



Bat Scoping Survey: Wynot Bungalow, Lower Road, Llandeud, Newport, NP18 2AE



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1.0 Background and Purpose

1.1 Wynot is a detached bungalow situated within a semi-rural environment in the hamlet of Llandevaud, to the north east of the city of Newport. The property is currently in use as a residential dwelling and planning permission is sought to demolish the existing garage; side extension and front porch; to build a new garage; to raise the height of the main roof and add rear dormer windows; to create a new two storey side and rear extension and a new front porch. This report will investigate if there is potential to disturb bats and will be used to assist in the planning process.

1.2 The report is prepared and undertaken by Mr. Richard Watkins BSc., an experienced Natural Resources Wales licensed bat ecologist with 15 years experience, license number S0931358-1.

1.3 A data search was undertaken with SEWBRc (0256-513) to provide information on local bat species in the area. The data search did not identify any historic records of bats being present within the building. The nearest recorded roosts are approximately 410m from the property which is a record for an unidentified bat species roost from 2017; 800m from the property which is a record for a Brown Long Eared Bat (*Plecotus auritus*) roost from 2001 and 865m from the property which is an historic record for a Pipistrelle Species (*Pipistrellus sp.*) day roost from 1991.

1.4 There are various non roosting records for bats, the nearest being approximately 575m from the property which is an unclassified record for a Common Pipistrelle (*Pipistrellus pipistrellus*).

1.5 The property is within 10km of 1 designated SAC (Wye Valley and Forest of Dean Bat Sites) and 1 SSSI (Mwyngloddfa Mynydd-Bach) for bats, however, due to the localised nature of the proposed works, these protected sites will not be adversely affected.

2.0 Site Description

2.1 Wynot is a detached, brick rendered bungalow which is single storey with a pitched tiled roof and a single rendered chimney. There are a mixture of uPVC and timber fasciae and soffits present. There is likely to be a cavity wall in the building. There is a single storey, rendered, flat roofed extension to the western elevation of the building.

2.2 There is a detached, single storey, prefabricated garage to the immediate south west of the bungalow with a pitched asbestos sheet roof and areas of timber cladding and fasciae. There is no cavity wall in the building.

2.2 The property dates back to in excess of 60 years and is situated within a semi-rural environment. There is unlikely to be any ambient lighting within the vicinity of the property.

2.3 The nearest significant watercourse is the River Usk, approximately 3.1km to the north west of the property at its nearest point. There is also a reed network within the vicinity of the property.

2.4 Wynot is situated within a semi-rural environment in the hamlet of Llandevaud, to the north east of the city of Newport. The property is immediately surrounded by substantial amounts of open agricultural fields and there is excellent ecological connectivity for bats to the wider environment.

2.5 The National Grid Reference of the site is approximately: **ST 3993 9024**

3.0 Report Constraints

3.1 Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year; migration patterns and behaviour. The survey methods employed can provide evidence for the potential presence of bats at the times when the site was visited. Although the methods follow best practice guidance and were carried out in such a way as to maximise the chances of detection, failure to detect the target species cannot be considered as definitive proof of their absence.

3.2 The report is solely concerned with bats in relation to these buildings. Trees and other buildings not mentioned directly have not been included in this report.

3.3 Even though bats are habitual creatures they can still move to new roosts if more suitable. Therefore this report cannot predict the status of the structure in regard to bat occupancy in the future. This report should be acted upon as soon as practical. Natural Resources Wales will only accept survey data up to two years old from date of issue for licence applications, although some Local Planning Authorities will only accept survey data up to eighteen months old. If planning or building works are delayed, it is the responsibility of the client to discuss and gain approval from the *author* before work commences.

4.0 Legal Constraints

4.1 Bats, and any place a bat uses for breeding or shelter, either currently occupied or unoccupied are protected by European and British law, predominantly by **The Conservation of Habitats and Species Regulations 2017**, which are the principal means by which the Habitats Directive is transposed from European directive into law in England and Wales.

4.2 In summary this law states that it is an offence to:

- **Deliberately capture or kill a bat**
- **Deliberately disturb a bat**
- **Damage or destroy a breeding site or resting place of a bat**
- **Keep; transport; sell; exchange or offer for sale or exchange a living or dead bat or any part of a bat**

4.3 ‘Deliberately’ may also be interpreted, as not intending to injure or kill a bat but having done so due to being insufficiently informed and unaware of the consequences of the action.

4.4 For a more comprehensive description and exact wording of the legislation please refer to:

<http://www.legislation.gov.uk/ukxi/2010/490/contents/made>

4.5 Where there is a risk that a bat roost may be present, it is incumbent upon the owner to commission a specialist bat survey to identify bat roosts before any work commences. Maximum penalties for offences relating to disturbance to bats or their roosts can amount to imprisonment for a term not exceeding six months or fines of up to Level 5 on the standard scale under the Criminal Justice Act 1982/1991 (i.e. £5000 in April 2001) per roost or bat disturbed or killed, or to both.

4.6 If a bat roost is discovered, no work that could affect the roost can be undertaken until Natural Resources Wales grants a licence endorsing the work. A thorough method statement and adequate mitigation proposal will need to be submitted to support any licence application.

4.7 The Environment (Wales) Act 2016 puts an onus onto responsible bodies such as Local Planning Authorities to not only preserve, but also to enhance biodiversity meaning that planning applications must offer an element of ecological gain as well as preserving any aspects of ecological importance.

5.0 General Information

5.1 Bats are unable to build roosts themselves but instead rely on both man made and naturally occurring features to provide suitable accommodation. Bats generally prefer older buildings built with traditional materials, as traditional building methods provide more opportunities for gaps and entrances to buildings. Traditional cut roofs are preferred to a roof with trusses. Bats also prefer to roost where the external roost area has access to sunlight during the day such as south facing roof elevations.

5.2 Bats can utilise the following features on a building; end tiles, barge boards, soffit, gable ends, porches, lead flashing, hanging tiles, ridge tiles, broken tiles, eaves, sash window frames, wood cladding, fascia boards, window sills and internal roof spaces and timbers. Although this list demonstrates the most popular roosting sites it is by no means definitive. Bats can use apertures as small as 10mm in diameter to gain access.

5.3 The U.K bat population is divided into two distinct families, Rhinolophidae and Vespertilionidae. In general, Rhinolophidae (Horseshoe) bats differ in their roosting requirements to Vespertilionidae (the remainder of UK bat species). Horseshoe bats prefer to roost in large areas such as internal attic spaces and hang in the open from the roof of the roost. They tend to roost in visible clusters to maintain the high temperatures that a maternity colony needs. Horseshoe bats also prefer free flight access and egress into the roosting area. Horseshoe bats tend to be more light averting to other UK bat species, and routinely fly around the internal roosting area to warm up before exiting. It is noted that Plecotus (Long Eared) bats share some of these preferences. Vesper bats are, on the whole, crevice dwelling bats who squeeze into small apertures to access the roost. These, like Horseshoe bats, will cluster in maternity colonies, but are normally hidden from view. Vesper bats, with the exception of Long Eared bats, do not require a large internal roost to fly around before exit. Long Eared bats, although part of the vesper family, are very light averting and will, on occasions share the roosting patterns of both Horseshoe and crevice dwelling species.

6.0 External Scoping Survey

6.1 The external scoping survey was undertaken on the **22nd October 2025** in conditions of good natural light. All external aspects of the buildings were comprehensively evaluated for roost potential. Evidence was also sought for any staining or droppings which could suggest bat occupation.

6.2 The buildings were inspected for overt evidence of bat presence and occupation such as:

- Staining around the entry of roosting point caused by oils secreted by the bat into its fur
- Scratching on surfaces caused by the bat in the acts of take off and landing
- Bat droppings on walls; floors; roof voids; window sills or panes and barge boards
- Urine stains below a possible entrance site, within the entrance to a cavity or on timbers used for roosting

- Bats can produce chatter on warm evenings prior to leaving the roost. A heterodyne bat detector is used to help determine this
- Flies around the entrance or on the floor of possible roosts, which may be attracted to bat guano

6.3 There were opportunities present for bats to access and use the buildings and those that were available were deemed as having moderate potential for roosting bats. There were a small number of raised roofing tiles on the bungalow and there was an aperture in the soffit to the eastern elevation of the bungalow. There were apertures between the roofing sheets of the garage and along the ridge-line and there were apertures underneath areas of timber fasciae / cladding.

6.4 No droppings or evidence of bats were discovered on any external features.

6.5 Evidence of nesting bird use of the buildings was observed during the scoping survey.

6.6 Examples of apertures allowing access to cavities in the buildings:

Bungalow







7.0 Internal Scoping Survey

7.1 The internal scoping survey was undertaken on the **22nd October 2025** by Hannah Evans (accredited agent S095550/1), an experienced bat ecologist with 5 years experience.

7.2 There was an accessible attic space within the building. The space was lined; of a traditional cut design and was partially boarded out. There were small areas of light ingress around the roof-line of the building. There was also a small window to the eastern gable end of the attic space.

7.3 There was no internal attic space within the garage. The garage was open to the roof and the underside of the roofing sheets could be visualised.

7.4 No droppings or evidence of bats were discovered on any internal features.

Bungalow





Garage



8.0 Concluding Remarks and Recommendations

8.1 No direct evidence of bat use was observed during the scoping survey. All areas of the property were accessible during the site visit.

8.2 The property is located in an area with excellent ecological connectivity for bats to the wider environment.

8.3 There is unlikely to be any ambient lighting within the vicinity of the property.

8.4 Due to the age and condition of the buildings, there were opportunities present for bats to access and use the buildings and those that were available were classed as having moderate potential for roosting bats.

8.5 The buildings do not offer significant hibernation potential for bats.

8.6 No evidence of nesting bird use of the buildings was observed during the scoping survey.

8.7 Given the location of the buildings, proposed works which will affect the roof of both buildings and potential access features for bats noted around both structures bat activity surveys are recommended to inform the proposed plans. At least two bat activity surveys are recommended to establish the presence or absence of bats within the buildings. The general shelf life of activity surveys is eighteen months. Updated survey work may be required after this time.

8.8 A minimum of six experienced bat surveyors will be used to adequately cover the bungalow and garage buildings during the emergence surveys. The surveys will conform to the “*Bat Surveys for Professional Ecologists, Good Practice Guidelines 2023*” and will be undertaken in the core maternity season for bats of May to August inclusive. The surveys will be undertaken in weather conditions conducive for bat activity. Suitable bat monitoring equipment will be used to acoustically analyse any bat calls which are present to allow for accurate species identification. Once the further surveys are completed, detailed mitigation and enhancement measures can be designed into the development.

8.9 If bats are found to be resident within the buildings, a development licence from Natural Resources Wales may be required for any works which affect the structures. This process is separate to planning consent and can only be applied for once planning consent has been granted.

Signed: Richard Watkins Date: October 2025

9.0 Appendix

Aerial Site Photographs

OS Map

Appendix 1 Aerial Site Photographs



The site in its immediate environment.



The site in its wider environment offering excellent ecological connectivity to the surrounding habitat.

Appendix 2 OS Map National Grid Reference ST 3993 9024

