

Bat Preliminary Roost Assessment

LOCATION

Manor Barn,
Hanging Langford

REPORT REFERENCE

260423-H43-1-1

REVISION

A

DATE

11 May 2026



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If the proposed works differ from those detailed in Section 1.2 of this report, written confirmation from Avon Ecology Limited is required to confirm this report remains valid. Further surveys may be required subject to any change in scope of the proposed work.

In accordance with CIEEM's advice note¹ this report is valid for 18 months from the date of issue, further surveys will likely be required after this timeframe.

ISSUE REGISTER

Revision	Date	Author	Description
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¹ [CIEEM Advice Note](#) [Last accessed 11/05/2026]



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SUMMARY

Avon Ecology Limited has been commissioned by Context Planning Ltd to produce a Bat Preliminary Roost Assessment (PRA) for the proposed removal of a small brick chimney from the thatched roof of Manor Barn under planning application reference PL/2026/00483.

A daytime survey was undertaken on 27 April 2026 which confirmed the proposed development's Zone of Influence to have:

- Negligible bat roost suitability; and
- Low potential to support other protected species such as nesting birds.

Whilst the dwelling is a historic listed building, the chimney along with the thatched roof's wire mesh are in good condition with no obvious bat Potential Roost Features (PRFs).

The site is located in a landscape that readily supports bats and birds. These species are mobile and can readily roost/nest in unconventional locations. Consequently, the risk of impacting bats and nesting birds cannot be entirely scoped out.

Further bat surveys are considered to be not proportionate given the absence of suitable PRFs along with the nature and scale of the works. A Precautionary Working Method Statement is considered appropriate to help avoid impacting bats and other protected species.

Section 6 of this report details the Precautionary Working Method Statement (PWMS). If Wiltshire Council approves this application, a suitably worded compliance condition for section 6 of this report can secure the implementation of the proposed PWMS.

Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation.



1 INTRODUCTION

1.1 Site Description

Manor Barn is located in Manor Farm House, Wylde Road, Hanging Langford, Salisbury, SP3 4NW, grid reference SU 03259 37122. For the purposes of this report, the site is the land within the red line boundary shown in the Location Plan (see Appendix A of this report) and is hereafter referred to as 'the Site'.

The Site consists of a thatched barn which has been converted into a residential dwelling along with garage storage on the ground floor. The loft void is not actively used, aside from electrical wiring supplying the residential component of the structure.

The Site is located in a rural village with functional ecological connectivity to the surrounding area.

1.2 Proposed Works

The proposed development under planning application PL/2026/00483 includes the removal of the chimney from the roof of Manor Barn (see Appendix B of this report).



2 METHODOLOGY

2.1 Zone of Influence

All ecological features that occur within a 'zone of influence' (Zol) for a proposed development are investigated. The Zol includes:

- Areas directly within the land take for the proposed development and access;
- Areas which will be/have been temporarily affected during construction;
- Areas likely to be impacted by hydrological disruption; and
- Areas where there is a risk of pollution and noise disturbance during construction and/or operation.

The Zol is variable depending on the ecological receptors affected. For this assessment, the field survey was restricted to the area within the red line boundary shown in the Location Plan (see Appendix A of this report). Table 1 below describes the Zol variation for the desk study and ecological features.

Table 1: Zones of Influence used for this assessment

Ecological features	Zone of Influence
Evidence of protected/notable species and suitable habitat to support these species	Within the Site boundary

2.2 Daytime Walkover

A daytime walkover was completed on 27 April 2026 by Max Hemmings.

The equipment used to inform the survey included binoculars, torch, pole mounted inspection camera, tablet and endoscope.

The weather conditions for the survey were optimal and are shown in Table 2.

Table 2: Weather conditions for the daytime walkover

Temperature (°C)	Cloud Cover (%)	Wind (Beaufort Scale)	Precipitation
11	5	1	None

2.3 Personnel Competency

Max Hemmings MCIEEM has ten years of experience working as an ecologist with six years in a large multi-disciplinary consultancy, two with the development management team of a local planning authority and two years as the director of Avon Ecology. Max holds the following Natural England survey licences; great crested newt (GCN) Level 1, hazel dormice Level 1 and bats Level 2.



3 LIMITATIONS

Limitation	Assessment	Significance
A single site visit can only provide a snapshot of the ecological baseline and can miss seasonal, mobile and/or nocturnal species.	The visit was completed in optimal conditions and the survey is considered to be appropriate for the proposed development. The precautionary principle is applied, and potential presence is assumed where the Site has reasonable habitat to support protected / notable species or habitats.	Low
Inevitably, structures cannot be fully inspected from optimal positions and consequently potential crevices can be missed. An absence of species evidence does not equate to evidence of species absence.	The total survey effort provides sufficient information to be reasonably certain of the likely presence or absence of protected species. The surveyor's competencies are appropriate for the surveys undertaken.	Low



4 LEGISLATION AND POLICY

The legislation relating to ecology is detailed in Appendix C.

The relevant Wiltshire Council policies relating to biodiversity are shown in Appendix D.

5 RESULTS & IMPACT ASSESSMENT

5.1 Daytime Walkover

Figure 1 to Figure 9 show images from an external and internal inspection of the roofs and loft voids.

The northern ground floor area is a garage space that is regularly used for storage, the garage door is sporadically opened. The southern ground floor area is part of the residential living space. The loft void is not used for storage but houses a boiler tank and electrical services to support the dwelling. The straw thatch is expiring but the supporting infrastructure of wire is in excellent condition.

Figure 1: The west elevation of Manor Barn



Figure 2: The eave of the west elevation showing an example of the wire mesh which is in good condition throughout the roof



Figure 3: The west elevation of the chimney stack proposed to be removed



Figure 4: The west and south elevations of the chimney stack



Figure 5: The south and east elevations of the chimney. The mortar cavities could be fully inspected from the ground using binoculars which confirmed shallow cavity spaces



Figure 6: The east and north elevations of the chimney. A mesh cap is present on top of the chimney stack.



Figure 7: The south elevation of the chimney breast within the loft void



Figure 8: The east elevation of the chimney breast.



Figure 9: The north and west elevations of the chimney breast





5.2 Bats

The daytime walkover survey did not find bats or evidence of bats and confirmed the likely absence of potential bat roost features within the Zone of Influence.

The chimney stack has loose mortar and minor brick decay which are potential features associated with roosting bats. The extent of these features could be fully examined from the ground and are considered to be superficial with negligible bat roost suitability.

The chimney stack was capped with a mesh cap which is considered likely to prevent bats from roosting within the chimney flue.

The loft void was fully surveyed and can be accessed by bats when the garage door is left ajar. When access to the loft void is possible for bats, the roof void is considered suitable to host roosting bats.

The potential access for bats is intermittent and the proposed works will not significantly impact the access or the roof void's roost suitability.

Consequently, the operational phase is considered unlikely to significantly change the existing functionality of the area for bats.

The proposed development does not include any additional external artificial light fittings.

Further surveys are considered unlikely to obtain additional useful information on the Site's importance for roosting bats in relation to the proposed development.

Bats are mobile and can readily establish roosts in unconventional locations. In addition, the local area, particularly the woodland to the north of the Site, is considered to have high suitability for commuting and foraging bats. Therefore, the risk of impacting bats cannot be entirely scoped out.

Potential impacts to roosting bats during the construction phase can be reduced to negligible if the measures detailed in section 6 of this report are implemented.

5.3 Other Species

SwiftMapper² did not return any records for Swifts within the Zone of Influence. The absence of records does not confirm the absence of a species and could be due to the absence of survey effort and record submission.

The daytime walkover survey did not find evidence of nesting birds or suitable access/egress points within the roof for nesting birds or other protected species. Consequently, the operational phase is considered unlikely to significantly change the existing functionality of the area for other species.

Birds are mobile and can readily establish nests in unconventional locations. Therefore, the risk of impacting an active nest cannot be scoped out.

Potential impacts to birds and other protected species during the construction phase can be reduced to negligible if the measures detailed in section 6 of this report are implemented.

² [Swift Mapper](#) [last accessed 11/05/2026]



6 PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)

If the PWMS is approved by the Local Planning Authority it can either be subjected to a compliance condition or can be used as a template to discharge any forthcoming ecological conditions.

6.1 Construction Phase

Before any works commence the Site Owner will make the Contractors aware of the potential risks to ecology and ensure the Contractors read and understand the following methodology.

If a protected species or evidence of such is discovered, all works must cease immediately. A suitably qualified ecologist will develop an appropriate avoidance or mitigation strategy, which must be agreed upon before any further work can continue. The strategy will vary subject to the species, individual animal, and the situation, and the suitability of any potential refugia or receptor locations. In the first instance the works will stop, retreat and only resume when agreed with the Ecological Clerk of Works (ECoW).

If significant impacts to protected species are unavoidable, mitigation measures will be implemented to ensure no net loss of biodiversity, and ideally, to achieve a net gain. These measures will need to be agreed with the LPA before work re-commences.

If an active birds' nest is confirmed, works will likely need to be delayed until the chicks have successfully fledged.

If a bat is confirmed within the Zone of Influence, in addition to the LPA agreement, a licence will be required from Natural England before any further works can proceed.

There will be no night-time work or disturbance associated with the construction works at night such as but not limited to artificial light spill.

6.2 Responsibilities for Implementation

6.2.1 Site Owner

The Site Owner, being the titleholder of Manor Barn, is responsible for the implementation of this PWMS for the duration of the proposed development and will ensure that the PWMS is implemented by the Management Company and Contractors.

The Site Owner at the time of works implementation, shall commission and arrange a suitably qualified Ecological Clerk of Works (ECoW) input or site attendance when required.



Should ownership or management responsibilities of the Site change, the new personnel will be made aware of this PWMS by the current Site Owner.

6.2.2 Management Company and Contractors

The Site Owner and / or the appointed Management Company shall supply Contractors who are duly competent and have a duty to ensure that the stipulated measures in this PWMS are being implemented correctly.

6.2.3 Ecological Clerk of Works (ECoW)

The ECoW will be the point of contact for issues requiring ecological expertise during the operational phase of the development. The ECoW shall assist and advise the Site Owner in their adherence to the requirements of this report.

Ecological queries should be directed to Avon Ecology Limited:

Email: info@avonecology.co.uk

Mobile: 07301059236

Where another ecological consultancy is employed to fulfil this role, any ecologist must be suitably qualified:

- Have at least two years' experience of ECoW; and
- Hold a Natural England Level 2 bat licence.

6.2.4 Local Planning Authority (LPA)

The local planning authority (Wiltshire Council) is responsible for taking enforcement action for any violation of planning conditions.



APPENDIX A LOCATION PLAN

Drawing: Location Plan, Date: 24 Jan 2026 by Planning Portal

Location Plan

Site Address: Manor Farm House, Wylze Road, Hanging Langford, SP3 4NW

Date Produced: 23-Jan-2026

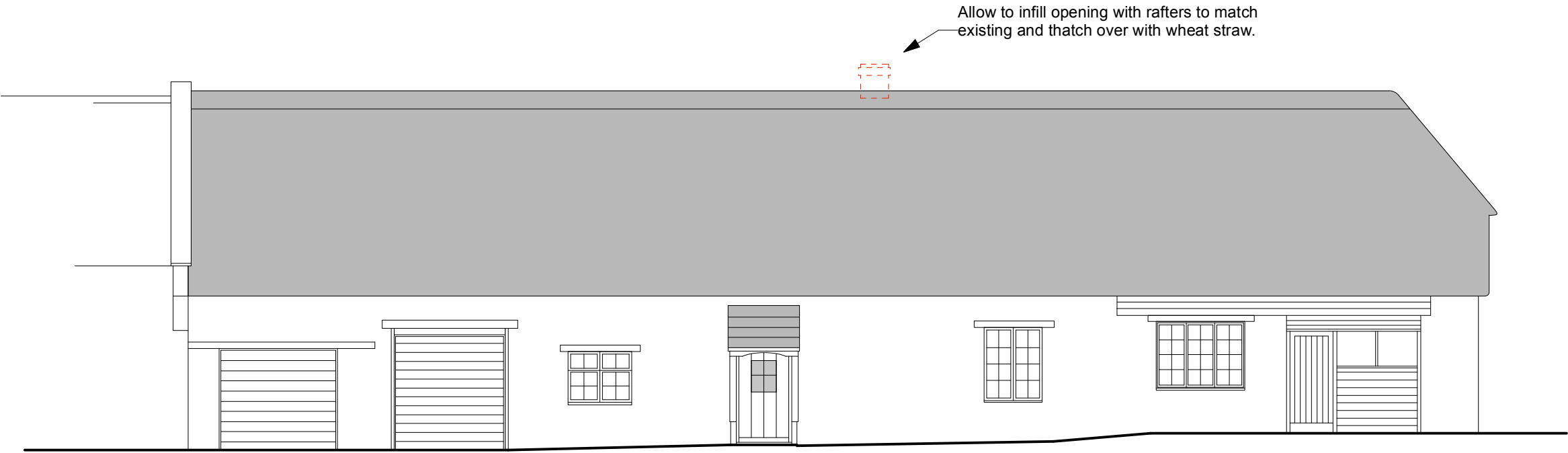
Scale: 1:1250 @A4



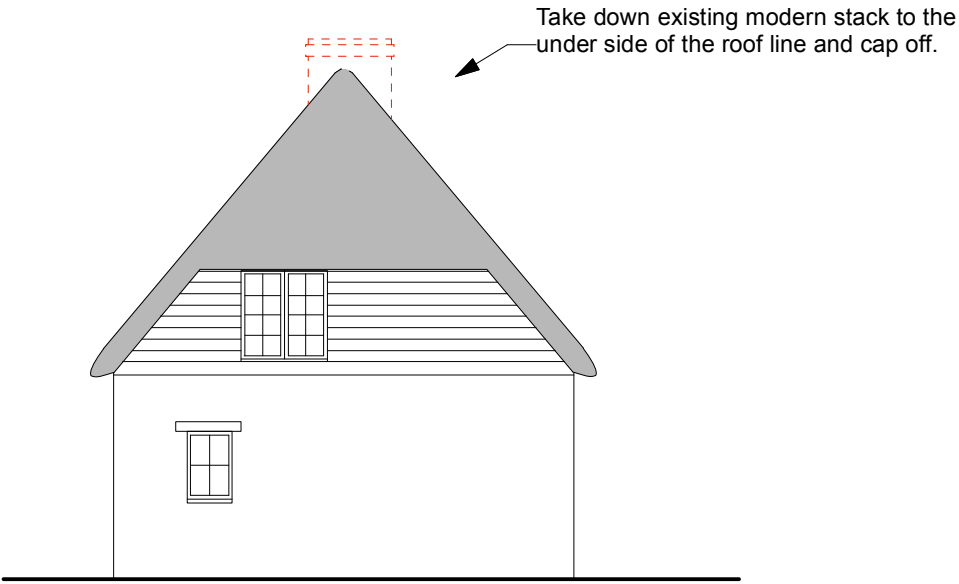


APPENDIX B PROPOSED PLANS

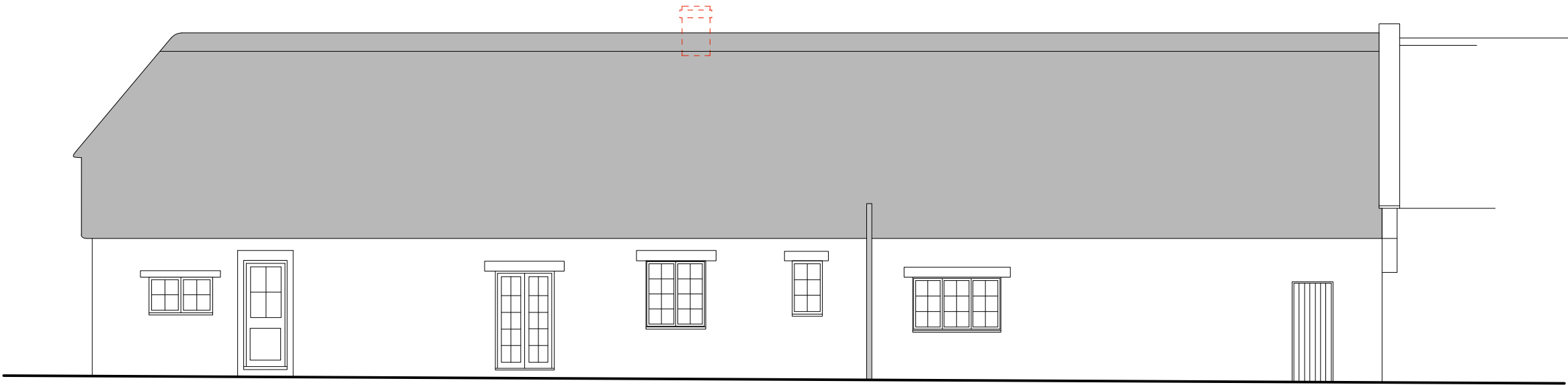
Drawing: Proposed Floor Plan And Elevations, No: 1258/2, Date: January 2025 by Withey Design



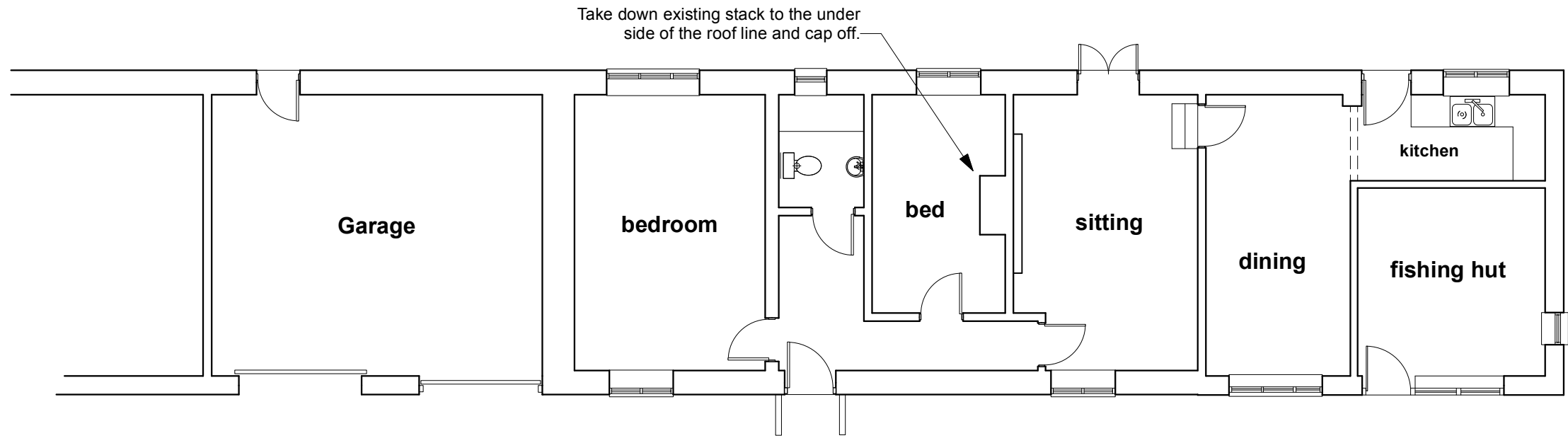
West Elevation 1:100



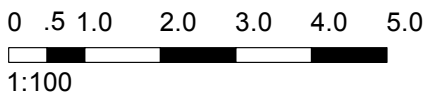
South Elevation 1:100



East Elevation 1:100



Floor Plan 1:100



Job Title
Manor Barn Manor Farm House
Wylfe Rd, Hanging Langford
Removal of Chimney from the
Roof of Manor Barn

Drawing Title
Proposed Floor Plan And
Elevations

Peter Withey
Architectural Designer
123 Clay Street Crockerton
Warminster Wiltshire BA12 8AG
Tele 01985 841111 e-mail witheydesign@btconnect.com

Scale 1:100 @A2 Date January 2025

Drawing No 1258/2



APPENDIX C LEGISLATION AND POLICY

The key legislation relating to ecology and the environment is the Wildlife and Countryside Act 1981 as amended (WCA), and The Conservation of Habitats and Species Regulations 2017 as amended (Habitat Regulations).

Together, the WCA and Habitat Regulations form the precedent for species and habitat protection in England and Wales. In addition to terrestrial legislation, the Marine and Coastal Access Act (2009) protect nationally important marine wildlife, habitats, geology and geomorphology by created designated protection areas called Marine Conservation Zones (MCZs).

The Natural Environment and Rural Communities (NERC) Act 2006 requires public bodies, including local authorities, 'to have regard to the conservation of biodiversity in England' when carrying out their normal functions. Section 40 of the Act also refers to a list of habitats and species of 'principal importance to biodiversity in England. Hereafter Section 41 (S41) habitats and species are referred to as 'priority habitats and species'.

The Environment Act 2021 details targets, plans and policies for improving the natural environment including the introduction of mandatory Biodiversity Net Gain (BNG).

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF paragraphs relating to biodiversity and planning applications are 180, 183, 186-188.

The following section details species specific legislation and is a summary version of the full legislative text only. The relevant acts referred to for each species should be referred to for the full legislative text.

Breeding Birds

All breeding birds are protected under the WCA which prohibits the intentional killing, injuring or taking of any wild bird (and) the taking, damaging or destroying eggs or of the nest (whilst being built or in use). Schedule 1 bird species are afforded greater protection under the WCA. It is an offence to disturb Schedule 1 birds or the dependants in the vicinity of their nest site.

Bats

All bat species are protected under the WCA and Habitat Regulations. This means it is illegal to:

- Intentionally or deliberately kill, injure, disturb or capture these species or damage, destroy or obstruct access to any structure, breeding or resting place used by them.

A person commits a disturbance offence when they significantly to affect:

- The ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
- The local distribution or abundance of that species.



APPENDIX D LOCAL POLICIES

The key Wiltshire Council policies that relate to biodiversity are outlined below.

Core Policy 50: Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity, and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance, and create valuable habitats, ecological networks, and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided
2. are reduced as far as possible
3. are outweighed by other planning considerations in the public interest



4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 52: Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted, developers will be required to:

1. retain and enhance existing on-site green infrastructure
2. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
3. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
4. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
5. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation. Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 54: Cotswold Water Park

In the Cotswold Water Park, proposals for outdoor or water-based sports, leisure, and recreation-based development will be supported where they help transform the area into an informal recreation and leisure resource for Wiltshire residents and visitors in line with the key objectives of the Cotswold Water Park Vision and Implementation Plan. Proposals for any such development must meet the following criteria:

1. Increase or enhance public accessibility and enjoyment of the lakes and countryside.



2. Contribute towards the local economy in the Cotswold Water Park.
3. Strengthen the local landscape character and engender a sense of place.
4. Contribute towards enhancement of biodiversity within the Cotswold Water Park.
5. Retain the character of individual settlements including the tranquillity of their settings.
6. Protect the Cotswold Water Park's built heritage, and enhance accessibility and interpretation of such features where possible.
7. Demonstrate high levels of sustainability, particularly including sustainable building design, accessibility by sustainable transport modes, and sustainable drainage systems.

Core Policy 69: Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements, and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC.