



The Rosiers, Wood Street
Bat Activity Surveys & Assessment
For Mrs & Mr Greenhaulgh

16th September 2026

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1. Introduction

1.1 Commission

Ellendale Environmental Limited was commissioned by Mrs and Mr Greenhaulgh to undertake bat activity surveys and an assessment, including a Preliminary Roost Assessment (PRA), for two buildings (a residential dwelling and an outbuilding) at The Rosiers, Wood Street, Clyffe Pypard, Swindon, SN4 7PZ ('the site'). It is proposed to add an extension to the existing dwelling at the site ('the proposed development').

1.2 Site Details

The site is located in Wiltshire, approximately 3.8km to the south of Royal Wootton Bassett at OS grid reference SU 06972 77991.

1.3 Bat Conservation

British bats

There are 18 species of bats resident in Britain, 17 of which are known to breed. These are from two families, namely the Rhinolophidae (the two horseshoe bat species) and the 15 species of vesper/evening bats (the Vespertilionidae). All British bats are insectivorous and locate their prey using ultrasonic calls through a biological system known as echolocation.

During summer months, female bats form nursery colonies in trees and buildings, where they raise infants. In the winter, males and females hibernate in trees, buildings and underground structures.

Conservation status of British bats

The general consensus in Britain and Europe is that virtually all bat species are declining and are vulnerable. Our understanding of population status is poor, as there is very little historical data for most bat species. Certain species, such as the horseshoe bat, are better understood and have well documented contractions in range and population size.



Given this general picture of decline, the UK Government (within the UK Biodiversity Action Plan) has designated eight species of bats as priority species (these being soprano pipistrelle, common pipistrelle (Wales only) greater and lesser horseshoe bats, barbastelle, Bechstein's, noctule and brown long-eared bat). These plans provide an action pathway whereby the maintenance and restoration of former population levels are envisaged.

Legal status of British bats

All bats and their roosts in England were originally protected under the Wildlife & Countryside Act 1981. Subsequent amendments to the legislation for England (and Wales) has removed bats from most of the provisions of the Act; however, it remains an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; and/or
- Intentionally or recklessly obstruct access to any structure or place that a bat uses for shelter or protection.

All British bat species are listed in Annex IV of the EC Habitats Directive and are fully protected through The Conservation (Natural Habitats, &c.) Regulations 1994. All bat species found in England are classed as European protected species. They receive full protection under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

These regulations make it an offence to:

- Deliberately capture, injure, or kill a bat;
- Harass a bat or group of bats;
- Disturb a bat in a roost (any structure or place it uses for shelter or protection);
- Disturb a bat while it is rearing or otherwise caring for its young
- Obstruct access to a bat roost or otherwise deny an animal use of a roost;
- Disturb a bat in a manner or in circumstances likely to significantly affect the local distribution or abundance of the species; and/or



- Disturb a bat while it is migrating or hibernating.

The legislation, although not strictly affording protection to foraging grounds, does protect bat roost sites. Bat roosts are protected at all times of the year, regardless of whether or not bats are present at the time.

It's also an offence to:

- Damage or destroy a breeding site or resting place of such an animal (whether or not deliberately or recklessly); and/or
- Keep, transport, sell or exchange, or offer for sale or exchange any wild bat (or any part or derivative of one) obtained after 10th June 1994.

Where development is proposed that would result in an offence under the Habitats and Species Regulations, a European Protected Species (EPS) licence needs to be granted by Natural England (NE) to permit an act that would otherwise be unlawful. This provides for a specific derogation from the legislation, to prevent a legal infringement occurring.

To obtain an EPS licence for development it must be demonstrated that the purpose of the act to be licensed is for:

- *"Preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment"* (Regulation 55(2)(e)).

In addition, NE will not grant an EPS licence unless they are satisfied that:

- *"There is no satisfactory alternative"* (Regulation 55(9)(a)); and
- *"The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range"* (Regulation 55(9)(b)).



2. Methodology

2.1 Overview

Survey work undertaken in relation to a proposed development needs to be conducted under a scientific/conservation licence issued by, in this case, NE. The work is normally conducted by an environmental consultant and they will advise on the necessary course of further action with respect to licences, mitigation and compensation measures.

A number of recognised survey techniques are available to the consultant, such as:

- Natural England guidelines (A.J. Mitchell-Jones [2004], *Bat Mitigation Guidelines*, English Nature. ISBN 1 85716 781 3), which provide generic technical advice on bat mitigation; and
- Hundt L (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th Edition, Bat Conservation Trust, London. ISBN-13: 978-1-872745-96-1.

For works which may impact bats, the developer must:

- Demonstrate that adequate surveys have been undertaken to establish the presence or absence of bats, to predict the potential impact on them, their resting sites or breeding roosts;
- Bring proposals forward that will integrate provision for bats into any design that will compensate and mitigate for any impact (if bats or their roosts are discovered); and
- Provide sufficient survey information that will support a licence application under the Habitats Directive should bats be discovered.

Where bat species are using a site, it will be necessary to mitigate the impacts of the development upon the population(s). These would include measures that remove or reduce any damaging effects on the animals or their roosts.



In most cases a package of compensation measures will be required to accommodate any loss of breeding or resting-places, and the timing of works will need to be synchronised with the life-cycles of the effected species.

This collective package of mitigation and compensation measures should allow the conservation status of the animals to be at least maintained. With careful thought, the conservation status may even be enhanced. This is usually most easily achieved by early ecological input into the project.

In the case of sites where bats are present, a development licence from NE will be required to conduct works affecting bats.

2.2 Bat Survey Licence

The PRA and activity surveys were led by Christopher Parsons, Associate Ecologist at Ellendale Environmental. Christopher holds a bat survey licence (Bat Survey Class Licence CL18 (Bat Survey Level 2), registration number CLS-2019-42561), with respect to the Conservation Regulations 1994. The licence is valid for all counties of England, 31st December 2030. Christopher has over 10 years' professional experience of undertaking ecological surveys and working with bat species across the UK

The survey was assisted by Douglas Fraser, Consultant Ecologist at Ellendale Environmental. Douglas is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has over six years' of environment sector experience including bat emergence and re-entry surveys (BERS) and PRAs.

2.3 Survey Objectives

On the basis of the brief provided by the client, Ellendale Environmental conducted survey work to fulfil the following needs:

- Obtain baseline information on the habitat features suitable for bat species;
- Determine the presence/likely absence of bat species within the proposed development site and any activity at or near the site; and
- Determine the type, extent and pattern of detected usage.



In practice this was achieved by a physical inspection of the building, a search for live animals and/or other signs indicating their current or previous presence.

2.4 Survey Methodology

1] A physical internal/external inspection of the buildings was undertaken on Monday 8th June 2026. The internal and external areas of the buildings were searched for signs of bats and evidence of them roosting.

Table 1: Survey weather conditions for physical survey

SURVEY DATE	TEMPERATURE (°C)	WIND SPEED (MPH)	CLOUD COVER/ PRECIPITATION
08/06/26	13.4	Avg. 0.5 Max. 1.9	10% cloud cover & dry

All suitable features were assessed externally and internally. A telescopic surveyor's ladder was used to gain access to various points and a CLU-10 searchlight was used to search dark areas. A Visual Optics VO36-10ww Endoscope was utilised to assist inspection of internal spaces.

The physical search included a search for live animals and a search for other signs that give an indication of past or present occupancy. In the case of bats, typical indicators include droppings (which are characteristic and can often be speciated), signs of staining, characteristic odours, and accumulations of prey items.

2] Two dusk bat emergence/activity bat detector surveys were undertaken on Monday 8th June and Wednesday 1st July 2026. The dusk surveys commenced 30 minutes before sunset (sunset was at approximately 21:22 and 21:28 respectively) and completed 90 minutes after sunset, when all bats will normally be expected to have exited their roost sites.

3] One dawn activity/swarming bat detector survey was undertaken on Friday 24th July 2026. The survey commenced 90 minutes before sunrise (sunrise was at approximately 05:20) and complete 30 minutes after sunrise, when bats will normally be expected to have entered their roost sites.



Mini time-expansion bat detectors (PeerSonic) were used to detect bat echolocation calls and identify species where possible. Time-expanded (x10) recordings are made using a portable Edirol digital recorder (Edirol R-07HR) that can be later analysed on bespoke software. In addition, ORDRO 4K Camcorder Video InfraRed Night Vision Cameras were used during the survey.

Weather was not a limiting factor in the activity surveys. The conditions are summarised in **Table 2**.

Table 2: Survey weather conditions for activity surveys

SURVEY DATE	TEMPERATURE (°C)	WIND SPEED (MPH)	CLOUD COVER/ PRECIPITATION
08/06/26	Start. 13.4 End 11.6	Avg. 0.5 Max. 1.9	10% cloud cover & dry
01/07/26	Start. 16.9 End 14.3	Avg. 0.6 Max. 1.9	25% cloud cover & dry
24/07/26	Start. 18.6 End 16.3	Avg. 0.0 Max. 0.0	20% cloud cover, warm, dry & still

2.5 Data Search

Publicly available databases, including the NBN Atlas¹, were consulted for historical evidence of bats within 5km of the buildings.

2.6 Constraints

The surveys were not restricted, and full access was granted to the buildings. Whilst no biological survey can guarantee that all cues and signs of protected or notable species will be recorded, Ellendale Environmental is confident that all key fauna present during the surveys were noted.

¹ NBN atlas database. [NBN Atlas - UK's largest collection of biodiversity information](#) Accessed on 21/10/25.



3. Results

3.1 Data Search

The following bat species were identified within 5km of the site boundaries by the data search:

- Soprano pipistrelle *Pipistrellus pygmaeus*² (10 records, the closest of which is located 3.2km east of the site, most recently recorded in 2023); and
- Common pipistrelle *Pipistrellus pipistrellus*³ (20 records, the closest of which is located 3.2km east of the site, most recently recorded in 2023).

Additional bat species have been recorded within 5km of the site boundaries; however, due to licencing restrictions, the locations of these species cannot be included in this report: noctule bat *Nyctalus noctule*, and Daubenton's bat *Myotis daubentoniid*.

3.2 Physical Bat Survey

There are two buildings on the site as shown on **Figure 1**.

² NBN Trust (2026). *Pipistrellus pygmaeus* on the NBN Atlas: [Pipistrellus pygmaeus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 02/04/26].

³ NBN Trust (2026). *Pipistrellus pipistrellus* on the NBN Atlas: [Pipistrellus pipistrellus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 02/04/26].
NBN Trust (2026).



Figure 1: showing the buildings within the site



Building 1

Building 1 (a two-storey dwelling and combined outbuilding) is constructed from red brick with some of the external walls rendered. No evidence of bat activity was found on the external walls of the building, and no gaps or crevices were found in the wall structure that would provide suitable roosting spaces for bats.

The windows and doors of the building were found to be in good condition with no gaps where bats could gain access to the internal spaces for roosting. No evidence of bat activity, such as droppings or feeding remains, was found around the doors or windows.



Photograph 1: showing a view of Building 1



The roof of the building is covered externally with tiles that have notable areas of moss growing, indicating that the external surface of the roof is damp. The majority of the roof was found to be in a good condition with the roof tiles fitted securely and no gaps, loose or lifted tiles were found across the majority of the roof. However, a potential access/egress point for bats into the loft was identified to the eastern side of the building.



Photograph 2: showing a potential bat access/egress location (marked as red circle)

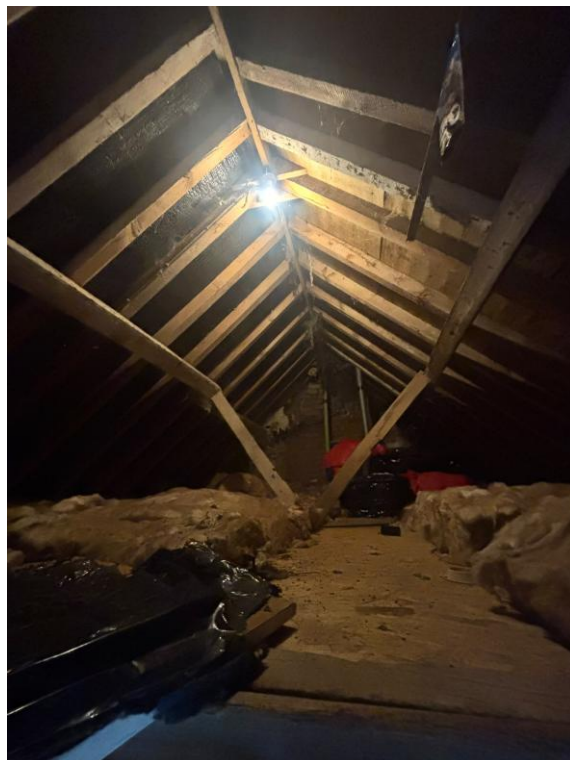


Internally, the loft space is separated by a large chimney stack. The loft is a traditional cut timber construction with deteriorating bitumen felt. Several areas are damp particularly around the stack and the lead work to the roof which would allow access for bats. There are no droppings or feeding remains which indicate bat usage.

There was no evidence of bat activity within the internal areas of the building.



Photograph 3: showing a view of the loft space



Photograph 4: showing a view of the chimney stack internally





Although no evidence of bat activity was found during the PRA, the building is assessed as providing Moderate Roost Suitability for bats. Further surveys for bats were therefore recommended and undertaken.

Building 2

Building 2 is a small red brick outbuilding located to the rear of the main dwelling and was found to be in a poor condition and partially collapsed. The roof is constructed from a timber frame with slate tiles on the external surface and several holes were found that allow wind and rain to enter. This makes the internal space of the building cold and damp and some water damage was noted internally.

Photograph 5: showing a view of Building 2





No evidence of bats was found during the survey and the building is considered to have poor thermal properties; it is therefore unsuitable to support roosting bats. The building provides Negligible Roost Potential for bats and no further surveys are recommended here. This building is not considered further in this report.

3.3 Bat Activity Surveys

Activity surveys were conducted in June and July 2026 during the optimum survey season for bats (which is March to October). The weather conditions were not limiting and were characterised by steady temperatures above 10°C and light winds.

Both surveyors were located in a static position to cover all aspects of the building during the survey, as shown on **Figure 2**.

Figure 2: surveyor locations for the activity surveys





Dusk survey, 08/06/26

Bat activity was first recorded at 21:04, 18 minutes before sunset, when a noctule bat was heard but was not seen. The bat did not emerge from the building.

Five common pipistrelle bats were observed and recorded emerging from an area on the south-eastern side of the building, from beneath the roof tiles adjacent to the dormer window at 21:45. The bats flew south/south-east, and away from the building.

A total of 13 common pipistrelle bats were confirmed to have emerged from the roost feature identified, starting from 21:45, 23 minutes after sunset. The bats emerged and commuted to the south, while some foraged near the emergence location and garden to the south and east before departing to the south.

During the survey, three common pipistrelle bats were observed re-entering the roost space, with one seen landing on the tiles below the roost space before crawling inside. Bats returning to roost could indicate that a maternity roost is present or forming within the building.

No other emergence locations, or other species of bat, were recorded in the survey.



Table 3: Bat activity survey results, 08/06/26

TIME	OBSERVATIONS
21:04	A noctule bat was heard but not seen on several occasions, likely foraging and commuting to the north-west of the house in neighbouring fields. The bat did not emerge from the building.
21:38	A noctule bat was heard but not seen on several occasions, likely foraging and commuting to the north-west of the house in neighbouring fields. The bat did not emerge from the building.
21:42	A common pipistrelle bat was recorded and observed foraging on the main roadside garden and hedgerow adjacent to the house. The bat did not emerge from the building.
21:45	Five common pipistrelle bats were observed and recorded emerging from an area on the south-east of the building from beneath the roof tiles adjacent to the dormer window. The bats flew south/south-east away from the building.
21:47	Four common pipistrelle bats were recorded and observed emerging from the building from beneath the roof tiles adjacent to the dormer window. The bats flew south/south-east away from the building.
21:51	Two common pipistrelle bats were recorded and observed re-entering the roost beneath the roof tiles adjacent to the dormer window.
21:52	Two common pipistrelle bats were recorded and observed emerging from the building from beneath the roof tiles adjacent to the dormer window. The bats flew south/south-east away from the building.
21:54	One common pipistrelle bats were recorded and observed emerging from the building from beneath the roof tiles adjacent to the dormer window. The bats flew south/south-east away from the building.
22:01	One common pipistrelle bats were recorded and observed emerging from the building from beneath the roof tiles adjacent to the dormer window. The bats flew south/south-east away from the building.
22:14	One common pipistrelle bat was recorded and observed re-entering the roost beneath the roof tiles adjacent to the dormer window.

Dusk survey, 01/07/26

Bat activity was first recorded at 21:44, 16 minutes after sunset, when a common pipistrelle bat was heard and seen commuting over the roof from the north heading south. The bat did not emerge from the building.

A common pipistrelle bat was also seen foraging across the garden to the south for approximately three minutes from 21:56 to 21:59.



A common pipistrelle bat was recorded and observed emerging from the building from beneath the roof tiles adjacent to the dormer window. The bat flew south/south-east and away from the building.

Table 4: Bat activity survey results, 01/07/26

TIME	OBSERVATIONS
21:44	Common pipistrelle commuting over the roof from the north and heading south. The bat did not emerge from the building.
21:49	A common pipistrelle bat was recorded at the south-east of the building but was not seen.
21:56	A common pipistrelle bat was recorded and observed for foraging across the garden for a few minutes.
22:13	A common pipistrelle bat was recorded and observed emerging from the building from beneath the roof tiles adjacent to the dormer window. The bat flew south/south-east away from the building.

Bat activity was noted to be lower than the previous survey where bats were observed emerging from and re-entering the building. Should a maternity roost be present here the number of bats recorded would have been expected to be higher. The results would therefore indicate that a maternity roost is not present in the building.

Dawn survey, 24/07/26

Bat activity was first recorded at 03:54, one hour and 223 minutes before sunrise, a brown long-eared bat was recorded but was not seen.

A maximum count of four common pipistrelle bats were recorded and observed above the building during the survey showing swarming behaviour. Two common pipistrelle bats were recorded entering the building at 04:33 and one common pipistrelle bat was observed re-entering the building, next to the barge boards and under the tiles to the south side of the building at 04:49.



Table 5: Bat activity survey results, 24/07/26

TIME	OBSERVATIONS
03:54	A brown long-eared bat was recorded but was not seen. The bat was not associated with the building,
03:55	A brown long-eared bat was recorded but was not seen. The bat was not associated with the building,
04:24	Two common pipistrelle bats were observed at the rear of the building but were not seen re-entering the building.
04:33- 04:34	four common pipistrelle bats were observed at the rear of the building. Two common pipistrelle gats were observed entering the building.
04:39- 04:40	Three common pipistrelle bats were observed at the rear of the building but were not seen re-entering the building.
04:49	One common pipistrelle bat was observed re-entering the building, next to the barge boards and under the tiles to the south side of the building.
04:54	Two common pipistrelle bats were observed at the rear of the building. The bats were not seen re-entering the building however no further bats were recorded or observed.



4. Conclusions

4.1 Conclusion

The surveys were not constrained, and full access was gained to the external and internal spaces of the buildings for the physical survey.

The main dwelling (a two-storey structure and combined outbuilding) is constructed from red brick with some of the external walls rendered. No evidence of bat activity was found on the external walls of the building, and no gaps or crevices were found in the wall structure that would provide suitable roosting spaces for bats. Doors and windows were also found to be in a good condition and no gaps were found that would allow bats to enter the internal spaces of the building.

The roof of the building is covered externally with tiles that have notable areas of moss growing, indicating the external surface of the roof is damp. The majority of the roof was found to be in a good condition with the roof tiles fitted securely and no gaps, loose or lifted tiles were found across the majority of the roof; however, a potential access/egress point for bats into the loft was identified to the eastern side of the building

Internally the loft void was found to have cobwebs and areas of damp which are not suitable for bat habitation. A full survey of the loft was restricted by the chimney; however, no bat activity such as droppings was found.

Although no evidence of bat activity was found during the PRA, the building was assessed as providing Moderate Roost Suitability for bats, with one potential roost access point located on the south-eastern side. Further surveys for bats were therefore recommended and undertaken.

Two dusk emergence/activity surveys and one dawn swarming/activity survey for bats were undertaken in June and July 2026, in suitable weather conditions.



Bat activity was recorded throughout the three surveys, with bats emerging and returning to roost in the building. Thirteen common pipistrelle bats emerged from the building during the first survey. Three common pipistrelle bats were also observed re-entering the roost space, with one seen landing on the tiles below the roost space before crawling inside

During the second (dusk) and final (dawn) survey the numbers of bats in the building had declined, with one common pipistrelle bat emerging from the building during the dusk survey and four common pipistrelle bats re-entering the building during the dawn survey.

Whilst bats re-entering the roost can indicate a maternity roost, the number of bats here declined, thus suggesting that a maternity roost is not present.

It is understood that the proposal for the site includes re-roofing the entire dwelling and extending to the eastern side, which would directly impact the roost spaces identified.

From the evidence collected on site, it is assessed that the building is being used by a small number of bats and the level of bat utilisation is assessed as being a spring and summer roost for a low number of non-breeding common adult bat species. The building provides low potential to support hibernating bats.

The overall relative nature conservation value is judged as **Low** on the sliding scale of relative importance as described in Figure 4 of the Bat Mitigation Guidelines. This is due to the potential of a low number of rarer bat species and the suitability of the target building to provide roosting for hibernating bats.

The suggested level of proportionate mitigation is *“Provision of new roost facilities where possible. Need not be like for like, but should be suitable, based on species requirements. Minimal timing constraints or monitoring requirements”*.



Figure 3: showing bat egress/ingress locations on the building (main dwelling)



- ↔ Common pipistrelle bats emerged from and entered the building
- ← Common pipistrelle bat entered the building

Table 6: Summary of bats

SPECIES	ESTIMATED NUMBER	ROOST LOCATION
Common pipistrelle	5-13, Low population	Rear roof structure of the building



4.2 Main Recommendations

The following recommendations are made:

- A development licence for bats will be required from NE. The development licence will provide a legal basis by which the works can proceed. It will be necessary to provide a Method Statement and a Mitigation and Compensation Plan to a prescribed format to support this application. This report will provide much of the information that will be required to go into the licence application;
- It is recommended that mitigation features should be employed that will allow bat species access to suitable roosting habitat;
- It is recommended that the works on the buildings are restricted to a suitable time when bats will be least disturbed by the works;
- The roof and wall strip must be supervised by a licenced bat ecologist and if bats or roosts are encountered all works and immediately. The supervising bat ecologist will remove the bats to a pre-agreed bat roost/bat box; and
- Contractors should be given a briefing/toolbox talk and have a clear understanding that they must halt all works and call supervising bat ecologist if bats are encountered within the building.

4.3 Mitigation/Compensation

The mitigation/compensation scheme must be proportionate to the nature conservation value of the bat roost present in the building, and it is considered that the bats present can be protected from harm or disturbance.

Mitigation features will be incorporated into the site that will continue to support roosting bats into the future.

At the outset of works, two 1WQ Schwegler Summer & Winter Bat Roost⁴ will be placed in suitable locations around the gable ends of the building.

⁴ [Bat Boxes | NHBS Practical Conservation Equipment](#)



The boxes will be placed in suitable locations and positioned so that they will not be impacted by the proposed works and will be located as high on the building as possible.

Figure 4: showing a 1WQ Schwegler Summer & Winter Bat Roost



This highly sophisticated bat roost is designed for the safe hibernation of bats in winter as well as for roosting, forming of colonies and raising of young during summer. The layered structure of the bat roost materials means that the 1WQ has excellent insulating properties whilst guaranteeing air convection and permeability. As with all Schwegler products, this extremely durable box will last for many decades, maintenance free.



The interior of the 1WQ provides a selection of surface textures and areas with different hanging depths making it easy for different bat species to find their ideal position throughout the year. The entrance area is also purposely designed to allow the bats good grip during their approach and entry. This is particularly important for juvenile and inexperienced bats.



Appendix A – Extract from the Bat Mitigation Guidelines

Figure 4 of the Bat Mitigation Guidelines:

Conservation significance	Low	Roost status	Mitigation/compensation requirement (depending on impact)
	High		
		Feeding perches of common/rarer species	Flexibility over provision of bat-boxes, access to new buildings etc. No conditions about timing or monitoring
		Individual bats of common species	
		Small numbers of common species. Not a maternity site	
		Feeding perches of Annex II species	Provision of new roost facilities where possible. Need not be exactly like-for-like, but should be suitable, based on species' requirements. Minimal timing constraints or monitoring requirements
		Small numbers of rarer species. Not a maternity site	
		Hibernation sites for small numbers of common/rarer species	Timing constraints. More or less like-for-like replacement. Bats not to be left without a roost and must be given time to find the replacement. Monitoring for 2 years preferred.
		Maternity sites of common species	
		Maternity sites of rarer species	Timing constraints. Like-for-like replacement as a minimum. No destruction of former roost until replacement completed and usage demonstrated. Monitoring for at least 2 years.
		Significant hibernation sites for rarer/rarest species or all species assemblages	
		Sites meeting SSSI guidelines	Oppose interference with existing roosts or seek improved roost provision. Timing constraints. No destruction of former roost until replacement completed and significant usage demonstrated. Monitoring for as long as possible.
		Maternity sites of rarest species	