



Preliminary Roost Assessment

Survey site:

The Old Vicarage, Wilsford, Pewsey, Wiltshire, SN9 6HB

Client:

Virginia and Niel Bisset

Survey date:

20/04/2026

Project:

This report is prepared to inform a planning application with Wiltshire Council. This proposed development includes a single-storey extension to the main dwelling and the conversion/remodelling of the garage.

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, is outlined in Tables 1, 3 & 4 of this report.

Key Recommendations

Bats

As discussed in the survey findings section, B1 and B2 have been classified as a confirmed roost owing to the presence of bat droppings. These droppings will need to be sent for DNA analysis to support the further survey effort. Biological records data will also need to be obtained to inform the application.

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

Building B2

Three bat emergence/re-entry survey will be required on B2, requiring three survey positions to provide full coverage of the building's elevations. These surveys must take place during the active bat season (May – September) to characterise the bat roosts within the building.

Building B1

Given the low likelihood of bats being impacted, as outlined above, further surveys on B1 are considered disproportionate, and it is anticipated that any risk to bats can be reduced to an acceptably low level through the implementation of a precautionary working method.

Birds

Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

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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.

Due to the close proximity of the site boundary (tree line) to the western elevation of building B2, the elevation was not fully viewable and could not be fully assessed. Therefore, further bat access points and roosting features could have been missed.

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 SU 10154 57156 and has an area of approximately 0.28ha comprising two buildings. It is located in a rural setting, immediately surrounded by other residential dwellings to the west, Wilsford Road to the north, Church Lane to the east and agricultural fields to the south. The site is well connected to nearby habitats via field margins, hedgerows and tree lines, particularly to the south. It is set within a wider agricultural landscape of mixed arable and pasture within a typical Ancient Countryside pattern of small, irregularly shaped fields. As such, the fields are delineated by a well-developed hedgerow and tree network. A review of historic maps indicates the landscape has remained largely unchanged since the late 1800s.		
Priority Habitats and Designated Sites		
<u>Summary of Survey Findings</u> <u>Priority Habitats</u> There are three priority habitats located within 2 km of the site. These comprise traditional orchard, deciduous woodland and lowland calcareous grassland. The closest priority habitat comprises a traditional orchard, located ~165 m south-east of the site. <u>Designated Sites</u> There is one statutory site within 2 km of the site. There are four statutory sites within 10 km of the site. These are listed below: <i>Table 1a: Statutory sites within 2km of the site.</i>		
Designation	Reason for designation	Distance from the site
River Avon System SSSI	The River Avon and its tributaries are of national and international importance for their wildlife communities.	210m south

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

Designation	Reason for designation	Distance from site
Salisbury Plain SAC 10km	Designated for heathland, scrub, woodland and grassland.	2480m south
Salisbury Plain SPA 10km	Designated for heathland, scrub, woodland and grassland.	2480m south
River Avon SAC 10km	Designated for inland water bodies, including bogs and marshes.	3375m south
Pewsey Downs SAC 10km	Designated for heathland, scrubland and grassland.	5735m north

The site does fall within the impact risk zone for the River Avon System SSSI. However, the proposed development type is not listed as a 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 environment surrounding the site does not host habitats likely to be of designable quality.

Impacts

No direct impacts on any designated sites will occur as a result of the proposed development, due to its small scale and low overall impact on such sites (where known).

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist (Natural England Protected Species Licence Numbers: Great Crested Newt (2025-82550-SCI-CL08) and Bat Class 1 (2025-84745-CL17-BAT)).

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
20/04/2026	11.9	59	40	18.5	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations <i>This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consents. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</i>			
Roosting Bats			
<u>Summary of Survey Findings</u> A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. One European Protected Species Licence (EPSL) was identified, as detailed below: <i>Table 3a: EPSL records within 2km of the site - bats</i>			
EPSL reference	Bat species affected	Distance from the site	Impacts allowed by the licence
2015-17047-EPS-MIT	Brown long-eared and serotine	~1.65km north-east	Destruction of a resting place
<u>Buildings</u>			

There were two designated buildings within the site (B1 and B2).

Building B1 Description

Building B1 is a two-storey (rendered) dwelling with a hipped (slate tile) roof. Internal voids were recorded within the building. Approximately 100 bat droppings were recorded within the loft void LV1.

In line with Good Practice Guidelines (Collins, J (Ed), 2023), B1 is a confirmed roost due to the presence of ~100 droppings, as well as the suitable access points and roosting features.



B1 - Southern elevation



B1 - Eastern elevation



B1 – North-eastern elevation

			 B1 – North-western elevation
Feature	Materials	Condition/Suitability	Photographs
Roof	Slate	The roof is generally in good condition with some minor gaps. There are lifted tiles on the western, northern and southern elevations, allowing direct access into the loft (highlighted in green).	

B1 - Lifted tiles on the northern elevation



B1 - Lifted tiles on the western elevation

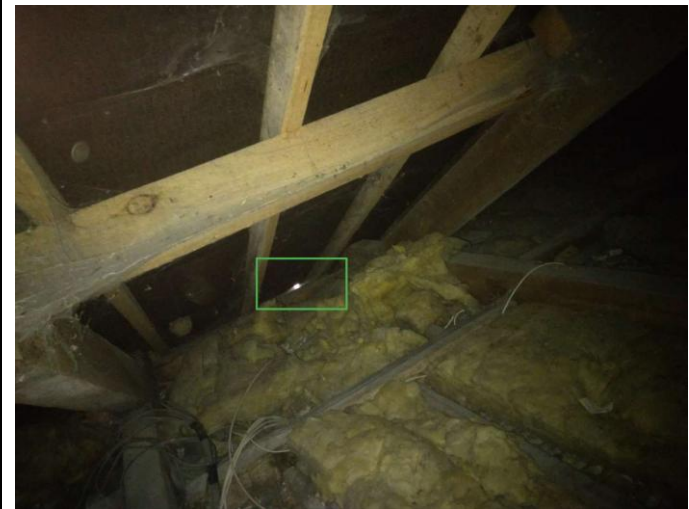


B1 - Lifted tiles on the southern elevation

Voids	Breathable Roof Membrane (BRM), Bitumen felt and chicken wire	There are two separate loft voids within building B1 (LV1 and LV2). Loft void LV1 is an accessible void with dimensions of 7m length, 7m width, and 1.5m height. The void is lined with a combination of linings (Breathable Roof Membrane (BRM) and bitumen felt). The temperature was recorded at 16°C and the humidity at 54%.	 <i>B1 - Loft void Lv1</i>  <i>B1 - Loft void Lv1</i>
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Gaps were present in the lining on the western elevation of LV1, allowing access into the loft void (highlighted in green).

Approximately 100 droppings were scattered throughout the loft void LV1 (highlighted in red).



B1 - Gaps in the lining in loft void LV1



B1 – Loft void LV1 bat droppings

Loft void LV2 is an accessible void with dimensions of 9m length, 1m width, and 0.5m height. The void is lined with bitumen felt and chicken wire. The temperature was recorded at 17°C and the humidity at 55%.



B1 - Loft void LV1 bat droppings



B1 - Loft void Lv2

			 <i>B1 - Loft void Lv2</i>
Building B2 Description			

B2 is a two-storey (brick-built and rendered) outbuilding with a hipped (slate tile) roof. Partially converted internal voids were recorded within the building. Approximately 40 bat droppings were found scattered throughout the void.

In line with Good Practice Guidelines (Collins, J (Ed), 2023), B2 is a confirmed roost due to the presence of ~40 bat droppings, as well as the suitable access points and roosting features.



B2 - Northern elevation



B2 - Southern elevation

			 B2 - Eastern elevation  B2 - Western elevation
Feature	Materials	Condition/Suitability	Photographs

Walls	Brick-built and rendered with a skylight	There were missing bricks on the verge of the eastern, southern and western elevations, allowing access into the building (highlighted in yellow).	 <i>B2 - Missing brick on the eastern elevation</i>  <i>B2 - Missing brick on the southern elevation</i>
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			 <i>B2 - Missing brick on the western elevation</i>
Windows	Wood-framed	The wood-framed windows and doors exhibit some warping. The northern elevation had gaps between the barn door and frame, allowing access into the building (highlighted in green).	 <i>B2 - Gaps between the door and frame.</i>

			 <i>B2 - Gaps between the door and frame (internal)</i>
Voids	Breathable Roof Membrane (BRM)	A partially converted void was recorded within B2, described as being 5m in length, 4m in width, and 3m in height. The void is lined with Breathable Roof Membrane (BRM). Environmental conditions within the void were recorded at 15°C and 47% humidity.	 <i>B2 - Void</i>



B2 - Void



B2 – Void skylight

Roosting features were noted, including gaps between the barn door and frame on the northern elevation (highlighted in green), and gaps along the verge from the missing bricks (highlighted in blue).



B2 - Gaps between the door and frame



B2 - Gaps along the verge in the loft

Approximately 40 bat droppings were found scattered throughout the void (highlighted in red).



B2 - Bat droppings in B2



B2 - Bat droppings in B2

			 <i>B2 - Bat droppings in B2</i>
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Impacts

The proposed development works include the construction of a single-storey extension on B1 and the conversion/remodelling of B2.

Building B2

Building B2 will be converted/remodelling as part of the proposed works. This could result in the destruction of any bat roosts and cause disturbance, death, or injury to bats.

Building B1

The proposed development will not affect any of the features that could be used by roosting bats, which were noted on B1 during the survey, and therefore, no direct impacts to bat roosts are anticipated. However, the proposed development could disturb any bats present in the building during the works due to noise, vibration, or lighting.

Recommendations

As discussed in the survey findings section, B1 and B2 have been classified as a confirmed roost owing to the presence of bat droppings. These droppings will need to be sent for DNA analysis to support the further survey effort. Biological records data will also need to be obtained to inform the application.

Building B2

Three bat emergence/re-entry survey will be required on B2, requiring three survey positions to provide full coverage of the building's elevations. These surveys must take place during the active bat season (May – September) to characterise the bat roosts within the building.

These survey visits should be completed during the optimal survey period, mid-May to August inclusive, and should be at least three weeks apart. Every survey position should be equipped with an infrared camera as part of the survey to determine specific roost locations.

Lighting mitigation may be required based on the outcome of the night bat surveys. As building B2 is a confirmed roost, a bat licence would be required to convert B2, as this would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. The licence application requires that surveys have been undertaken within the most recent active bat season.

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

Building B1

Given the low likelihood of bats being impacted, as outlined above, further surveys on B1 are considered disproportionate, and it is anticipated that any risk to bats can be reduced to an acceptably low level through the implementation of a precautionary working method, which will include the following measures:

- Works should be scheduled during the winter months (November to March) when the bats are least likely to be present, insofar as is possible.
- The proposed single-storey extension must not meet/tie into the existing roof and must not obstruct any possible flight lines/roost entry/exit points in any way.

- 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 the development building, where possible.
- There will be no radios or music played on the scaffolding or 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 amenity garden with trees and hedgerows could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape, such as agricultural grazing pasture, hedgerows and lines of trees.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, construction works and external lighting fixtures on the proposed development could include lighting that spills onto bat foraging and commuting habitat, potentially deterring bats from using these areas.

Recommendations

Lighting mitigation may be required based on the outcome of the night bat surveys.

Birds

Summary of Survey Findings

A nest was identified during the survey of building B2. Due to its size and shape, it is likely a black bird. No evidence of nesting birds was identified on or within B1. The buildings, trees and hedgerows provide suitable nesting opportunities for common bird species.



B2 – Birds nest in B2

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

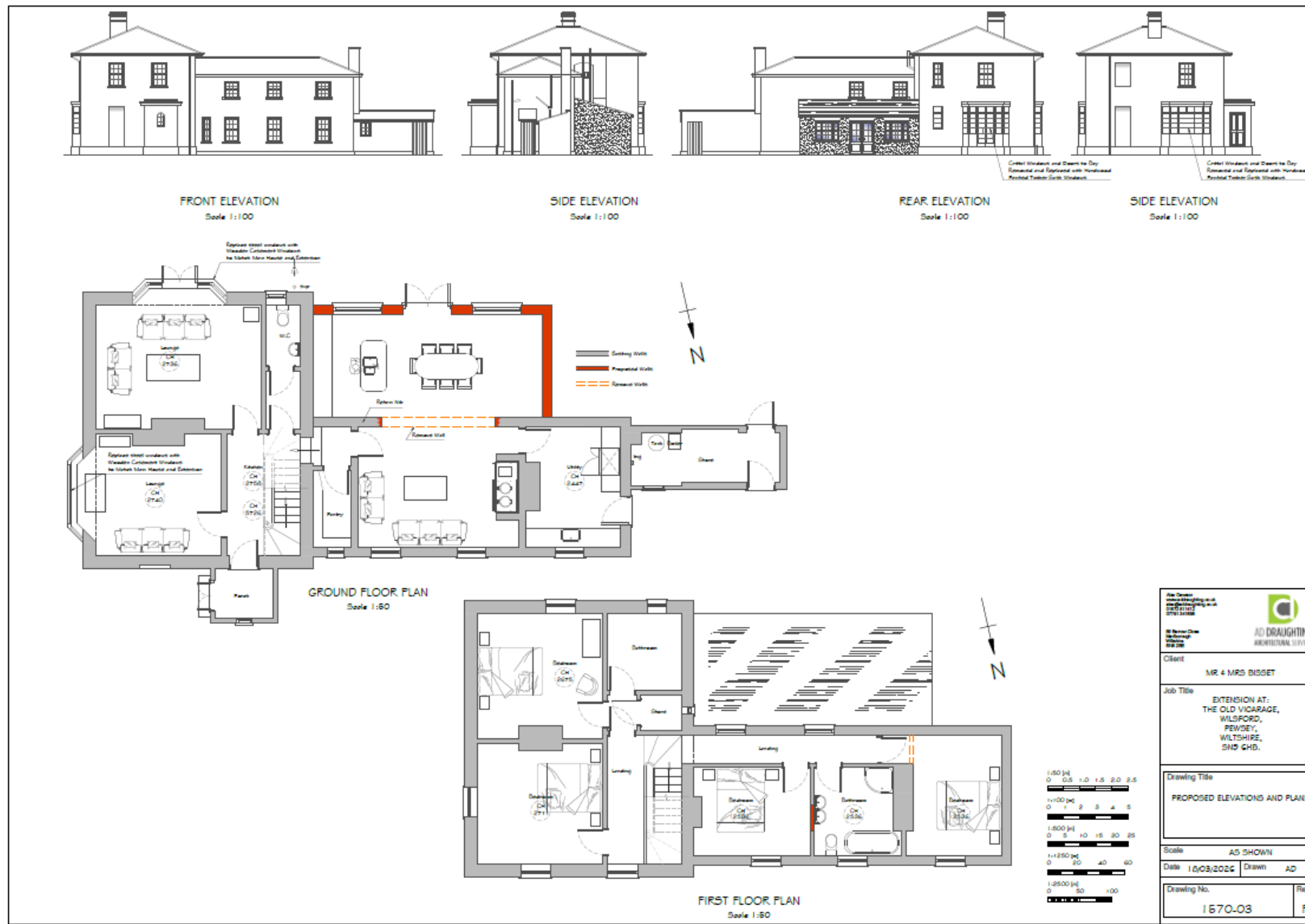
The proposed development works include the construction of a single-storey extension on B1 and the conversion/remodelling of B2. Therefore, the proposed development could result in the destruction or disturbance of active bird nests, leading to their subsequent abandonment.

Recommendations

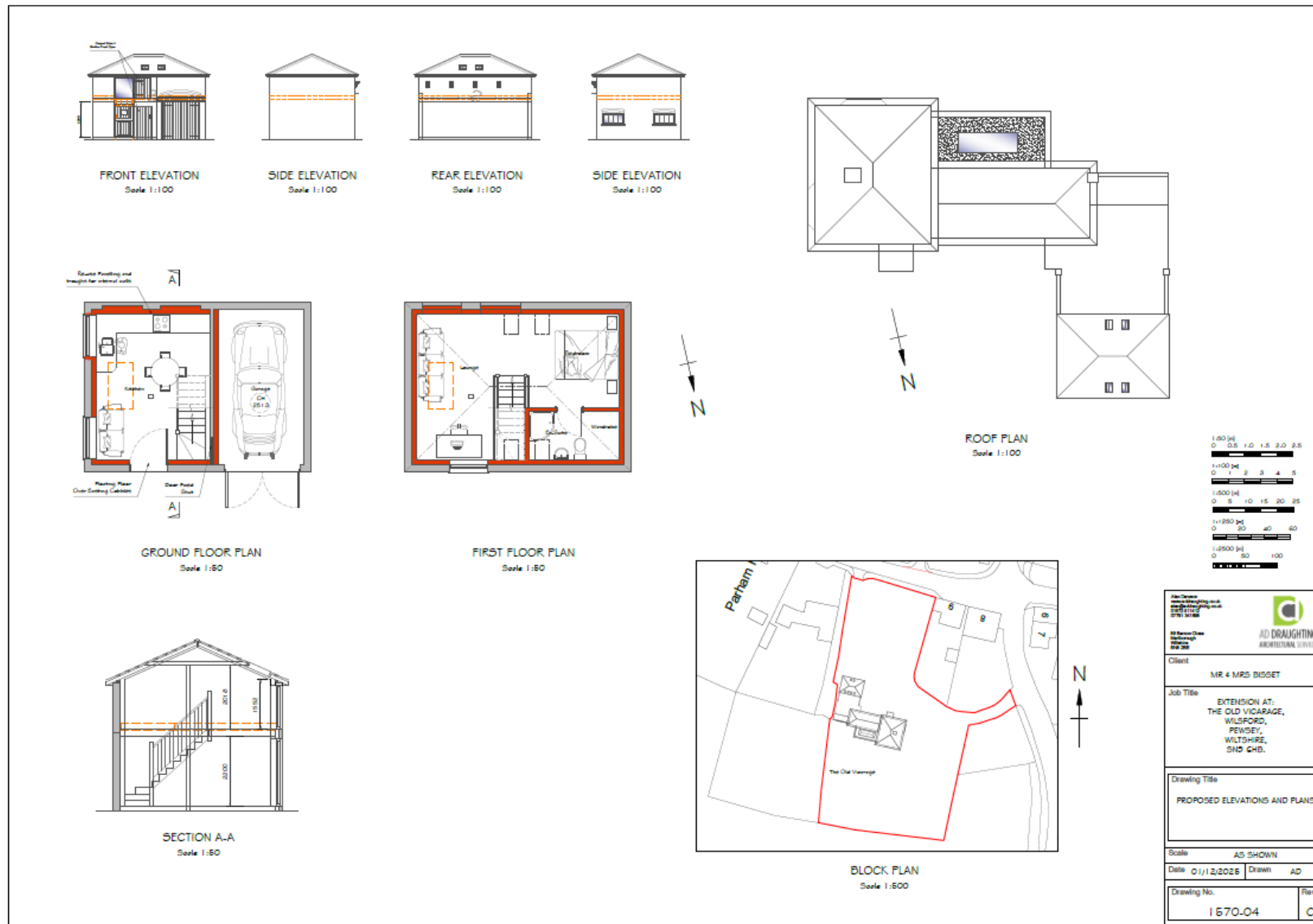
Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

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 1a: Proposed Development Plan (B1 – Dwelling plans)



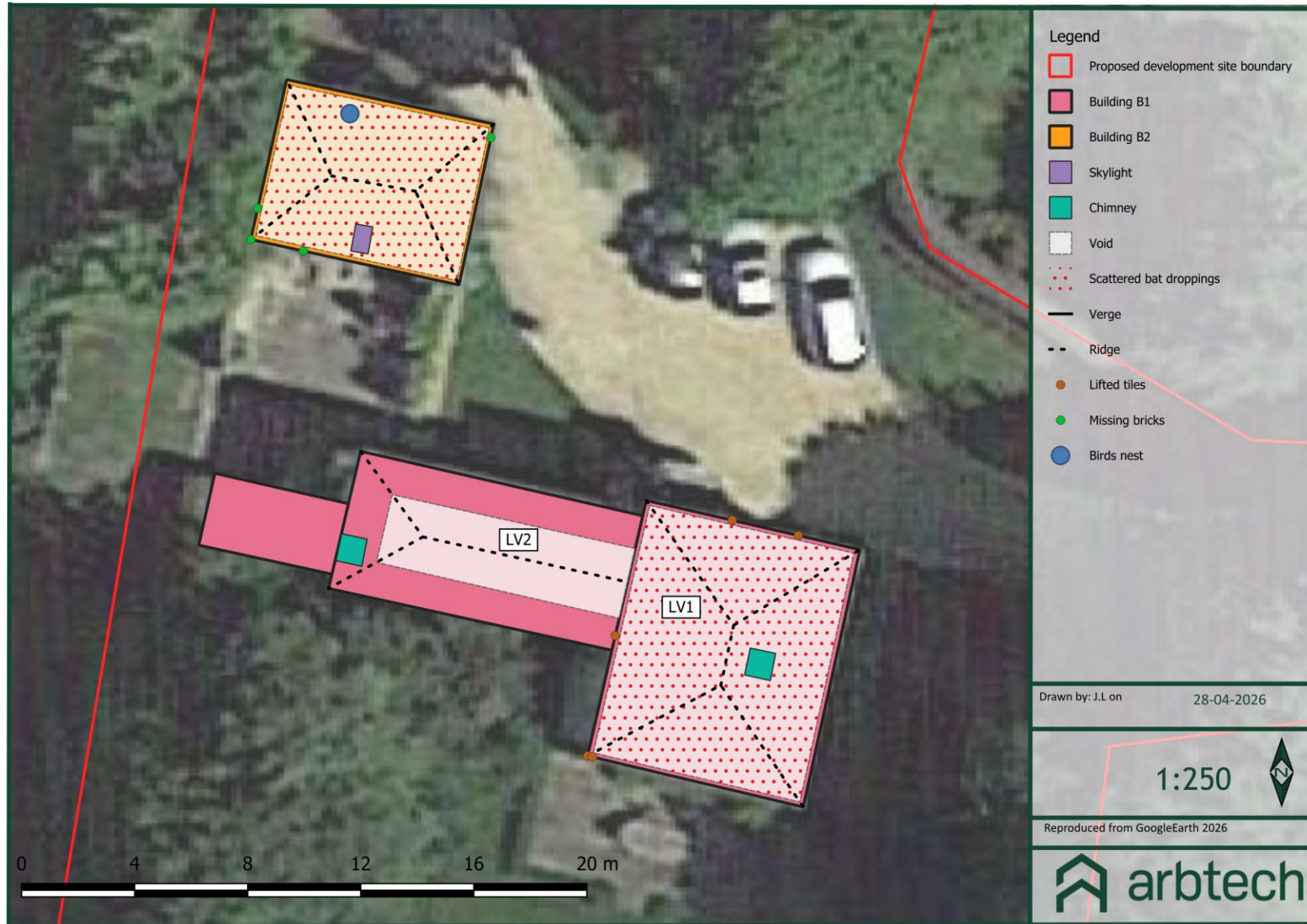
Appendix 1b: Proposed Development Plan (B2 – Garage plans)



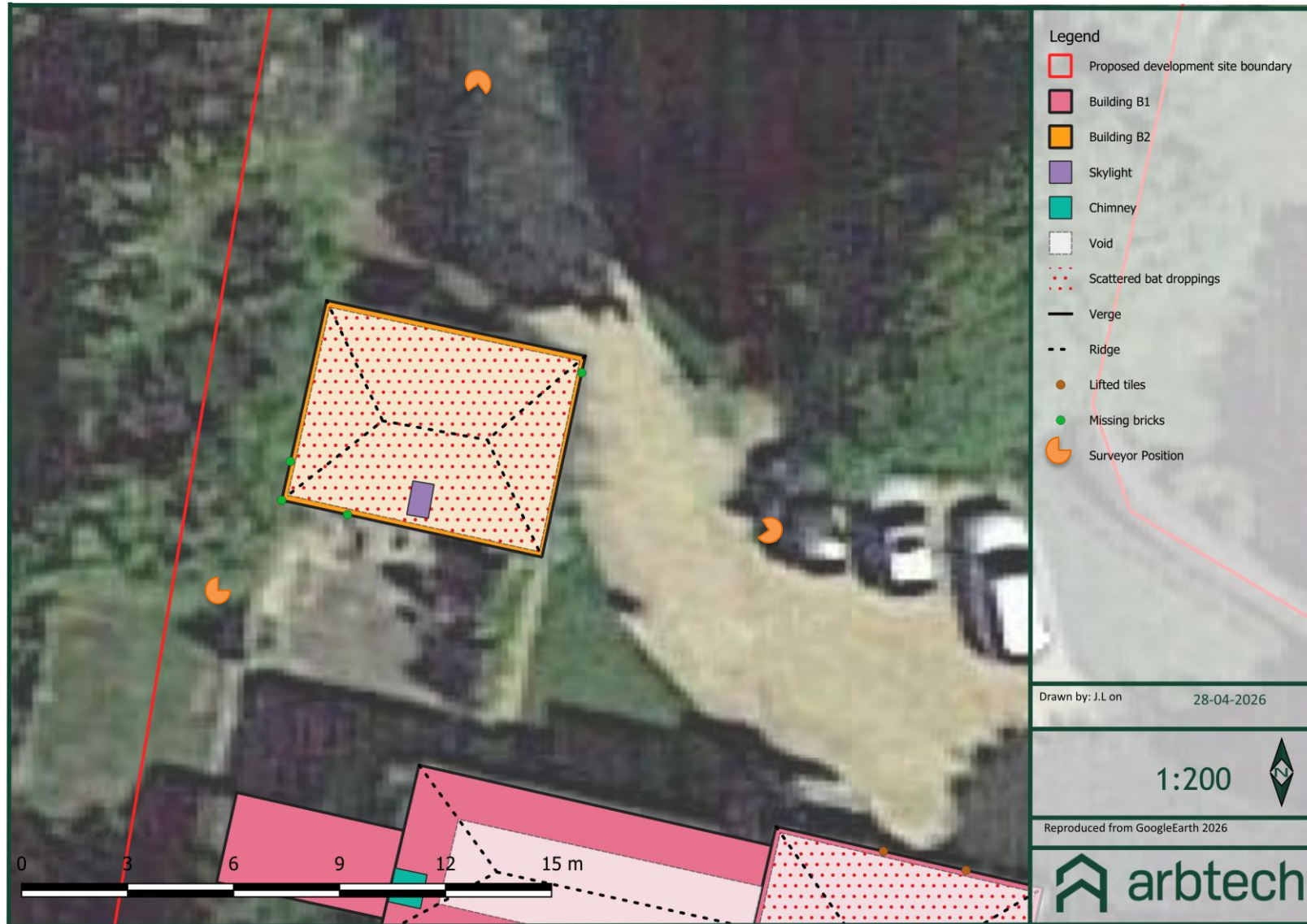
Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: BERS Plan



Limitations and Copyright

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Version Control

Status	Issue	Name	Date
Draft	V0.1	Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist	27/04/2026
Issue	V1.0	Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist	28/04/2026