



Sandyrood, Giles Lane, Landford, SP5 2BG.

Preliminary Roost Assessment (PRA)

Date: 06/06/26

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Non-Technical Summary

Site name and location	Sandyrood, Giles Lane, Landford, SP5 2BG SU 27152 20018
Scope of Document	Preliminary Roost Assessment of the existing building to determine whether the proposed works may affect bat roosting opportunities. Undertaken on 29 th May 2026.
Assessment and survey methods	The PRA survey was carried out to the standards set down in the Bat Conservation Trust's <i>Bat Surveys for Professional Ecologists: Good Practice Guidelines</i> (4th Edition, 2023) and guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM).
Date	The survey was carried out on 29 th May 2026. The survey findings should generally be relied upon for no more than 12 months from that date, subject to no material change in the site or building condition.
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Summary of Surveys and evaluation	• The site comprises a detached dwelling at Sandyrood, Giles Lane, Landford, SP5 2BG. The proposed development comprises a programme of alterations, remodelling and extensions to the existing dwelling, including extensions and associated internal reconfiguration, together with related external alterations to the building envelope and appearance. • A desk study identified local bat records and bat mitigation licences within 1km of the site, indicating that bats are present within the wider landscape. The site also lies in relative proximity to the New Forest designated sites; however, no priority habitats within the site or its immediate surroundings would be directly affected by the proposed works. • The external inspection found the building to be generally well maintained and tightly constructed, with no obvious gaps, lifted materials or other defects likely to provide suitable bat access points or roosting opportunities within the parts of the building affected by the proposed works. • The internal inspection of the roof void identified no physical signs of bat activity. On the basis of the daytime inspection and recognising the inherent limitations of a Preliminary Roost Assessment, the building is considered

to have **negligible bat roost potential** in relation to the proposed works as currently described.

Recommendations

- It is recommended that **no further bat surveys** are required for the proposed works at this time, provided the development proceeds as described and the parts of the building affected by the works remain as assessed. This recommendation should be reviewed if the scale, scope or design of the works changes, or if the condition of the building changes prior to commencement.
- In the unlikely event that bats are discovered during the works, all works in the affected area must cease immediately and a suitably qualified ecologist should be contacted for further advice before works recommence.
- As proportionate biodiversity enhancements, and not as mitigation for an identified bat roost, it is recommended that **one integrated bat box** and **one integrated bird box** are incorporated into the completed development and retained thereafter.
- If external lighting is proposed as part of the development, a lighting plan should be submitted with the application or secured by condition. It should minimise light spill onto the roofline, eaves, garden boundaries, mature trees and hedgerows in accordance with current bat lighting guidance.
- A precautionary working method should be used during construction to avoid harm to common wildlife that may be using the garden and site margins, including good material storage, covering open excavations, checking waste, and avoiding vegetation clearance during the main bird nesting season unless checked first by a suitably qualified ecologist.

1. Introduction

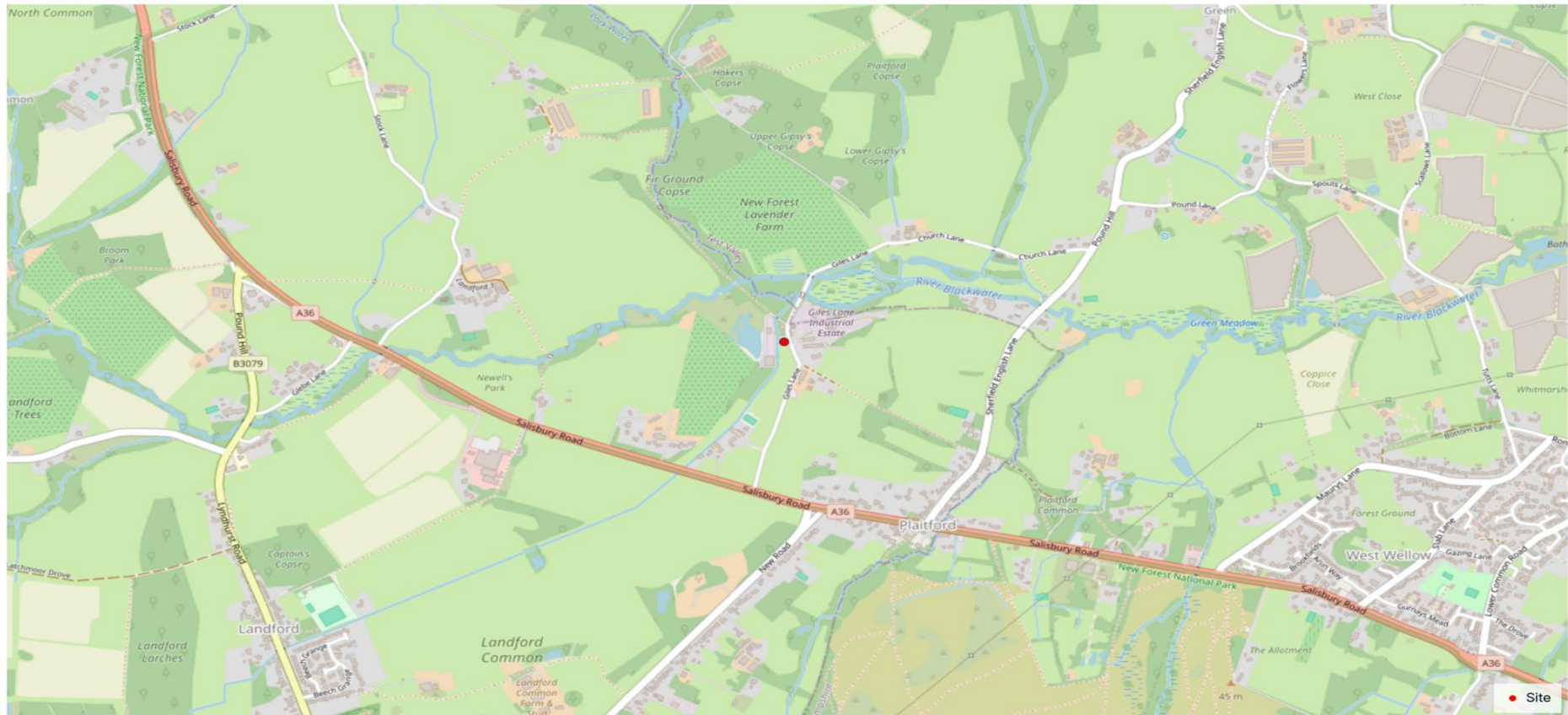
- 1.1 This report has been prepared on behalf of the applicant to identify any ecological constraints associated with the proposed works and to provide proportionate ecological advice in support of a householder planning application.
- 1.2 The site address is Sandyrood, Giles Lane, Landford, SP5 2BG. The National Grid Reference is SU 27152 20018.
- 1.3 The site is located at Sandyrood, Giles Lane, Landford, close to the edge of the New Forest National Park.
- 1.4 The site lies close to the New Forest internationally designated sites, comprising the New Forest Ramsar, Special Protection Area (SPA), Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).
- 1.5 There are no priority habitats on site, and none of the surrounding priority habitats would be affected by the proposed works to the building.
- 1.6 A desk study of local bat records, including records returned for a 1km search radius around the site and information available at the time of survey, identified records of both pipistrelle species (***Pipistrellus pipistrellus*** and ***Pipistrellus pygmaeus***), long-eared bat (***Plecotus auritus***), serotine (***Eptesicus serotinus***) and *Myotis* species in the surrounding area. The desk study also identified a single bat mitigation licence within 1km of the site relating to common and soprano pipistrelle, serotine and brown long-eared bats.
- 1.7 There are 18 species of bat in the UK. Several bat species are listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006. All bats and bat roosts are protected under the Wildlife and Countryside Act 1981 (as amended). In England, bats are also European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) (see Appendix).
- 1.8 The Preliminary Roost Assessment was carried out in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition, 2023) and relevant guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM).
- 1.9 In planning terms, the assessment is informed by the National Planning Policy Framework, Natural England's standing advice for bats, and the adopted Wiltshire Core Strategy policies relevant to biodiversity, landscape and protected species,



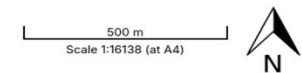
together with Wiltshire Council guidance on biodiversity and development, as summarised in the Appendix.



Location

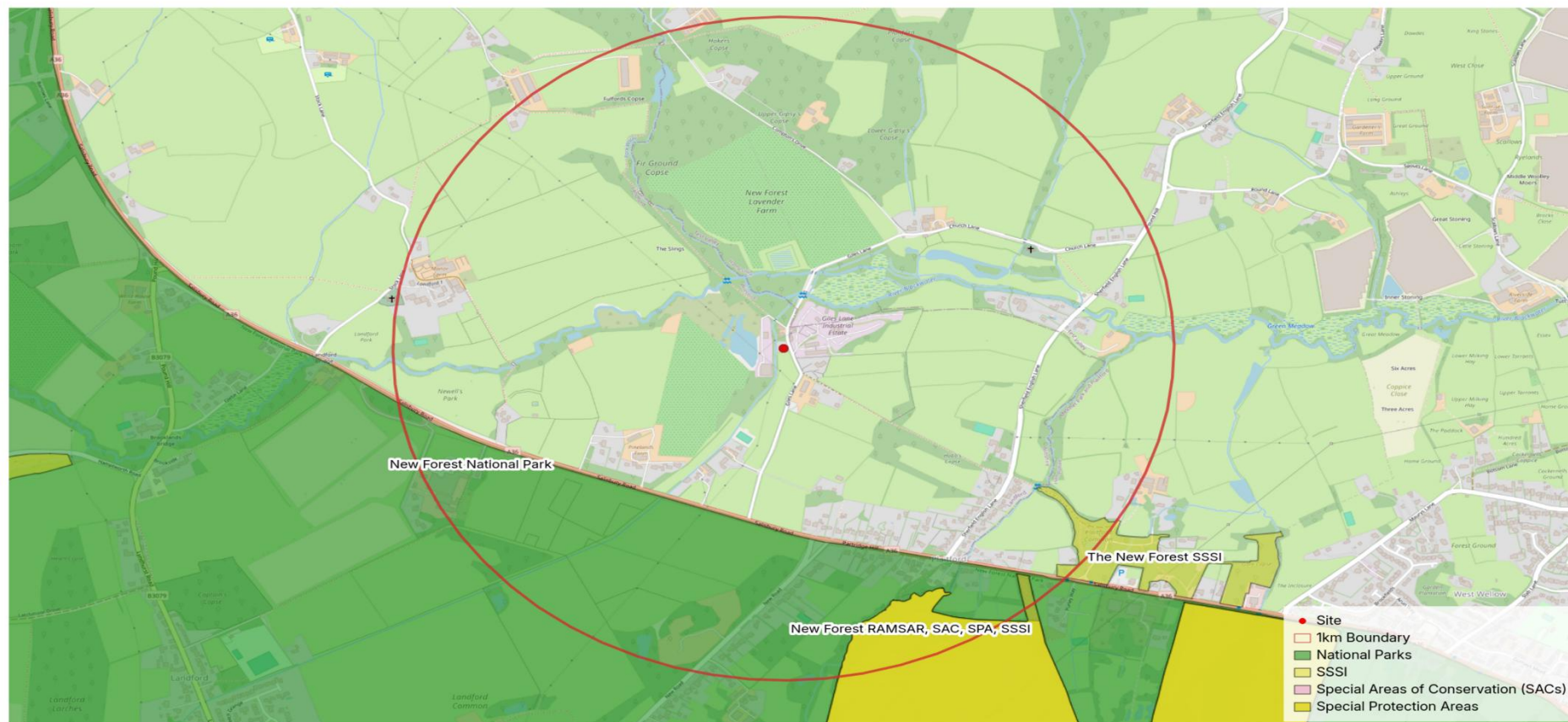


Produced on Land App, Jun 6, 2026.
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Map 1: Site Location (LandApp 2026)





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500 m
Scale 1:14134 (at A4)



Map 2: Designated sites (LandApp 2026)



Priority Habitats



Produced on Land App, Jun 6, 2026.
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500 m
Scale 1:14393 (at A4)



Map 3: Priority Habitats (LandApp 2026)



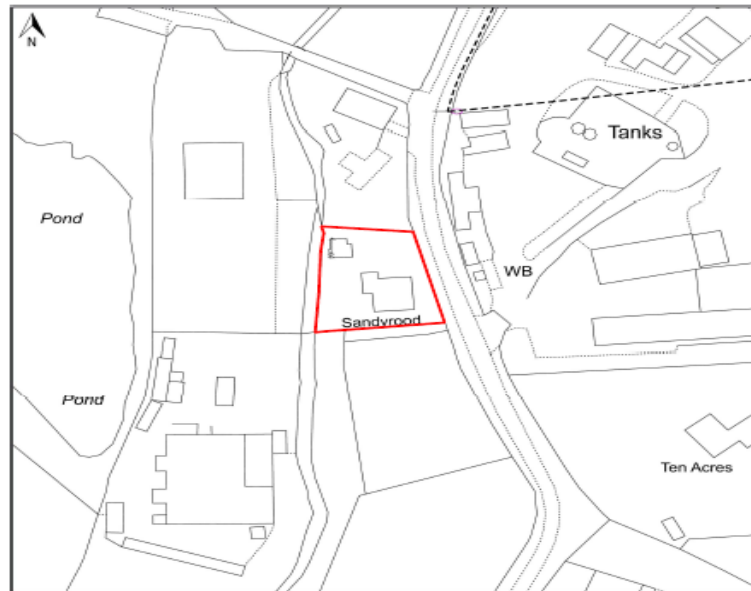
Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential 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 from Collins 2016)

2. Proposed Works

2.1 The proposed works are summarised below:

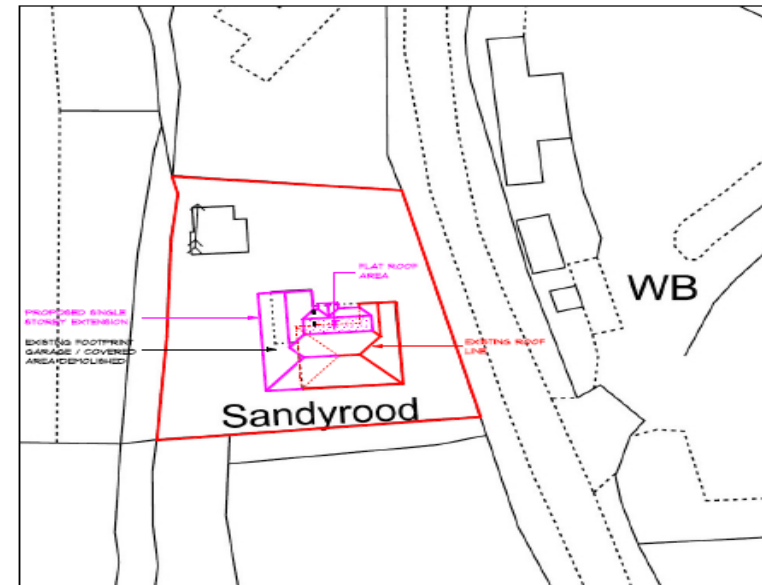
- The proposed development comprises a programme of alterations, remodelling and extensions to the existing dwelling. In broad terms, the works include single-storey rear and side extensions to enlarge and improve the ground-floor accommodation, together with associated internal reconfiguration to provide a revised layout better suited to the applicant's requirements. The proposals also include related external alterations to the building envelope, which may comprise changes to openings, materials and detailing as necessary to integrate the new works with the existing property and to achieve a coherent overall design.
- For the purposes of this assessment, the proposed works are understood to affect parts of the existing building fabric associated with the extension interfaces and any adjoining roof and wall structures where alterations are required to facilitate construction. The description of development set out above forms the basis of the ecological appraisal in this report, including the consideration of whether the works have any potential to affect bat roosting opportunities within the building.



SITE IDENTIFICATION PLAN
Scale 1:1250 • A4



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BLOCK LAYOUT PLAN
Scale 1:500 • A3



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'SANDYROOD' GILES LANE LANDFORD SP5 2BG

ADP/2610/P/00

SITE IDENTIFICATION PLANS

SCALE AS SHOWN @ A3

Architecture . Planning . Building Regulations

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2.2 **Figure 1:** Existing and proposed elevations of the building

3. Field survey

External inspection (see Appendix photographs)

- 3.1 An external inspection of Sandyrood was undertaken on 29th May 2026 by Robert West, an experienced ecologist and bat surveyor (Natural England licence no. 2025-84565-CL18-BAT). The purpose of the inspection was to identify any features of the building that might offer potential bat access points, roosting opportunities or other characteristics capable of supporting bat use, having regard to the nature and extent of the proposed works.
- 3.2 The site comprises a detached dwelling with an attached single-storey garage structure beneath a flat roof.
- 3.3 The main roof is clad with interlocking machine-made tiles. The covering was observed to be generally tight and well maintained throughout, with no lifted tiles, open joints or other defects likely to permit bat ingress.
- 3.4 The roof ridge is finished with cement-bedded ridge tiles, which appeared sound and intact at the time of survey, with no obvious cracks, voids or missing mortar that would be likely to provide access into the roof structure.
- 3.5 The single-storey garage has a bitumen felt roof which appeared to be in good condition, with no obvious gaps, splits or holes that would be likely to permit bat ingress.
- 3.6 The tile verges were observed to be tight and intact, with no discernible gaps or openings likely to provide access for bats.
- 3.7 The main house has enclosed timber eaves, while the garage is finished with timber bargeboards. No obvious gaps, lifted sections or defects were identified within these features that would be likely to provide access for bats.
- 3.8 All windows and doors were observed to be close-fitting, with no obvious gaps or openings around the frames that would be likely to permit bat ingress.
- 3.9 The building includes a single chimney stack, which appeared to be in good condition, with no obvious defects in the pointing. The associated lead flashing was also observed to be tight and intact, with no apparent openings likely to permit access into the roof structure.

Internal inspection (see Appendix photographs)

- 3.10 The building contains a single roof void above the main house; no equivalent roof void is present above the garage structure.
- 3.11 The main roof void extends to approximately 1.8m at the ridge. The underside of the roof covering is lined with a bitumen felt membrane which was observed to be in good order, with no obvious holes, tears or gaps. Access within the loft space was adequate at the time of survey. The loft floor was insulated with fibre insulation, which extended into the eaves.
- 3.12 No physical evidence of bat use was identified within the roof void at the time of inspection. In particular, no droppings, feeding remains, staining or other field signs associated with bat presence were observed. There was also no evidence of rodent, wasp or other animal activity within the loft space.

4. Survey conclusion

- 4.1 This report sets out the findings of a Preliminary Roost Assessment undertaken in relation to proposed alterations, remodelling and extension works at Sandyrood, Giles Lane, Landford, SP5 2BG (SU 27152 20018). A desk study confirmed that bat records are present within the surrounding area and identified bat mitigation licences within 1km of the site, indicating that bats occur within the wider landscape. The site also lies in relative proximity to the New Forest designated sites; however, no priority habitats within the site or its immediate surroundings would be directly affected by the proposals. The external inspection found the building to be generally well maintained and tightly constructed, with no obvious gaps, lifted materials or other defects likely to provide suitable bat access points or roosting opportunities within the parts of the structure affected by the proposed works. The internal inspection of the roof void likewise identified no physical evidence of bat use at the time of survey. On the basis of the evidence available during the daytime inspection and recognising the inherent limitations of a Preliminary Roost Assessment, the building is considered to have **negligible bat roost potential** in relation to the works as currently described.
- 4.2 In light of these findings, it is considered that **no further bat surveys** are required in support of the current proposals, provided that the scheme proceeds as described, the parts of the building affected by the works remain as assessed, and no material changes are made to the design, extent or timing of the development. This conclusion should be reviewed if the proposals are amended or if the condition of the building changes prior to commencement.
- 4.3 There are no waterbodies on site and the habitats present are of generally low suitability for amphibians and reptiles. No specific further surveys for these groups are considered necessary in relation to the current proposals. Nevertheless, as construction works may create temporary risks to common wildlife using the garden and site margins, a precautionary working method is recommended.
- 4.4 In the unlikely event that bats are discovered during the works, all works in the affected area must cease immediately and a suitably qualified ecologist should be contacted for further advice before works recommence.
- 4.5 Although the building is assessed as having negligible bat roost potential, the wider landscape is likely to support bats commuting and foraging. Any external

lighting associated with the development should therefore be designed to avoid unnecessary light spill onto the roofline, eaves, garden boundaries, mature vegetation and proposed biodiversity enhancement features. Proportionate biodiversity enhancements are set out separately in Section 5.

- 4.6 Having regard to the relevant national and local planning policy context, the findings of this assessment indicate that the proposals may be determined on the basis of the information currently available, subject to the recommendations and precautionary measures set out in this report being implemented in full. On that basis, no further bat survey effort is considered necessary at this stage.
- 4.7 A precautionary working method should be used during construction to avoid harm to common wildlife that may be using the garden and site margins. It should include the following measures:
- 4.8 All deliveries and construction materials should be stored on pallets or on hardstanding, including gravelled areas.
- Any construction waste must either be kept in the proposed materials storage/skip or on pallets or hardstanding and checked for the presence of reptiles and small mammals before disposal. No fires may be lit on site.
 - Any footings left unfilled overnight should be securely covered so that wildlife cannot fall into the holes. Each morning, the footings should be checked for any animals that may have fallen in overnight.
 - All garden and vegetated areas where construction activities are likely should be kept short so as not to form habitat that could be suitable for reptiles and small mammals; this work should be carried out as and when necessary.
 - If any bushes, hedges and/or trees are to be removed or managed, this should be undertaken outside the bird nesting season, which generally runs from March to August. If this is not possible, further survey work may be required and could lead to delays.

5. Biodiversity Enhancements

- 5.1 In accordance with national planning policy, Natural England standing advice, and the adopted Wiltshire Core Strategy, the proposals should incorporate proportionate biodiversity enhancement measures as part of the completed development. Wiltshire Council guidance on biodiversity and development similarly supports the inclusion of ecological enhancement within well-designed schemes. The recommendations set out below are intended to deliver a modest biodiversity gain and to provide enhancement over and above any mitigation requirements; they are not relied upon as mitigation for an identified bat roost.
- 5.2 It is recommended that **one integrated bat box** is incorporated within the new gable wall of the rear extension at a suitable height and aspect for bat use. In addition, **one integrated bird box** should be installed within the new external walls immediately below the eaves. The precise locations should be selected to avoid windows, doors, external lighting and other regular sources of disturbance, and to ensure that the features remain accessible and suitable for wildlife use in the longer term. All enhancement measures should be installed in accordance with the manufacturer's specifications and retained as part of the completed development thereafter.
- 5.3 Any external lighting associated with the development should be designed to maintain comparatively dark conditions around the installed features and along the site boundaries. In particular, light spill onto the roofline, eaves, mature vegetation and the access points to the enhancement features should be minimised in accordance with current bat-sensitive lighting guidance. A low-level, directional and warm-colour lighting approach is generally preferable in order to reduce unnecessary illumination of features that may be used by commuting or foraging bats.

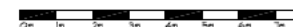
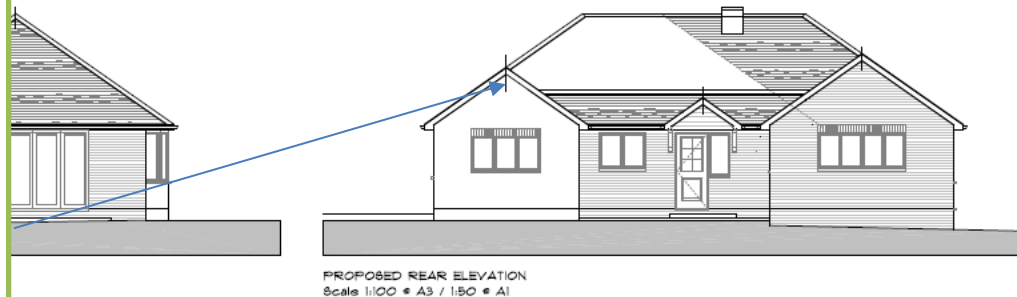
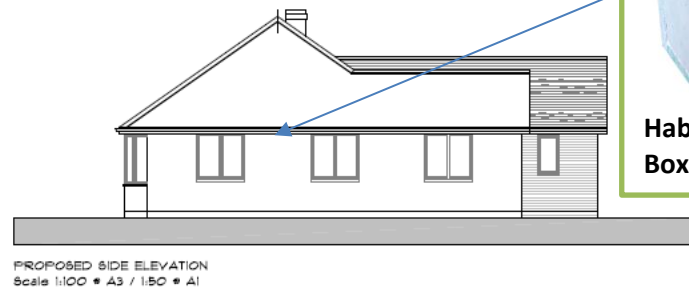
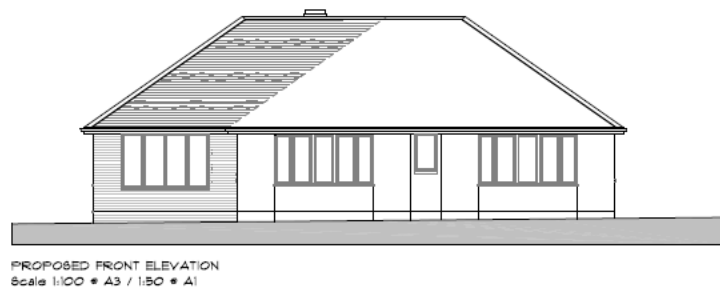


Figure 3: Indicative biodiversity enhancement locations

Appendices

Bats and the law

Natural England's standing advice for bats should be taken into account when considering planning applications in England that may affect bats or their roosts. Planning decisions should also be informed by the statutory duties and policies relevant to protected species, biodiversity and designated sites, including the National Planning Policy Framework and the local development plan.

Bats

There are 18 species of bat in the UK. Several bat species are listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006. In England, all bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence, amongst other things, to deliberately capture, injure or kill a bat; to deliberately disturb bats in a way likely to impair their ability to survive, breed, rear or nurture their young, hibernate or migrate, or to affect significantly the local distribution or abundance of the species; and to damage or destroy a breeding site or resting place used by bats, whether or not bats are present at the time.

In summary, offences can include:

- Deliberately capturing, injuring or killing a bat;
- Damaging or destroying a bat roost, breeding site or resting place, even if bats are not present at the time;
- Deliberately disturbing a bat in a manner prohibited by the Habitats Regulations, or intentionally or recklessly disturbing bats while they occupy a structure or place used for shelter or protection;
- Possessing, controlling, transporting, selling, exchanging, or offering for sale a bat or any part of a bat, except as permitted by law.



For more information please read:

Natural England. *Bats: advice for making planning decisions*. GOV.UK guidance.

Relevant planning policy

The site lies within the Wiltshire Council planning area. For the purposes of this report, the most relevant planning considerations are protected species, biodiversity enhancement and, where relevant, the effect of lighting and construction activity on wildlife.

Core Policy 50: Biodiversity and geodiversity is directly relevant to this report.

Within the adopted Wiltshire Core Strategy, this policy seeks to protect features of ecological value and requires development to avoid adverse impacts on biodiversity, with appropriate mitigation and enhancement where necessary. In the context of this assessment, it supports proportionate survey work, protection of legally protected species, and the inclusion of biodiversity enhancement measures within the completed development.

Core Policy 51: Landscape and **Core Policy 57: Ensuring high quality design and place shaping** are also relevant insofar as they support development that responds appropriately to its setting and incorporates environmental considerations, including the conservation and enhancement of biodiversity, as part of good design within the adopted Wiltshire Core Strategy.

Wiltshire Council guidance on biodiversity, landscape and design may also be material where site-specific circumstances require consideration of the relationship between development, landscape character and ecological networks; however, these matters fall outside the main scope of this ecological assessment.

Birds

All wild birds, their nests while in use or being built, and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended). It is generally an offence to intentionally kill, injure or take any wild bird, or to take, damage or destroy an active nest or egg. Some bird species are also listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006.

Schedule 1 of the Wildlife and Countryside Act 1981 gives additional protection to certain species. It is an offence to intentionally or recklessly disturb a Schedule 1 bird



while it is building a nest, or while it is in, on or near a nest containing eggs or young, or to disturb its dependent young.

Reptiles

The four widespread native reptile species likely to be relevant to development in England are common lizard *Lacerta vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus*. These species are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing or injury, and against sale and certain related offences. Their habitat is not subject to the same direct legal protection as that of European Protected Species, but reptiles remain a material consideration in the planning process. All native reptiles are included on the list of Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006, and works should therefore be designed to avoid harm and, where necessary, include appropriate mitigation.



Picture 1: The front of the property



Picture 2: The rear of the property



Picture 3: The side elevation of the property



Picture 4: The side elevation of the property



Picture 5: The old garage building



Picture 6: The soffits



Picture 7: Showing the soffits



Picture 8: The garage barge board



Picture 9: Showing the internal structure of the roof



Picture 10: Showing the internal structure of the roof

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