



PRELIMINARY ROOST APPRAISAL (PRA)

1 Douglas Haig Road, Salisbury, Wiltshire SP1 3NB

Prepared for: R. Ambler, 1 Douglas Haig Road, Salisbury, Wiltshire SP1 3NB

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Executive Summary

The property has been assessed as having negligible potential to support roosting bats. No further surveys are required. This is a household application and is, therefore, exempt from Biodiversity Net Gain requirements (Defra, 2024 and 2023).

1.0. Introduction

1.1. Survey – The preliminary bat roost appraisal aimed to assess the building for the presence of bats and to confirm the presence/absence of bats and/or potential bat roosting features.

Local Planning Authorities must consider species protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife & Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework (NPPF) 2024) and have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment & Communities Act 2006 (NERC 2006).

1.2. Report – The report aims to set out the survey results, highlight any effects of the proposed development on bats, and provide appropriate mitigation and/or enhancement.

1.3. Site Location – 1 Douglas Haig Road, Salisbury, Wiltshire SP1 3NB (Figs. 1 & 2), grid reference SU 14115 31007.

1.4. Description of Site – The site is located on a residential road on the north side of Salisbury. Similar-sized residential properties are located on either side of the property, with a school playing field to the north and the River Avon and Avon Valley Nature Reserve further afield.

1.5. Description of Proposals – The proposed works are for a partial-width, rear two-storey extension, over part of the existing flat-roofed extension. The type and scope of the survey are suitable for the nature and extent of the development, as well as its scale of impact.

2.0. Method

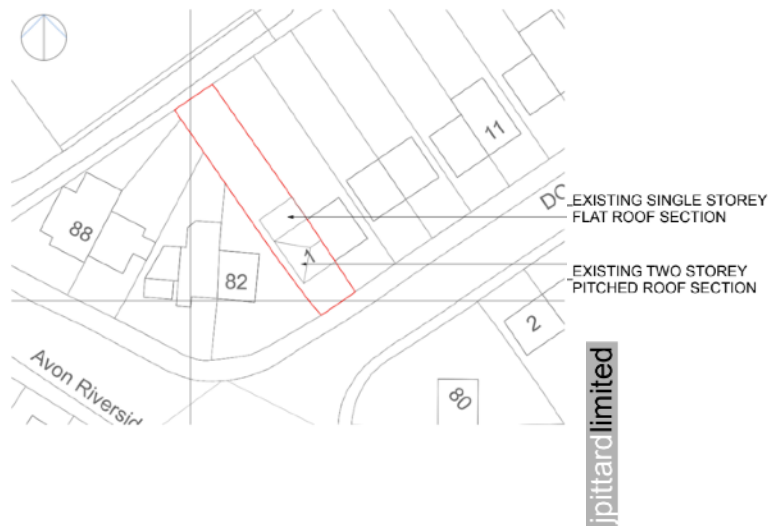
2.1. Desk Study – The Multi-Agency Geographical Information for the Countryside (MAGIC) was used to search for data on protected sites within 1km of the site.

2.2. Field Survey – Local Planning Authorities must consider nature conservation issues, including species and habitats protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended) when making planning decisions. Due to the nature and location of the buildings, only bats and nesting birds were considered for this project.

Figure 1. Location Plan



Figure 2. Block Plan



Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework (NPPF) 2024). Conserving biodiversity involves restoring and enhancing a population or habitat under the Natural Environment & Communities Act 2006 (NERC). Surveys were conducted in accordance with all relevant guidelines (see the Reference section). The weather was warm and dry.

2.2.1. Bats & Buildings – All the external walls, roof coverings, soffits, fascias, internal spaces, beams, ledges, windowsills, floors, holes and cavities, etc., were checked for evidence of bat use. Staining, droppings, and worn surfaces indicate regular use. Bat roost features were noted, i.e., gappy tiles, lifted lead flashing, gaps/holes in soffits/fascias, missing mortar around the roof, etc.

2.2.2. Bats & Trees – N/A.

2.3. Field Equipment – Equipment used to carry out the survey, including a torch, ladder, endoscope, binoculars, compass, notebook, and pen.

2.4. Details of Surveyor – Katie Pollard BSc, MSc, PhD, MCIEEM. Director and Principal Ecologist at KP Ecology. Ecologist for over 25 years. Natural England Licences held: Bat Class Licence 2015-11253-CLS-CLS and Barn Owl Class Licence CL29/00032.

3.0. Constraints to Survey

The site visit provides a 'snapshot' of the ecological features and habitats present on-site during the survey. It doesn't take into account the seasonal variation of flora or fauna. Therefore, habitats and species may have been overlooked due to the constraints of the season.

4.0. Results

4.1. Ecological Assessment

The results of the Ecological Assessment carried out on 7th October 2025 are as follows;

- House – A brick and rendered two-storey semi-detached house, with a flat-roofed extension to the rear. There is also a small, open porch at the front of the house with a shallow-pitched roof. The roof has a concrete tile roof, with one chimney stack (shared with next door). The wooden eaves at the front and side of the house are open (but there are no gaps into the roof void). The windows and doors are all uPVC (Figs. 3 - 5).

At the front of the house is a gravel and hard-standing driveway, and at the back a well-maintained garden with a patio area.

Figure 3. Front of house (SE)



Figure 4. Rear & side of house (SW & NW)



Figure 5. Rear of house (NW)



Figure 6. View of loft space to SE



- Loft Space – The loft space of the cottage is lined with a non-bitumen underfelt and is partially boarded and partly insulated on the floor (Figs. 6 - 8).
- Roof – There are no potential bat roost features on the roof of the house (Figs. 3 - 5).

Figure 7. View of chimney breast & ridge



Figure 8. Another view of loft to SW



Bats are not using the property to roost. No further surveys are required.

4.2. Results from MAGIC

The site is within 400m of the River Avon System Special Site of Scientific Interest (SSSI), the River Avon Special Area of Conservation (SAC) and the Avon Valley Local Nature Reserve (LNR). It is also within 2km of East Harnham Meadows SSSI.

5.0. Conclusion

Bats are not using the property to roost, so no further surveys are required.

This Preliminary Roost Appraisal provides a 'snapshot' of conditions during the survey and does not account for seasonal changes. Bats may move into the building in the future, so it is recommended that if work has not yet begun in two years, a further bat survey be undertaken to confirm whether bats are still absent from the building.

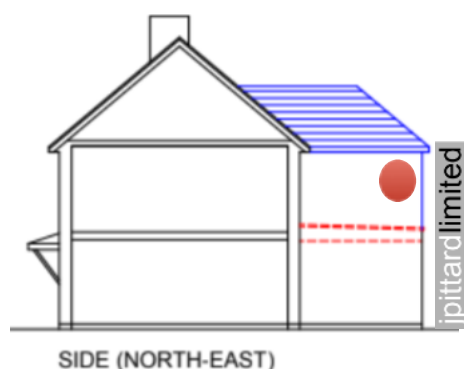
In the unlikely event that bats are found at any stage of work, all work will stop immediately, and the qualified bat ecologist will be contacted for advice on how to proceed. This is required by law, as all bats are protected by The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats & Species Regulations 2017 (as amended).

Enhancements for biodiversity are required under NPPF 2024 and NERC 2006.

6.0. Biodiversity Enhancements

Swifts - Due to the known presence of swifts (R. Ambler, *pers. comm.*), a swift box will be built integrally into the new extension on the northeast elevation, as close to the eaves as possible (Fig. 9).

Figure 9. New extension on NE elevation of house with integral swift brick 



There are different types of swift bricks, which are available from several suppliers, including: [the S brick, www.actionforswifts.com/polymer-swift-boxes](http://www.actionforswifts.com/polymer-swift-boxes), www.actionforswifts.com/afs-s-brick, www.swiftnestboxes.co.uk/index.php/products/swift-brick and www.nhbs.com/vivara-pro-rendered-build-in-swift-box-uk.

The swift brick will be positioned as close to the eaves as possible (The Swift Conservation Trust). The exact make and location of the box will be discussed and agreed upon with the ecologist.

7.0. Mitigation

None required.

8.0. References

BS 42020:2013 Biodiversity. Code of practice for planning and development (2013).

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal (2nd Ed.).

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

Defra (2023) <https://www.gov.uk/government/collections/biodiversity-net-gain>

Defra (2024) www.gov.uk/BNG-exempt-developments

Environment Act (2021) <https://www.legislation.gov.uk/ukpga/2021/30/contents/en>

Froidevaux, J. S. P., Boughey, K.L., Hawkins, C.L., Jones, G. & Collins, J. (2020). Evaluating survey methods for bat roost detection in ecological impact assessment. *Animal Conservation* 23 597–606.

National Planning Policy Framework (2024) <https://assets.publishing.service.gov.uk/NPPF-December-2024.pdf>

Reason, P.F. and Wray, S. (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

The Swift Conservation Trust www.swift-conservation.org/ accessed 07/10/2025

Wray S; Wells D, Long E and Mitchell-Jones T (2010). In Practice December 2010, 23-25; Valuing Bats in Ecological Impact Assessment.

Ecologist Signature



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