

**DEAN LODGE
MILES LANE WHITEPARISH
SALISBURY
WILTSHIRE
SP5 2QU**

ECOLOGICAL SURVEY REPORT (BATS)
(Preliminary Roost Assessment/DBW)



**Prepared for:
Mr C. ROCHE.
Date: 15/12/25.
Ref: NWP/ESR-15/12/25-version 1.**

CONTENTS

Executive Summary

1. Introduction

- 1.1 Instruction**
- 1.2 Aims and Objectives**
- 1.3 Proposed works**
- 1.4 Surveyor Background and Experience**

2. Legislation and Planning Policy

2.1 Legislative Background

3. Site Location and Description

- 3.1 Site Location**
- 3.2 Site Description**

4. Survey Methodology

4.1 Pre-Survey Data Search

- 4.2 Daylight Survey**
- 4.3 Constraints**

5. Survey Findings

- 5.1 External Inspection**
- 5.2 Internal Inspection**

6. Evaluation

7. Conclusions

7.1 Interpretation

7.2 Contingency plan

8. References

9. Queries

Appendix 1

EXECUTIVE SUMMARY

BatCraft was commissioned Mr C. ROCHE to conduct a preliminary ecological appraisal (daytime bat walkover [DBW]), of DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU. This is to support a forthcoming planning application.

The site visit was carried out on the 13th December 2025, during daylight hours. An internal and external inspection of the property took place to look for signs of bats. The preliminary ecological appraisal consists of a desk top study prior to the survey to review existing information about the site and its surroundings and to inform the design of subsequent bat surveys, if required. The desk top study was conducted based upon a 2km search radius and it revealed 3 sites with 2 designations, these are:

NEW FOREST-SPECIAL AREA of CONSERVATION (SAC).

WHITEPARISH COMMON- SITE of SPECIAL SCIENTIFIC INTEREST (SSSI)

BRICKWORTH DOWN AND DEAN HILL- SITE of SPECIAL SCIENTIFIC INTEREST (SSSI)

MOTTISFONT BATS- SPECIAL AREA of CONSERVATION (SAC) lies to the northeast c7500 metres.

There is 1 current European Protected Species Licences (EPSLs) for bats with an end date of 3/9/30, there are 2 expired EPSL for bats within 2km of the proposed development site. The proposed development is a rural setting, the size of the garden and adjoining farmland with trees/shrubs and hedges would allow good ecological connectivity to the wider landscape including the designated areas. These habitats should provide good foraging and commuting for bats providing rich and diverse habitats suitable for a wide range of bat species.

The DBW comprised a detailed search of the exterior and interior of the building for bats, signs of bats and features suitable for use by roosting bats. This includes droppings, scratch marks, rubbing and staining at exit holes, live or dead bats and other features such as missing tiles, this list is not exhaustive.

The buildings suitability to support roosting bats was assessed and 1 bat was identified during the preliminary inspection.

When the findings are combined the main dwelling was characterised as having high potential¹ to support roosting bats

In line with best practice guidelines²; further survey effort is required.

1-Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats. Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition. Page 44.

2- Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists Good Practice Guidelines (4th Edition).

1.INTRODUCTION

1.1 Instruction

BatCraft was instructed by Mr C. ROCHE to conduct a DBW of DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU to support a planning application.

1.2 Aims and Objectives

The DBW is designed to:

- Identify the presence/likely absence of bats within the building.
- Provide information on previous bat ecological surveys/reports.
- Provide information on the status of bats using the buildings currently or previously.
- To add confidence where no bats are found, or to categorise the nature of a roost where evidence of bats are found.
- To establish whether further surveys, mitigation or an EPSL is required.

The preliminary ecological appraisal (bats) and report writing were carried out in accordance with Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition.

1.3 Proposed Works

The survey was commissioned in connection with planning application REF: PL/2025/08949.

1.4 Surveyor Background and Experience

The preliminary ecological appraisal for bats was undertaken and the report written by Nicholas Powell. Nicholas holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

2. Legislation and Planning Policy

2.1 Legislative Background

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as “*any structure or place used for shelter or protection*” whether bats are present at the time. A summary of the main legislation and planning considerations are included at Appendix 1.

Seven species of bat are also Species of Principal Importance for nature conservation in England under Section 41 of the Natural Environment and Rural Communities Act 2006. This places a duty on all government departments to have regard for the conservation of these species and on the Secretary of State to further, or promote others to further, the conservation of these species.

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This report is valid for 12 months from the site inspection. The lifespan of this report may be subject to change if the site conditions change due to unspecified works that affect the site.

3. Site Location and Description

3.1 Site Location

The building is located at Grid Reference SU 2574 2416, An overview of the immediate area is shown on Figure 1, image courtesy of Bing Maps.

Figure 1. DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU.



3.2 Site Description

The application site comprises of a detached dwelling. Figure 1/2. Immediately to the front of the dwelling is an area laid to lawn bordered by a hedge. The main garden is laid to lawn, interspersed with mature trees Figure 3. There is a detached garage-unaaffected by the development. Figure 4.

The site itself offers a good amount of foraging and commuting habitat for bats and there is excellent connectivity to the wider landscape including the designated areas.

DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU

Figure 1. Main dwelling. Figure 2. Main dwelling.



Figure 3. Garden.



4.1 Pre-Survey Data Search

The client has advised that to their knowledge, no previous bat surveys have been undertaken on the site. Google Earth and MAGIC maps (magic.defra.gov.uk) websites were used prior to the survey to determine the suitability of the surrounding habitat to support roosting bats and to identify any statutory designated sites or EPSLs within 2km of the site. No data was sought from the local records centre at this time.

The desk top study was conducted based upon a 2km search radius and it revealed 3 sites with 2 designations, these are:

NEW FOREST-SPECIAL AREA of CONSERVATION (SAC).

WHITEPARISH COMMON- SITE of SPECIAL SCIENTIFIC INTEREST (SSSI)

BRICKWORTH DOWN AND DEAN HILL- SITE of SPECIAL SCIENTIFIC INTEREST (SSSI)

MOTTISFONT BATS- SPECIAL AREA of CONSERVATION (SAC) lies to the northeast c7500 metres.

There is 1 current European Protected Species Licences (EPSLs) for bats with an end date of 3/9/30, there are 2 expired EPSL for bats within 2km of the proposed development site.

The site is situated along a through road, Miles Lane, c850 metres to the east of the

Village of Whiteparish. Whiteparish is a village about 7.5 miles southeast of Salisbury in Wiltshire and approximately 1.5 miles from the county boundary of Hampshire. The property is bordered on all aspects by mixed farmland broken up by hedgerows.

The ecological connectivity to the designated sites from the proposed development site is good due to the lack of any significant obstruction, the trees/hedges/garden and open countryside adjoining the site should provide good commuting/foraging/roosting opportunities for a wide range of bat species.

Figure 3 shows the proposed development site and its relation to the designated sites courtesy of Magic maps; the legend is Figure 1 in appendix.

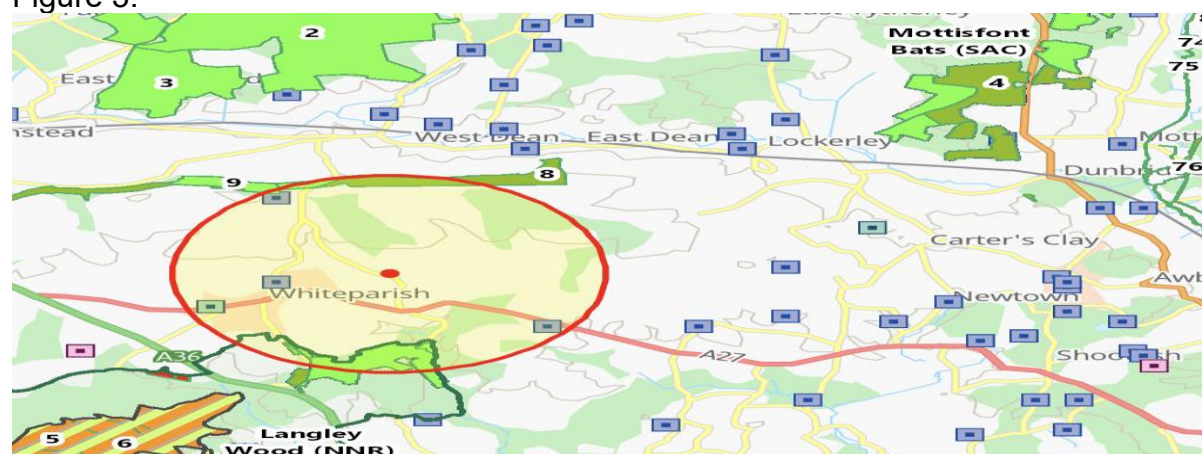
Figure 1. Expired Licences

CASE REFERENCE OF GRANTED LICENCE	SPECIES ON THE LICENCE	LICENSABLE PERIOD	LICENSABLE WORKS
EPSM2010-2148	C-PIP;S-PIP;BLE	LICENCE_ST 01/09/2010 LICENCE_EN 31/08/2012	DESTROY A BREEDING/ RESTING SITE
EPSM2010-1821	C-PIP;BLE	LICENCE_ST 31/03/2010 LICENCE_EN 30/03/2012	DESTROY A RESTING SITE

Figure 2. Current Licences

CASE REFERENCE OF GRANTED LICENCE	SPECIES ON THE LICENCE	LICENSABLE PERIOD	LICENSABLE WORKS
2020-48848-EPS-MIT	C-PIP	LICENCE_ST 03/09/2020 LICENCE_EN 03/09/2030	DESTROY A RESTING SITE. DAMAGE A BREEDING SITE.

Figure 3.



DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU
4.2 Daylight Survey

The DBW of DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU was carried out by Nicholas Powell on Saturday 13TH December 2025 at 10.00 am. The weather conditions for the survey were clear with no rain, occasional gusts of wind up to Beaufort 1 and a temperature of 14.7 degrees.

Equipment used included a high-powered torch, a digital camera, a digital camera on a telescopic pole, an endoscope and a ladder.

During the DBW an external inspection of the property was carried out to identify any signs of occupation by bats and features that could offer potential roosting sites following standard survey guidelines.

Features investigated included:

- Construction of the building– soffits, loft space, tiles/slates, lead flashings etc.
- Building condition – structure of roof and walls.
- Access points – potential entry and exit points for bats.
- Roosting points – cracks and crevices, between underlay and roofing tiles/slates.

Field signs that would indicate the presence of bats were searched for. These included:

- Bat droppings on the floor and walls of the building.
- Feeding remains (particularly butterfly and moth wings).
- Evidence of urine and/or oily staining around possible roost entrance
- Presence of areas cleared of cobwebs.
- Where a breathable roofing membrane has been fitted staining on the membrane may suggest use by bats.
- Odour can sometimes suggest the present of bats.
- Squeaking and chattering can reveal bats roosting between the tiles and roofing underlay.

4.3 Constraints

Full access to the site during the visit was made possible by the client.

Lack of boarding in roof voids was nothing to be considered a constraint.

5. Survey Findings

5.1 External inspection

The external features of the property were examined for signs described in section 4.2.

Windowsills, exposed features around the windows, fascia and walls were inspected for any evidence of bat droppings or staining.

The property is a detached brick-built double storey dwelling.

Main Dwelling.

The ridge tiles were in good condition with no significant mortar missing. Figure 1.

The eaves tiles were in good condition, there was no visible missing mortar. Figure 2.

The tiles covering the roof were in fair condition, there were lifted tiles. Figure 3/4/5.

The soffits and fascia were a mix of U.P.V.C and wood, they were in good condition, close fitting with no significant splits or gaps. Figure 6/7.

There were 2 chimney stacks. The leadwork was complete and close fitting. Figure 8/9.

There were areas of hanging tiles, these were not close fitting which allowed gaps that bats could exploit. Figure 10/11/12.

No bats or evidence of bats was recorded during the external inspection of the main dwelling there were multiple visible roosting opportunities or ingress points that bats could exploit.

Figure1. Example of ridge tiles.



Figure 2. Eaves tiles.



Figure 3/4/5. General tiles.



DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU
Figure 6/7. U.P.V.C/wooden soffits and fascia.



Figure 8/9. Leadwork around chimney.



Figure 10/11/12. Example of hanging tiles.



DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU
5.2 Internal Inspection

An internal inspection of the property was undertaken and was examined for any signs of bats, (described in section 4.2)

Main Dwelling

There were 3 loft spaces in the main dwelling, each were accessed using a ladder and were in good condition. The loft areas were not lit, they were partially boarded and insulated. The tiles were lined with bitumen felt, this was in good condition with no visible rips/tears. The roof voids were not being used.

There was no light ingress.

Figure 1/2/3/4. Show general structure and condition of lofts in main dwelling.

Evidence of bats was recorded during the internal inspection in the form of a roosting bat.

Pipistrelle sp.

Figure 5.

Figure 1/2/3. Main dwelling roof voids.



DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU
Figure 5.



6. Evaluation

The bat roost potential of the features within the site have been assessed with reference to the following criteria and include seasonal variation where increased or decreased probability may arise. Where features are present, they are **highlighted in bold**.

The likelihood of bat roosts being present will be higher where structures:

- **are of a pre-20th Century construction;**
- **are in a lowland rural setting;**
- **have woodland, mature trees, species-rich grassland and/or water nearby.**
- have large dimension roof timbers with cracks, joints and holes,
- **have an uneven roof covering with gaps, though not too draughty.**
- have numerous crevices in stonework and structures;
- **have hanging tiles or roof cladding, especially on south-facing walls;**
- **have a roof warmed by the sun;**
- are disused or little used; largely undisturbed;
- provide appropriate hibernation conditions, such as abandoned mines, tunnels, kilns, or fortifications; or
- **Recent and historical records of bat roosts in the general area.**

The likelihood of bat roosts being present will be lower where structures:

- are in an urban setting with little green space;
- **are subject to heavy disturbance (constant movement due to draughts and noise, also unstable microclimate);**
- have a small, cluttered roof void (particularly for brown long-eared);
- are of a modern construction with few gaps or crevices that bats can fly or crawl through (though pipistrelle bats may still be present);
- are comprised of prefabricated steel or sheet materials; (some sections);
- are active industrial premises.

Please note that the above list provides generic screening criteria only and there are exceptions to consider.

DEAN LODGE, MILES LANE, WITEPARISH, SALISBURY, WILTSHIRE SP5 2QU

7. Conclusion

7.1 Interpretation

The combined evidence from the desktop study and the external/internal inspection of the property provides a high level of confidence in support of the opinions set out in this report.

Main dwelling- Informed by the results of the survey and the factors highlighted in Section 6, it is concluded that the roof void/s are being used by bat/s. A bat was observed roosting, it was similar in appearance to the pipistrelle sp, the bat was not handled as it was inaccessible. Owing to the structure of the building, the outside temperatures still being high for the time of year-above 8 degrees it would suggest this is a transitional roost.

Based on recommendations in the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, further survey effort is required in the form of 3 emergence surveys, undertaken between May and September with 2 being undertaken May-August, recommended number of survey positions would be 5.

the Bat Workers Manual and the Bat Surveys Good Practice Guidelines, further survey effort is required in the form of 1 emergence survey, should bats be seen emerging/re-entering then 2 further surveys would be required.

7.2 Contingency Plan.

If, for whatever reason, there is a time delay of greater than 12 months between this survey and further surveys then this survey should be repeated as the condition of the buildings may change.

8. References

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

HM Government (2017) Conservation of Habitats and Species Regulations as (amended).

HM Government (1981) The Wildlife and Countryside Act (as amended). HM Government (2006) Natural Environment and Rural Communities Act.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). Bat Workers' Manual (3rd Edition). Joint Nature Conservation Committee.

9.Queries

Any queries regarding this report should be addressed in the first instance to **BatCraft**.

Telephone; 07960 351558. Email: info@batcraft.co.uk

1 The Chestnuts, East Grimstead, Salisbury, Wiltshire SP5 3RU.

APPENDIX 1

In summary, the legislation combined makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to a structure or place used for shelter by a bat.
- Intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate.
- Intentionally or deliberately kill, injure or take any bat.

Planning Considerations:

Government guidance to Local Planning Authorities stipulates the need to consider biodiversity and protected species during the consideration of planning applications. The NPPF makes clear that the planning system should help minimise the impacts that development can have on biodiversity and provide net gains in biodiversity where possible. In addition, the ODPM Circular 04/2005 states “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.

Developments that compromise the protection afforded to bats or roosts under the provisions of the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 will require a European Protected Species (EPS) licence from Natural England (NE).

NE, the government’s statutory conservation advisory organisation, is responsible for issuing EPS licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations.

Three tests must be satisfied before this licence (to permit otherwise prohibited acts) can be issued:

- Reg 44(2)(e) – the derogation is “in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- Reg 44(3)(a) – there is “no satisfactory alternative” to the derogation.
- Reg 44(3)(b) – the derogation is “not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range”.

Tests (a) and (e) can be met with the issue of planning permission for the proposed works. Test (b) is determined by NE’s ecology department that requires the development of a suitable mitigation strategy that would ensure that any bats present on site, are retained at the same population level or better.

Magic

Designations

Land-Based Designations

Statutory

Areas of Outstanding Natural Beauty (England)



Limestone Pavement Orders (England)



Local Nature Reserves (England)

Local Nature Reserves (England)



National Nature Reserves (England)

National Nature Reserves (England)



National Parks (England)



Ramsar Sites (England)

Ramsar Sites (England)



Sites of Special Scientific Interest (England)

Sites of Special Scientific Interest (England)



Special Areas of Conservation (England)

Special Areas of Conservation (England)



Special Protection Areas (England)

Special Protection Areas (England)



Biosphere Reserves (England)

Biosphere Reserves (England)



Habitats and Species

Species

European Protected Species Licensing

Granted European Protected Species Applications (England)



Amphibian



Bat



Cetacean



Invertebrate



Other Mammal



Plant



Reptile