

Ridgefield Farm

Bat Emergence Survey Report



23rd September 2026

Document control

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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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Contents

1. Introduction	5
2. Personnel	7
3. Planning and Legislation	8
4. Methodology.....	9
5. Results.....	12
6. Discussion and Requirements.....	15
7. References.....	17
8. Appendices	18
Appendix 1 – Site photographs	18
Appendix 2 – Relevant legislation	19
Appendix 3 – Locations of habitat enhancement measures	21

Executive summary				
Purpose of report	- To confirm the presence or likely absence of bats on Site - To confirm which species of bat and in what number are present - Confirm how bats are using the Site			
Context of report	The Site is comprised of a two-storey family home, gardens and surrounding land. The proposed development and alterations to the site are as follows: Extend on the ground and first floor eastern elevation.			
Methodology	- The Site was assessed in line with the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023). - A desk study was carried out, identifying bat EPSLs within 2km of the Site and SACs within 7.5km of the Site. - Recommendations for general mitigation, enhancement and further surveys were made.			
Ecological constraints	Building	Date	Bats species recorded	Number recorded
	Building 1 – Ridgefield Farm	27/05/2026	None	n/a
		17/06/2026	None	n/a
		08/07/2026	None	n/a
Mitigation	No bats were observed emerging from building 1 – Ridgefield Farm during the dusk emergence surveys, however due to the high number of bat droppings found in the roof void it is considered likely that bats do still occupy the structure although their access point has not been observed. Subject to receiving planning approval, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the Conservation of Habitats and Species Regulations 2017 (as amended) to legally allow the proposed works to take place. No building works on building 1 – Ridgefield Farm must take place until an EPSL has been issued.			

1. Introduction

1.1. Background

- 1.1.1. In November 2025, Wessex Ecology Ltd was commissioned by Ross Tunbridge to undertake a Preliminary Roost Assessment of Ridgefield Farm, located to the southwest of Gastard village in Wiltshire.
- 1.1.2. The PRA assessed building 1 – Ridgefield Farm to have a CONFIRMED bat roost based on ~200 droppings found in the attic space of the building as well as a high number of potential roost features (PRFs).
- 1.1.3. Based on the findings of the PRA, three bat emergence surveys of the building were required to confirm the presence or likely absence of bats using the structure to roost. These surveys took place between May and July 2026.
- 1.1.4. The purpose of this report was to:
 - To confirm the presence or likely absence of bats on Site
 - To confirm which species of bat and in what number are present
 - Confirm how bats are using the Site

1.2. Site Description

- 1.2.1. Ridgefield Farm and its grounds, hereafter referred to as 'the Site', measured approximately 3.3ha and was situated on Green Road, which ran to the north of the Site (approximate OS grid reference: ST 87619 67772), see Figures 1 & 2 below.
- 1.2.2. The planning reference for this project is TBC.
- 1.2.3. The Site was comprised of a two-storey family home, gardens and surrounding land.
- 1.2.4. The buildings on Site were building 1 – Ridgefield Farm.
- 1.2.5. At the time of writing, the proposed developments and alterations to the Site were as follows:
 - Extend on the ground and first floor eastern elevation.
- 1.2.6. All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Figure 1. Site location with red line boundary



Figure 2. Landscape surrounding site of proposed development



2. Personnel

2.1. Desk study

- 2.1.1. Joseph Dean is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. He is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

2.2. Report writing

- 2.2.1. Maddie Jenkinson is a graduate ecologist who has experience in a wide range of ecological surveys. She assists on preliminary roost assessments, supports bat emergence surveys and is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

2.3. Preliminary roost assessment

- 2.3.1. Daniel Ahern is an experienced ecologist with a wide skills base gained in both the private and public sectors. He has been technical lead on large capital projects for regulators, government and utilities. Daniel has led freshwater & terrestrial ecology teams and has a robust understanding of current legislation and monitoring requirements. He currently holds NE licences for bats (level 2), white-clawed crayfish & GCN. Daniel has held SNH and NPWS licences for freshwater pearl mussel and white-clawed crayfish in addition to NE licences for Luronium natans.
- 2.3.2. Samuel Horner is an assistant ecologist who supports preliminary roost assessments, has experience supporting and completing bat surveys. He is an accredited agent under the Natural England Class 2 Licence 2020-44508-CLS-CLS.

2.4. Bat emergence surveys

- 2.4.1. The bat emergence surveys were conducted by experienced bat surveyors Kerry Miller, Lisa MacCready, Vicky Long, Thomas Mason, William Mason, Clive Dobson, and Kate Dobson Ridout.

3. Planning and Legislation

3.1. Planning policies

3.1.1. This report is prepared with reference to the National Planning Policy Framework 2026.

3.2. Legislation

3.2.1. The following legislation informed the survey approach and considerations. Further details regarding specific legislation relevant to this project can be found in Appendix 3.

- European Habitats Directive
- Natural Environment and Rural Communities Act 2006
- The Conservation of Habitat and Species Regulations 2017 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)

4. Methodology

4.1. Desk study

4.1.1. The following publicly accessible websites were searched for relevant ecological information:

- www.gridreferencefinder.com and www.google.com for aerial photography
- The Multi Agency Geographic Information for the Countryside-
<https://magic.defra.gov.uk/magicmap.aspx>

4.1.2. The following data was collected from the MAGIC website:

- Records of bat European Protected Species Licences (EPSLs) within 2km of the Site boundary
- Special Areas of Conservation (SACs) within 7.5km of the Site boundary

4.2. Preliminary Roost Assessment survey

4.2.1. An internal and external bat inspection was undertaken on the 1st December 2026 by Daniel Ahern and Samuel Horner (Accredited Agents under Natural England licence: 2025-86241-CL18-BAT). The inspection followed methods described in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023).

4.3. Bat emergence surveys

4.3.1. Three bat emergence surveys were undertaken between May and July 2026. See Table 1 below for details of the surveys.

Table 1. Dusk emergence survey details

Survey date	Building surveyed	Number of surveyors	Sunset time	Start time	Finish time
27/05/2026	Building 1 – Ridgefield Farm	3	21:10	20:40	22:40
17/06/2026	Building 1 – Ridgefield Farm	3	21:30	21:00	23:00
08/07/2026	Building 1 – Ridgefield Farm	3	21:22	20:55	22:55

4.3.2. The dusk emergence surveys commenced approximately 30 minutes before sunset and continued for at least 90 minutes after sunset.

4.3.3. Three surveyors with bat recording equipment and infra-red video cameras were present in order to survey the required angles of the building. The time,

location, number and species were recorded for each bat leaving or returning to a roost. Bat passes by foraging or commuting bats encountered during the survey were also recorded using standardised forms.

4.4. Bat Activity Survey Equipment

4.4.1. The following equipment was available to use during the survey:

- Echo Meter Touch 2 ultra-sonic modules connected to a tablet/ipad
- Anabat Scout – Full-spectrum Bat recorder
- Nightfox Nova infrared cameras

4.5. Location of surveyors

4.5.1. The surveyors were located in such a way as to achieve coverage of the required areas of the buildings during the survey. See Figure 3, below, for the location and the field of views of the infrared cameras are shown in Table 2.

Figure 3. The location and viewing angles of the surveyors

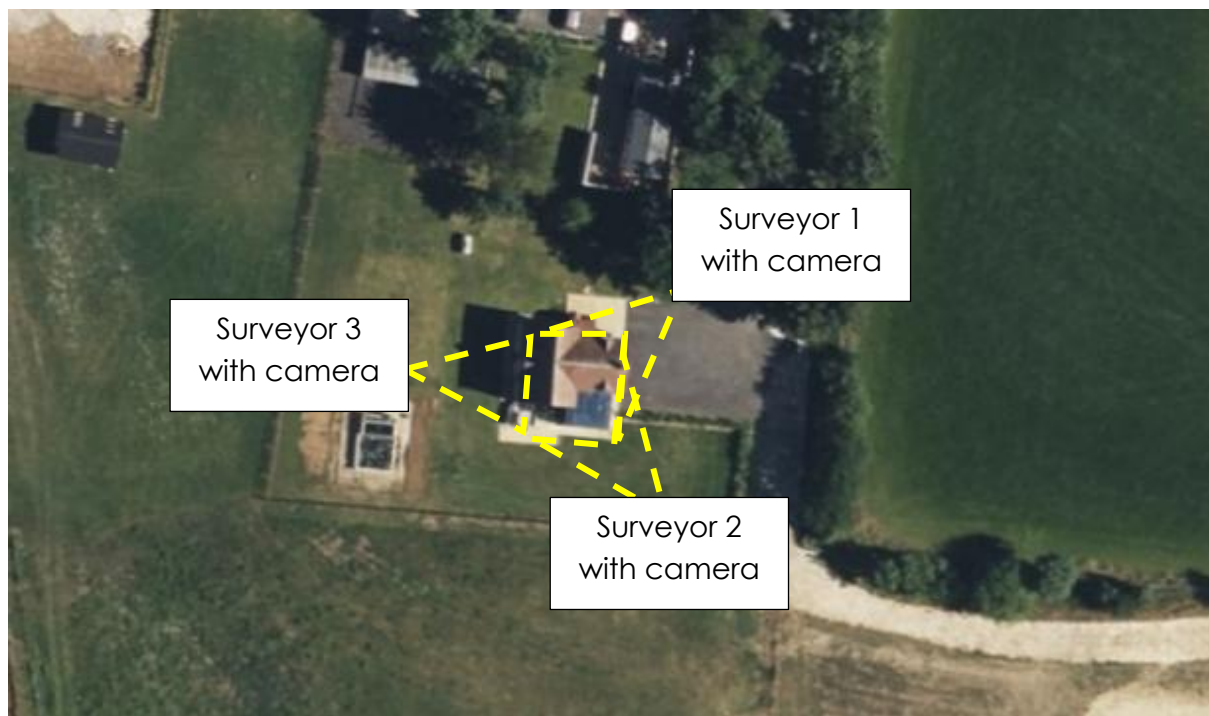


Table 2. Field of view of night vision aid (NVA) corresponding to Figure 3

Location	Field of view photo at night
Surveyor 1	
Surveyor 3	
Surveyor 2	

4.6. Limitations

- 4.6.1. The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.
- 4.6.2. The Preliminary Roost Assessment provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.
- 4.6.3. The details within this report will remain valid for a period of 12 months from the date of issue.
- 4.6.4. The field survey had no significant limitations.

5. Results

5.1. Desk study

5.1.1. The MAGIC data search confirmed that there was one Special Area of Conservation (SAC) relevant to Annex II bat species recorded within 7.5km of the Site boundary. The details of which are in Table 3 below.

Table 3. Special Areas of Conservation relevant to Annex II bat species within 7.5km of the Site boundary

Name	Area (ha)	Designation	Description	Distance & direction from the Site
Bath and Bradford-on-Avon Bats	106.45	SAC	Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> This site in southern England includes the hibernation sites associated with 15% of the UK greater horseshoe bat population and is selected on the basis of the importance of this exceptionally large overwintering population. Bechstein's bat <i>Myotis bechsteinii</i> Small numbers of Bechstein's bats have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown. Annex II species present as a qualifying feature, but not a primary reason for site selection Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	3.6km west

5.1.2. The MAGIC data search confirmed that there was one bat European Protected Species Licence (EPSL) within 2km of the Site boundary. The details of which are in Table 4 below.

Table 4. Bat EPSL records within 2km of the Site boundary

EPSL Reference	Species named	Distance & direction from the Site
EPSM2010-1877	Brown long-eared, common pipistrelle, soprano pipistrelle, lesser horseshoe	1460m north

5.2. Preliminary roost assessment

5.2.1. The bat results of the bat roost assessment with potential, reasons and requirements for each building are set out in Table 5 below.

Table 5. Bat roost assessment

Building	Bat Roost Potential	Reason	Requirements
Building 1 – Ridgefield Farm	CONFIRMED	- Low number of PRF recorded in the roof cladding. - Approximately ~200 bat droppings were recorded internally.	Three emergence surveys should take place between 1 st May and 31 st August to confirm which species of bats are roosting in the structure and how they are entering and exiting. Hibernation surveys should take place between December and the end of February.

5.3. Emergence survey results

5.3.1. The conditions for the surveys are detailed below in Table 6.

Table 6. Weather conditions for the emergence surveys

Survey date	Sunset time	Weather conditions	Temperature (°C)	Cloud cover (0-8)	Wind speed (0-8)	Humidity (%)
27/05/2026	21:10	Dry Clear	25	1	1	58
17/06/2026	21:30	Dry Hazy	18	6	1	85
08/07/2026	21:22	Dry Clear	25	0	1	64

5.3.2. The results of the bat emergence surveys are set out in Table 7 below.

Table 7. Bat activity survey results – bat emergence

Survey date	Site	Survey type	Bat species recorded emerging	Number recorded
27/05/2026	Building 1 – Ridgefield Farm	Dusk emergence	None	n/a
17/06/2026	Building 1 – Ridgefield Farm	Dusk emergence	None	n/a
08/07/2026	Building 1 – Ridgefield Farm	Dusk emergence	None	n/a

5.3.3. No bats were recorded emerging from building 1 – Ridgefield Farm.

5.3.4. Details of ambient bat activity recorded across the site are set out in Table 8 below.

Table 8. Bat activity survey results – ambient bat activity

Survey date	Site	Survey type	Bat species recorded	Number recorded
27/05/2026	Building 1 – Ridgefield Farm	Dusk emergence	Common pipistrelle Daubenton's bat Leisler's noctule Noctule Soprano pipistrelle	13 1 1 2 5
17/06/2026	Building 1 – Ridgefield Farm	Dusk emergence	Common pipistrelle Greater horseshoe Leisler's noctule Noctule Serotine Soprano pipistrelle	55 1 1 21 1 1
17/06/2026	Building 1 – Ridgefield Farm	Dusk emergence	Common pipistrelle Leisler's noctule Noctule Serotine	42 4 7 8

6. Discussion and Requirements

6.1. Discussion

- 6.1.1. No bats were recorded emerging from building 1 – Ridgefield Farm during the emergence surveys, however due to the high number of bat droppings found in the roof void it is considered likely that bats do still occupy the structure although their access point has not been observed.
- 6.1.2. Subject to receiving planning approval, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the Conservation of Habitats and Species Regulations 2017 (as amended) to legally allow the proposed works to take place.

6.2. Recommendations

- 6.2.1. No building works on building 1 – Ridgefield Farm must take place until an EPSL has been issued.

6.3. Mitigation

- 6.3.1. Prior to any works taking place on site two [cavity bat box](#) will be erected on suitably mature trees within the garden at a height at least 3m above the ground.
- 6.3.2. The existing brown long-eared roost in the roof will be retained as it currently is. Access to the roost will be via 8 bat access tiles (see below) installed in the new zinc roof in order to maintain a bat population in the area. These will be installed 1m below the ridge-line, see Figure 4 Appendix 3 for locations.



- 6.3.3. Any new external lighting planned for the area away from the immediate vicinity of the house should be below 0.5 lux to create dark corridors suitable for commuting and foraging bats. Further details can be found in 'Bats and Artificial Lighting at Night' guidance note 08/23 produced by the Institute of Lighting Professions (ILP, 2023) in collaboration with the Bat Conservation Trust.

- 6.3.4. The building on site will be inspected by a Natural England C2 licenced ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.
- 6.3.5. The "demolition" phase of the proposed development will take place between late March and late October.
- 6.3.6. Should any bats be encountered during the proposed works all activity should stop immediately and a Natural England C2 licenced ecologist should be contacted for advice on how to proceed.

6.4. Habitat enhancement measures

- 6.4.1. One [lbstock bat brick](#) (or similar for void dwelling species) - Installed at a height of at least 3m in the extension, under the eaves and in direct sunlight.
- 6.4.2. One [hedgehog house](#) will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brash pile to the rear of the house.
- 6.4.3. One [insect block](#) - Installed at a height of 1.5m above the ground on a south facing tree or building elevation.
- 6.4.4. One [swift brick](#) – Installed at least 5m high away from windows and in shade if possible.

7. References

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

Institution of Lighting Professionals (2023) Bats and Artificial Lighting at Night. Guidance Note GN08/23

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC.

8. Appendices

Appendix 1 – Site photographs

Photo 1 – View of building 1 from the position of surveyor 2.



Photo 2 – View of building 1 from the position of surveyor 1.



Photo 3 – View of building 1 from the position of surveyor 3.



Appendix 2 – Relevant legislation

Bats

All bats in the UK are protected by law. They are protected under the Wildlife & Countryside Act 1981 (as amended) and European law under The Conservation of Habitats and Species Regulations 2017.

This means it is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat
- Damage or destroy a breeding site or resting place of a bat
- Possess or control a bat
- Transport a bat
- Sell or exchange a bat
- Offer for sale or exchange any bat, alive or dead, or any part of a bat.
- Intentionally or recklessly disturb a bat occupying a structure or place used for shelter or protection,
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by bats.

Disturbance of animals includes disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Subject to receiving planning approval, it may be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

If a licence is required, no building works on the building must take place until an EPSL has been issued.

Relevant link:

[Bats and the law - Advice - Bat Conservation Trust](#)

Birds

All wild birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended).

This means it is an offence to:

- Intentionally kill, injure or take wild birds
- Intentionally take, damage or destroy a wild bird's nest while it is being used or built
- Intentionally take or destroy a wild bird's egg
- Possess, control or transport live or dead wild birds, or parts of them, or their eggs
- Sell wild birds or put them on display for sale
- Use prohibited methods to kill or take wild birds

Birds under Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) have extra legal protection and it is an offence to:

- Disturb them while they are nesting, building a nest, in or near a nest that contains their young
- Disturb their dependent young

Relevant link:

[Wild birds: protection and licences - GOV.UK](#)

Appendix 3 – Locations of habitat enhancement measures

Figure 4. Locations of habitat enhancement measures: ● Bat box lbstock, ■ Bat access file,

