

Bat and Protected Species Survey

Hillside Stables
Hill Road
Sutton Veny
Wiltshire
BA12 7AT



Planning Reference:		Report Reference:	260626 rev01A
Client:	Joelle Griffin		
Architect/Agent	Lone Wolf Planning		
Survey Date/s:	3 rd September 2026		
Report Date:	September 2026	OS Grid Ref:	ST 89996 41344
Report Author:	James Baker BEng (Hons), MRes, ACIEEM		
Approved By:	Andrew Charles BSc (Hons), MSc, MCIEEM		
Surveyors & Licence N°:	James Baker	Bats: 2015-12067-CLS-CLS (WML-A34 – Level 2)	

CONTENTS

Summary.....	2
Introduction	3
Survey Method	5
Survey Results	6
Discussion & Recommendations	7
References.....	9
Appendices	9

DISCLAIMER

It should be noted that this report is context specific. If any changes are made to the brief and/or the development proposal Ecologic Consultant Ecologists LLP must be informed, as amendments may be required. The information provided in this report must be reviewed and updated in the time following twelve months from the date of survey. This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. Ecologic Consultant Ecologists LLP do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

1.1 Introduction

It is proposed to convert Hillside Stables at Hill Road, Sutton Veny, Wiltshire, BA12 7AT into holiday accommodation.

1.2 Bats

It is considered that the surveyed stables do not support a bat roost, and that the proposed works are unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local bat populations. Therefore, it is not considered necessary to apply for a bat license under the Conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, and no further survey effort is considered necessary in relation to the proposal.

Precautionary recommendations are provided in the unlikely event of a bat being encountered during any stage of the proposed works.

1.3 Nesting Birds

A former nesting site was found on the floor within stored items, indicating previous nesting by blackbird within the stable structure. It is considered that nesting site/s could be re-established or supplemented by additional nesting site/s within any future bird nesting season.

Whilst active, bird nesting sites are legally protected from damage or disturbance (Appendix 1).

Therefore, mitigation and compensation measures for nesting birds have been provided within Section 6.2.

1.4 Ecological Compensation & Enhancements

Provisions for bats, birds and invertebrates, detailed within Section 6.3, should be incorporated into the proposal to increase opportunities for wildlife at the site.

2.1 Site Proposals

It is proposed to convert Hillside Stables at Hill Road, Sutton Veny, Wiltshire, BA12 7AT into holiday accommodation.

2.2 Survey Objectives

The survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat;
- The presence of, or past use of the site by, barn owl, or other nesting birds;
- The site's potential for use by any of the above; and,
- Any other ecological issues relating to the proposal.

2.3 Site Description

The surveyed stables were located adjacent to a minor road approximately 0.5 km to the south of the Village of Sutton Veny. The site was surrounded by agricultural land interspersed with neighbouring properties and farms (Figure 2.1).

The site included a small area measuring 0.05 ha encompassing the surveyed stables, a small area of hard standing, an adjacent static caravan with surrounding grassland to the south and a hedge boundary directly to the north (Figure 2.2).

The stables were L-shaped and constructed of simple timber framework and cladding (Figures 2.3 – 2.5). The roof was constructed of simple timber A-frames with a new covering of corrugated tin sheeting underlined with a breathable membrane. The roof structure was open at the gable ends.

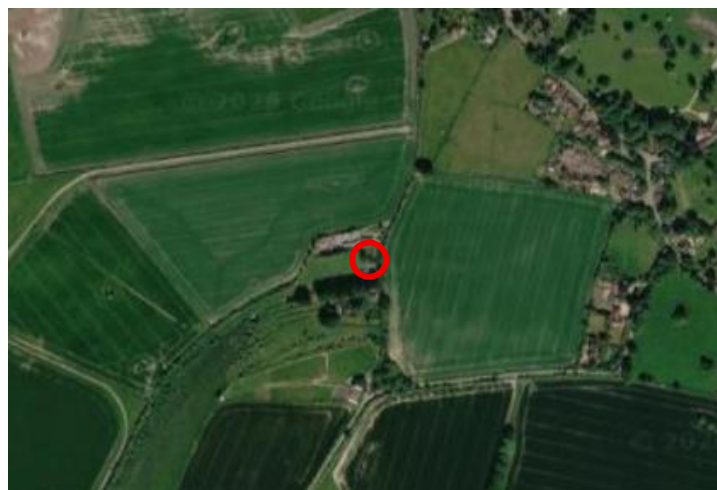


Figure 2.1. The location of Hillside Stables circled in red



Figure 2.2. The surveyed stables outlined in red



Figure 2.3. The stables viewed from the southeast



Figure 2.4. The stables viewed from the west



Figure 2.5. The stables viewed from the south



Figure 2.6. The internal space and roof structure of the stables

4.1 The Bat & Protected Species Survey

The survey was conducted by James Baker on 3rd September 2026, with the aid of head and hand-held torches, an endoscope, close-range binoculars, an extendable ladder and a digital camera.

The aim of the survey was to assess levels of use by bats through the presence of actual animals or their field signs, such as droppings, insect prey remains and/or urine staining, and the potential suitability of the buildings for roosting.

The presence of other protected species, notably nesting birds and barn owl/s, was also investigated, including the presence and behaviour of any actual animals or their field signs, such as whitewash, pellets and/or nest debris.

5.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 3rd September 2026

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
18	1	70%	None	N/A

Constraints on the survey:

There were no perceived limitations to the survey, and a thorough search was made of all internal and external surfaces, and an assessment made of the roof structure

5.1.1 Bats

No bats, or field signs of bat use, were identified in association with the stables.

5.1.2 Nesting Birds

The remains of a former passerine nest (most likely blackbird) were found within stored items on the floor of the stables (Figure 5.1).



Figure 5.1 Former nesting site for passerine found within stored items

6.1 Bats

It is considered that the surveyed stables do not support a bat roost, and the proposed works to convert the building to holiday accommodation are unlikely to result in disturbance to bats or to significantly affect the distribution or abundance of local bat populations. Therefore, it is not considered necessary to apply for a bat license under the Conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, and no further survey effort is considered necessary in relation to the proposal.

Although it is considered unlikely that bats may be encountered, as a matter of good practice, any contractors should be made aware of the potential presence of bats, within the roofing layers. In the unlikely event that a bat is found during works, work should stop in the vicinity of the bat/s and advice should be sought from EcoLogic Consultant Ecologists LLP or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless wearing gloves) and should be left in situ, gently covered until advice is obtained.

6.2 Nesting Birds

A former nesting site was found on the floor within stored items, indicating previous nesting by blackbird within the stable structure. It is considered that nesting sites could be re-established or supplemented by additional nesting sites within any future bird nesting season.

Whilst active, bird nest sites are legally protected from damage or disturbance (see Appendix 1). Therefore, care will need to be taken that current and any future established bird nests are not disturbed by the works.

6.2.1 Nesting Birds Mitigation

The proposed works should ideally be scheduled to commence outside of the bird nesting season, removing any potential for undue delays caused by nesting birds.

The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period.

Alternatively, if works are to be commenced during the bird nesting season, a nesting bird check would be required to confirm the presence or absence of active bird nests, with any active nests protected accordingly.

6.3 Ecological Mitigation and Enhancements

In order for the proposed works at the site to result in a biodiversity gain the development will need to include the following:

- Compensation – one open-fronted nesting block built into the northern elevation of the converted stables (Appendix 2)
- Enhancement – one sparrow nesting terrace built into the northern elevation of the converted stables (Appendix 2)
- Enhancement – one bat roosting provision built in to, or mounted upon the western elevation of the converted stables (Appendix 3); and,
- Enhancement – an invertebrate provision built into the southern elevation of the converted stables or positioned within a sunny location at the site or within a sunny inbuilt or fixed to the western elevation (Appendix 4).

REFERENCES

Battersby, J. (Edited and compiled; 2005). *UK Mammals: Species Status and Population Trends*. JNCC/Tracking Mammals Partnership 2005. ISBN 1-86107-568-5
<http://www.jncc.gov.uk/page-3311>

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

Countryside and Rights of Way Act 2000. HMSO

Conservation of Habitats & Species Regulations 2017. HMSO

Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*, English Nature, Peterborough
<http://naturalengland.communisis.com/naturalenglandshop/docs/IN13.6.pdf>

Mitchell-Jones A.J. & Mcleish A.P. (2004). *The Bat Workers Manual*, 3rd Edition. Joint Nature Conservation Committee, Peterborough. <http://www.jncc.gov.uk/page-2861>

UK Biodiversity Action Plan. www.ukbap.org/uk

Waring, S. 2012. *Bats & Breathable Roofing Membranes*. University of Reading.
www.batsandbrms.co.uk

Wildlife & Countryside Act 1981, as amended. HMSO

APPENDICES

- Appendix 1: Legislation
- Appendix 2: Examples of Bird Nesting Provisions
- Appendix 3: Examples of Bat Roosting Provisions
- Appendix 4: Examples of Invertebrate Provisions

Bat Species

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2017 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations

In summary, it is an offence to

- deliberately, capture, injure or kill a bat
- deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc, performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Barn Owl

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed on Schedule 1 which provides them with special protection.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- 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.

Nesting and Nest Building Birds

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest.

WoodStone Build in Open Nest Box

Suitable for: robins, wrens and blackbirds.

Material: Woodstone

Height: 180 mm

Width: 220 mm

Depth: 180 mm

Weight: 4.2kg

Position: Within external walls, at a minimum height of 2 m

**Vivara Pro Estelle House Sparrow Terrace**

Suitable for: House sparrows and individual blue & great tits

Material: Woodstone

Height: 210 mm

Width: 290 mm

Depth: 160 mm

Weight: 7.5 kg

Position: Within external walls, at a minimum height of 2 m

**Schwegler Brick Nest Box (Type 24)**

Suitable for: House sparrows, great tits, blue tits and nuthatches

Material: Woodcrete

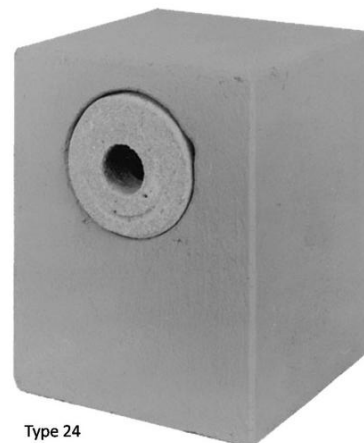
Height: 235 mm

Width: 180 mm

Depth: 180 mm

Weight: 2.8 kg

Position: Within external walls, at a minimum height of 2 m



Type 24

Integrated Eco Crevice Bat Box

Material: Recycled Plastic lined with OSB
Two internal crevices 22mm wide
Width: 215mm
Height: 440mm
Depth: 110mm
Weight: 3 kg

Position: Within external walls with a southerly aspect. Can be mounted within masonry or timber cladding for a flush fit or be recessed and rendered/clad over leaving the entrance slot open.

**Woodstone Bat Tube**

Material: Woodstone and FSC plywood
Width: 210 mm
Height: 500 mm
Depth: 77 mm
Entrance Width: 150 mm
Entrance Depth: 20 mm
Weight: 6 kg

Position: Within external walls in place of a standard block on a southerly aspect, beneath eaves or at a minimum height of 3 m. Can be rendered around or over clad with boarding leaving the entrance slot open.

**Beaumaris Woodstone Bat Box (midi/maxi)**

Material: Woodstone

Width: 290/380 mm
Height: 390/500 mm
Depth: 60/70 mm
Weight: 4.4/8 kg

Position: Externally in a south facing location, away from any windows and beneath eaves or at a minimum of 3 m above ground level.



Bee Brick

Each bee brick includes nesting compartments for solitary nesting bees, including for egg laying and hibernation.

Bee bricks to be positioned within southerly elevations, which includes part or full sun, between 1m to 2m above ground level, and ideally facing garden or boundary habitats.



Bee Brick - case in concrete: 215mm x 105mm x 65mm

<http://greenandbluebuild.co.uk/product/bee-brick/>

Woodstone Insect Block

These durable homes will attract insects such as wild bees, lacewings and ladybirds.

Dimensions: 185 x 270 x 90 mm

Weight 3.2 kg

Position: Place the insect block preferably in a sunny spot, ideally next to areas with flowers close by. The front where possible aimed at the south. Hang the insect block up at least 2 metres high.

The insect block can also be directly built into a façade or wall.

