



22 Riverside Close,
Laverstoke, Salisbury,
SP11QW

Preliminary Roost Assessment (PRA)

Date: 05/01/25

Vesper Conservation & Ecology Limited
13 Chilbolton Down
Crawley
Stockbridge
Hampshire
SO20 6BU

www.vesperconservationecology.co.uk
07881 027732

Non-Technical Summary

Site name and location	22 Riverside Close, Laverstoke, Salisbury, SP11QW SU 15756 30757
Scope of works	PRA bat survey undertaken on 26th November 2025 This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: • No Plans have been seen at this time
Summary of Surveys and evaluation	• The building has tight fitting roof tiles there are no gaps or holes that would allow ingress to the building. • The attached garage has a bitumen flet roof with no obvious gaps or holes that would allow ingress into the building. • The soffits and eaves (UPVC) are tight with no obvious gaps or holes that would allow ingress into the building. • This building Negligible potential for bat roosting
Recommendations	• No further surveys are recommended for this building at this time, whoever this may change if the building condition changes and or if the scope of works changes. • In the Higley unlikely event of bats been discovered during any works then all works must stop and a suitably qualified ecologist should be contacted for further advice. • It is recommended that at least 2 wall mounted bat and bird boxes should be attached to the walls in suitable areas, this will be determined once the plans for the building have been finalised.

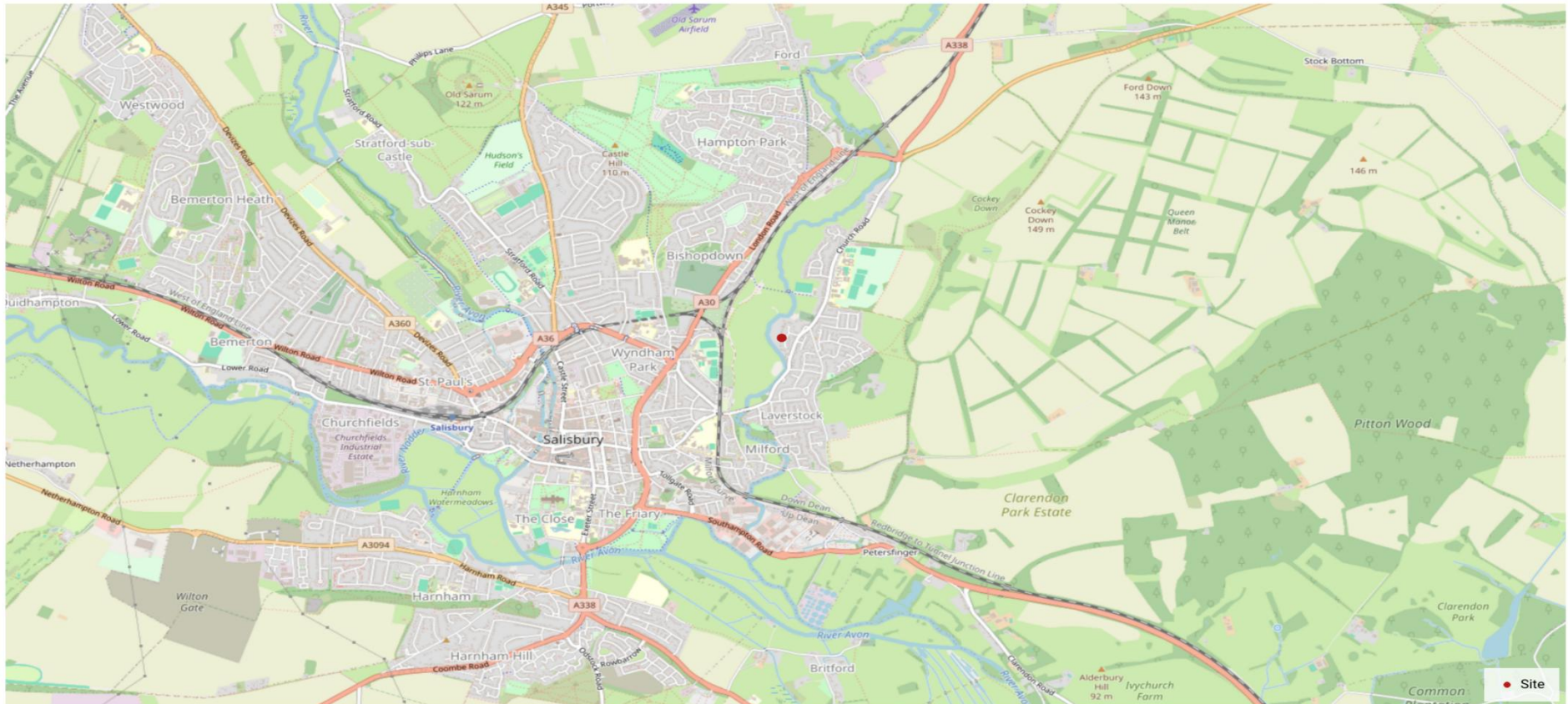
1. Introduction

- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
- 1.2 22 Riverside Close, Laverstoke, Salisbury, SP11QW, the national grid reference number is SU 15756 30757.
- 1.3 This property is situated on in the village of Laverstoke on the outskirts of the City of Salisbury. The property has very good connectivity to the surrounding habitats.
- 1.4 There are two designated sites within 1km of the site these include Cockey Down SSSI to the northeast and the River Avon System SAC, SSSI to the west.
- 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed work to the building.
- 1.6 A search of data from the local Bat Group has shown that there are records of both pipistrelle species (***Pipistrellus pipistrellus***, ***Pipistrellus pygmaeus***), Long eared bats (***Plecotus auritus***), Serotine (***Eptesicus serotinus***) and Myotis species in the area, there have been no (0) granted bat mitigation licence within 1km of the site.
- 1.7 There are 18 species of bat in the UK, seven of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019. (See appendix).
- 1.8 The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).

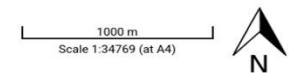




Location



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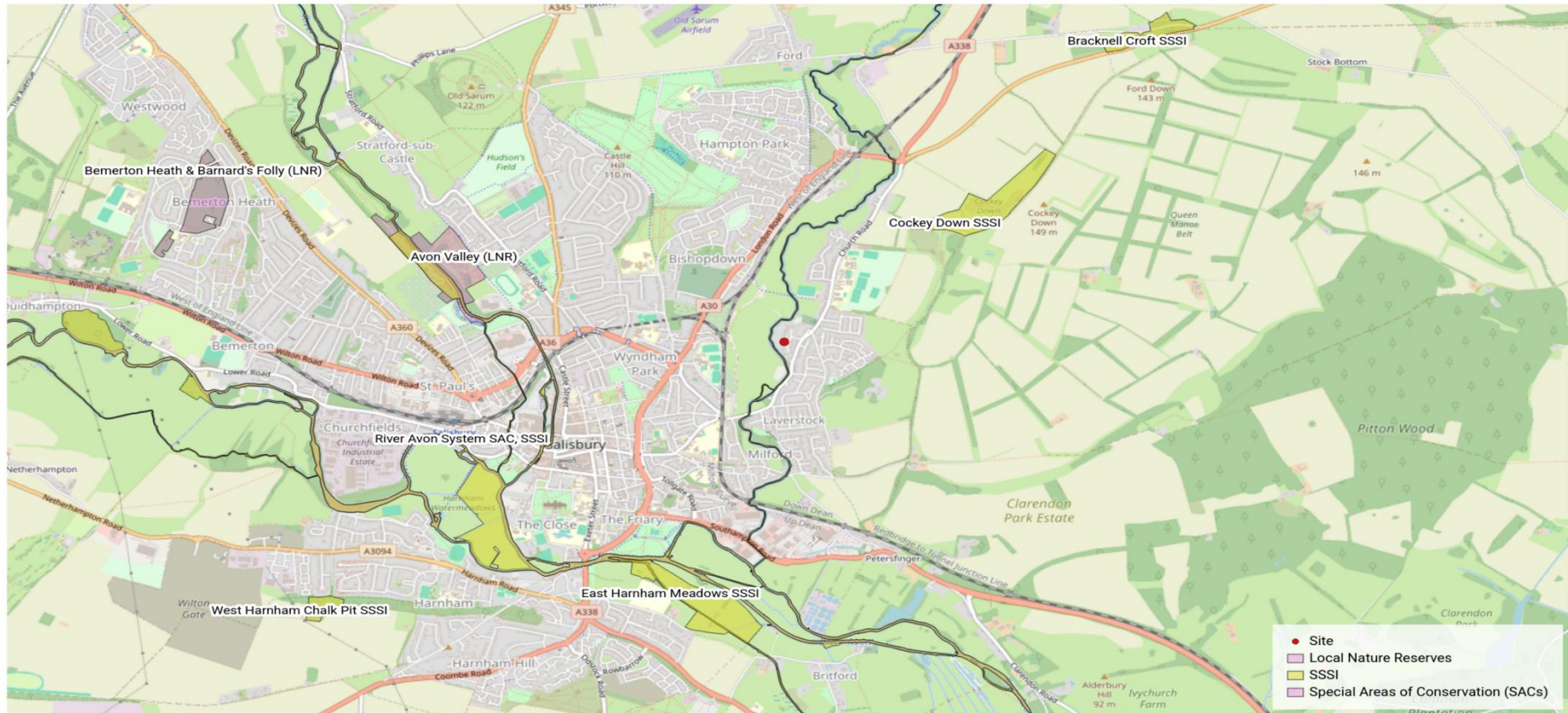


Map 1: Site Location (LandApp 2026)

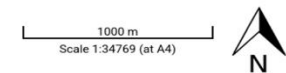




Designated Sites



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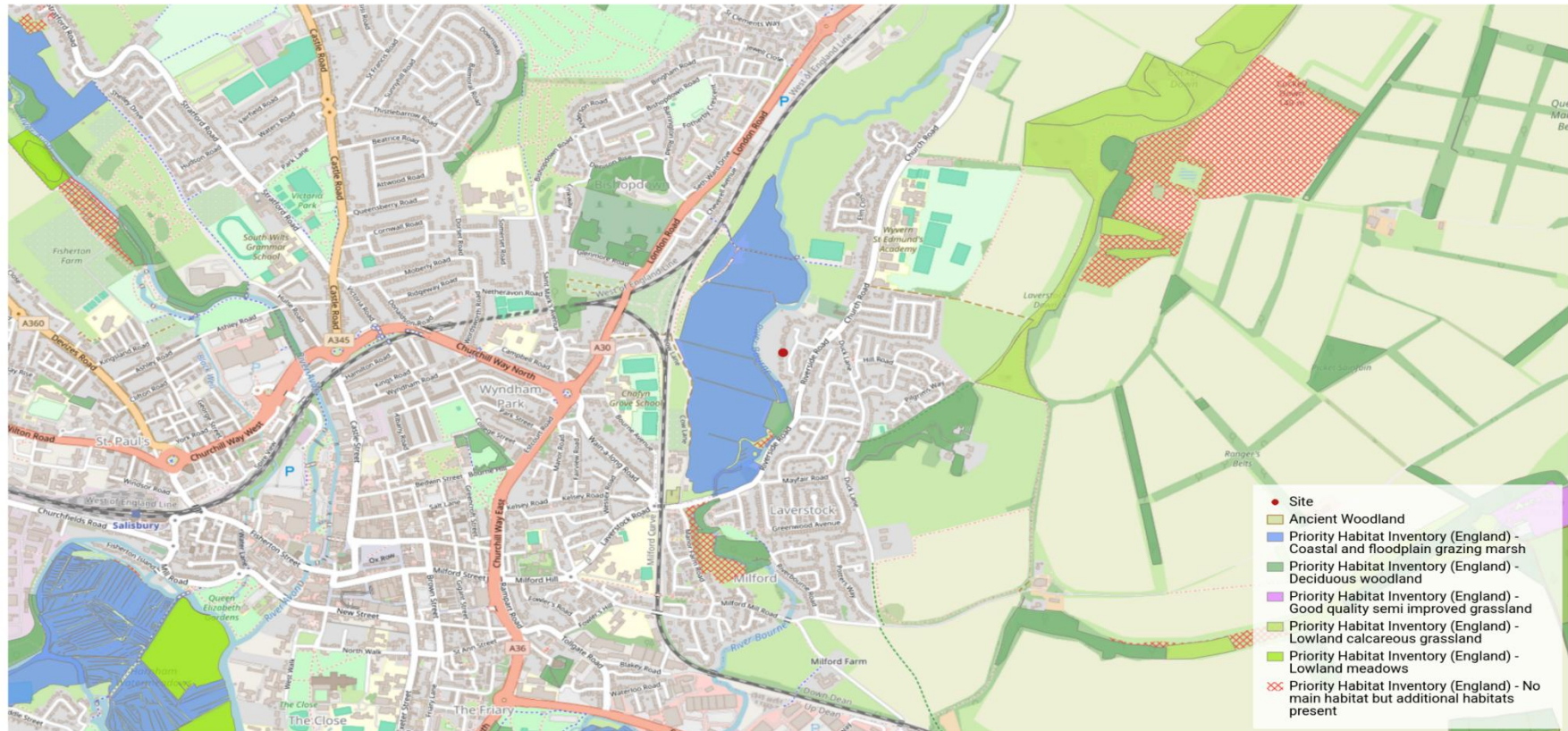


Map 2: Designated sites (LandApp 2026)

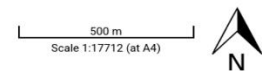




Priority Habitats



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Map 3: Priority Habitats (LandApp 2026)



Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection. appropriate conditions and or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree- lined watercourses and grazed parkland. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted form Collins 2016)

2. Field survey

External inspection: (see pictures in appendix)

- 2.1 An external inspection of '22 Riverside' was undertaken on the 26th November 2025 by experienced ecologist and bat surveyor Robert West (NE license number 2025-84565-CL18-BAT). This inspection was undertaken to identify any potential ingress/egress points within the roof and the body of the structure and any other potential for bat activity.
- 2.2 The building is brick-built structure. There are a mature gardens to the front and rear of the property. The building is detached with an attached garage.
- 2.3 The roof has a double pitch with a gable walls and has been extended at the side/rear with a single storey rear conservatory.
- 2.4 The roof is covered with tight fitting interlocking pan tiles; there are no obvious gaps or holes that would allow ingress into the building.
- 2.5 The ridge is made from the same material as the tiles, there are no missing lifted ridges tiles, the pugging is tight with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The building has soffit boxes and eaves which are tight and are constructed with UPVC, there are no gaps or holes that would allow ingress into the building.
- 2.7 All the windows and doors frames are tight fitting with no obvious holes or gaps that would allow ingress into the fabric of the building.
- 2.8 The attached garage building has a flat roof with bitumen felt on; the roof looks like its in good condition with no obvious gaps or holes that would allow ingress into the building.

Internal inspection (see pictures in appendix)

- 2.9 The main house has a single roof void that cover the whole of the building.
- 2.10 Access was good throughout; the floor of the roof void is covered in a thick layer of fibre insulation. The roof has small areas of boarding on the floor.
- 2.11 The ridge beams are about 1.5m from the floor of the roof, the building has a lot of cobwebbing throughout.
- 2.12 The insulation tucks right into eaves there was no light coming into the roof void.
- 2.13 The tiles are backed with bitumen felt, this is in good condition with no gaps or holes that could allow ingress into the roof void.
- 2.14 The garage building has no roof void and is open to the roofing material, the building has no areas suitable for bats to roost, as there are no obvious gaps or holes that would allow ingress into the building.
- 2.15 The internal inspection of the building found no physical signs of bats, there were signs of rodents within the roof void. There were no signs of birds' nests within the roof void.

3. Survey conclusion

- 3.1 The preliminary survey carried out on 26th November 2025 by Vesper Conservation & Ecology Limited showed that '22 Riverside' has **Negligible potential** for bat roosting.
- 3.2 There are records of bats in the area there has been 0 bat mitigation licenses granted within 1km of the building.
- 3.3 There are two designated sites within 1km of the site these include Cockey Down SSSI to the northeast and the River Avon System SAC, SSSI to the west.
- 3.4 The proposed works are unlikely to affect a bat roost, or any other protected species so **no further surveys** are recommended at this time.
- 3.5 It is recommended that the addition of 2 wall mounted bat and bird boxes should be sufficient to help increase biodiversity on site. Once the proposed works have been finalised then the biodiversity enhancements can be finalised as to where they will be attached.
- 3.6 In the highly unlikely event of bats been discovered during the works then all works must stop and a suitably qualified ecologist should be contacted for further advice.

Appendices

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019 (as amended).

It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. Standing Advice for Protected Species. Available from: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.



Reptiles

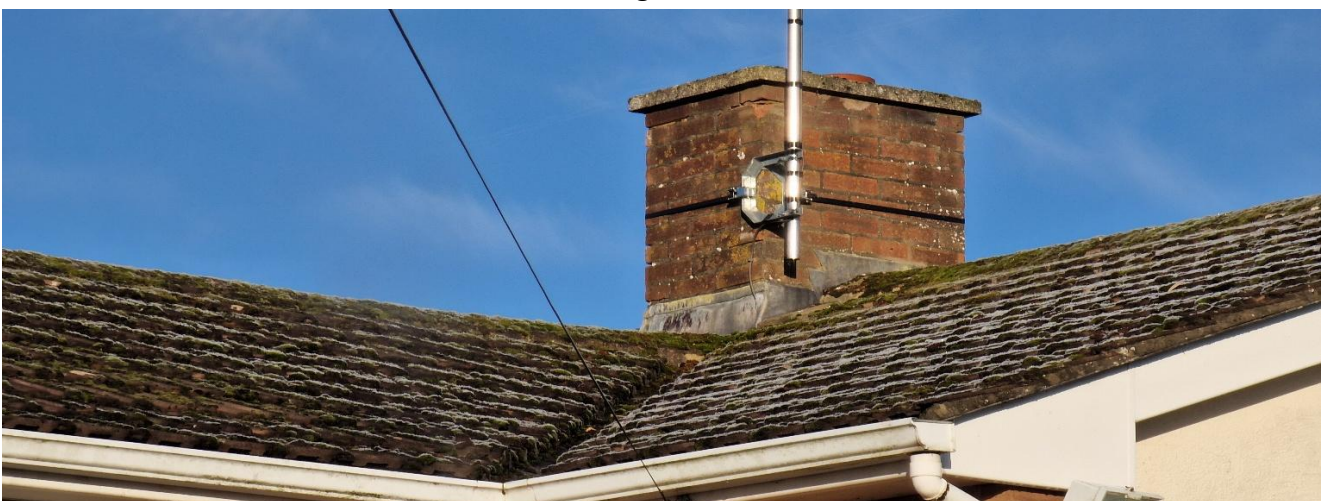
All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.



Picture 1: The front elevation



Picture 2: Showing the rear elevation



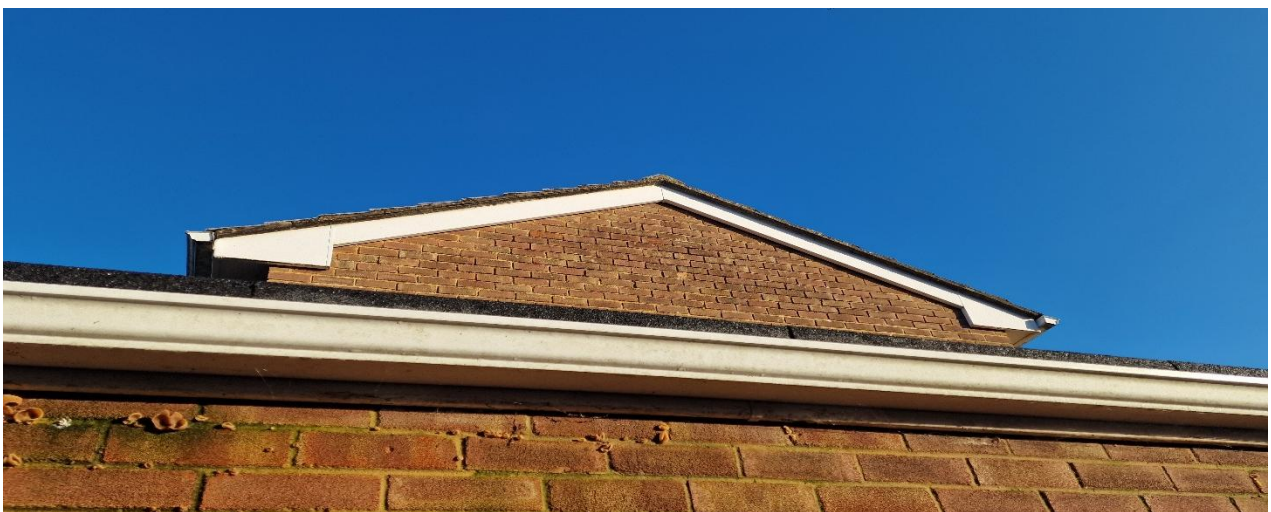
Picture 3: Showing the tile bed.



Picture 4: Showing the tight eaves



Picture 5: Showing tight fitting eaves



Picture 6: Showing tight fitting eaves



Picture 7: Showing the internal structure of the main roof



Picture 8: Showing the internal structure of the main house



Picture 9: Showing the internal structure of the garage

Survey and report by Robert West Ba (Hons), PGDip, MCIEEM

Vesper Conservation & Ecology Limited

Director: Robert West. Company Secretary: Stephanie West.

Registered in England No. 9643480

Registered office: 2 Wessex Business Park, Colden Common, Winchester, SO21 1WP.

