



Bat Emergence Survey Report. Canfield, 31 White Street, Easterton.

DOCUMENT PRODUCTION RECORD

LEAD SURVEYOR:	The dusk emergence surveys were undertaken by BN Ecology, led by James Mansfield BA (Hons). James has 8 years' experience undertaking ecological surveys and is a holder of a Class 2 (CL18) survey licence for bats (ref: 2020-44740-CLS-CLS); (CL29) barns owls (ref: 2023-11377-CL19-OWL); and a Bat (Possession) Licence (ref: 2020-47163-SCI-SCI). James is also the former Principal (County) Ecologist for Somerset Council.
AUTHOR:	James Mansfield
REVIEWED BY:	James Mansfield
COMPANY DETAILS:	BN Ecology Ltd, Runway East Queen Square 43 Queen Square Bristol BS1 4QP
ISSUED TO:	Mark Blagbrough (referred to hereafter as 'the client')
REPORT REFENCE:	2600175ACTB
DOCUMENT STATUS:	First Issue – September 2026

DOCUMENT REVISION RECORD

Issue	Date	Author	Revision Details
1.1	-	-	-

Confidentiality and Reproduction Restrictions

This report is not issued to and cannot be relied upon by any other business, person or entity for any other grounds without the prior permission of BN Ecology Ltd. BN Ecology Ltd will not accept liability or responsibility for the use of this report or its findings (permitted or not) except for the aforementioned project, being the reason it was initially drafted and compiled. In the production of this report, BN Ecology Ltd relied upon information obtained and provided by others. The accuracy and completeness of this information cannot be guaranteed by BN Ecology Ltd; however all reasonable measures have been implemented to ensure that the data/information is accurate and that the observations made regarding the information are precise. This being said, BN Ecology Ltd cannot be made liable for any omissions or errors or for any losses/consequential losses following decisions made based on this report's findings.

Non-technical Executive Summary

Background and Proposals

In April 2026, BN Ecology was commissioned by Mark Blagbrough (hereon referred to as 'the client') to undertake two emergence bat activity surveys to support a planning application comprising replacement of an existing dwelling and associated works on land within the curtilage of Canfield, 31 White Street, Easterton, Devizes, SN10 4NZ (delineated as the redline boundary, totalling 0.1886 ha). The key objective of the surveys was to confirm presence or likely absence of roosting bats onsite, and to categorise any roosts to inform whether a Bat Mitigation Licence is required to enable proposals to go ahead without damaging or destroying a roost(s) which in turn could cause disturbance, injury or death to bats.

Survey one was undertaken on the 11th August 2026 between 20.22 and 22.07.

Survey two was undertaken on the 1st September 2026 between 19.40 and 21.25.

A Daytime Bat Walkover (DBW) which formed part of the Preliminary Ecological Appraisal¹ was undertaken by BN Ecology on the 31st of March 2026. This survey, in part, comprised a daytime internal and external inspection of the buildings on-site, searching for signs of roosting bats, and informed the recommended bat emergence activity surveys that have been carried out to inform this report.

Building B2 was classified as having 'negligible' potential to support roosting bats. B3 and B4 were not subject to a DBW as no impacts are required in relation to the proposals.

Building B1 was classified as having 'moderate' potential to support roosting bats.

Therefore, in accordance with good practice guidelines, a minimum of two no. emergence surveys, utilising three surveyors and assisted by Night Vision Aids was recommended to be undertaken on B1.

Ecology Survey Methods & Surveyor Competencies

The Bat Emergence Activity Surveys were undertaken in accordance with Codes of Practice as set out in the UK Habitats classification system²; the

¹ Mansfield, J (May, 2026). Canfield. Preliminary Ecological Appraisal (PEA): Bristol: BN Ecology.

² UK Habitat Classification, Habitat Definitions, Version 2.0, 2023.

Chartered Institute of Ecology and Environmental Management³; the Bat Conservation Trust Good Practice Guidelines for Bat Surveys⁴; and the BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

The Bat Emergence Activity Surveys were carried out by James Mansfield, Evie Rice, Ashleigh Mansfield and Jenny Ashdown. Full surveyor details and competencies are delineated in the Methodology section, Table 1. Photos of the site are also provided (Appendix 1). These support the results and recommendations outlined in this report.

Results

During the DBW survey visit, building B1 was classified as having 'moderate' potential for roosting bats due to several gaps across the roof between lifted tiles, soffits and degrading mortar a long parts of the central ridge. Potential entry/exit points were observed internally around the southern chimney and tears in the roof membrane were noted along the northwestern elevation.

No live evidence of roosting bats was noted during the DBW; however historic evidence was observed in the form of isolated bat droppings sporadically throughout the loft, the majority of which were estimated to be in excess of five years old.

Building B2 was classified as having 'negligible' potential to support roosting bats due to no potential roosting features or evidence of live or historic bats found internally or externally.

Survey one – no emerging or re-entering bats were observed at any of the surveyor locations nor were any captured on the NVA cameras.

Survey two – no emerging or re-entering bats were observed at any of the surveyor locations nor were any captured on the NVA cameras.

The surveys have confirmed the likely absence of roosting bats within building B1.

Bat activity recorded during the survey was low. Habitats of comparatively greater value for commuting and foraging bats were associated with the vegetated ornamental shrubby areas within the client's northern section of the garden. Bats of mixed spp. were also seen foraging and commuting a long the western side of the existing dwelling, as well as utilising hedgerow with tree networks, notably along the

³ Chartered Institute of Ecology and Environmental Management, *Guidelines for Preliminary Ecological Appraisal, Second Edition*: Ampfield, Romsey. Issued December 2017.

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

northern boundary's extent. Taking the available survey evidence and surrounding habitat context into account, the adjacent habitats were considered to be of site-level ecological value for bats.

During the DBW, evidence of historic nesting was recorded. Two nests were identified on the internal western gable wall of B2, attributed to swallow nests, and one remnant nest, considered likely to belong to swallow, was found on the external northern gable end of B1.

There is a risk of active bird nests being destroyed during the bird breeding season if works are undertaken between March-September.

Additional Survey Requirements

It is envisaged that no further surveys are required. However, further survey effort may be required if the proposals are to change or the planning application submission is delayed to the following survey season.

Recommendations

Prior to the commencement of works, contractors should be reminded of the protection afforded to bats and advised if a bat is found works must stop immediately and advice from a suitably qualified ecologist sought as soon as possible and before works recommence.

In accordance with the National Planning Policy Framework (August 2026)⁵, development proposals should minimise adverse impacts on biodiversity, conserve and enhance existing natural features and identify opportunities to support nature recovery and strengthen ecological networks, including through Biodiversity Net Gain where applicable (Policy N2 – Improving the natural environment)

As such, the following recommendations are also suggested;

- It is recommended that a SCHWEGLER 2F UNIVERSAL BAT BOX or similar, is erected on an existing mature tree, at least four metres above ground level and away from windows on a south or west facing orientation.
- It is recommended that no removal of vegetation or works to or demolition of the building on-site should take place between 1st March and 30th of September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of the building commences. In no circumstances should netting be used to exclude nesting birds. If nesting birds are recorded during this

⁵ Ministry of Housing, Communities and Local Government (2026) National Planning Policy Framework. London: Ministry of Housing, Communities and Local Government. Published 17 August 2026. Available at: [National Planning Policy Framework](#)

inspection(s), then the vegetation must remain with a sufficient sectioned exclusion zone marked around the nest site until any dependent young have fledged.

Contents

Non-technical Executive Summary	3
1. Introduction and Project Details	7
Table 1 – Site Specific Information	7
2. Report Objectives	8
3. Methodology	8
Table 2 – Surveyor details	9
4. Limitations	10
5. Results	11
5.1 Survey timing and conditions	11
5.2 Survey results and observations	11
5.3 Identified Roosts.....	14
6. Assessment and recommendations.....	16
6.1 Assessment of survey data	16
6.2 Recommendations.....	16
7. Conclusion	19
Appendix 1: Surveyor and camera locations.....	20
Appendix 2: Observed Activity.....	23
Appendix 3: Relevant Wildlife Legislation.....	24
Appendix 4: Bat Roost Definitions.....	30
Appendix 5: Latin names.....	31
Appendix 6: Recommended Enhancements.....	32
Appendix 7: References and websites	33
Websites (All accessed August 2026)	33

1.Introduction and Project Details

- 1.1. This report has been compiled to detail the results of two no. bat emergence surveys undertaken at Canfield, 31 White Street, Easterton, Devizes, SN10 4NZ, centred on national grid reference SU02375520.
- 1.2. The proposals comprise the replacement of an existing dwelling and associated works.
- 1.3. The Bat Emergence Activity Survey has been carried out by BN Ecology to confirm presence or likely absence of roosting bats.
- 1.4. This report demonstrates and confirms that there are no significant ecological constraints beyond the implementation of avoidance, mitigation and minor compensatory measures, as outlined in section six of this report, in relation to roosting, foraging & commuting bats and nesting birds.

Table 1 – Site Specific Information	
Category	Site Specific Information
Site Name	Canfield
Site Location	31 White Street, Easterton, Devizes, SN10 4NZ
Local Authority	Wiltshire Council
Number and Location of Surveyors	Surveyor 1 – facing the Northwest elevation Surveyor 2 – facing the South elevation Surveyor 3 – facing the Northeast elevation Camera 4 – facing the East elevation blindspot

2. Report Objectives

2.1 – The Objectives Set Out in this Report

- To provide sufficient information to allow the local planning authority to assess potential ecological impacts of the proposed development, particularly relating to bats.
- To provide sufficient information to establish the level of mitigation and/or compensation required to facilitate the proposed development lawfully and without impact to local bat populations and the Favourable Conservation Status.
- To provide sufficient information to support a licence application (if necessary) to enable the proposals to be completed lawfully.

3. Methodology

3.1 – Dusk emergence activity survey methodology

A total of two emergence surveys were undertaken on the building. The survey required three surveyors, supported by NVA's, to cover the whole building and an additional camera. Details for each surveyor can be seen in Table 2 below and the position and view of each surveyor and camera can be seen in Appendix 1.

Surveys began a minimum of 15 minutes before sunset and continued until at least 90 minutes after sunset.

All surveyors were equipped with full spectrum bat detectors (i.e. Anabat Scout or Echo Meter Touch 2), as well as recording sheets and pens.

During the survey, surveyors monitored the potential roosting features visible from their position and were equipped with night vision aids (NVA) namely Nightfox Whisker binoculars with infrared video camera. The position of the NVA's can be seen in Appendix 1. If an NVA was covering a large area, then additional infrared lighting was used to widen the field of view, namely Nightfox LED IR Flashlight XB5-940NM.

Notes were made of any bats seen and any information pertaining to their activity was noted. This included but is not limited to;

- Behaviour of the bat(s) i.e. emerging/re-entering, commuting or foraging
- Species or frequency of echolocation
- Location or access point
- Time of sighting

- Direction of flight
- Number of bats

After the survey, bat recording analysis was undertaken utilising each detectors software (i.e. Anabat Insight Version 2.1.2, Echo Meter Touch Version 3.1.8. Footage from the cameras was review in real time using Windows Media Player.

NVA's were essentially mandated in the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition*' (Collins, 2023) and are essential aids when conducting bat emergence surveys. This is due to bats being very difficult to see as it darkens, particularly 40-50 minutes after the sun has set. Reviewing camera footage is also useful in confirming surveyors' observations as well as determining exactly where a bat has emerged.

Table 2 – Surveyor details

Surveyor name	Experience / Licences	Surveys undertaken		Position / Detector	
James Mansfield, MCIEEM Lead surveyor	Eight years' experience surveying for bats. Natural England Bat Licence Level 2 no. 2025-85618-CL18-BAT	Dusk 1	11/08/2026	1	Echo Meter Touch 2
		Dusk 2	01/09/2026	1	Anabat Scout
Evie Rice	Four years' experience surveying for bats.	Dusk 1	11/08/2026	2	Anabat Scout
		Dusk 2	01/09/2026	3	Anabat Scout
Ashleigh Mansfield	Five years' experience surveying for bats.	Dusk 1	11/08/2026	3	Anabat Scout
Jenny Ashdown	Four years' experience surveying for bats.	Dusk 2	01/09/2026	2	Echo Meter Touch 2

4. Limitations

4.1 – The Objectives Set Out in this Report

The weather was suitable during the survey for conducting emergence surveys and the surveyors had full access to the building externals prior to the survey. All elevations could be viewed by the surveyors and cameras during the survey.

During the first bat emergence survey undertaken on 4 June 2026, it was identified that a number of potential roosting features previously recorded during the Preliminary Ecological Appraisal had been sealed or otherwise modified using materials including mortar, silicone sealant and/or expanding foam. As these alterations had occurred after the original assessment, the survey conditions no longer reflected those upon which the survey recommendation had been based and, consequently, the results of the 4 June survey were considered unsuitable for inclusion within the subsequent assessment.

Following liaison with the Local Planning Authority, the client confirmed by email on 1 July 2026 that the affected potential roosting features had been reopened. The precise date on which this occurred is unknown. The Council Ecologist subsequently advised that further emergence surveys should commence approximately one month later, with the potential for an earlier start only where appropriately justified. This limitation was therefore addressed by disregarding the 4 June survey and commencing the replacement survey set at least one month after confirmation had been received that the affected features had been reopened. This allowed a suitable period for the features to remain accessible to bats prior to further survey effort and ensured that the subsequent survey results were considered representative and appropriate for assessment.

Therefore, no limitations need to be considered.

5. Results

5.1 Survey timing and conditions

Date	Type	Survey timing			Survey condition			
		Start time	End time	Sunset	Cloud cover (Oktas)	Wind speed (km/h)	Temp (C) (Start – Finish)	Rain
11/08/2026	Dusk	20.22	22.07	20.37	1/8	10	23 - 19	Dry
01/09/2026	Dusk	19.39	21.25	19.54	4/8	10	17-16	Dry

5.2 Survey results and observations

Survey date	Emergence / re-entry observed	General observations
11/08/2026	None noted (Surveyor 1)	The first bat heard was a common pipistrelle commuting at 21.18. The first bat seen was a serotine bat foraging in the open field margins west of the dwelling at 21.20. The last bat seen was a Natterer's commuting along the western hedgerow and shrubby margins at 22.00 headed north. The last bat heard was a Daubenton's foraging at 22.01. Across the survey, a total of one common pipistrelle, & one soprano pipistrelle were heard commuting; one common pipistrelle and one Natterer's were seen commuting, the former was seen commuting east and then west along the ridgeline of the dwellings; one serotine, one common pipistrelle and one Daubenton's were heard foraging' and two serotines and two common pipistrelles were seen foraging, utilising the western field margins in close proximity to the dwelling and southern

		ornamental shrubby areas delineating the residential boundary's garden. .
	None noted (Surveyor 2)	The first bat heard and seen was a common pipistrelle foraging within the shrubby areas of the southern garden to the east at 21.06. The last bat seen was a long-eared commuting south over the bungalow at 21.42. The last bat heard was a common pipistrelle foraging at 22.04. Across the survey, a total of two serotines and one long-eared were heard commuting; one common pipistrelle, and one serotine were seen commuting primarily utilising the the eastern hedgerow with tree's in a north-south direction; two common pipistrelles and one serotine were heard foraging; and four common pipistrelle and two serotines were seen foraging, exclusively within the central and shrubby parameters of the southern garden extent.
	None noted (Surveyor 3)	The first bat heard and seen was a soprano pipistrelle foraging around the driveway at 21.06 before commuting north along the eastern hedgerow with trees. The last bat seen was a common pipistrelle foraging in the driveway and trees associated with the eastern linear feature to the east at 21.40. The last bat heard was a common pipistrelle commuting at 22.05. Across the survey, a total of one serotine and one Daubenton's were heard commuting south along the eastern hedgerow with threes; one common pipistrelle was seen commuting north along the eastern hedgerow with trees; four common pipistrelles and two

		soprano pipistrelles were seen foraging, primarily observed utilising the eastern extent shrubby areas associated with the southern garden; and four common pipistrelles, six serotines and two soprano pipistrelles were heard foraging.
01/09/2026	None noted (Surveyor 1)	The first bat heard and seen was a noctule commuting east over the dwelling (approximately 50m above ground-level) at 20.21. The last bat seen was a long-eared bat commuting north along the western side of the hedgerow, shrubby margins and dwelling at 20.45. the last bat heard was a common pipistrelle foraging at 21.17 Across the survey, a total of one common pipistrelle was heard commuting; one noctule and one long-eared were seen commuting; three common pipistrelles, two long-eared and one serotine were heard foraging; three soprano pipistrelle and one soprano pipistrelle were seen foraging, utilising the western field margins and southern garden area; and one common pipistrelle emitting social calls was heard.
	None noted (Surveyor 2)	The first bat heard and seen was a common pipistrelle commuting east over the dwelling at 19.55. The last bat seen was a soprano pipistrelle commuting west over the dwelling at 20.38. The last bat heard was a long-eared bat commuting at 21.22. Across the survey, a total of two soprano pipistrelles, one noctule, two long-eared and one common pipistrelle were heard commuting; three common pipistrelle, and two soprano pipistrelle

		were seen commuting, utilising the dwellings ridgeline in a east-west direction, and the eastern hedgerow with tree's in a north-south direction; two common pipistrelles, one serotine and two long-eared were heard foraging; and one soprano pipistrelle and one common pipistrelle were seen foraging across the southern boundaries of the garden.
	None noted (Surveyor 3)	The first bat heard and seen was a common pipistrelle foraging within the trees associated with the eastern hedgerow with trees at 20.12. The last bat seen was a common pipistrelle foraging in the driveway at 20.40. The last bat heard was a common pipistrelle foraging at 21.22. Across the survey, a total of two soprano pipistrelles and three common pipistrelles were heard commuting; one common pipistrelle was seen commuting south a long the eastern hedgerow with trees; three common pipistrelles and one serotine were seen foraging, utilising the driveway and tree's associated with the eastern hedgerow with trees; and two common pipistrelles, one soprano pipistrelle and one serotine were heard foraging.

5.3 Identified Roosts

During the PEA (delineated in a separate report), no bat droppings or evidence of bats was found within building B2 and no potential roosting features were seen externally.

Building B1 presented a limited number of isolated bat droppings evenly distributed sporadically throughout the loft void, with the total number of droppings observed not considered to exceed approximately 60 across the entirety of the accessible roof space. The droppings were generally singular and dispersed in nature, with no notable accumulations, feeding remains,

staining, or evidence of a well-established roost identified. The majority of droppings exhibited significant ageing and weathering, appearing pale grey/discoloured and friable, indicating that they are likely to be historical in origin. Based on their condition, it is considered likely that many of the droppings are in excess of five years old, with some potentially considerably older. The evidence identified is therefore considered indicative of historic bat use of the loft void, rather than regular or substantial ongoing roost occupation.

Externally, the building presented the following potential roosting features;

- Singular gap between tile and soffit boarding (WF1)
- Singular gap between interlocking mechanisms across two no. tiles (WF2)
- Singular gap beneath ridge tiles resultant from missing mortar (WF3)
- Singular gap between brick on eastern chimney stack caused by degrading mortar (WF4)
- Singular gap due to lifted lead facing at the base of the external chimney stack (WF5)
- gap between interlocking mechanisms across two no. tiles (WF6)
- gap beneath edge tiles between soffit boarding (WF7)
- gap caused by degrading tile which has resulted in interlocking feature falling away, create potential crevice feature beneath (WF8)
- One raised tile situated along the a valley (WF9)
- No external evidence pertaining to bats was observed during the external inspection.

During the emergence survey, no bats were seen emerging or re-entering the building from any surveyor position.

Due to the above, the likely absence of roosting bats can be confirmed.

6. Assessment and recommendations

6.1 Assessment of survey data

Bats;

The assessment of the bat emergence survey data has been provided to ensure the proposals full compliance with UK and European legislation as well as local and national planning policy (See Appendix 3)

Throughout the emergence surveys no bats were seen to emerge from the building in any surveyor location. An illustrative summary of activity throughout can be found in Appendix 2.

It is considered that sufficient survey effort has been conducted to confidently conclude that roosting bats are likely to be absent from the building. Therefore, it is unlikely that wildlife legislation will be breached as a result of proposals.

Please see 6.2 below for recommendations.

Birds;

During the DBW, evidence of historic nesting birds was recorded. Two nests were identified on the internal western gable wall of B2, attributed to swallow nests, and one remnant nest, considered likely to belong to swallow, was found on the external northern gable end of B1.

There is a risk to any present active birds' nests being destroyed if works are undertaken during the breeding bird season (March-September).

Please see 6.2 below for recommendations.

6.2 Recommendations

Bats;

As no emergences were observed during the emergence surveys the likely absence of roosting bats can be concluded. In the unlikely event that a bat is discovered during the works, operations must stop immediately, and a qualified and licensed bat ecologist be contacted to advise on further requirements for appropriate avoidance, mitigation and compensation.

If the bat is injured and/or within danger of becoming exposed to predation or further disturbance, the landowner or contractors should gently place a towel over the bat and transfer it to a small box. The box should contain several small air holes, approximately a pencil width wide and no larger, as

this may enable escape. The box should also contain a towel to provide cover and security and a milk bottle lid filled with water.

If the bat is not injured the box should be taken and left within a high position at night with the lid left open for the bat to leave on its own accord. The release site should not be accessible by cats.

If the bat is injured or unwell the bat should be taken to the local bat rescue group, such as Wiltshire Wildlife Hospital - New Farm, 1 Amesbury Rd, Salisbury, SP4 0HW

To accord with the National Planning with the National Planning Policy Framework (August 2026)⁶, development proposals should minimise adverse impacts on biodiversity, conserve and enhance existing natural features and identify opportunities to support nature recovery and strengthen ecological networks, including through Biodiversity Net Gain where applicable (Policy N2 – Improving the natural environment). It is recommended that a SCHWEGLER 2F UNIVERSAL BAT BOX or similar, is erected on an existing mature tree, at least four metres above ground level and away from windows on a south or west facing orientation.

Birds;

There is a risk to any present active birds' nests being destroyed if works are undertaken during the breeding bird season (March-September).

Before any removal of vegetation or work to or demolition of buildings on-site an inspection by a suitably qualified ecologist shall be conducted to identify any potential active nests, if such works are required to be undertaken between the March-SEPTEMBER. If active nests are discovered, all activities that could disturb the birds or impact the nest must be postponed until the chicks have fledged and left the nest completely.

Swallow

Swallows are loyal to nesting sites and have been in decline since the 1970's across Europe. The loss of barns and other shelters to accommodation has continued this decline so that recently the species has been placed on the amber list of birds of conservation concern.

⁶ Ministry of Housing, Communities and Local Government (2026) National Planning Policy Framework. London: Ministry of Housing, Communities and Local Government. Published 17 August 2026. Available at: [National Planning Policy Framework](#)

Provision should be made for nesting swallows, for example within a structure providing shelter, such as an open fronted log store with the provision of two artificial nest cups within or bespoke box attached to a north facing wall.

7. Conclusion

It is considered that the proposals will not breach wildlife legislation, national or local planning policies subject to the recommendations as outlined in section 6.2 being followed.

Further ecological consultation should be sought if the scope of the proposed development changes significantly or if the onset of the works is delayed by more than 12 months from the date of the survey.

Appendix 1: Surveyor and camera locations

Location of surveyors and cameras (blue) and NVA covering blind spot (green)



Surveyor 1 and camera 1 view



Surveyor 2 and camera 2 view



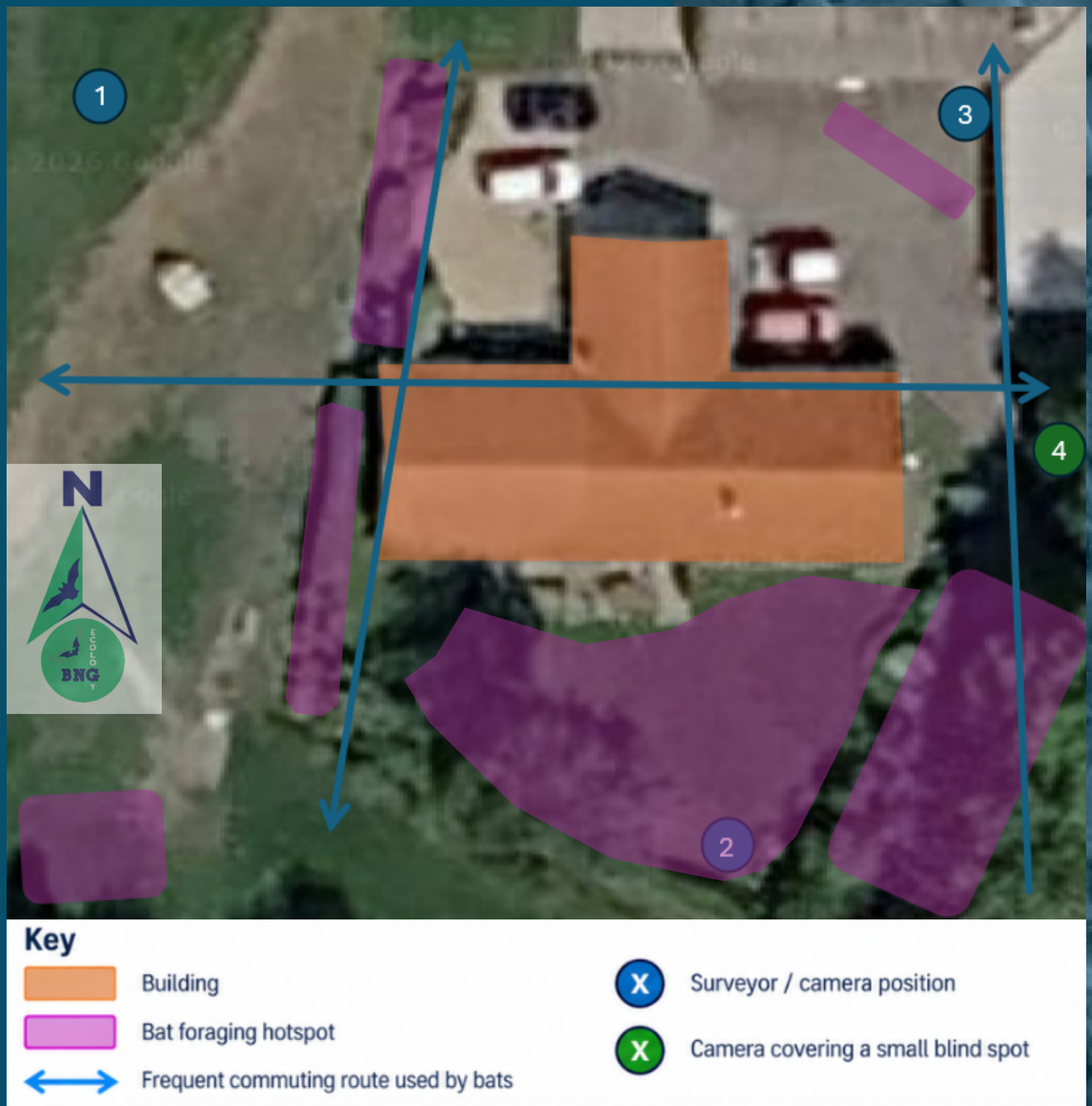
Surveyor 3 and camera 3 view



Camera 4 view (covering blind spot)



Appendix 2: Observed Activity



Appendix 3: Relevant Wildlife Legislation

Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 (SI No. 2017/1012) are the principal means by which the European Habitats Directive is transposed in England and Wales.

The Regulations provide for the designation and protection of a network of 'European Sites' termed Natura 2000, the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

These Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (OJ No. L 206, 22.7.1992, p.7) ("the Habitats Directive").

These Regulations consolidate the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (S.I. 2007/1842) with subsequent amending instruments and make minor modifications reflecting changes to related legislation. The instruments being consolidated by these Regulations made, amongst things, provision for implementing Council Directive 2009/147/EC on the conservation of wild birds (OJ No. L20, 26.01.2010, p.7.) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (OJ No. L206, 22.7.92, p.7) in relation to marine areas where the United Kingdom has jurisdiction beyond its territorial sea. The Regulations make provision in relation to the offshore marine area, offshore marine installations and certain ships and aircraft. The "offshore marine area" is defined in regulation 2(1).

Regulation 43 relates to the protection of European protected species listed under Schedule 2 of the Regulations. Taken together it is an offence to undertake the following acts with regard to European Protected Species:

- deliberately capture, injure or kill any wild animal of a European Protected Species;
- deliberately disturb animals of any such species in such a way as to be likely to:
 - impair their ability to survive, breed, rear or nurture their young, hibernate or migrate, or
 - affect significantly the local distribution or abundance of the species to which they belong;
 - deliberately take or destroy the eggs of such an animal; or
 - damage or destroy a breeding site or resting place of such an animal.



The disturbance offence is generally taken to refer to a discernible effect at population level and biogeographic level, rather than simply to an individual animal. However, in certain circumstances the disturbance of one individual animal may have population level effects.

The Regulations also make it an offence (subject to exceptions) to deliberately pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 5.

However, the actions listed above can be made lawful through the granting of licences (European Protected Species Licence) by the appropriate authorities (Natural England in England). Licences may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority has determined that the following regulations are satisfied:

- the works under the licence are being carried out for the purposes of 'preserving public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- there is 'no satisfactory alternative'; and
- the action 'will not be detrimental to the maintenance of the population of the species concerned at favourable conservation status in their natural range'.

You don't need to include a reasoned statement to show that the 3 licensing tests can be met: where bats and their roosts will be affected by:

- repairs and maintenance
- roof replacements, loft conversions and extensions
- renovations of existing domestic dwellings and associated structures, such as garages
- housing developments of less than 1 hectare, including:
 - existing buildings and associated structures that may need to be demolished before redevelopment takes place (whether domestic dwellings or other types of buildings)
 - barn conversions for domestic dwellings (this doesn't include conversions for commercial use, such as holiday lets)

To apply for a license, the following information is required:

- the species concerned;
- the size of the population at the site (note this may require a survey to be carried out at a particular time of the year);
- the impact(s) (if any) that the development is likely to have upon the populations; and
- what measures can be conducted to mitigate for the impact(s)



The Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981 (as amended) is the principal piece of UK legislation relating to the protection of wildlife. It 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.

The Act makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The Secretary of State may also designate Special Protection Areas (subject to exceptions) to provide further protection to birds. The Act also prohibits certain methods of killing, injuring, or taking birds, restricts the sale and possession of captive bred birds, and sets standards for keeping birds in captivity.

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. The Act also prohibits certain methods of killing, injuring, or taking wild animals listed in Schedule 6. The Act makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8, and prohibits the unauthorised intentional uprooting of such plants. The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9. It also provides a mechanism making any of the above offences legal through the granting of licences by the appropriate authorities.



The Countryside and Rights of Way Act 2000

The Countryside and Rights of Way Act 2000 (CRoW) was passed to provide additional levels of protection for wildlife whilst also strengthening the protection afforded to Sites of Special Scientific Interest. Schedule 12 of the Act amends the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provisions make certain offences 'arrestable', create a new offence of 'reckless' disturbance, confer greater powers to police and wildlife inspectors for entering premises and obtaining wildlife tissue samples for DNA analysis, and enable

heavier penalties on conviction of wildlife offences.

Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities Act 2006 (NERC) is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy.

It was created to make provision in connection with wildlife, Sites of Special Scientific Interest, National Parks and the Broads; to amend the law relating to rights of way; to make provision as to the Inland Waterways Amenity Advisory Council; to provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes.

Section 40 of NERC carries an extension of the earlier CRow Act biodiversity duty to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Section 41 requires the Secretary of State, as respects England, to publish a list of the living organisms and types of habitats which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity. The updated S41 list, published in August 2010, identified 56 habitats and 943 species of principal importance.

The Wild Mammals (Protection) Act 1996

The Wild Mammals (Protection) Act 1996 makes it an offence for any person to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

The Animal Welfare Act 2006

Prior to the Animal Welfare Act 2006, people only had a duty to ensure that an animal didn't suffer unnecessarily. The new Act keeps this duty but also imposes a broader duty of care on anyone responsible for an animal to take reasonable steps to ensure that the animal's needs are met. This means that a person has to look after the animal's welfare as well as ensure that it does not suffer. The Act says that an animal's welfare needs include:

- a suitable environment (how it is housed);
 - a suitable diet (what it eats and drinks);
 - the ability to exhibit normal behaviour patterns;
 - any need it has to be housed with, or apart from, other animals; and
 - protection from pain, suffering, injury and disease.
- With regards to development, this may have implications when translocations of animals are proposed. As such, care must be taken to ensure that any receptor sites are suitable for the species in terms of habitat and carrying capacity.



Biodiversity in the Context of Planning

Local Authorities have a requirement to consider biodiversity and geological conservation issues when determining planning applications under the following planning policies.

National Planning Policy Framework August 2026

The National Planning Policy Framework (NPPF) sets out national planning policy for England. The current Framework was published in August 2026 and replaces the previous December 2024 version.

Policy N2 – Improving the natural environment requires development proposals to contribute positively to the natural environment and support nature's recovery. In particular, proposals should:

- consider the environmental qualities of land, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for their conservation or enhancement;
- take suitable opportunities to connect to and strengthen ecological networks extending beyond the Site, drawing upon Local Nature Recovery Strategies and other relevant assessments;
- conserve and enhance existing natural features of nature conservation value, such as established trees and hedgerows, where possible;
- utilise green infrastructure and nature-based solutions to secure benefits for biodiversity and the wider environment;
- minimise adverse impacts on biodiversity and incorporate features supporting priority or threatened species, including swifts, bats and hedgehogs; and
- ensure that green infrastructure and other features provided for nature are appropriately designed and, where necessary, subject to suitable long-term management.



Policy N2 further establishes the mitigation hierarchy, stating that where significant harm to biodiversity cannot be avoided, adequately mitigated or, as a last resort, compensated for, development should be refused.

Species Protections Concerning this Site

The following protected species legislation is relevant to this report. The legislation highlighted below is provided specifically within the context of planning and development; other offences may apply outside this remit.

Bats

All British bat species and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). In summary, it is an offence to:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats in circumstances prescribed by the legislation;
- damage or destroy a bat breeding site or resting place; or
- intentionally or recklessly obstruct access to, or disturb a bat while occupying, a place used for shelter or protection.

Where proposed development is likely to result in an offence, an appropriate licence from Natural England may be required, together with suitable mitigation measures to safeguard bats and maintain the ecological functionality of affected roosts.

Birds

In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended) as well as the Conservation of Habitats and Species Regulations 2017. All wild birds, their nests and eggs are protected, which makes it an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.



The law covers all species of wild birds. Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

Appendix 4: Bat Roost Definitions

Please note: Bat roost definitions have been taken from the *Bat Conservation Trust publication Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2023).

Type of roost	Definition
Day roost	A place where individual bats, or small groups, rest or shelter in the day during the summer.
Night roost	A place where bats rest or shelter in the night but are not found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding roost	A place where individual bats, or a few individuals, rest or feed for short periods during the night but are not present by day.
Transitional roost	A place used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Maternity roost	A place where female bats give birth and raise their young to independence. In some species males may also be present in the maternity roost.
Hibernation roost	A place where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
Satellite roost	An alternative roost found in close proximity to the main nursery colony used by a few individuals to small groups of breeding females throughout the breeding season.



Appendix 5: Latin names

Bat species	
Species	Latin name
Alcathoe	<i>Myotis alcathoe</i>
Barbastelle	<i>Barbastella barbastellus</i>
Bechstein's	<i>Myotis bechsteinii</i>
Brandt's	<i>Myotis brandtii</i>
Brown long-eared	<i>Plecotus auritus</i>
Common pipistrelle	<i>Pipistrellus pipistrellus</i>
Daubentons	<i>Myotis daubentonii</i>
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>
Greater mouse-eared	<i>Myotis myotis</i>
Grey long-eared	<i>Plecotus austriacus</i>
Leislars	<i>Nyctalus leisleri</i>
Lesser horseshoe	<i>Rhinolophus hipposideros</i>
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>
Natterer's	<i>Myotis nattereri</i>
Noctule	<i>Nyctalus noctula</i>
Serotine	<i>Eptesicus serotinus</i>
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
Whiskered	<i>Myotis mystacinus</i>

Bird species	
Species	Latin name
Sparrow	<i>Passer</i>
Common blackbird	<i>Turdus merula</i>



Appendix 6: Recommended Enhancements

ECOLOGICAL ENHANCEMENT PLAN

Bat and Swallow Nest Boxes



BAT BOX (Wildcare 45)



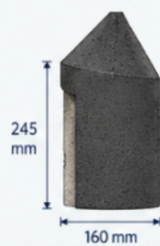
Front view



Installation instructions (as per Wildcare)

- ◆ Fix at a minimum height of 3–4 metres from the ground.
- ◆ Locate on a sheltered elevation, ideally facing south, south-east or south-west.
- ◆ Ensure the box is in a quiet location away from bright artificial lighting.
- ◆ Fix to a wall or sturdy tree using the supplied hanging bracket or a suitable screw/bolt (do not overtighten).
- ◆ Ensure there is a clear flight path to the entrance, free from vegetation or obstructions.
- ◆ Do not paint or treat the box.
- ◆ Multiple boxes can be installed to increase roosting opportunities.

Side view



Rear view



SWALLOW NEST BOX (covered)

Provide a purpose-made covered nest box structure, which can be installed at the ridge of a gable wall or at the eaves of a building.



Installation guidance

- ◆ Install at the ridge of a gable wall or at the eaves of a building.
- ◆ Locate in a sheltered position, ideally facing north or east.
- ◆ Mount at a minimum height of 3 metres from the ground.
- ◆ Ensure there is a clear approach and flight path to the nest box.
- ◆ Install in a quiet location away from bright artificial lighting.
- ◆ Multiple boxes can be installed to provide additional nesting opportunities.

Gable end (ridge) installation



Eaves installation



Indicative proposed location of bat box

Appendix 7: References and websites

- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat Conservation Trust, London
- Mansfield, J (May, 2026). Canfield. Preliminary Ecological Appraisal (PEA): Bristol: BN Ecology.
- Mitchell-Jones, A. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
- Mitchell-Jones, A. J. and McLeish, A. (2004). Bat Workers Manual. Joint Nature Conservation Committee, Peterborough.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version
- Chartered Institute of Ecology and Environmental Management, Ampfield.
- Natural England (2014). Standing Advice Species Sheet: Breeding birds (including barn owl).
- Waring, S., 2013, <http://www.batsandbrms.co.uk/>, assessed on 16/12/2013
- Waring, S., et al, 2013, Double Jeopardy: The Potential for Problems when Bats Interact with Breathable Roof Membranes in the UK.
- BSI (2013) BS 42020:2013 Biodiversity - Code of practice for planning and development. British Standards Institution, London
- CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>
- CIEEM (2020) Guidelines for Accessing, Using and Sharing Biodiversity data in the UK. <https://cieem.net/wp-content/uploads/2016/03/Guidelines-for-Accessing-and-UsingBiodiversity-Data-March-2020.pdf>
- Mitchell-Jones, A.J., & McLeish, A.P. Ed., (2004) Bat Workers' Manual (3rd Edition).
- Joint Nature Conservation Committee, Peterborough.
- The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, August 2026)



Websites (All accessed August 2026)

- <http://www.gridreferencefinder.com>
- <http://www.magic.gov.uk>
- Google Maps



Copyright BN Ecology Ltd ©
2026