

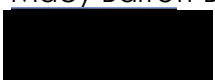
Norwood, Marlborough

Bat Emergence Survey Report



15th 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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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 - To confirm how bats are using the Site			
Context of report	The Site was comprised of a single-storey family home with an attached flat roof garage, gardens and surrounding land. The proposed development and alterations to the site are as follows: Demolish the existing building and construct a new dwelling			
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 EPSL's within 2km of the Site and statutory designated sites within 10km of the Site. - Recommendations for general mitigation, enhancement and further surveys were made.			
Ecological constraints	Building	Date	Bats species recorded	Number recorded
	1	23/7/26	None	n/a
		13/8/26	None	n/a
Mitigation	No bats were recorded emerging from Building 1 of Norwood during the emergence surveys. Bats do not constitute an ecological constraint to the proposed works to Building 1 of Norwood.			

1. Introduction

1.1. Background

- 1.1.1. In June 2026, Wessex Ecology Ltd was commissioned by Jade Palmer to undertake a Preliminary Roost Assessment (PRA) of Norwood, Forest Dale Road, Marlborough, SN8 2AS located to the east of Marlborough in Wiltshire.
- 1.1.2. The PRA assessed Building 1 to have a MODERATE bat roost based on a moderate number of potential roost features (PRFs) in the roof cladding and soffits.
- 1.1.3. Based on the findings of the PRA, two 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 in July and August 2026.
- 1.1.4. The purpose of this report was to:
 - Confirm the presence or likely absence of bats on Site
 - 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. Norwood and its grounds, hereafter referred to as 'the Site', measured approximately 0.01ha and was situated in Marlborough on Forest Dale Road, which ran to the east of the Site (approximate OS grid reference: SU 20062 69062, What3Words: highlight.silent.revamped), 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 single-storey family home with an attached flat roof garage, gardens and surrounding land.
- 1.2.4. At the time of writing, the proposed developments and alterations to the Site were as follows:
 - Demolish existing buildings and construct a new dwelling
- 1.2.5. 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

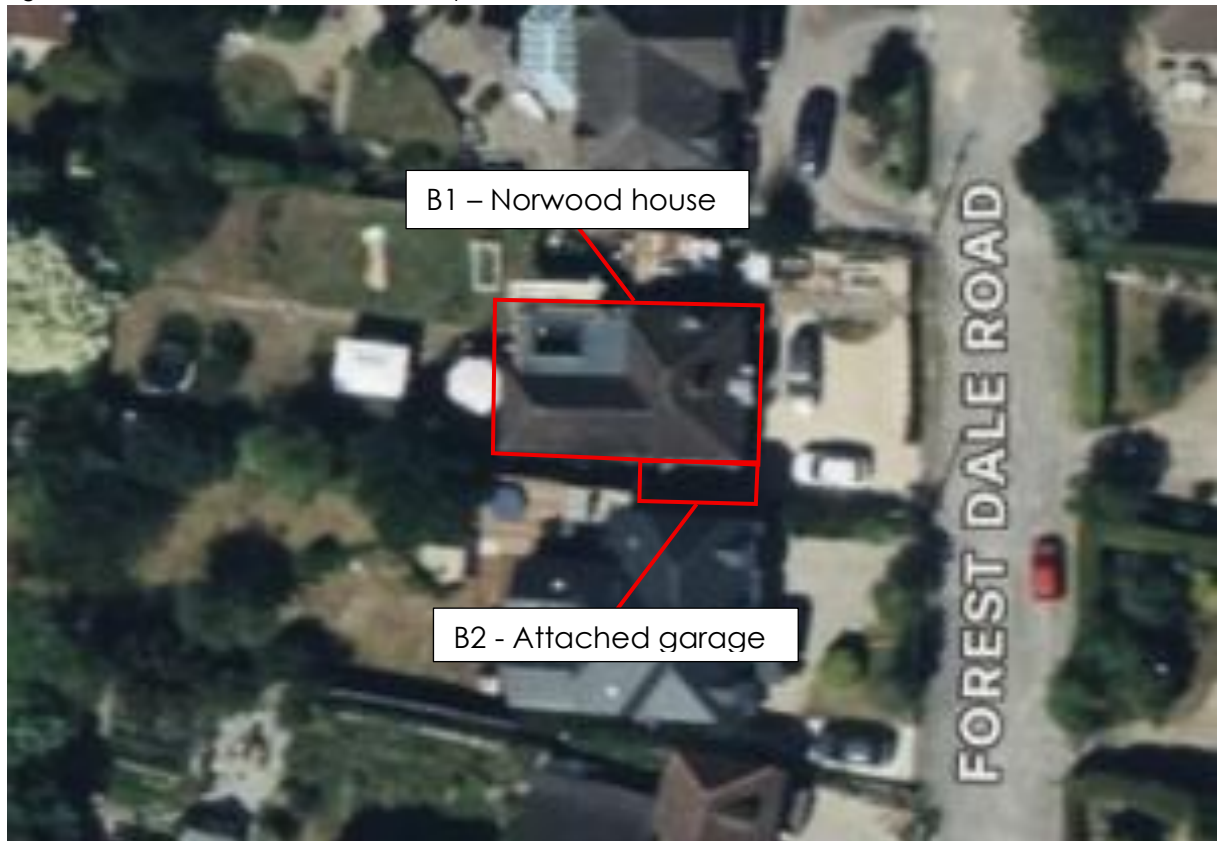
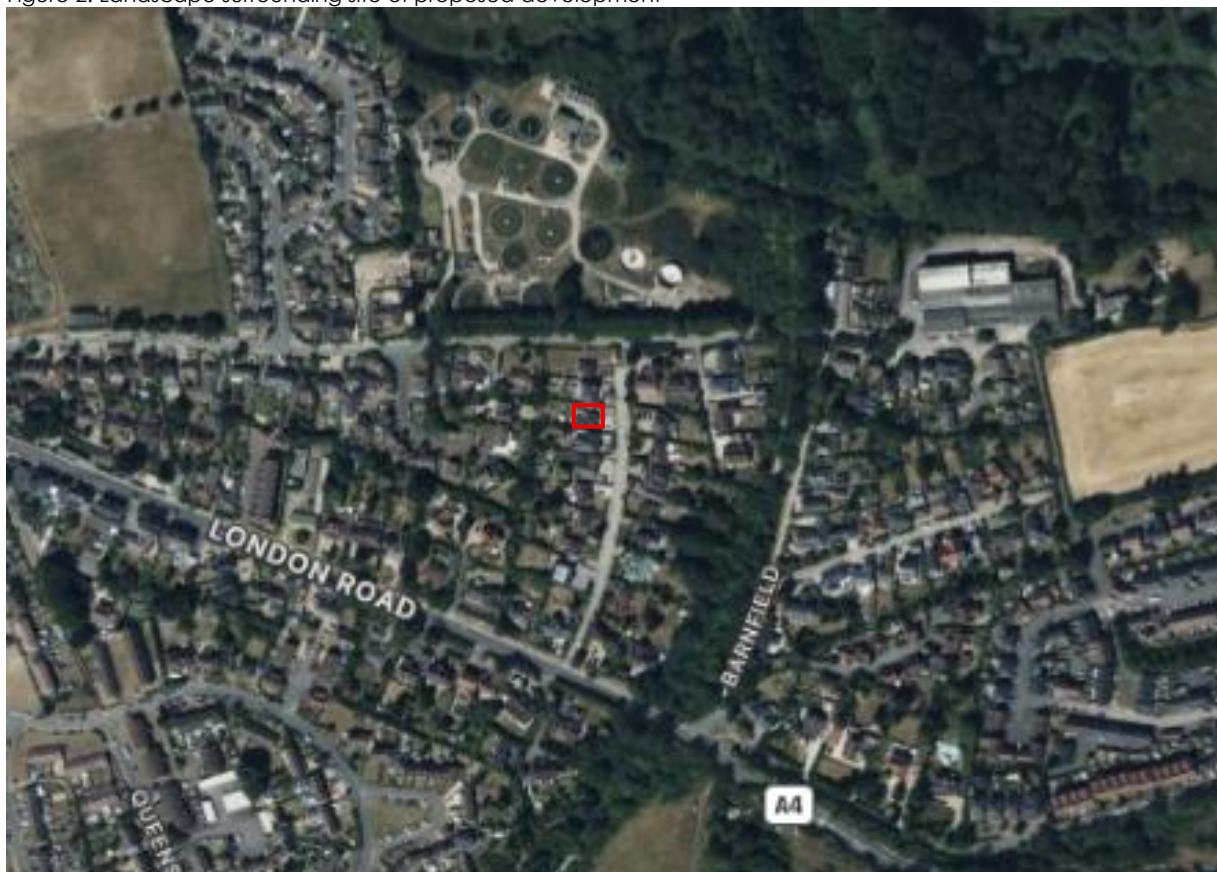


Figure 2. Landscape surrounding site of proposed development



3. Personnel

3.1. Desk study and report writing

- 3.1.1. Macy Barrett is a graduate ecologist who regularly supports bat emergence surveys and has experience in a range of ecological surveys. She is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

3.2. Preliminary roost assessment

- 3.2.1. Rhian Rhodes is a graduate ecologist who assists preliminary roost assessments and supports bat emergence surveys. She is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

3.3. Bat emergence surveys

- 3.3.1. The bat emergence surveys were conducted by experienced bat surveyors Chelsea Bryan, Katie Shapland, Kerry Miller, Sophie Ryan and Roger Shapland.

4. 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.
- 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)

5. 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
- Statutory designated sites within 10km of the Site boundary

4.2. Preliminary Roost Assessment survey

4.2.1. An internal and external bat inspection was undertaken on the 25th June 2026 by Rhian Rhodes (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. Two bat emergence surveys were undertaken in July and August 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
23/7/26	Building 1	3	21:08	20:38	22:38
13/8/26	Building 1	3	20:33	20:03	22:03

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 of each surveyor, and Table 2 the fields of view of the infrared cameras.

Figure 3. The location and viewing angles of the surveyors

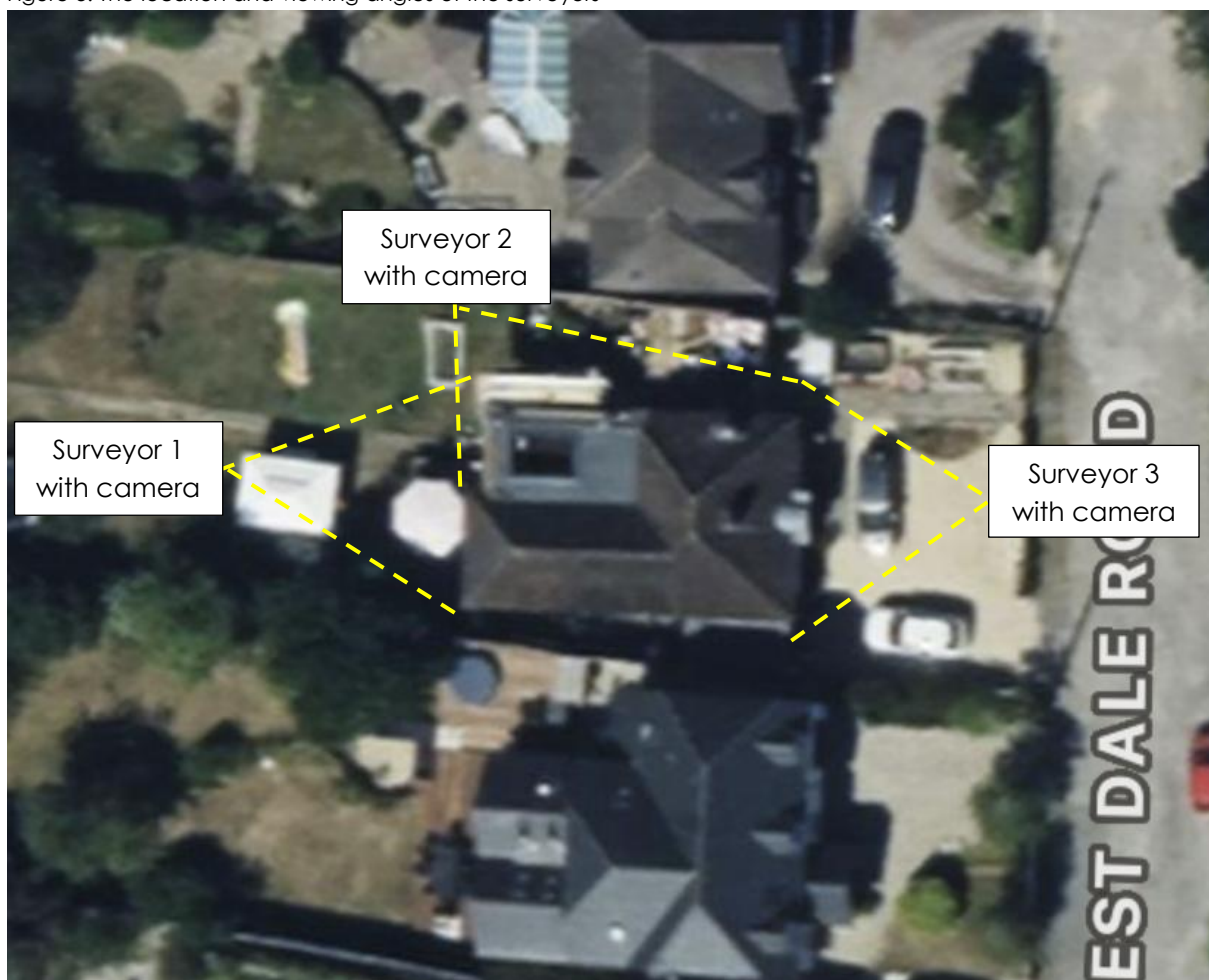


Table 2. Field of view of night vision aid (NVA) corresponding to Figure 3

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

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 results 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 and will use different structures at different times of the year.
- 4.6.3. The details within this report will remain valid for a period of 12 months from the date of issue.

6. Results

5.1. Desk study

- 5.1.1. The MAGIC data search confirmed that there were two Special Areas of Conservation, twenty-six Sites of Special Scientific Interest, one National Nature Reserve and one Local Nature Reserve recorded within 10km of the Site boundary.
- 5.1.2. The MAGIC data search confirmed there was no statutory designated sites relevant to bats recorded within 10km of the site boundary.
- 5.1.3. 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 3 below.

Table 3. Bat EPSL records within 2km of the Site boundary

EPSL Reference	Species named	Distance & direction from the Site
EPSM2009-1557	brown long-eared, common pipistrelle, soprano pipistrelle	450m southeast

5.2. Preliminary roost assessment

- 5.2.1. The results of the bat roost assessment with bat roost potential, reasons and requirements for each building are set out in Table 4 below.

Table 4. Bat roost assessment

Building	Bat Roost Potential	Reason	Requirements
Building 1 – Norwood house	MODERATE	- Moderate number of PRFs recorded in the roof cladding - Moderate number of PRFs recorded externally in the soffit where they meet the brick wall.	Two emergence surveys should take place between 1 st May and 31 st August to confirm if bats are roosting in the structure, and if so, how they are using the building.

5.3. Emergence survey results

5.3.1. The conditions for the surveys are detailed below in Table 5.

Table 5. Weather conditions for the emergence surveys

Survey date	Sunset time	Weather conditions	Temperature (°C)	Cloud cover (0-8)	Wind speed (0-8)	Humidity (%)
23/7/26	21:08	Dry Clear Bright	24	1	1	46
13/8/26	20:33	Dry Clear Bright	26	0	0	44

5.3.2. The results of the bat emergence surveys are set out in Table 6 below.

Table 6. Bat activity survey results – bat emergence

Survey date	Site	Survey type	Bat species recorded emerging	Number recorded
23/7/26	Building 1	Dusk emergence	None	n/a
13/8/26	Building 1	Dusk emergence	None	n/a

5.3.3. No bats were recorded emerging from Building 1 of Norwood during the emergence surveys.

5.3.4. Details of ambient bat activity recorded across the site are set out in Table 7 below.

Table 7. Bat activity survey results – ambient bat activity

Survey date	Site	Survey type	Bat species recorded	Number recorded
23/7/26	Building 1	Dusk emergence	common pipistrelle grey long eared noctule soprano pipistrelle unidentified	20 2 3 19 1
13/8/26	Building 1	Dusk emergence	brown long eared common pipistrelle noctule soprano pipistrelle	5 23 6 15

7. Discussion and Requirements

6.1. Discussion

- 6.1.1. No bats were recorded emerging from Building 1 of Norwood during the emergence surveys.
- 6.1.2. Bats do not constitute an ecological constraint to the proposed works to Building 1 of Norwood.

6.2. Habitat enhancement measures

- 6.2.1. One [lbstock bat brick](#) (or similar) - Installed at a height of at least 3m in the extension, under the eaves and in direct sunlight.
- 6.2.2. 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.
- 6.2.3. One [insect block](#) - Installed at a height of 1.5m above the ground on a south facing tree or building elevation.
- 6.2.4. One [swift brick](#) – Installed at least 5m high away from windows and in shade if possible.
- 6.2.5. See Appendix 3 for details on mitigation placement and requirements.

8. References

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

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.

9. Appendices

Appendix 1 – Site photographs

Photo 1 – View of Building 1 from the position of surveyor 1



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



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. Swift brick ■ lbstock bat brick ■ hedgehog house ■ insect block ■

