



Preliminary Roost Assessment

Survey site:

Shute Farm , Crockerton, Warminser, Wiltshire, BA12 7JJ BA127JJ

Client:

Moo2Yoo

Survey date:

05/05/2026

Project:

This report is prepared to inform a planning application with Wiltshire Council. This proposal can be described as steel frame building for kennels (PL/2026/02049).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

Building B1 was assessed to have moderate habitat value for roosting bats, and building B2 is a confirmed roost. The proposed development will not result in any direct impacts to potential roosting features; however, due to the proximity of the proposed building there is potential for disturbance to bats (if present) during the proposed works. As such, precautionary working methods will be required as outlined in this report.

Several active swallow nests were observed on both buildings. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Contents

Introduction and Context.....	3
Introduction.....	3
Methodology	3
Limitations	3
Results, Impacts and Recommendations	4
Site Location and Landscape Context.....	4
Fauna.....	7
Appendix 1: Proposed Development Plan.....	22
Appendix 2: Site Location Plan	24
Appendix 3: PRA Plan	25
Appendix 4: BERS Plan	Error! Bookmark not defined.
Appendix 5: Site Photographs	26
Limitations and Copyright.....	27
Version Control	27

Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference ST 84391 41107 and has an area of approximately 0.07ha comprising two buildings. The site is located in a rural setting, immediately surrounded by agricultural land and associated farm buildings. The site is used as a kennel and forms part of a working farm. The wider landscape is dominated by large areas of agricultural fields and a well-connected network of hedgerows, with pockets of woodland to the south. Longleat Forest is located to the north. A review of historic maps indicates the landscape has remained largely unchanged since the late 1800s. The River Wylfe is located approximately 2.39 km to the east of the site. There is one small pond within 500 m of the site, with further ponds present across the wider landscape associated with Longleat. The site is located on light sand-rich, and medium sandy-loam soils and subsoils. Mildly Acidic to Neutral (pH: 4.5 - 6.5).
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 4 priority habitats located within 2 km of the site. These comprise deciduous woodland, lowland calcareous grassland, lowland meadows and ancient & semi-natural woodland. The closest priority habitat comprises deciduous woodland, located ~890 m NE of the site. The site is considered to be connected to the parcel of deciduous woodland to the northeast via a hedgerow, which is likely to be a navigation aid for local bats.

Designated Sites

There is 1 statutory site within 2 km of the site. There are 3 statutory sites within 10 km of the site. These are listed below:

Table 1a: Statutory sites within 2km of the site.

Designation	Reason for designation	Distance from site
Brimsdown Hill SSSI	Brimsdown Hill SSSI is an extensive area of botanically rich calcareous grassland, scrub and woodland, with adjacent acidic types. It exhibits a close intermix of declining chalk habitats and contains uncommon plants including one or nationally restricted distribution.	1335m SW

Table 1b: Statutory sites within 10km of the site.

Designation	Reason for designation	Distance from site
River Avon SAC 10km	Annex I habitats that are a primary reason for selection of this site 3260 Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation Annex II species that are a primary reason for selection of this site 1016 Desmoulin's whorl snail <i>Vertigo moulinsiana</i> 1095 Sea lamprey <i>Petromyzon marinus</i>	2300m SE

		1096 Brook lamprey <i>Lampetra planeri</i> 1106 Atlantic salmon <i>Salmo salar</i> 1163 Bullhead <i>Cottus gobio</i>	
	Salisbury Plain SPA 10km		6715m NE
	Salisbury Plain SAC 10km	Annex I habitats that are a primary reason for selection of this site 5130 Juniperus communis formations on heaths or calcareous grasslands 6210 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) Annex II species that are a primary reason for selection of this site 1065 Marsh fritillary butterfly <i>Euphydryas</i> (<i>Eurodryas</i> , <i>Hypodryas</i>) <i>aurinia</i>	6720m NE

The site does fall within the impact risk zone for Brimsdown Hill SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Kelly Clarke Dip H.E, Senior Ecologist.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
05/05/2026	12.9	71	100	4.8	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

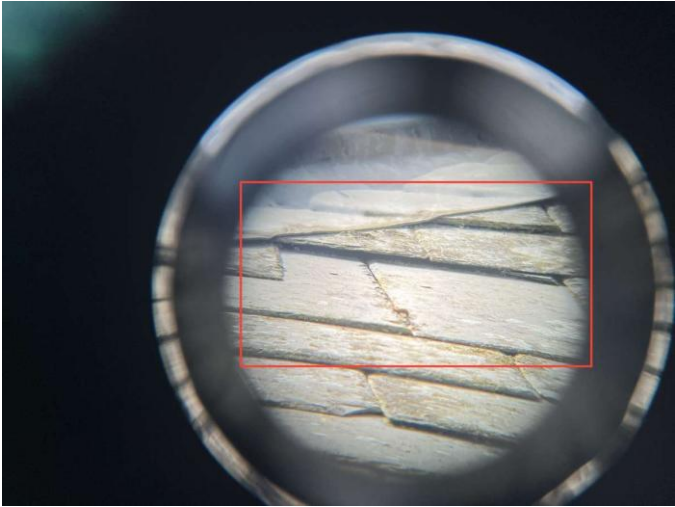
A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 1 EPSL was identified, as detailed below:

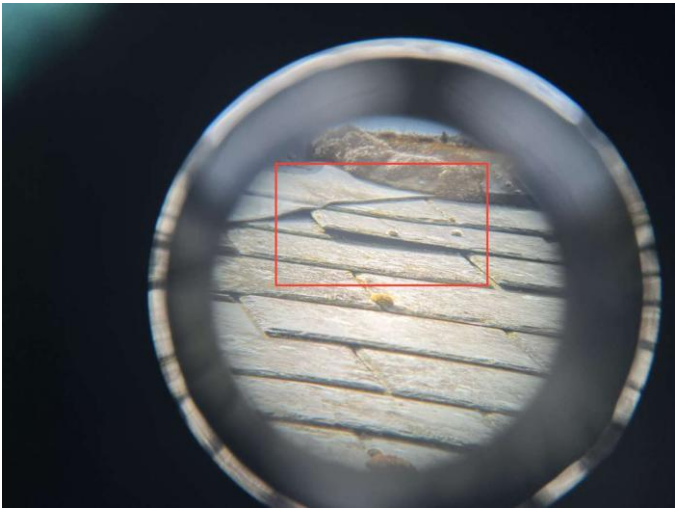
Table 3a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2016-25071-EPS-MIT	Common pipistrelle and	1,836 m	Unknown

	soprano pipistrelle		
No buildings or trees were present on site with suitable roosting features for bats to utilise. Buildings Building B1 Description B1 is a single-storey, semi-detached, brick-built kennel. The main roof structure is gabled and constructed of man-made slate roof tiles. The walls are constructed of brick, and the windows are doors and uPVC. The building is attached to B2 to the south. There is a small entrance porchway on the southern elevation and a walkway through the building from east to west. Internally, the building is separated into several kennels and sortage areas. No internal voids were recorded. No bat evidence was found during the survey. In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have moderate habitat value for roosting bats due to the presence of multiple lifted, slipped and missing roof tiles.  <i>West elevation of B1</i>			

			
			North elevation of B1
Feature	Materials	Condition/Suitability	Photographs
Roof	Slate	The roof exhibits some defects, with local gaps observed. Specifically, there are three missing tiles and one lifted tile just under the roof ridge on the northern elevation. Gaps are present under the adjacent tiles, which may provide roosting opportunities for crevice-dwelling bats. Lifted, slipped, and missing tiles were also observed on the south, west, and east elevations, which could provide roosting opportunities for crevice-dwelling bats.	

				Missing tiles on the northern elevation of B1.  Missing tiles on the northern elevation of B1.  Missing tiles on the northern elevation of B1.	
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Lifted tile on the northern elevation of B1.



Slipped, lifted and missing tiles on the southern elevation of B1.



Lifted roof tile on the edge of the west elevation of B1.



Lifted roof tiles on the east elevation of B1.

Building B2 Description

B2 is a two-storey, semi-detached dwelling constructed of brick. The main roof is hipped and constructed of man-made slate tiles. The walls are constructed of brick, and the windows, doors and fascias are uPVC. Internal voids were recorded within the building and bat evidence was observed.

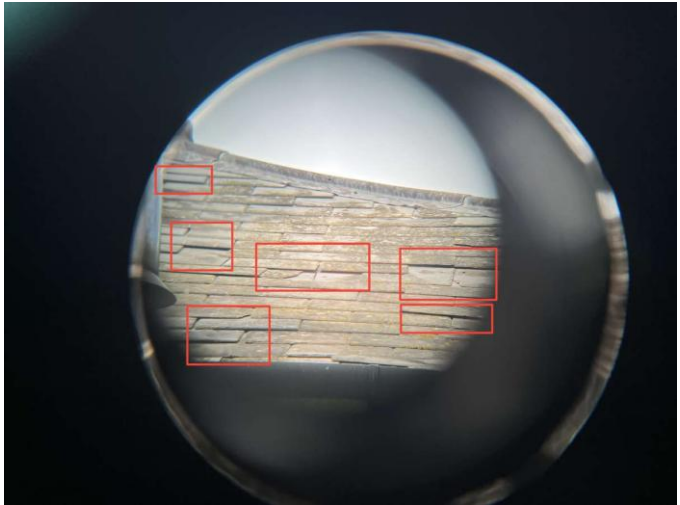
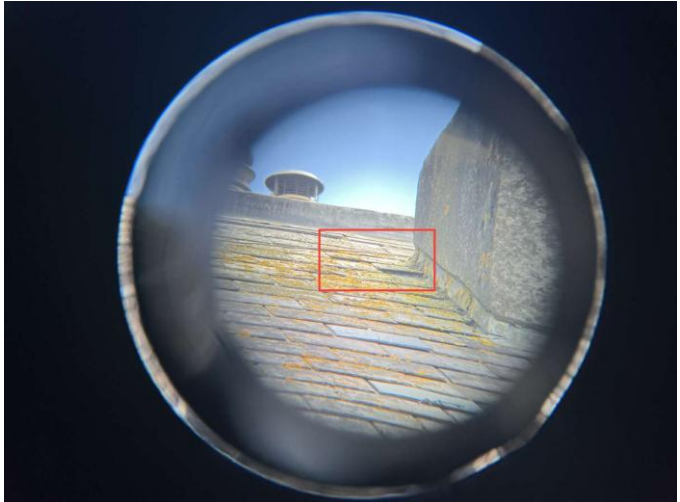
In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have confirmed roost habitat value for roosting bats due to the presence of a bat and bat droppings.



B2



B2

Feature	Materials	Condition/Suitability	Photographs
Roof	Slate	The slate roof exhibits some defects, with local gaps. Lifted, slipped, broken, and missing tiles were observed on all elevations of the roof. Gaps under these tiles may provide roosting opportunities for crevice-dwelling bats. Light ingress was observed into the loft void on the east and west elevations from slipped and missing tiles, allowing direct access into the loft void.	 <i>Lifted, broken and missing tiles on the east elevation of B2.</i> 

				<i>Lifted tiles on the east elevation of B2.</i>  <i>View of north elevation of B2.</i>	
	Voids	Bitumen felt	A loft void was recorded within B2. This void is accessible and measures approximately 9.3m in length, 9.3m in width, and 2.7m in height, with an area of 86.5m². The void is lined with bitumen felt and metal mesh. Three small tears were observed in the roof lining inside the loft void, which could provide roosting opportunities for crevice-dwelling bats. Light ingress was observed on the east and west elevations, where		

there are slipped, lifted, and missing tiles, providing direct access into the loft void. The loft void contains timber beams, which are suitable for cavity-dwelling species. A single dead brown long-eared bat was observed inside the loft void just above the loft hatch, with its wing caught in the mesh lining. Additionally, large numbers (more than 100) of bat droppings, indicative of brown long-eared bats, were seen scattered throughout the loft void, with larger clusters observed around the loft hatch, indicating roosting locations. A sample of the droppings was collected.

View of internal loft void B2.



Tear in roof lining B2.



Tear in roof lining B2.



Tear in roof lining B2.



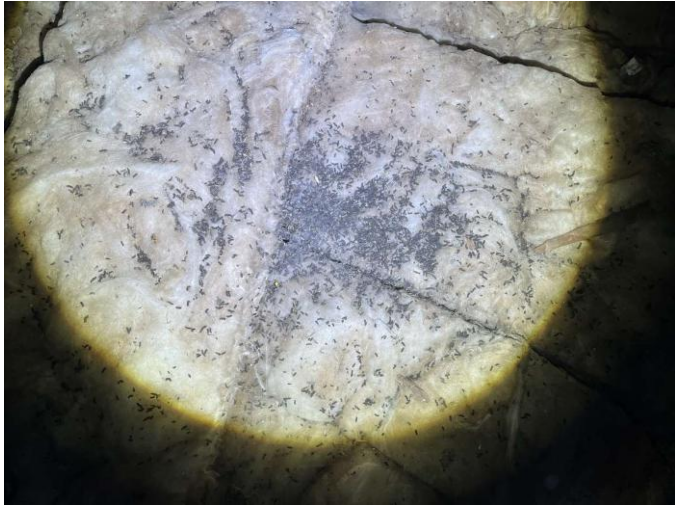
Light ingress B2.



Light ingress B2.



Dead brown long-eared bat inside the loft void of B2.

				 <i>Cluster of bat droppings adjacent to the loft hatch.</i>	
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Impacts

The proposed development will include the construction of a new building approximately 1 m from building B1 and a small timber-framed structure to provide shelter will be bolted onto the existing door of B1. There will be no impacts to the roof or fascia boards.

As such, the development will not affect any of the features that could be used by roosting bats, and therefore, no impacts to bat roosts are anticipated. However, the proposed development could result in disturbance to any bats present in the building at the time of the works due to noise, vibration or lighting.

Recommendations

Due to the potential for disturbance impacts to bats during the proposed works, the following precautionary working methods will be required:

- The works will be timed to take place when bats are least likely to be present, from November to March. As the building is unsuitable for hibernation due to unstable temperature and humidity regimes, this means that the likelihood of disturbing a bat is

extremely low.

- No work is to be carried out on the existing roof structure, membrane or roof tiles.
- There must be no use of scaffolding that touches or obstructs the features observed on the roof of the building.
- No external artificial lighting will be used.
- Any use of power tools and high levels of noise and vibration will be carried out at least 10m from building B1, where possible.
- There will be no radios or music played around the roof structures to keep disturbance to a minimum. Best practice measures will be employed to reduce noise and vibration to an absolute minimum.
- In the unlikely event that a bat is found, work will stop, and the ecologist will advise on how to proceed.

Foraging and Commuting Bats

Summary of Survey Findings

The site contains a small area of grassland which could be used by local bat populations for foraging and commuting. In addition, the site is well connected to a network of hedgerows across the wider landscape, which are likely to act as navigational aids for foraging and commuting bats. The pockets of woodland and priority habitat designated as woodland to the northeast are likely to provide elevated ecological value for local bat populations. As such, the site is considered to be of moderate foraging and commuting value.

Impacts

The proposed development will result in the loss of a small area of vegetable growing beds and surrounding grassland. Given the very small area of habitat to be lost, this is likely to be inconsequential to local bat populations.

Additionally, the proposals do not include the provision of any additional external lighting.

Recommendations

No further surveys are recommended.

Birds

Summary of Survey Findings

A total of 10 swallow nests were observed on B1 and B2, several of which were observed to be active at the time of the survey. Additionally, the hedgerows and scattered trees within the wider area are likely to provide suitable shelter and could be used by common nesting birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

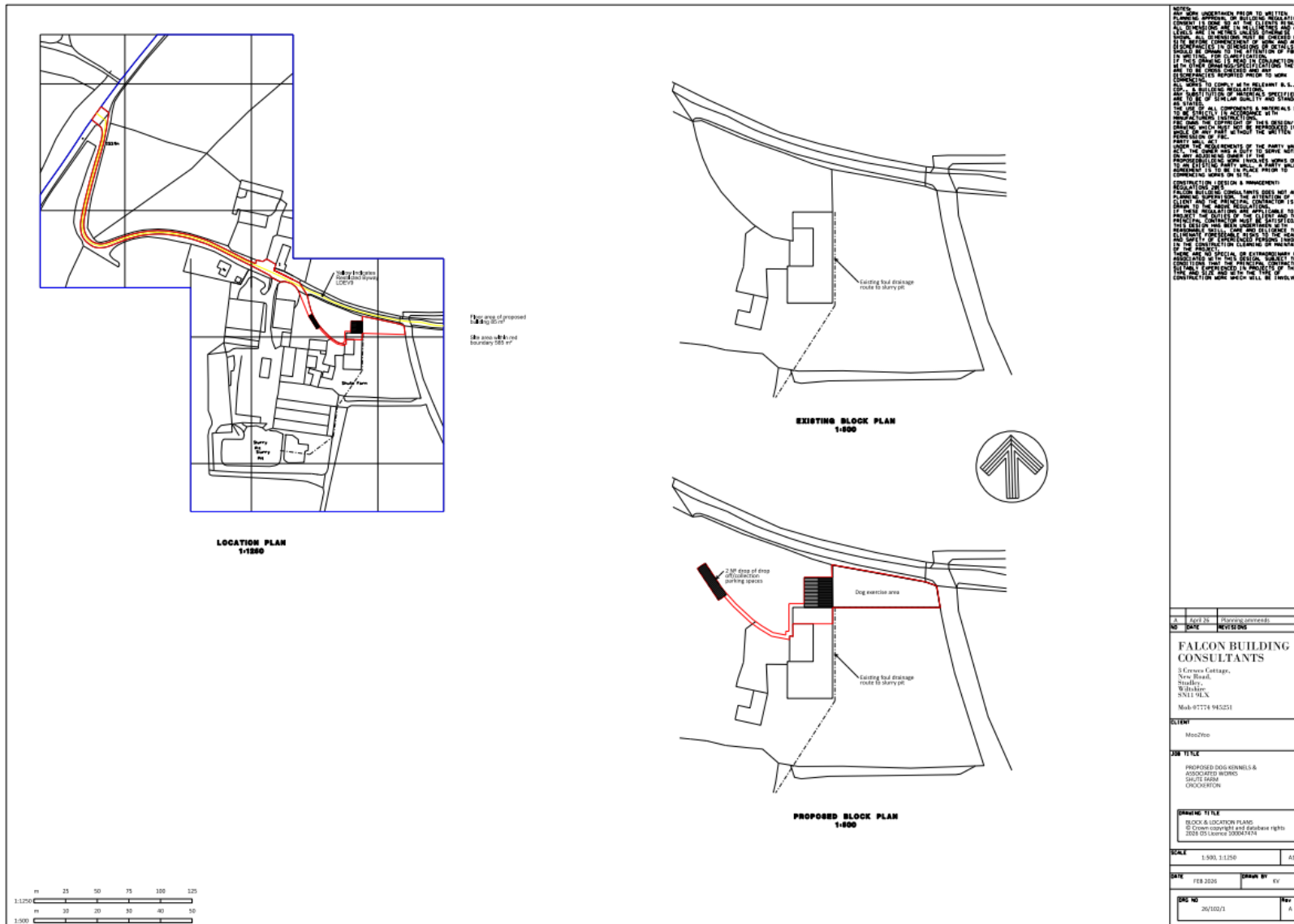
Impacts

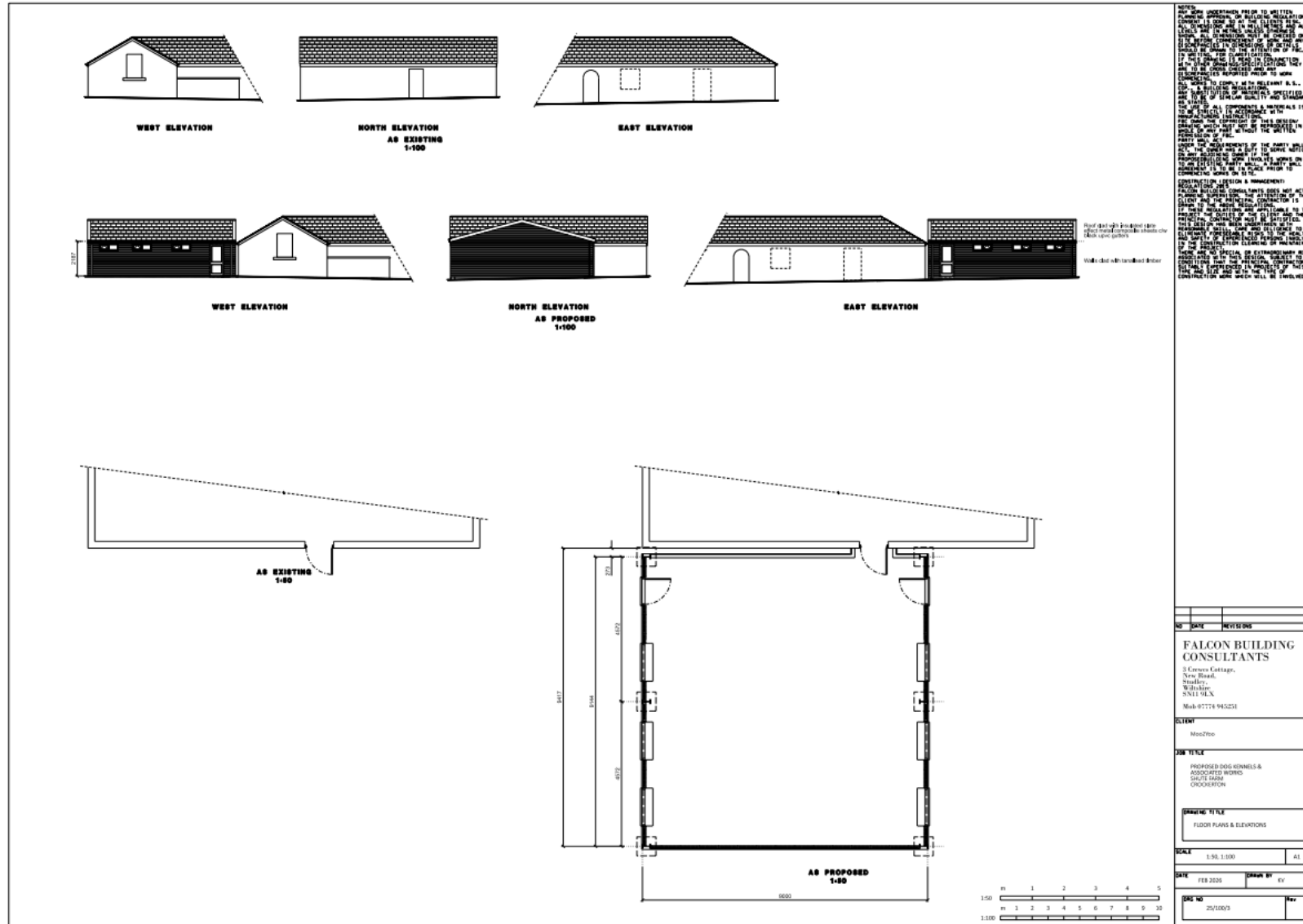
The proposed development will result in the loss of a small area of vegetable growing beds and surrounding grassland. Both building B1 and B2 will be retained in full. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitats locally. However, the proposed development could result in the destruction or disturbance and subsequent abandonment of active bird nests.

Recommendations

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Appendix 1: Proposed Development Plan

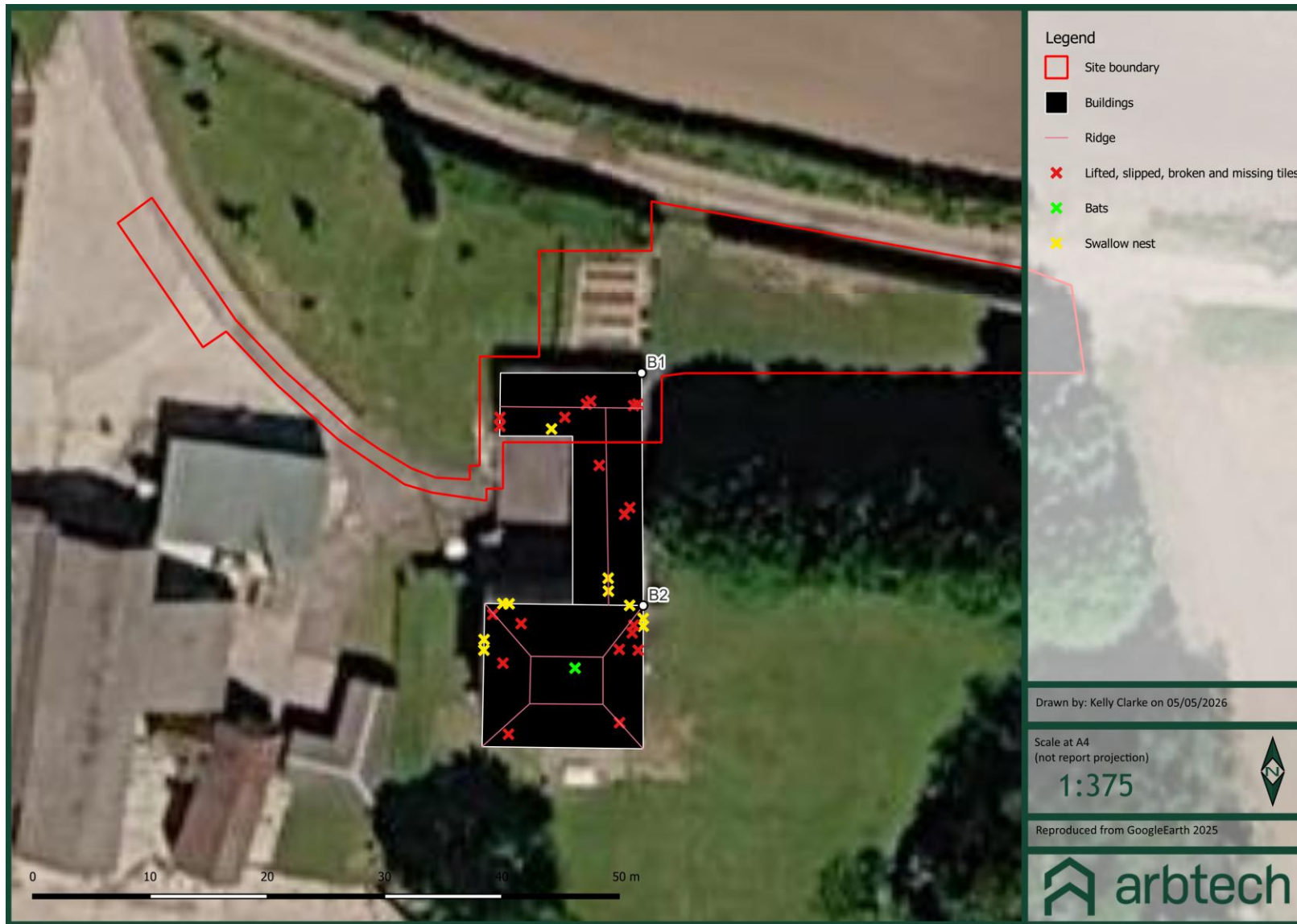




Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: Site Photographs



Photo 1: West elevation of B1



Photo 2: North elevation of B1



Photo 3: B2



Photo 4: B2

Limitations and Copyright

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Version Control

Status	Issue	Name	Date
Draft	0.1	Kelly Clarke Dip H.E, Senior Ecologist	05/05/2026
Final	1.0	Kelly Clarke Dip H.E, Senior Ecologist	05/05/2026