

**Lowans Ecology & Associates**

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**Preliminary Roost Appraisal & Barn Owl Survey (Final Report)  
Hill Cottage, Stop Street, Fonthill Gifford, Tisbury, Wiltshire SP3 6QW**

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## 1 Executive summary

**Survey dates:** 28/07/2026 and 13/08/2026

**Grid reference:** ST 92004 31338

### **Bats:**

The cottage is being used as:

A day roost by up to 10 Soprano pipistrelle bats

A day roost by up to 5 serotine bats.

The stable and pool house have a negligible potential for use by bats.

A European Protected Species Licence (EPSL) will be required before work to the cottage commences. A EPSL is applied for after full Planning Permission is granted. The licence will take at least 30 working days to process once it has been submitted to Natural England. The licence is applied for by the owner of the site, but the bat consultant prepares the application. Natural England requires dusk emergence surveys to be carried out within a year of the EPSL application.

The work to the cottage will only be carried out when the EPSL has been granted. The proposed work to the cottage will be carried out between the 1st October and 30th April when bats are least likely to be present and only during weather conditions that are conducive to bat activity.

Four of the eight access points into the Soprano pipistrelle day roost and four of the five access points into the serotine day roost will be retained. In addition, two bat tubes will be built into the proposed southwest elevation.

Refer to section 6.1 for full details of the required mitigation.

### **Barn owls:**

No evidence of barn owls was found within the stable or pool house. No barn owls were observed flying over the site during the dusk emergence surveys. Barn owls are not considered to be present on the site; there will be no adverse impacts on barn owls. Preventative mitigation measures will be required to ensure no adverse effects/long-term impacts on barn owls. Refer to section 6.2.

### **Nesting birds:**

The climbing plants on the cottage and hedgerows have the potential to be used by nesting birds. Refer to section 6.3 for full details of the required mitigation.

### **Surveyor:**

Louise Lowans BSc. (Hons), MCIEEM. Director and Principal Ecologist of Lowans Ecology & Associates. Ecologist for over 20 years. Natural England Licences held: Bat: 2025-86560-CL18-BAT. Dormouse: 2026-90460-CL10a-DOR and Barn Owl: 2026-89712-CL29-OWL.

## **2 Introduction**

### **2.1 Background**

Lowans Ecology & Associates were commissioned by Mr and Mrs A Bagnall to survey the site prior to the submission of the planning application.

### **2.2 Field survey**

The aim of the ecology surveys (extended Phase 1 and Phase 2) was to confirm the presence/absence of any protected/notable plant or animal species, any suitable habitats for protected species, such as bats, badgers, reptiles, nesting birds, amphibians, barn owls, dormice and/or any protected habitats on the site and to provide mitigation and/or enhancement as appropriate.

The site was assessed for species and/or habitats protected by the Wildlife and Countryside Act 1981 (as amended), the Protection of Badgers Act 1996, the Hedgerow Regulations Act 2007, the CROW Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended). Species and habitats of principal importance and general biodiversity interest of the site (Natural Environment and Rural Communities Act 2006) were also considered. Surveys were carried out following all relevant guidelines (refer to Section 7 References).

Local Planning Authorities are required to take into account nature conservation issues, including species and habitats protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Planning Policy Framework 2019 (NPPF)) and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment and Communities Act 2006 (NERC 2006).

The remit of the ecologist is to recommend a course of action that: a) protects the interests of the European Protected Species and other protected species, b) protects the owners and their agents from committing an offence under the legislation and is the best course of action primarily for the welfare of the protected species, but with some regard to the implementation of the owners' project.

### **2.3 Report**

The report aims to set out the results of the survey, highlighting any effects of the proposed development on any protected species or habitats suitable for protected species on or adjacent to the site and provide mitigation and/or enhancement as appropriate.

### **2.4 Site location**

The site is situated in Fonthill Gifford, OS Grid Reference ST 92004 31338. Appendix A - Plan 1.

### **2.5 Site description**

The site comprises of a detached cottage, stable, swimming pool and pool building set in 1.21ha of driveway, garden and woodland designated as Deciduous Woodland Priority Habitat.

The northeast and northwest boundaries are lined with hedgerows. The southeast and southwest boundaries are lined with mature trees. The northeast boundary lies adjacent to Stop Street. The southeast boundary lies adjacent to a track and woodland. The southwest boundary lies adjacent to Rough Lawn Ancient Replanted Woodland. The northwest boundary lies adjacent to agricultural land. Appendix A - Plans 2, 3 and 4. Appendix B - Figures 1 to 15.

#### Cottage

The two-storey cottage is constructed of stone and has a cross-pitched concrete flat tiled roof. The tiles are lined with bitumen underfelt. There are chimneys on the southeast and northwest elevations of the cottage. Attached to the northwest end of the cottage is a lower section that links to a garage. It is constructed of stone and has a pitched concrete flat-tiled roof. The northeast end of the roof is hipped. The tiles are lined with a breathable membrane. The garage has been partially converted into living accommodation. The window frames, door frames and barge boards are wooden. There are two loft voids. Loft 1 is in the two-storey section of the cottage and loft 2 is in the garage section of the cottage. Loft 1 is insulated; it is not boarded out. Loft 2 is insulated and boarded out.

#### Stable

The stable is constructed of single-skin wooden panels and concrete blocks; it has a mono-pitched corrugated iron roof.

#### Pool House

The pool house comprises of a wooden shed and a lean-to. The lean-to is constructed of concrete blocks; it is open on the southeast elevation and has a mono-pitched corrugated iron sheet roof.

**2.6 Description of proposal**

It is proposed to apply for householder planning permission to: Build a two-storey rear extension on the cottage, a single-storey carport extension and replace the windows. Carry out alterations to the existing terrace garden adjacent to the cottage. Replace the pool house and replace the stable block with a games room outbuilding. Install a new gate to the driveway entrance. Replace the fuel oil tank, replace the cesspit and foul water treatment plant. Appendix A - Plans 5, 6 and 7.

### **3 Method**

#### **3.1 Desk study**

##### **3.1.1 Protected and other notable sites**

The location was checked for habitats protected under the Wildlife and Countryside Act 1981 (as amended), and other habitats that could be County Wildlife sites or Biodiversity Action Plan habitats using the Multi-Agency Geographic Information for the Countryside (MAGIC) DEFRA website.

##### **3.1.2 Data search**

A 2km data search was requested from Wiltshire and Swindon Biological Records Centre.

##### **3.1.3 Zone of Influence**

The study area encompassed the Zone of Influence of the project. The Zone of Influence is defined as "...the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities" (CIEEM, 2018).

The Zone of Influence of the project encompasses different areas with respect to each important ecological feature, depending upon its location and sensitivity, and the spatial extent of the relevant biophysical change (e.g. light, noise, habitat loss).

However, the majority of the activities and resultant biophysical changes are unlikely to have an effect beyond the site and the immediate surrounding area. The exceptions to this include birds and bats due to their highly mobile nature, potentially 5-7km for birds and up to 6km for bats (based on Bat Conservation Trust Core Sustenance Zones, 2020), and activities such as uncontrolled discharges of pollutants, changes to ground and surface water drainage, air pollution and the increased demand for recreational activities when the site is occupied, which might extend beyond the immediate surroundings of the site in some instances; for the majority of designated sites in the area, this is up to 5km.

Therefore, the Zone of Influence and the study area are broadly considered to extend across the site or just beyond the site boundary in most cases and potentially up to or exceeding 5 km with regard to designated sites.

#### **3.2 Date of survey**

The date and time of the survey were recorded.

#### **3.3 Weather conditions**

The weather conditions were recorded.

#### **3.4 Limitations of survey**

Limitations that may affect the overall survey result were recorded.

#### **3.5 Survey scope**

This report includes surveys for the wildlife detailed below (as habitats were not present, or were not deemed suitable, for other species):

Survey Scope: bats, nesting birds and barn owls

##### **3.5.1 Bats**

###### **3.5.1.1 Daytime building survey**

A daytime survey of the site was carried out, which investigated the status of bats by assessing the buildings' suitability for bat roosts and places of rest for bats.

This was achieved by:

Checking external walls, soffits, roof coverings, internal spaces, lofts, beams, ledges, window sills, floors, holes and cavities, etc. that display use by bats; regular use is demonstrated by staining, droppings and worn surfaces.

### 3.5.1.2 Dusk emergence surveys

Bats were located visually using a surveyor and modified full-frame Sony A7s cameras with fast prime lenses and RayTEC VAR2i81 Long Range InfraRed 46W 850nm LED lamps. A batbox Baton was attached to the Sony cameras; the echolocation of bats is therefore embedded into the video footage. Each camera is fitted with two Sony batteries, which enable the camera to record for a minimum of 2 hours and 45 minutes. The batteries are recharged to 100% for each survey. The cameras are fitted with a 128GB SD card. After deploying the cameras and lights, the surveyor runs through a checklist to ensure the cameras have been set up correctly before recording is started. The cameras are checked within the first five minutes of recording and throughout the survey. Should there be an equipment failure. The survey would be carried out on another evening, at the expense of the surveyor.

Song Meter Mini Bat detectors were also placed within the site. The video was reviewed using DaVinci Resolve. The videos are reviewed at up to twice the speed and can, where necessary, be viewed frame by frame. Reviewing the footage takes approximately 1.5 hours per camera. The footage that is obtained through the combination of the camera and lights is extremely clear, allowing bats to be clearly seen on the playback; therefore, the surveyor reviewing the footage does not rely on whether bats are echolocating or not. Screenshots of the view from the camera footage, at the start of the survey and the end/darkest point of the survey, were recorded and are shown in Appendix B - Figures 16 to 27. Kaleidoscope software was used to analyse the data recorded on the bat detectors.

#### Location of IR cameras, bat detectors and surveyor (28/07/2026) Appendix A - Plan 8.

C1 = Camera 1 Northwest and southwest elevations of cottage

C2 = Camera 2 Southeast and southwest elevations of cottage

C3 = Camera 3 Northwest and northeast elevations of cottage

D1 = Song Meter Mini Bat detector 1 was placed on the southwest side of the cottage

D2 = Song Meter Mini Bat detector 2 was placed on the northeast side of the cottage

S = Surveyor walked around the cottage throughout the survey

#### Location of IR cameras, bat detectors and surveyor (13/08/2026) Appendix A - Plan 8.

C1 = Camera 1 Northwest and southwest elevations of cottage

C2 = Camera 2 Southeast and southwest elevations of cottage

C3 = Camera 3 Southeast and northeast elevations of cottage

D1 = Song Meter Mini Bat detector 1 was placed on the southwest side of the cottage

D2 = Song Meter Mini Bat detector 2 was placed on the northeast side of the cottage

S = Surveyor walked around the cottage throughout the survey

### 3.5.1.3 Daytime survey trees

The trees within the development area were assessed for potential roost features (PRFs). PRF's that may be used by bats include: woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks and splits (such as frosting cracks) in stems or branches, partially detached platey bark, knot holes arising from naturally shed branches or branches previously pruned back to the branch collar, man made holes or cavities created by branches tearing out from parent stems, cankers (caused by localised bark death) in which cavities have developed, other hollows or cavities including butt-rots, double leaders forming compression forks with included bark and potential cavities, gaps between overlapping stems and branches, partially detached ivy with stem diameters over 50mm, bat, bird or dormice boxes.

### 3.5.2 Barn owl

The following features were used to assess the buildings' suitability for nesting barn owls, *Tyto alba*. Size, openings, ledges, old nest sites, white streaks from droppings and regurgitated pellets and any evidence of current use were noted. Barn owls have distinctive feathers and pellets, enabling accurate identification. Nesting can be confirmed by a build-up of pellets, droppings and feathers from nestlings.

### 3.5.3 Nesting birds

The site was surveyed for signs of nests of swallows, house sparrows and other birds, as building works should not conflict with bird breeding seasons.

### 3.6 Field equipment

Equipment available for use during the survey included. Maglite (LED bulb) torch, ladders, Snap-On endoscope, binoculars, compass, notebook, pen and camera.

### 3.7 Details of surveyor

#### Daytime & dusk emergence surveys

Louise Lowans BSc. (Hons), MCIEEM. Director and Principal Ecologist of Lowans Ecology & Associates. Ecologist for over 20 years. Natural England Licences held: Bat: 2025-86560-CL18-BAT. Dormouse: 2026-90460-CL10a-DOR and Barn Owl: 2026-89712-CL29-OWL.

## 4 Results and discussion

### 4.1 Protected and other notable sites

The site lies within Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The woodland within the curtilage of the site is designated as Deciduous Woodland Priority Habitat. The southwest boundary of the site lies adjacent to Rough Lawn Ancient Replanted Woodland. The site lies within the Impact Risk zones for Chillmark Quarries Special Areas of Conservation (SAC) and Fonthill Grottoes Site of Special Scientific Interest (SSSI).

The site lies within a 1km radius of the following designated and protected sites.

- Deciduous woodland Priority Habitat
- Wood-pasture and Parkland Priority Habitat
- Abbey Inclosure Ancient & Semi-Natural Woodland
- Abbey Inclosure Infilled Ancient Wood Pasture
- American Gardens Ancient Wood Pasture
- Brick Balls & Lawn Copse Ancient & Semi-Natural Woodland
- Brick Balls & Lawn Copse Ancient Replanted Woodland
- Brick Balls & Lawn Copse Infilled Ancient Wood Pasture
- Church Park Infilled Ancient Wood Pasture
- Fonthill Terrace Woods Ancient & Semi-Natural Woodland
- Fonthill Abbey Wood Infilled Ancient Wood Pasture
- House & Garden/Rookery Plantation/Pound Infilled Ancient Wood Pasture
- New Field/Plantation Ancient & Semi-Natural Woodland
- Nogs Quarry Plantation|House Garden & Plantation Ancient & Semi-Natural Woodland
- Plantation & Road Ancient & Semi-Natural Woodland
- Plantation & Road Ancient Replanted Woodland
- Stops Field east of Hindon Road Ancient & Semi-Natural Woodland
- Terrace east of Hindon Road Ancient & Semi-Natural Woodland
- Terrace east of Hindon Road Infilled Ancient Wood Pasture
- Terrace east of Hindon Road/Terrace Plantation Ancient & Semi-Natural Woodland
- Terrace west of Hindon Road Infilled Ancient Wood Pasture
- Rough Lawn Ancient Replanted Woodland
- Rough Lawn Ancient & Semi-Natural Woodland

The site lies within a 5km radius of the following designated and protected sites.

- Chillmark Quarries Special Areas of Conservation (SAC)
- River Avon SAC
- Fonthill Grottoes SSSI
- Lady Down Quarry SSSI
- River Avon System SSSI
- Upper Chicksgrrove Quarry SSSI

#### 4.1.2 Data search

Wiltshire and Swindon Biological Records Centre hold no records for the site.

Within a 2km radius of the site, records are held for roosts and field records of 15 species of bat (Barbastelle, Serotine, Bechstein's, Brandt's, Daubenton's, Whiskered, Natterer's, Leisler's, Noctule, common pipistrelle, soprano pipistrelle, Nathusius's pipistrelle, Brown long-eared, Greater horseshoe and Lesser horseshoe), recorded between 1954 and 2026.

The MAGIC DEFRA website holds one record of a European Protected Species Licence (EPSL) issued by Natural England for bats within a 1km radius of the site. Licence 2015-17914-EPS-MIT/MIT-1, issued in 2016 for brown long-eared, common pipistrelle, serotine and Soprano pipistrelle bats.

## 4.2 Date of survey

### Daytime surveys

28/07/2026 at 19:00 hours.

### Dusk emergence surveys

28/07/2026 commenced at 20:45 hours and ended at 22:30 hours. Sunset was at 21:00 hours.

13/08/2026 commenced at 20:15 hours and ended at 22:00 hours. Sunset was at 20:33 hours.

### 4.3 Weather conditions

28/07/2026

The weather conditions at the start of the survey were dry with 40% cloud cover. The air temperature was 22°C. The humidity was 60%. There was no wind.

The weather conditions at the end of the survey were dry with no cloud cover. The air temperature was 15.5°C. The humidity was 90%. There was no wind.

13/08/2026

The weather conditions at the start of the survey were dry with no cloud cover. The air temperature was 21.1°C. The humidity was 52%. There was no wind.

The weather conditions at the end of the survey were dry with no cloud cover. The air temperature was 20°C. The humidity was 68%. There was no wind.

### 4.4 Limitations of survey

There were no limitations to the survey.

### 4.5 Survey scope

#### 4.5.1 Bats

##### 4.5.1.1 Daytime building survey

28/07/2026

Cottage

Loft 1

The ridge beam was covered in cobwebs; there were no gaps between the rafters that could be used by crevice-dwelling bats. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found within the loft space.

Loft 2

The ridge beam was covered in cobwebs; there were no gaps between the rafters that could be used by crevice-dwelling bats. There was no staining on the breathable membrane. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found within the loft space.

Externally, there were no missing tiles on the roof, and the lead flashing around the chimneys was not raised. There were no holes in the stonework that could be used by crevice-dwelling bats. There were no gaps between the external stonework and the barge boards and soffits on the single lower storey section of the cottage and garage. However, there are gaps between the soffits, barge boards and under the eaves on the two-storey section of the cottage, and there is a raised tile on the southeast valley.

Stable

The stable has relatively high levels of natural light from the open stable doors and is draughty from the gaps between the materials it is constructed with. There are no gaps between the rafters that could be used by crevice-dwelling bats. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found within the stable.

Pool house

The pool house has high levels of natural light from the windows and open elevation. There are no gaps between the rafters that could be used by crevice-dwelling bats. No evidence of bats (staining, bat droppings, feeding remains and live or dead bats) was found within the pool house.

##### 4.5.1.2 Dusk emergence surveys

28/07/2026

Surveyor observed the following:

- Noctule bats were feeding and commuting above/over the woodland to the southwest of the site. Soprano pipistrelle and serotine bats were observed feeding around the cottage.

IR Cameras

Camera 1: Northwest and southwest elevations of cottage. Appendix B - Figure 32. Appendix C - Table 1

Exited

20:56 hours Soprano pipistrelle out under barge board, SW elevation, right of stink pipe. Exit point 1 (EP1)

21:02 hours Soprano pipistrelle out under barge board, SW elevation, right of stink pipe. Exit point 1 (EP1)

21:06 hours Soprano pipistrelle out under barge board, NW gable end. Exit point 2 (EP2)

21:06 hours Soprano pipistrelle out barge board, SW gable end, left-hand side. Exit point 3 (EP3)

21:06 hours Soprano pipistrelle out barge board, SW gable end, left-hand side. Exit point 4 (EP4)

21:11 hours Soprano pipistrelle out under eaves, SW elevation, right of stink pipe. Exit point 1 (EP1)

No bats re-entered the cottage.

Camera 2: Southwest and southeast elevation of cottage. Appendix B - Figure 33. Appendix C - Table 1Exited

20:50 hours Soprano pipistrelle out raised tile valley of roof, SE elevation. Exit point 5 (EP5)  
21:00 hours Soprano pipistrelle out barge board, SW elevation, gable right-hand side. Exit point 6 (EP6)  
21:06 hours Soprano pipistrelle out barge board, SW gable end, left-hand side. Exit point 3 (EP3)  
21:06 hours Soprano pipistrelle out barge board, SW gable end, left-hand side. Exit point 4 (EP4)  
21:20 hours Serotine out barge board, SW gable end, left-hand side. Exit point 7 (EP7)  
21:21 hours Serotine out under barge board above left-hand side window, SE elevation. Exit point 8 (EP8)  
No bats re-entered the cottage.

Camera 3: Northeast and northwest elevations of cottage. Appendix B - Figure 34. Appendix C - Table 1Exited

21:06 hours Soprano pipistrelle out under barge board, NW gable end. Exit point 2 (EP2)

Entered

22:03 hours Soprano pipistrelle entered under barge board, NE elevation. Exit point 9 (EP9)

Song Meter Mini Bat Detectors

- Mini Bat Detector 1: Northeast side of cottage. Recorded Soprano pipistrelle, noctule, serotine, common pipistrelle and brown long-eared bats between 21:06 and 22:30 hours.
- Mini Bat Detector 2: Southwest side of cottage. Recorded Soprano pipistrelle, common pipistrelle, noctule and serotine bats between 20:52 and 22:30 hours.

**13/08/2026**

Surveyor observed the following:-

- Noctule bats were feeding and commuting above/over the woodland to the southwest of the site. Soprano pipistrelle and serotine bats were observed feeding around the cottage.

IR CamerasCamera 1: Northwest and southwest elevations of cottage

- No bats were recorded exiting or entering the cottage.

Camera 2: Southwest and southeast elevations of cottage

- No bats were recorded exiting or entering the cottage.

Song Meter Mini Bat Detectors

- Mini Bat Detector 1. Northeast side of cottage. Recorded Noctule, serotine, Soprano pipistrelle and common pipistrelle bats between 20:52 and 22:00 hours.
- Mini Bat Detector 2. Southwest side of cottage. Recorded Soprano pipistrelle, noctule, serotine and common pipistrelle bats between 20:41 and 22:00 hours.

Camera 3: Northeast and northwest elevations of cottage. Appendix B - Figure 35. Appendix C - Table 2Exited

20:27 hours Soprano pipistrelle out barge board, right-hand side of sting pipe, NE elevation. Exit point 10 (EP10)  
21:01 hours Serotine out under barge board, right-hand side of gable, NE elevation. Exit point 11 (EP11)  
21:02 hours Serotine out under barge board, SE/NE corner, NE elevation. Exit point 12 (EP12)  
21:03 hours Serotine out under barge board, right-hand side of gable, NE elevation. Exit point 13 (EP13)

**4.5.1.3 Daytime survey trees**

The trees within the garden and woodland will not be removed. Noctule bats were observed flying and feeding over the woodland.

#### 4.5.1.4 Interpretation of survey results

The cottage is being used as a day roost by up to 10 Soprano pipistrelle bats and as a day roost by up to 5 serotine bats. The stable and pool house have a negligible potential for use by bats.

During the emergence survey of the cottage, in July:

- 8 Soprano pipistrelle bats emerged from 5 exit points (EP 1, 2, 3, 4 and 6) under the barge boards on the northwest, southeast and southwest elevations and one from under a roof tile on the southeast valley (EP 5).
- 1 Soprano pipistrelle entered under the barge board on the northeast elevation (EP 9).
- 2 serotine bats emerged from 2 exit points (EP 7 and 8) under the barge boards on the southeast and southwest elevations.

During the emergence survey of the cottage, in August:

- 1 Soprano pipistrelle bat emerged from 1 exit point (EP 10) under the barge boards on the northeast elevation.
- 3 serotine bats emerged from 3 exit points (EP 11, 12 and 13) under the barge boards on the northeast elevation.

#### 4.5.1.5 Consultant's decision to proceed

On the basis of the survey, the consultant has to recommend a course of action that:

- Protects the interest of the bats as defined within the Habitats Regulations.
- Protects the building owners and their agents from committing an offence under the Habitats Regulations.
- Is the best course of action primarily for the welfare of the bats but with some regard to the implementation of the owners' project.

#### Soprano pipistrelle day roost and serotine day roost

The proposed work to the cottage will disturb the roosts and destroy five of the 13 access points into the roosts; this would result in an offence under Regulation 41.

**Therefore, this project WILL require a European Protected Species Licence before works to the cottage can commence.**

#### European Protected Species Licence

Planning authorities are required to take account of nature conservation issues in their decision-making. Guidance on the consideration that local planning authorities should give to nature conservation interest is contained in Planning Policy Statement 9 circular 06/05; Biodiversity and Geological Conservation - Statutory obligations and their impact within the planning system; and Defra Circular 02/2002. Planning authorities have a statutory duty under regulation 9(5) to have regard to the requirements of the Habitats Directive in the exercise of their functions. Planning authorities should give due weight to the presence of a European Protected Species on a site to reflect these requirements in reaching planning decisions, and this may justify a refusal of planning permission. Alternatively, the planning authority may attach conditions or reserved matters to their consent, which must be resolved before work can go ahead.

The planning and licensing (Natural England) systems make independent judgements of whether a proposal meets their separate requirements. They require that the following three 'tests' are met in order that planning permission can be granted and a licence issued.

Test 1: Regulation 53 (2) (e) states that 'licences may be granted to preserve public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment'.

Test 2: Regulation 53 (9) (a) states that a licence may not be granted unless the licensing authority is satisfied 'that there is no reasonable alternative'.

Test 3: Regulation 53 (9) (b) states that a licence cannot be issued unless the licensing authority is satisfied that the action proposed 'will not be detrimental to the maintenance of the species concerned at a favourable conservation status in its natural range'.

With regard to this site, all three of the tests are met.

Test 1: The Licence will be applied for on the grounds of 'imperative reasons of overriding public interest'.

Test 2: The proposed work is required to enable the cottage to be modernised and enable the necessary expansion of a family home.

Test 3: The proposed work will be carried out at a time of year when the impact of disturbance will be LOW. Four of the eight access points into the Soprano pipistrelle day roost and four of the five access points into the serotine day roost will be retained. In addition, two bat tubes will be built into the proposed southwest elevation.

Refer to section 6.1 for details of the required mitigation.

#### **4.5.2 Barn owls**

28/07/2026

##### Stable and pool house

No evidence of barn owls was found within the stable or pool house. No barn owls were observed flying over the site during the dusk emergence surveys. Barn owls are not considered to be present on the site; there will be no adverse impacts on barn owls. Preventative mitigation measures will be required to ensure no adverse effects/long-term impacts on barn owls. Refer to section 6.2.

#### **4.5.3 Nesting birds**

28/07/2026

##### Cottage

The climbing plants on the cottage have the potential to be used by nesting birds.

##### Stable and pool house

No evidence of nesting birds was found within the stable or pool house.

The woodlands will be used by nesting birds.

Preventative mitigation measures will be required to ensure no adverse effects/long-term impacts on nesting birds. Refer to section 6.3.

## **5 Legislation**

### **5.1 Bats**

Bats and their places of rest are fully protected under UK and European Law. Within the Conservation of Habitats and Species Regulations 2017 (as amended), it is stated that it is illegal to intentionally damage, destroy or obstruct access to any place that a bat uses for shelter, including during the process of a development, unless a Natural England European Protected Species Licence (EPSL) has been granted.

Advice from Natural England is that a licence **is** needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that, on balance, the proposed activity is reasonably likely to result in an offence under Regulation 41; or

If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that, on balance, the proposed activity is reasonably unlikely to result in an offence under Regulation 41, then no licence is required. However, in these circumstances, Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If they are found, then work should cease and an application should be made to Natural England.

#### **You may be committing a criminal offence if you:**

- Deliberately capture, injure, or kill a bat.
- Deliberately disturb a bat.
- Damage or destroy a breeding site or resting place of a bat (bats do not have to be in occupation at the time).
- 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.
- Also, under Section 9 of the Wildlife and Countryside Act 1981 (as amended), you may be committing a criminal offence against bats if you:
  - 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.

### **5.2 Barn owl**

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring. This also includes protection from damage, destruction or taking of a nest, eggs or young whilst the nest is in use or being built. Barn owls receive additional protection through being listed on Schedule 1 of the Act, which gives them special protection. It is illegal to undertake any work which could cause disturbance to breeding barn owls at or near the nest site. Anyone who could reasonably be expected to know that something they are about to do may disturb breeding barn owls, and fails to check whether barn owls are present, may be guilty of an offence under the Countryside and Rights of Way Act 2000.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage or destroy a wild barn owl nest whilst in use or being 'built' (barn owls do not 'build' a nest, they make a scrape).
- Intentionally take or destroy a wild barn owl egg.
- Have in one's possession or control a wild barn owl (dead or alive), or egg (unless one can show that it was obtained legally).
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

### **5.3 Nesting birds**

All birds, their nest and eggs are protected by the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird. It is an offence to intentionally take, damage or destroy the eggs, young or nest whilst it is being built or in use or prevent parent birds' access to their nests.

## 6 Recommendations, precautionary mitigation measures and enhancements

The National Planning Policy Framework sets out national planning policies on the protection of biodiversity and geological conservation. Circular 06/05 (DEFRA 01/05): Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System provides administrative guidance on the application of the law in England relating to planning and nature conservation.

The following recommendations will be conditioned as part of the planning application and will be adhered to.

### 6.1 Bats

1. It is the owner's responsibility to keep the consultant informed of the progress of work and inform her when she will be required on site.
2. The cottage is being used as a Soprano pipistrelle day roost and a serotine day roost.
3. A European Protected Species Licence (EPSL) will be required before work to the cottage commences. A EPSL is applied for after full Planning Permission is granted. The licence will take at least 30 working days to process once it has been submitted to Natural England. The licence is applied for by the owner of the site, but the bat consultant prepares the application. Natural England requires dusk emergence surveys to be carried out within a year of the EPSL application.
4. The work to the cottage will only be carried out when the EPSL has been granted. The proposed work to the cottage will be carried out between 1st October and 30th April when bats are least likely to be present, and only during weather conditions that are conducive to bat activity.
5. **Soprano pipistrelle day roost:** Four of the eight access points will be retained. Access points (EP 1, 2, 9 & 10) will be retained. Appendix A - Plan 9. Appendix B - Figure 36.
6. **Serotine day roost:** Four of the five access points will be retained. Access points (EP 8, 11, 12 & 13) will be retained. Appendix A - Plan 9. Appendix B - Figure 36.
7. 2 x built-in bat tubes will be built into the proposed southwest elevation of the cottage. The tubes will be at least 2m above the ground with a clear flight path to the access point. Appendix A - Plan 9.
8. Example of bat tube Vivara Pro Build-in Woodstone® Bat Tube or a Schwegler 1FR bat tube Appendix B - Figure 37.
9. No security lighting will be placed above or below the bat access points or bat tubes. Any security lighting will 175cm or lower and will be on 1 minute timers so that the level of light pollution is kept to a minimum.
10. As the site is being used by commuting and foraging bats and it lies within the impact risk zones for Chillmark Quarries SAC and Fonthill Grottoes SSSI. The lighting within the site will adhere to the following:
  - a) lighting will be directed to where it is needed through the design of the luminaire and by using accessories such as cowls or hoods,
  - b) lights will not be on constantly throughout the night, creating dark periods to allow bats to continue foraging without light spill affecting them,
  - c) the lighting scheme will adhere to the latest guidance, as detailed in Guidance Note 08/23 Bats and Artificial Lighting at Night. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rugby) (2023).
  - d) there must be no increase in light, and light levels must be below 0.5 lux,
  - e) any external security lighting will be set on motion sensors and short (1minute) timers.
11. Any scaffold/boarding that is erected will not block the existing access points (that are being retained) into the bat roosts. Appendix A - Plan 10.
12. On the day the proposed work is to start, two bat boxes suitable for Soprano pipistrelle and serotine bats will be erected within the site; the consultant will advise on where to position the boxes.
13. The consultant, a qualified bat worker, will be on site on the day the proposed work is to start to check the loft spaces of the cottage for the presence of bats. If bats are present, they will be moved by the bat ecologist, using gloves; the ecologist will place the bat in a cloth bag; it will be released into the bat box.
14. The roof tiles around the raised roof tile on the southeast valley, the soffits and barge boards will be removed by hand in the presence of the ecologist. If bats are found, they will be moved as described in point 13.

15. All contractors will be given a toolbox talk on bats and procedures to follow should bats be found at any stage of the development.
16. If bats are found when the trained bat ecologist is not on site, then work must stop (by Law), and the consultant ecologist will be informed on 07983 664173.
17. If an injured or underweight bat is found, the consultant and/or the Bat Conservation Trust will be contacted on 0845 1300 228 for details of the nearest bat care worker.
18. Natural England requires a single presence/absence survey between May and September to be undertaken following the completion of the proposed building work. Natural England advises that this should not take place in the first year following completion of development.

## **6.2 Barn owls**

1. If barn owls or signs of barn owls are found during the proposed development work. Work in the local vicinity will stop and Lowans Ecology and Associates (07983 664173) will be contacted immediately for advice.

## **6.3 Nesting birds**

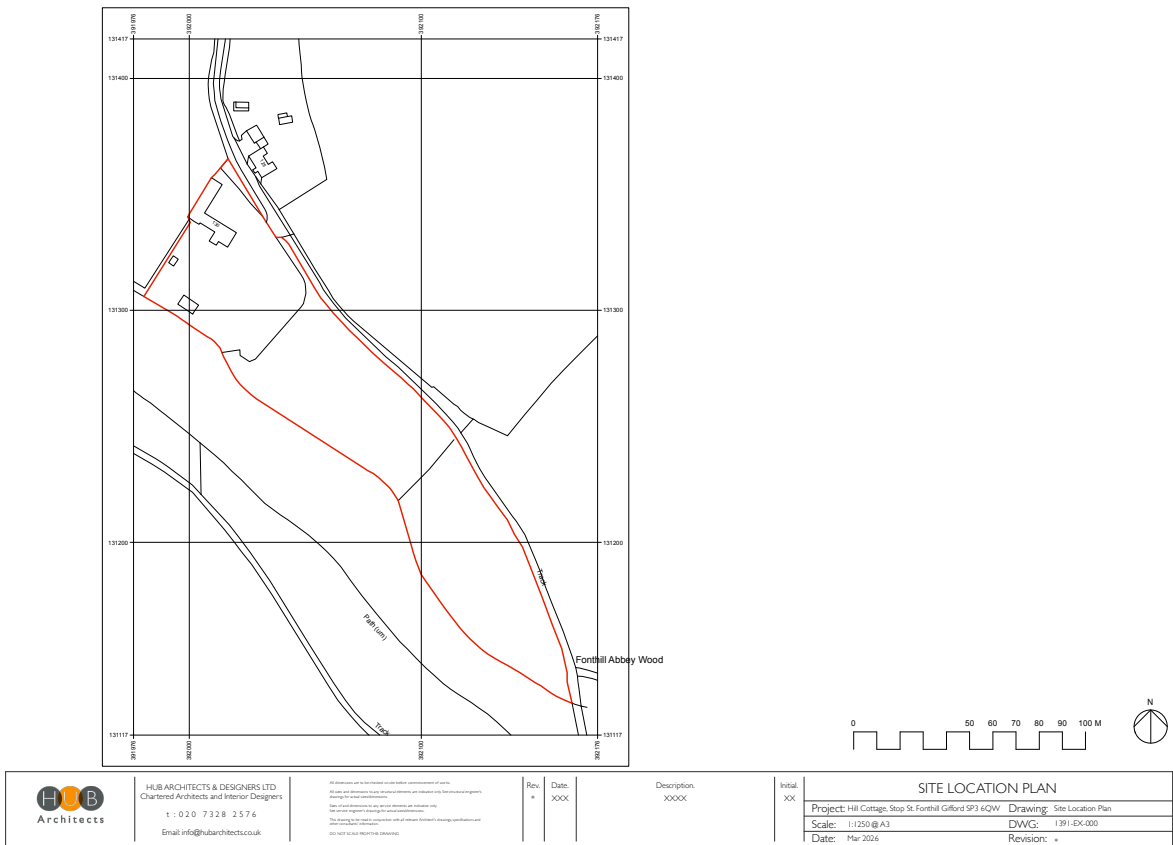
1. Vegetation (climbing plants, hedges and trees) will be cut back between 1st September and 28th February to avoid the bird nesting season.

## 7 References

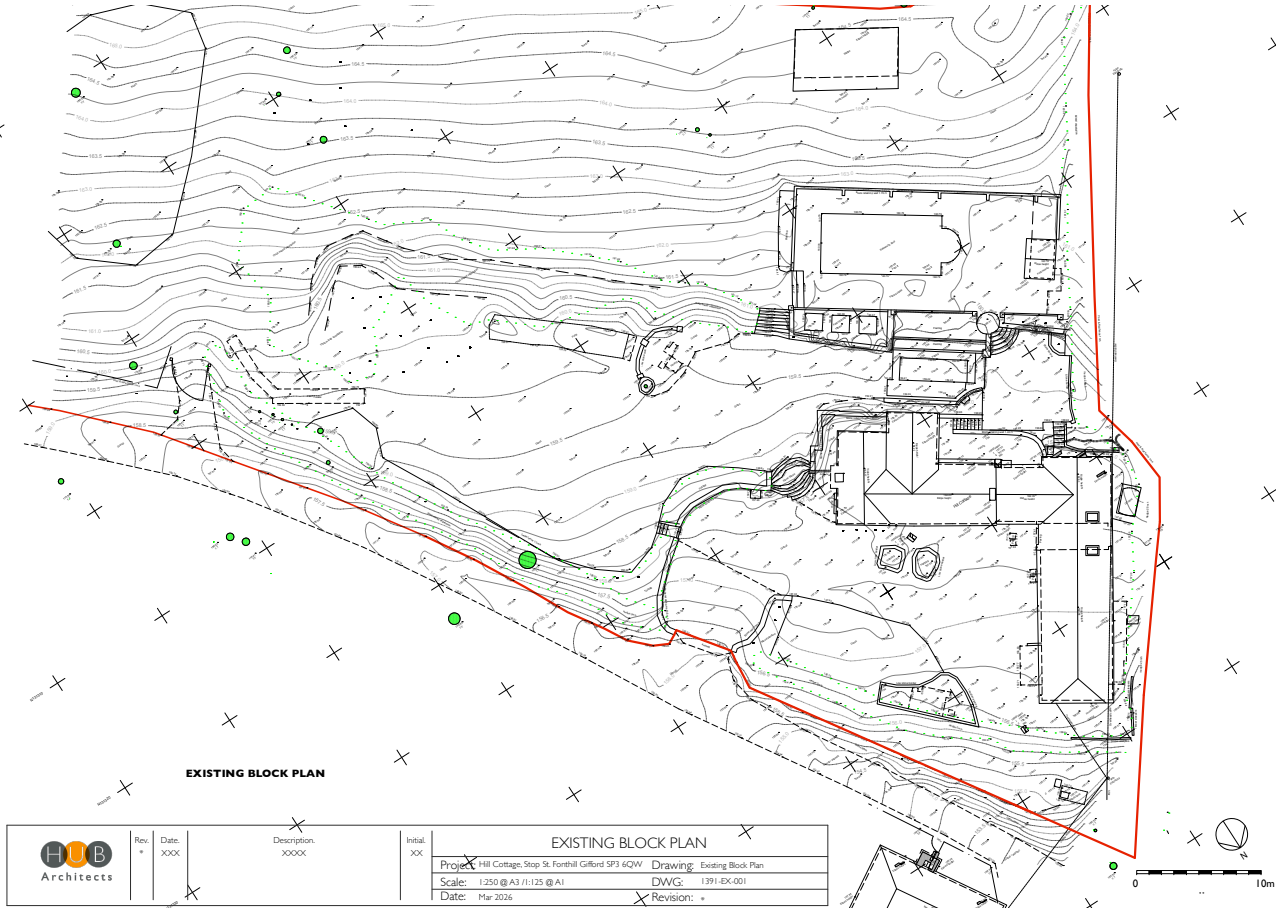
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Swift, S. M. Long-eared bats. Poyser Natural History. 1998.

8 Appendices  
8.1 Appendix A - Plans

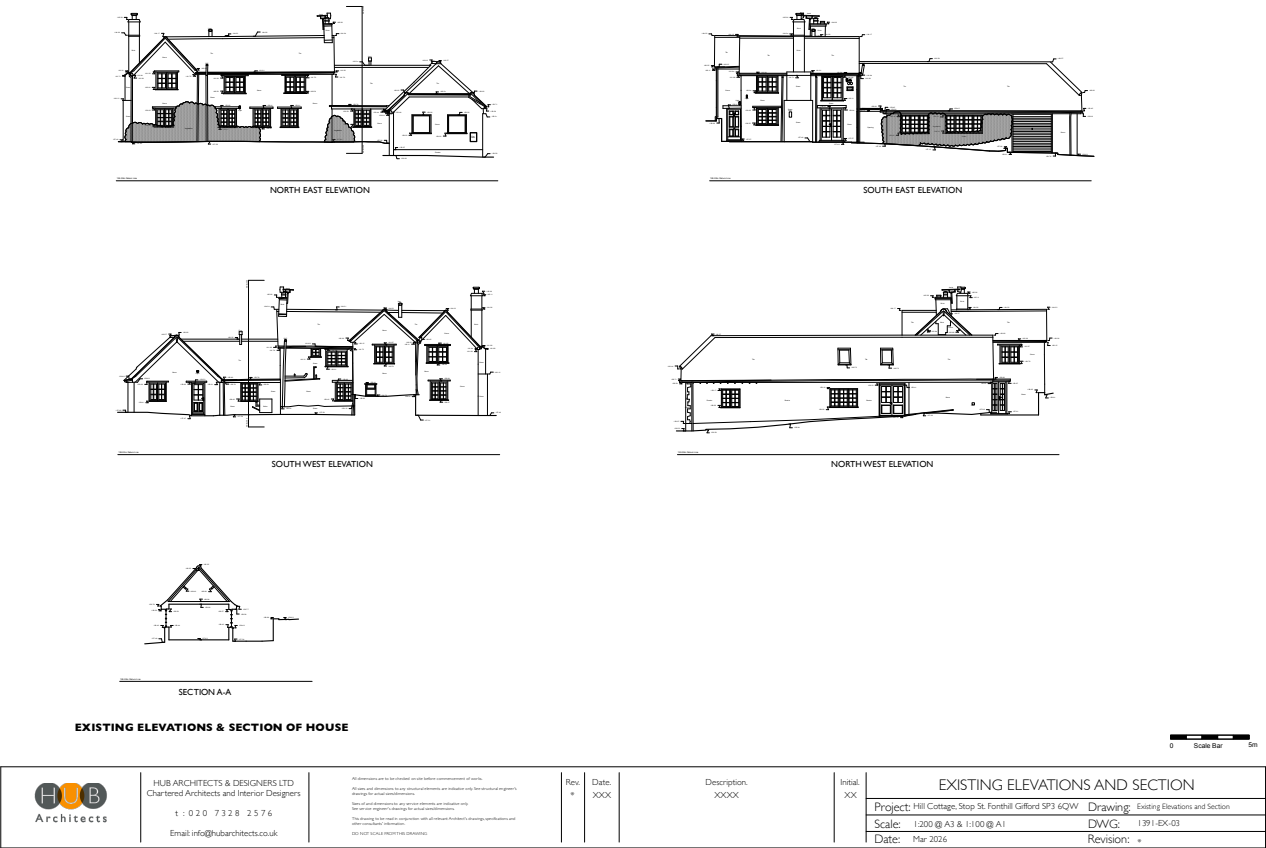
Plan 1 - Location plan



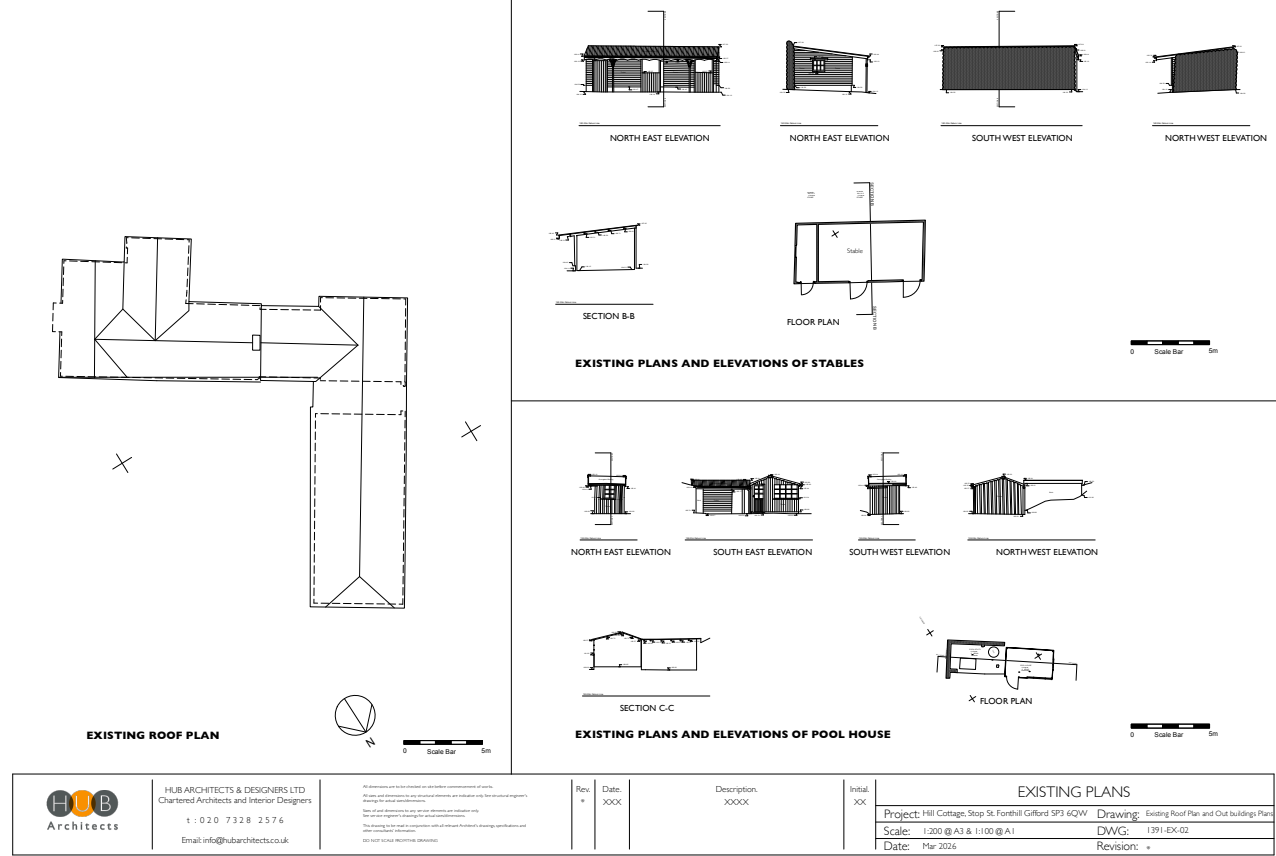
Plan 2 - Existing site plan



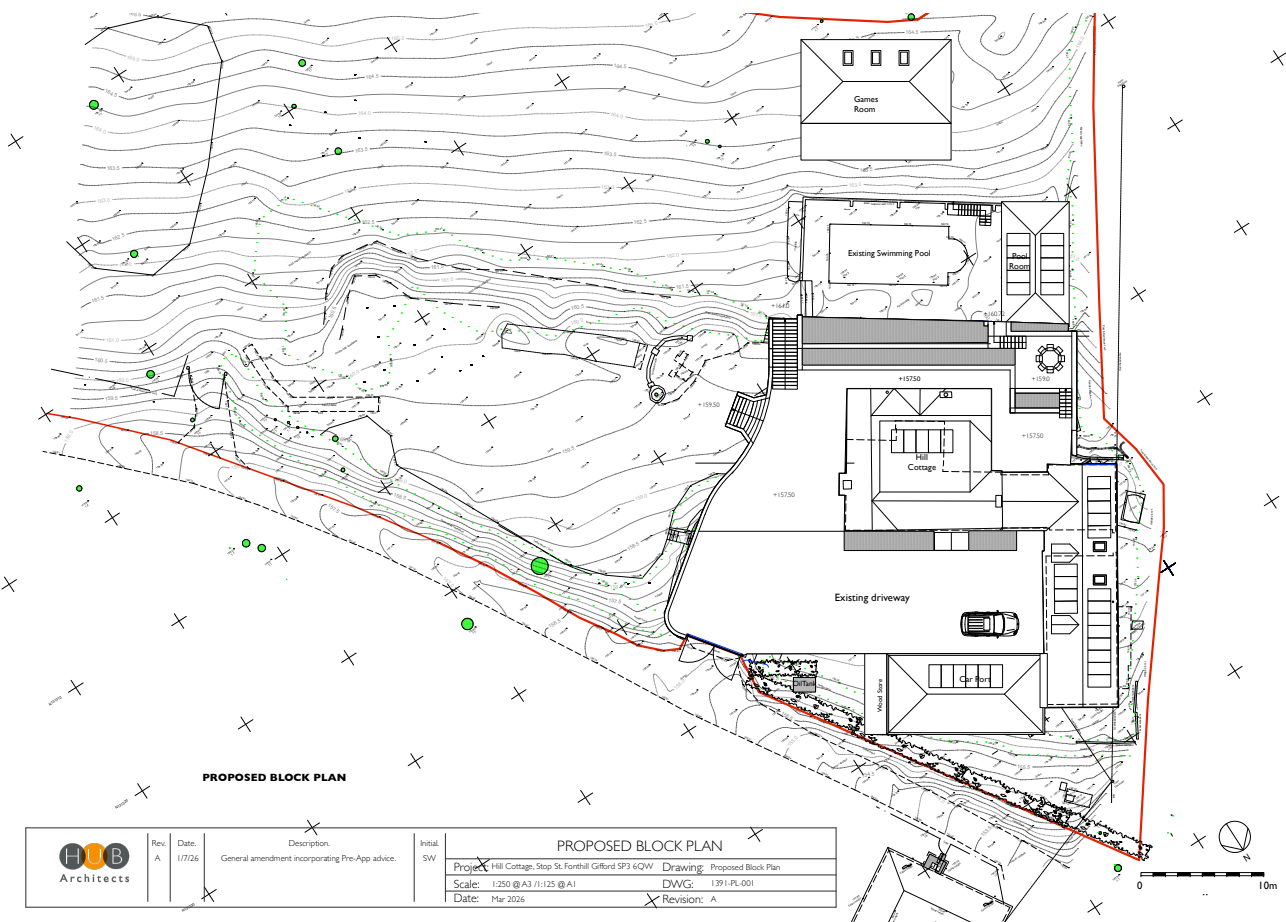
Plan 3 - Existing elevations and floor plan



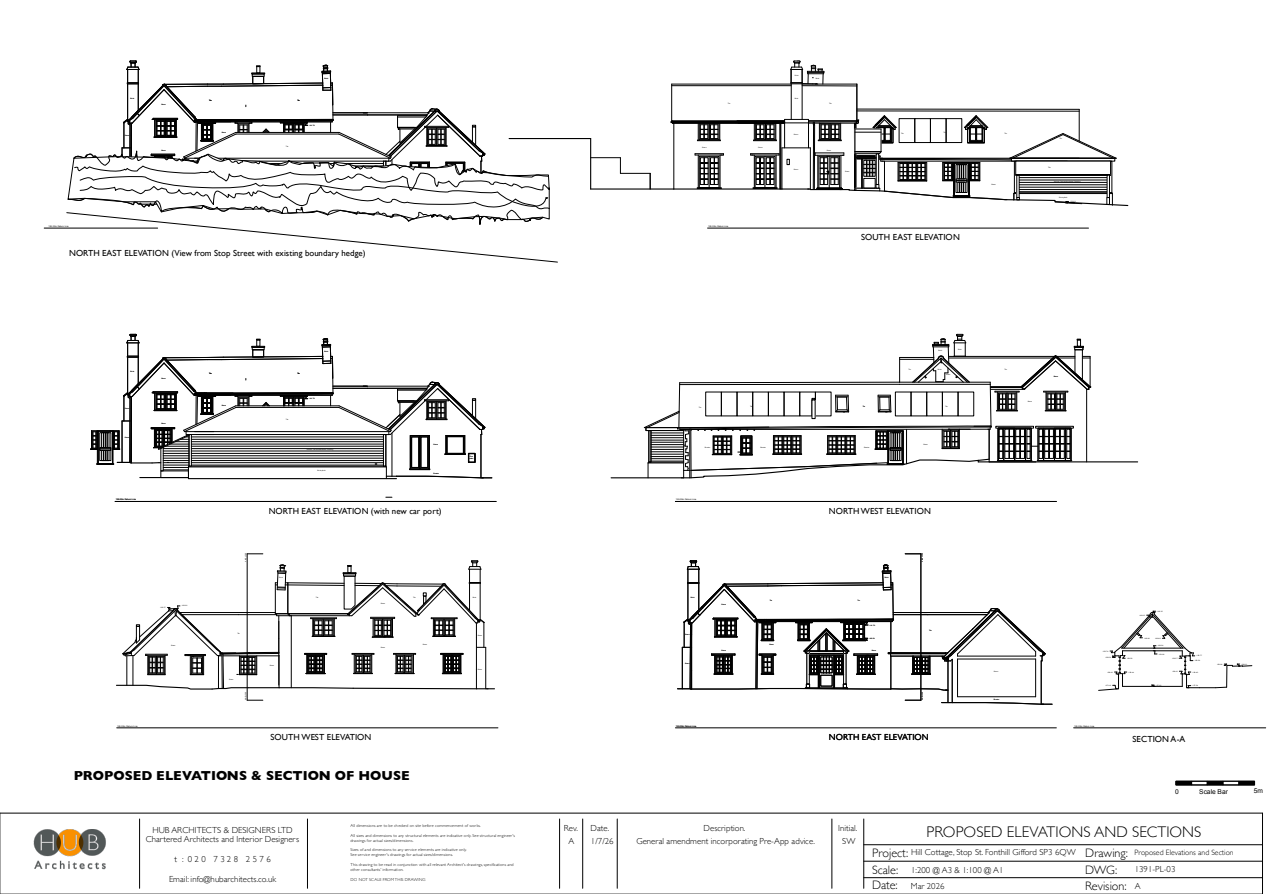
Plan 4 - Existing roof plan of cottage and elevations, roof plan and floor plans of stable and pool house



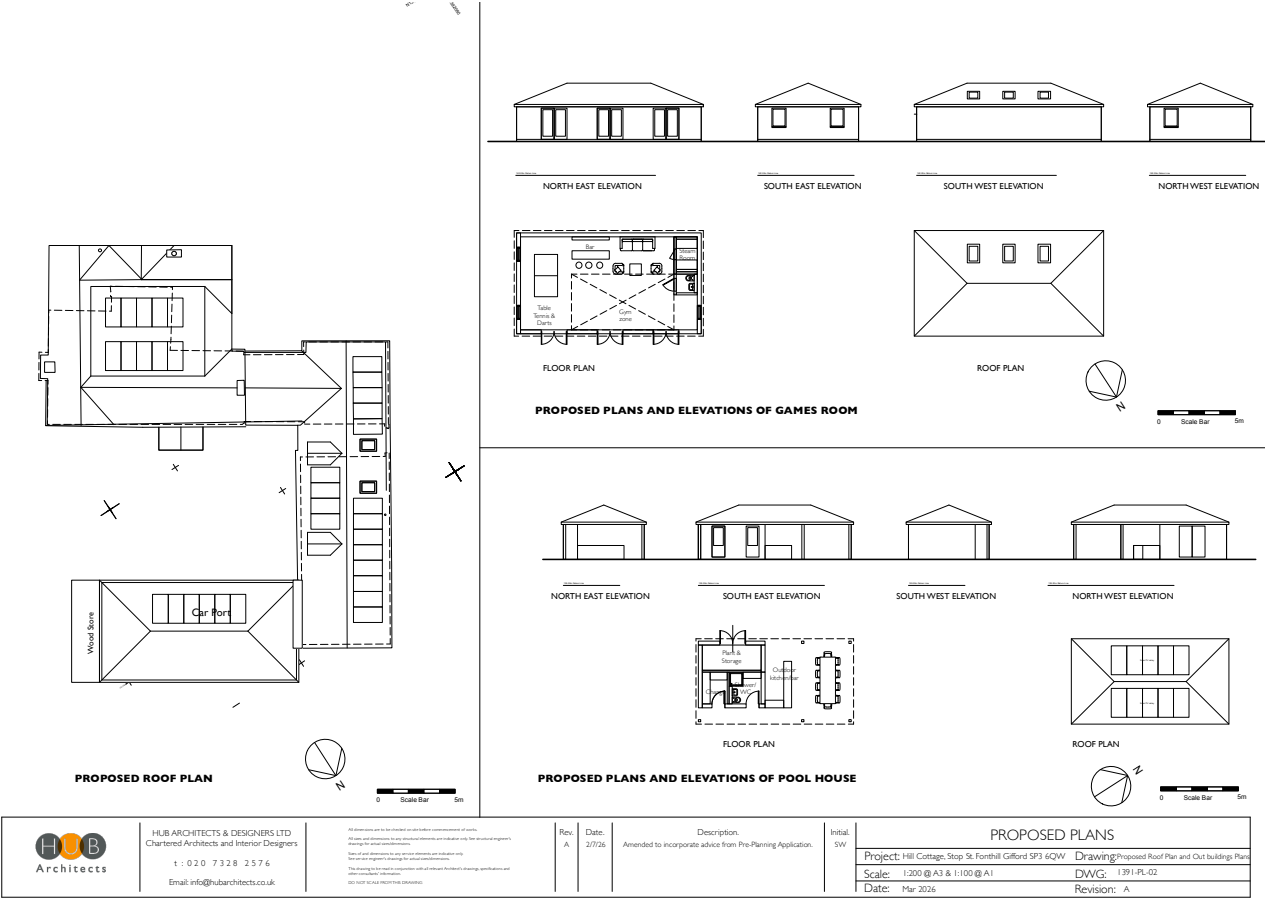
Plan 5 - Proposed block plan



Plan 6 - Proposed elevations of cottage



Plan 7 - Proposed roof plan of cottage and elevations, roof plan and floor plans of games room and pool house



Plan 8 - Position of IR cameras, Song Meter Bat Detectors and surveyor during dusk emergence surveys 28/07/2026 & 13/08/2026



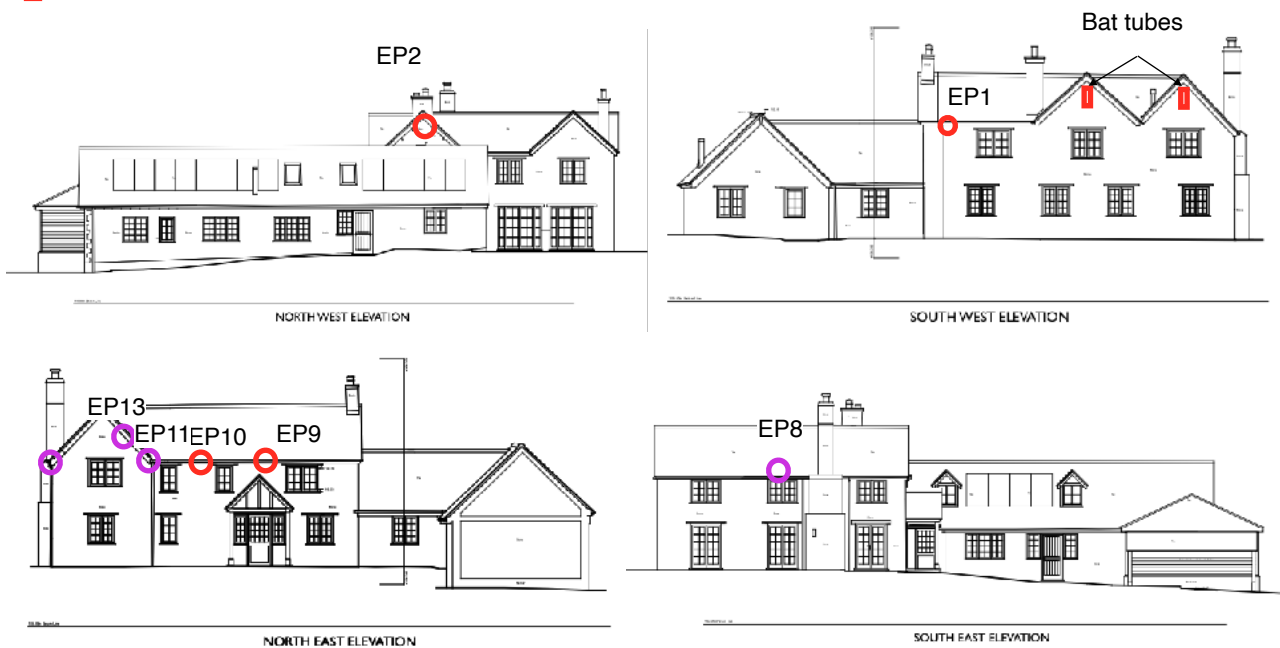
**Key**

- C1 = Camera 1 Northwest and southwest elevations of cottage
- C2 = Camera 2 Southeast and southwest elevations of cottage
- C3 = Camera 3 Northwest and northeast elevations of cottage (28/07/2026)
- C3 = Camera 3 Southeast and northeast elevations of cottage (13/08/2026)
- D1 = Song Meter Mini Bat detector 1 was placed on the southwest side of the cottage
- D2 = Song Meter Mini Bat detector 2 was placed on the northeast side of the cottage
- S = Surveyor walked around the cottage throughout the survey

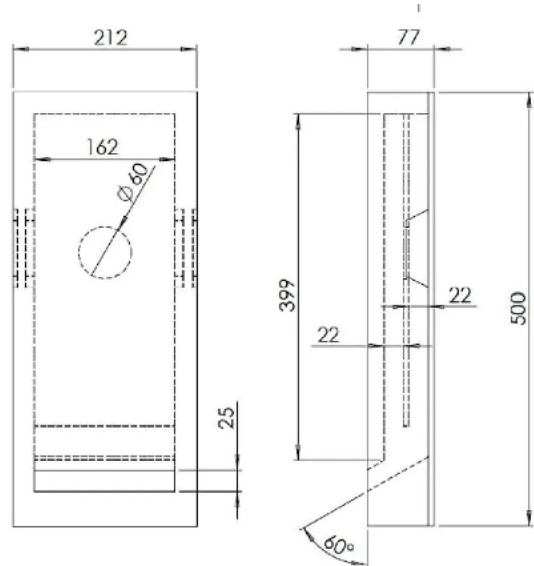
Plan 9 - Mitigation for loss of access points into Soprano pipistrelle and serotine bat day roosts.

Key

- Soprano pipistrelle access point to be retained
- Serotine access point to be retained
- Integrated bat tube



Example of Vivara Pro Build-in Woodstone® Bat Tube (external dimensions: H500mm x W210mm x D77mm)



Plan 10 - Scaffold that is to be erected will not block the access points that are to be retained

Key

- Soprano pipistrelle access point to be retained
- Serotine access point to be retained



## 8 Appendices

### 8.2 Appendix B - Figures

Figure 1 - NE elevation of cottage



Figure 2 - NE elevation of cottage



Figure 3 - NE elevation of garage



Figure 4 - SE elevation of cottage



Figure 5 - SE elevation of cottage



Figure 6 - SE elevation of garage



Figure 7 - SW elevation of cottage



Figure 8 - SW elevation of cottage



Figure 9 - SW elevation of cottage



Figure 10 - NE and NW elevations of garage



Figure 11 - NE elevation of stable



Figure 12 - SE elevation of stable



Figure 13 - SE & SW elevations of stable



Figure 14 - NE elevation of stable



Figure 15 - SE elevation of pool house



Figure 16 - Camera 1 28/07/2026. SW & NW elevations start of dusk emergence survey



Figure 17 - Camera 1 28/07/2026. SW & NW elevations end of dusk emergence survey



Figure 18 - Camera 2 28/07/2026 SW and SE elevations. Start of dusk emergence survey



Figure 19 - Camera 2 28/07/2026 SW & SE elevations. End of dusk emergence survey



Figure 20 - Camera 3 28/07/2026 NE elevation. Start of dusk emergence survey



Figure 21 - Camera 3 28/07/2026 NE elevation. End of dusk emergence survey



Figure 22 - Camera 1 13/08/2026 NW & SW elevations. Start of dusk emergence survey



Figure 23 - Camera 1 13/08/2026 NW & SW elevations. End of dusk emergence survey



Figure 24 - Camera 2 13/08/2026 SW & SE elevations. Start of dusk emergence survey



Figure 25 - Camera 2 13/08/2026 SW & SE elevations. End of dusk emergence survey



Figure 26 - Camera 3 13/08/2026 SE & NE elevations. Start of dusk emergence survey



Figure 27 - Camera 3 13/08/2026 SE & NE elevations. End of dusk emergence survey



Figure 28 - Loft 1 no evidence of bats



Figure 29 - Loft 1 no evidence of bats



Figure 30 - Loft 2 no evidence of bats



Figure 31 - Loft 2 no evidence of bats



Figure 32 - Cottage NW & SW elevations - Exit points 1 to 4, 28/07/2026 (Red circle: soprano pipistrelle bats)



Figure 33 - Cottage SW & SE elevations - Exit points 3 to 8, 28/07/2026 (Red circle: soprano pipistrelle bats. Purple circle: serotine bats)



Figure 34 - Cottage NE and NW elevations - Exit points 2 and 9. 28/07/2026 (Red circle: soprano pipistrelle bats)

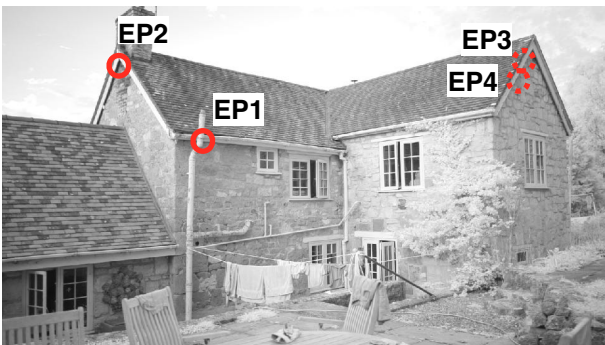


Figure 35 - Cottage SW & SE elevations - Exit points 9 to 13. 13/08/2026 (Red circle: soprano pipistrelle bats. Purple circle: serotine bats)



Figure 36 - Access points to be retained and lost

Cottage NW & SW elevations - Exit points 1 & 2 to be retained. EP 3 & 4 to be lost (Red circle: soprano pipistrelle bats to be retained. Dashed circle: access points to be lost)



Cottage SW & SE elevations - Exit points 3, 4, 5, 6 & 7 (Red dashed circle: soprano pipistrelle bats. Purple dashed circle: serotine bats) to be lost. Exit point 8 (Purple circle: serotine bat) to be retained



Cottage NE and NW elevations - Exit points 2 and 9. (Red circle: soprano pipistrelle bats) to be retained



SW & SE elevations - Exit points 9 to 13 (Red circle: soprano pipistrelle bats. Yellow circle: serotine bats) to be retained



## 8 Appendices

### 8.3 Appendix C - Tables

Table 1 - Summary of bat activity recorded on cameras 28/07/2026

| Species/Camera                         | Structure | Location                                                    | No. bats emerging | Time                    | No. bats entering | Time  | Exit point |
|----------------------------------------|-----------|-------------------------------------------------------------|-------------------|-------------------------|-------------------|-------|------------|
| <b>Camera 1<br/>Appendix B Fig. 32</b> |           |                                                             |                   |                         |                   |       |            |
| Soprano pipistrelle                    | Cottage   | SW elevation right of stink pipe Under barge board.         | 3                 | 20:56<br>21:02<br>21:11 | 0                 |       | Point 1    |
| Soprano pipistrelle                    | Cottage   | NW gable end. Under barge board.                            | 1                 | 21:06                   | 0                 |       | Point 2    |
| Soprano pipistrelle                    | Cottage   | SW gable end, left-hand side. Under barge board.            | 1                 | 21:06                   | 0                 |       | Point 3    |
| Soprano pipistrelle                    | Cottage   | SW gable end, left-hand side. Under barge board.            | 1                 | 21:06                   | 0                 |       | Point 4    |
| <b>Camera 2<br/>Appendix B Fig. 33</b> |           |                                                             |                   |                         |                   |       |            |
| Soprano pipistrelle                    | Cottage   | SE elevation, raised tile valley of roof                    | 1                 | 20:50                   | 0                 |       | Point 5    |
| Soprano pipistrelle                    | Cottage   | SW elevation, gable right-hand side. Under barge board.     | 1                 | 21:00                   | 0                 |       | Point 6    |
| Soprano pipistrelle                    | Cottage   | SW gable end, left-hand side. Under barge board.            | 1                 | 21:06                   | 0                 |       | Point 3    |
| Soprano pipistrelle                    | Cottage   | SW gable end, left-hand side. Under barge board.            | 1                 | 21:06                   | 0                 |       | Point 4    |
| Serotine                               | Cottage   | SW gable end, left-hand side. Under barge board.            | 1                 | 21:20                   | 0                 |       | Point 7    |
| Serotine                               | Cottage   | SE elevation. Under barge board above left-hand side window | 1                 | 21:21                   | 0                 |       | Point 8    |
| <b>Camera 3<br/>Appendix B Fig. 34</b> |           |                                                             |                   |                         |                   |       |            |
| Soprano pipistrelle                    | Cottage   | NW gable end. Under barge board.                            | 1                 | 21:06                   | 0                 |       | Point 2    |
| Soprano pipistrelle                    | Cottage   | NE elevation. Under barge board.                            | 0                 |                         | 1                 | 22:03 | Point 9    |

Table 2 - Summary of bat activity recorded on cameras 13/08/2026

| Species/Camera                         | Structure | Location                                               | No. bats emerging | Time  | No. bats entering | Time | Exit point |
|----------------------------------------|-----------|--------------------------------------------------------|-------------------|-------|-------------------|------|------------|
| <b>Camera 3<br/>Appendix B Fig. 35</b> |           |                                                        |                   |       |                   |      |            |
| Soprano pipistrelle                    | Cottage   | NE elevation.<br>To right of<br>stink pipe             | 1                 | 20:27 | 0                 |      | Point 10   |
| Serotine                               | Cottage   | NE elevation.<br>right hand<br>side of gable           | 1                 | 21:01 | 0                 |      | Point 11   |
| Serotine                               | Cottage   | NE elevation.<br>SE/NE<br>corner, under<br>barge board | 1                 | 21:02 | 0                 |      | Point 12   |
| Serotine                               | Cottage   | NE elevation.<br>right hand<br>side of gable           | 1                 | 21:03 | 0                 |      | Point 13   |