A361 with Southwick Country Park to the south and west and the urban conurbation of Trowbridge to the north and east (Grid Reference: ST 84162 56326). The surrounding area comprises mixed residential, retail and commercial properties directly to the north and east and open countryside with occasional properties to the south and west.

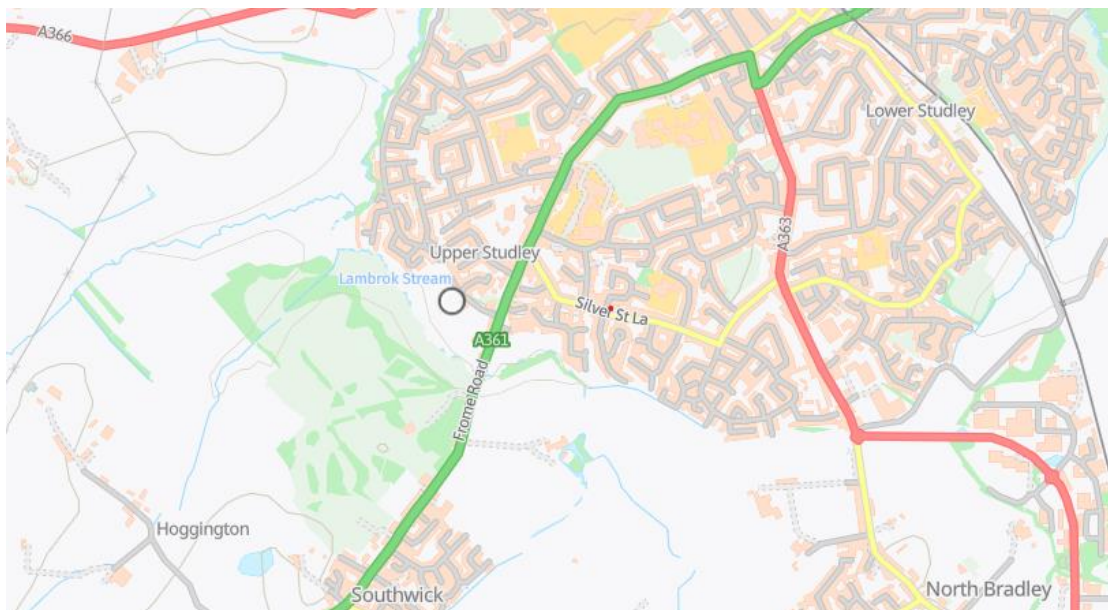


Figure 1. Site context

1.2. Proposed Works

It is understood the proposals are to demolish the existing garage and workshop and replace it with a new one.

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 August.

Legal Status

Bats

All British bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981.

The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 (as amended) consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain.

Environment (Wales) Act 2016

Section 6 of the Act places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'. The duty replaces the section 40 duty in the Natural Environment and Rural Communities Act 2006 (NERC Act 2006), in relation to Wales, and applies to those authorities that fell within the previous duty.

The Conservation of Habitats and Species (Amendment) Regulations 2017

The Conservation of Habitats and Species Regulations 2017 transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law and transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites' (Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)), the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European sites.

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.

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.

2. METHODOLOGY

2.1. Desk Study

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

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.

2.2. Pre-development Bat Survey

2.2.1. 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.

2.2.2. 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, block work and the corrugated roof sheets 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 *Lenser 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.

2.3. 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.

3. 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 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.

4. RESULTS

4.1. Desk Study

Online Resources

A desk study of MAGIC online resource was undertaken of records of Bat roosts and European Protected Species applications for bats recorded locally. The nearest record for bats is 1.5km to the south for common pipistrelle and is over 10 years old:

You selected the location: Centroid Grid Ref: ST84005531

Granted European Protected Species Applications (England)

CASE_REF	EPSM2011-3903
SPECIES_GR	Bat
SPECIES_DE	C-PIP;SER;BLE
SITE_COUNT	Wiltshire
LICENCE_ST	01/05/2012
LICENCE_EN	30/09/2012

4.1.1. Broad Habitat Survey

The wider area is characterised by mixed residential, retail and commercial properties directly to the north and east and open countryside with occasional properties to the south and west.

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 demolition of the building.

Building Inspection

The building is a garage and workshop and is a single storey brick-built structure with a pitched single apex corrugated roof. The roof is unlined and is devoid of roof voids and soffits, fascia boards or barge boards. The roof has no ridge beam or joists and is supported by a small angle iron frame. The roof is largely intact. The brickwork has a number of missing bricks and large cracks that are apparent inside and out. The building has open windows and missing ventilation bricks allowing a significant amount of light into the building during daylight hours. No evidence of bats was found during the inspection, nor heat signatures were identified by thermal imaging equipment during the inspection. 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.

Plates	Description
 	. This is a photograph of the rear of the building showing one of the windows present in the structure allowing light into the building. It also demonstrates the absence of fascia boards, soffits and barge boards. This photograph shows the unlined corrugated roof and absence of a ridge beam and joists. It also demonstrates light penetration through a missing ventilation brick and under the roof sheets.



This photograph shows a window allowing light pollution into the building



This picture demonstrates the lack of opportunity for roosting bats in relation to the roof structure.



The is photograph of the front of the building and shows the damaged and missing bricks which were inspected during the survey. The missing bricks were found to be superficial voids and unsuitable for roosting bats and no physical evidence of bats was found in relation to them such as faeces, staining or feeding remains.

	The photograph shows one of the cracks present in the brickwork allowing light pollution into the building and without cavities.
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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; and the urban location of the building.

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

5. EVALUATION AND INTERPRETATION

5.1. 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.

5.2. 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 significant light pollution and lack of suitable roosting features it is not anticipated the

building is or has been utilised by roosting bats, this is corroborated by the lack of physical evidence found during the survey such as faeces, staining or feeding remains. It is considered that the site holds no significant value for bats.

6. IMPACTS

The proposed development consists of the removal of a garage which is structurally unsafe and replacing it with a new garage. It is not anticipated that the proposal will result in any negative impacts on local bat populations.

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.

7. 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.

7.1. 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.

8. 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.

9. 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/>