

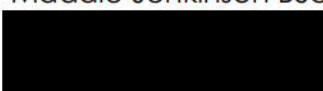
The Old Vicarage, Collingbourne Kingston

Bat Emergence Survey Report



9th 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	7
4. Methodology	8
5. Results	11
6. Requirements	14
7. References	16
8. Appendices.....	17
Appendix 1 – Site photographs	17
Appendix 2 – Relevant legislation	18

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 single-storey historic brick coach house. The proposed development and alterations to the site are as follows: Convert the Coach House into a two bedroom annex			
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
	1	19/07/2026	none	n/a
		06/08/2026	common pipistrelle	1
		26/08/2026	soprano pipistrelle	1
Mitigation	Bats constitute an ecological constraint to the proposed works to building 1. 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 (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place. No building works on building 1 – Coach House must take place until an EPSL has been issued.			

1. Introduction

1.1. Background

- 1.1.1. In June 2026, Wessex Ecology Ltd was commissioned by Mr & Mrs Lloyd-Ward to undertake a Preliminary Roost Assessment of The Old Vicarage, located to the northeast of Collingbourne Kingston in Wiltshire.
- 1.1.2. The PRA assessed Building 1 – Coach House to have a CONFIRMED bat roost based on droppings and feeding remains found in the building as well as a high number of potential roost features (PRFs) internally and externally.
- 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 in July and August 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. The Old Vicarage and its grounds, hereafter referred to as 'the Site', measured approximately 0.01ha and was situated on Brunton, which ran to the northeast of the Site (approximate OS grid reference: SU 23983 55923), see Figures 1 & 2 below.
- 1.2.2. The planning reference for this project is TBC.
- 1.2.3. The Site is comprised of a two-storey historic brick coach house with a single storey extension on the southeast elevation
- 1.2.4. At the time of writing, the proposed developments and alterations to the Site were as follows:
 - Convert the Building 1- Coach House into a two-bedroom annex
- 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



2. Personnel

2.1. Desk study and report writing

- 2.1.1. 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.

2.2. Preliminary roost assessment

- 2.2.1. 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.

2.3. Bat emergence surveys

- 2.3.1. The bat emergence surveys were conducted by experienced bat surveyors Dominic Colquhoun, Dylan Golley, Hattie Ahern, Kerry Miller & Vicky Long

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 2.

- 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 9th July 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. Three 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
19/07/26	Building 1 – Coach House	2	21:18	20:48	22:48
06/08/26	Building 1 – Coach House	2	20:45	20:15	22:15
27/08/26	Building 1 – Coach House	2	20:04	19:34	21:34

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. Two 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	A night vision photograph taken from Surveyor 1. It shows a large building with a gabled roof and some trees. The image is in grayscale with a red dot in the sky. The timestamp is 2026/08/06 22:11:21. Technical data at the bottom indicates Sensitivity:5 and Backlight:4.
Surveyor 2	A night vision photograph taken from Surveyor 2. It shows a different angle of the same building and trees. The image is in grayscale with a red dot in the sky. The timestamp is 2026/08/06 22:13:06. Technical data at the bottom indicates Sensitivity:5 and Backlight:4.

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. No limitations for the field survey.

5. Results

5.1. Desk study

5.1.1. The MAGIC data search confirmed that there were no Special Area of Conservation (SAC) relevant to Annex II bat species recorded within 7.5km of the Site boundary.

5.1.2. The MAGIC data search confirmed that there was one bat European Protected Species Licences (EPSLs) 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
2018-33566-EPS-MIT	Brown long-eared, common pipistrelle	590m northeast

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 4 below.

Table 4. Bat roost assessment

Building	Bat Roost Potential	Reason	Requirements
Building 1 – The Old Vicarage (Coach House)	CONFIRMED	- Numerous external PRFs around slipped roof tiles, open windows and gaps between wooden soffits and brickwork. - Numerous internal PRFs associated with damaged plaster, exposed timber framing and gaps/holes in the wooden ceiling. 20–30 bat droppings found internally. - Feeding remains found 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.

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 (%)
19/07/26	21:18	dry, clear, bright	24	1	3	51
06/08/26	20:45	dry, clear, bright	18	3	1	37
27/08/26	20:04	dry, clear	20	7	2	59

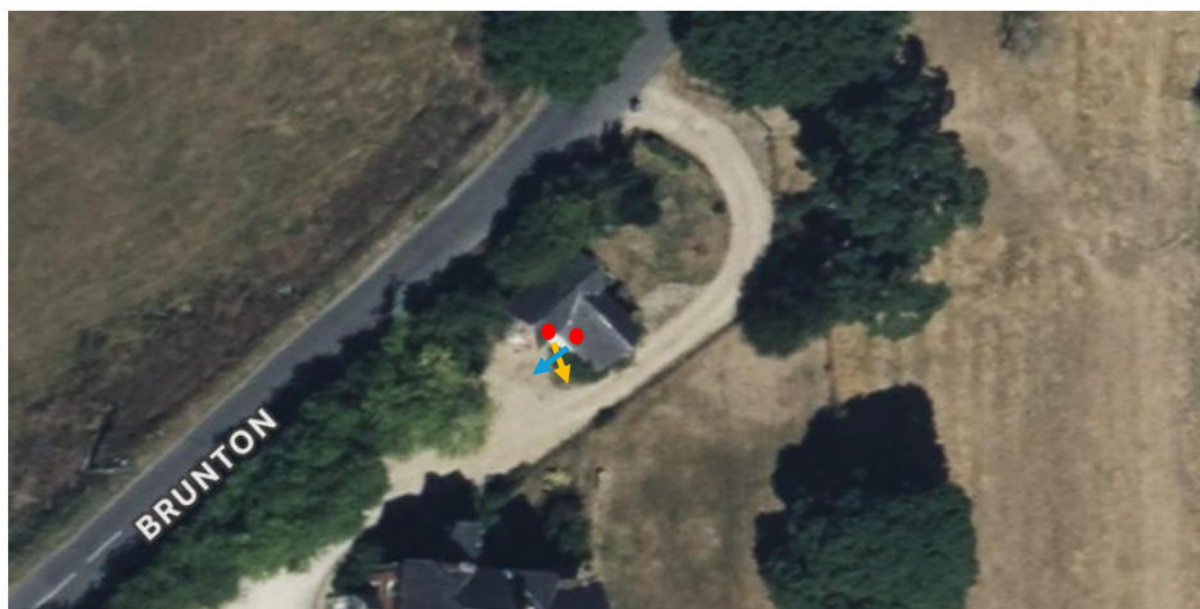
5.3.2. The results of the bat emergence surveys are set out in Table 6 below.

Table 6. Bat activity survey results – bat emergence

Survey date	Site	Survey type	Bat species recorded emerging	Number recorded
19/07/26	Building 1 – Coach House	bat emergence survey	none	n/a
06/08/26	Building 1 – Coach House	bat emergence survey	common pipistrelle	1
27/08/26	Building 1 – Coach House	bat emergence survey	soprano pipistrelle	1

5.3.3. One common pipistrelle and one soprano pipistrelle bat were recorded emerging from Building 1. The location of the emergence points and flight lines can be seen in Figure 4, below.

Figure 4. The location of bat emergence points ● and the indicative flightlines which were taken: Soprano pipistrelle → Common pipistrelle →



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
19/07/26	Building 1 – Coach House	bat emergence survey	common pipistrelle soprano pipistrelle serotine	139 55 9
06/08/26	Building 1 – Coach House	bat emergence survey	common pipistrelle serotine	17 6
27/08/26	Building 1 – Coach House	bat emergence survey	common pipistrelle soprano pipistrelle serotine	9 6 5

6. Discussion and Requirements

6.1. Discussion

- 6.1.1. A maximum of one common pipistrelle and one soprano pipistrelle bat were recorded emerging from building 1 – Coach House during the emergence surveys. This confirms the building houses summer, day roosts for these two species.
- 6.1.2. Bats constitute an ecological constraint to the proposed works to building 1 – Coach House. 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 (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

6.2. Recommendations

- 6.2.1. No building works on Building 1 – Coach House must take place until an EPSL has been issued.

6.3. Mitigation

- 6.3.1. Prior to any works taking place on site two woodstone crevice-dwelling bat boxes (e.g. Chillon Woodstone box) will be erected on a tree adjacent to the site at a height at least 3m above the ground.
- 6.3.2. The building on site will be inspected by a Natural England licensed ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.
- 6.3.3. The “demolition” phase of the proposed development will take place between late March and late October.
- 6.3.4. Should any bats be encountered during the proposed works all activity should stop immediately and a Natural England Class 2 licenced ecologist should be contacted for advice on how to proceed.
- 6.3.5. As long-term compensation the bat boxes will be maintained in situ long-term.

6.4. Habitat enhancement measures

- 6.4.1. An additional woodstone bat box - 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. See Appendix 3 for details on mitigation placement and requirements.

7. 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.

8. Appendices

Appendix 1 – Site photographs

Photo 1 – Surveyor 1's view.



Photo 2 – Surveyor 2's view.



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 hedgehog house insect block .

