



Unit 5 Wilton Shopping Village, Wilton, Salisbury, SP2 0HR.

Preliminary Roost Assessment (PRA)

Date: 11/06/26

Vesper Conservation & Ecology Limited
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Stockbridge
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Non-Technical Summary

Site name and location	Unit 5, Wilton Shopping Village, Wilton, Salisbury, SP2 0HR SU 41315 06544
Scope of Document	Preliminary Roost Assessment of the existing building to determine whether the proposed works could affect bat roosting opportunities.
Assessment and survey methods	The Preliminary Roost Assessment was undertaken in accordance with the Bat Conservation Trust's <i>Bat Surveys for Professional Ecologists: Good Practice Guidelines</i> (4th Edition, 2023) and relevant guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM).
Date	The survey was carried out on 20 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 commercial unit at the Wilton Shopping Village. The proposed development comprises alterations, remodelling and extensions to the existing building, including ground-floor alterations and extensions, internal reconfiguration, first-floor remodelling, revisions to fenestration and external appearance. • A desk study identified local bat records and two bat mitigation licences within 1km of the site, indicating that bats are present in the wider landscape. No priority habitats on site or in the 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 features likely to provide suitable bat access points or roosting opportunities in the parts of the building affected by the works. • The internal inspection identified no physical signs of bat activity and no suitable internal roosting features within the parts of the building relevant to the proposed works. On the basis of the daytime inspection only, 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 described.

- As proportionate biodiversity enhancements, and not as mitigation for an identified bat roost, it is recommended that suitable bat and bird boxes are incorporated into the completed development where feasible. The final type, number and locations of these features should be selected to avoid windows, doors, external lighting and other regular sources of disturbance, and should be retained thereafter.
- No signs of other protected species were recorded on site during the survey.

Recommendations

- No further bat surveys are recommended in relation to the proposed works as currently described, provided that the scope of development remains unchanged and that the condition of the building does not materially alter prior to commencement.
- If bats are discovered during the works, all works in the affected area should cease immediately and advice should be sought from a suitably qualified ecologist before works recommence.
- It is recommended that two wall-mounted **Schwegler 2FE Wall-Mounted Bat Shelters** are installed, one on the eastern elevation and one on the western elevation, as shown indicatively on Figure 3. It is also recommended that two **Vivara Pro WoodStone Wagtail/Dipper Nest Boxes** are installed beneath the walkway at the western end of the site, as shown indicatively on Figure 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. 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.

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 the planning application.
- 1.2 The site address is Unit 5 Wilton Shopping Village, Wilton, Salisbury, SP2 0HR. The National Grid Reference is SU 41315 06544.
- 1.3 The site is located in Wilton, to the west of the City of Salisbury.
- 1.4 The site lies within the Wiltshire Council administrative area.
- 1.5 There is a single designated site within 1km of the building: the River Avon SAC and SSSI.
- 1.6 There are no priority habitats on site, and none of the surrounding priority habitats would be affected by the proposed works to the building.
- 1.7 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 three bat mitigation licences within 1km of the site relating to Common/Soprano pipistrelle, brown long-eared, Natterer's, Whiskered, Serotine and Lesser Horseshoe bats.
- 1.8 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).
- 1.9 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).
- 1.10 In planning terms, the assessment is informed by the National Planning Policy Framework, Natural England's standing advice for bats, and the adopted Wiltshire Council development plan policies relevant to biodiversity and protected species, as summarised in the Appendix.

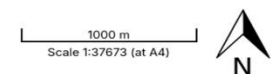




Location



Produced on Land App, Jun 11, 2026.
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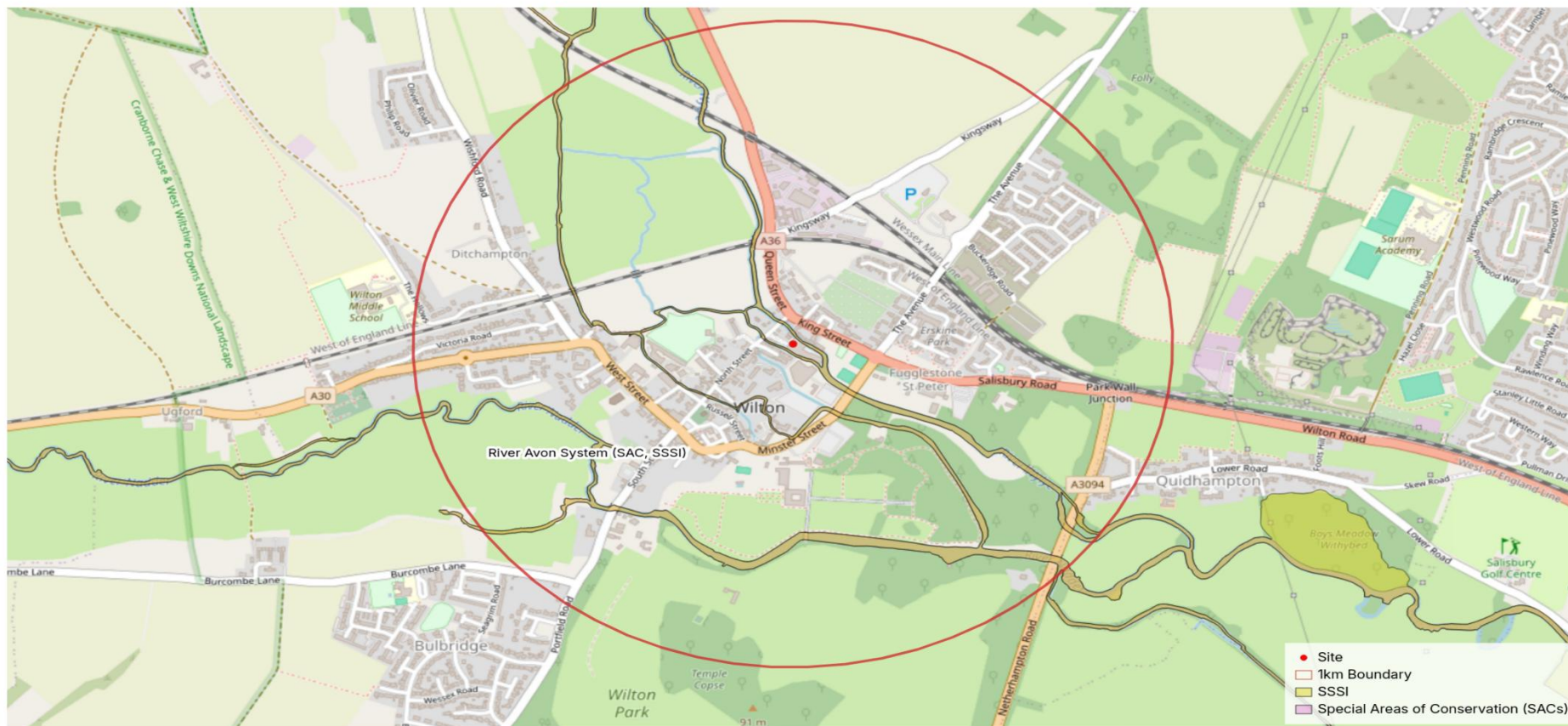


Map 1: Site Location (LandApp 2026)





Designated Sites



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500 m
Scale 1:14566 (at A4)



Map 2: Designated sites (LandApp 2026)

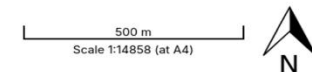




Priority Habitats



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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 categories (adapted from Collins 2023)

2. Proposed Works

2.1 The proposed works are summarised below.

- The proposed development comprises alterations, remodelling and extension works to the existing building, including ground-floor alterations and extensions, internal reconfiguration, and first-floor remodelling to create commercially usable space.
- For the purposes of this assessment, the works are understood to affect roof slopes associated with the proposed dormers and rooflights, parts of the external envelope affected by the remodelling, and the areas shown on the submitted plans and elevations.

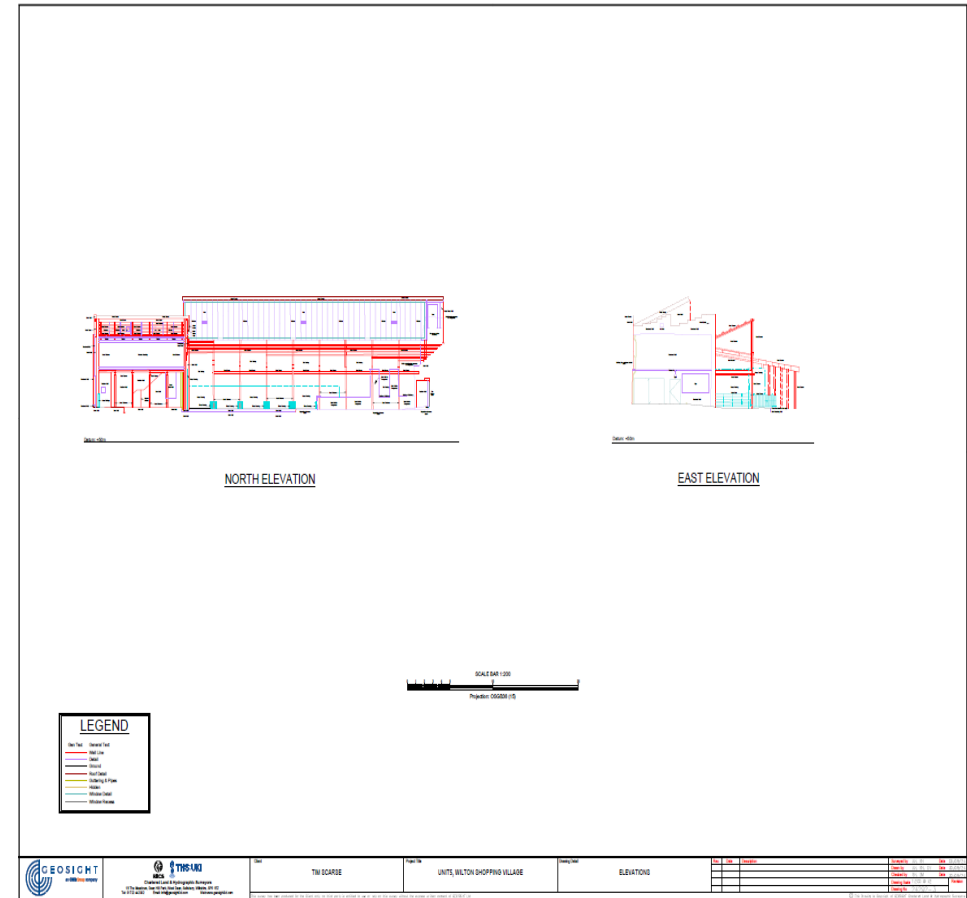
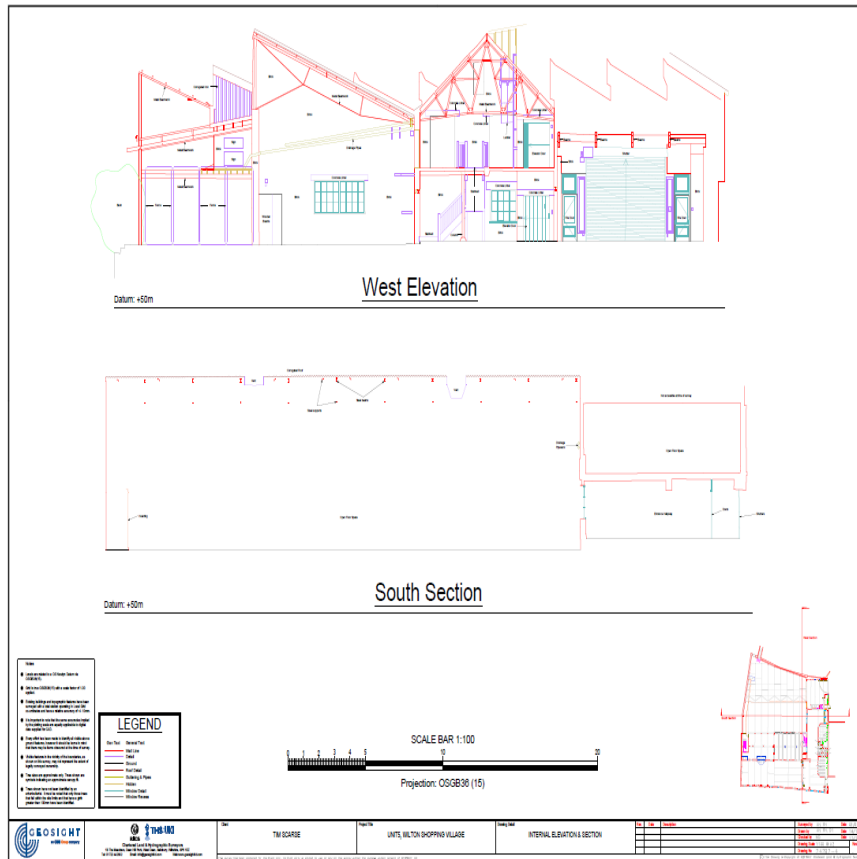


Figure 1: Showing the building as existing

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FOR COMMENTS



1 Front (South East) Elevation
1 : 100



2 Side (North East) Elevation
1 : 200

Rev	Description	Date	By
A	Alterations to first floor terrace sources following client meeting dated, 15.04.2026	30.04.26	JC

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architects
The Studio, 5 Oakridge Office Park, Southampton Road, Whaddon, Salisbury, SP2 0RS
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www.barclay-phillips.co.uk

PROJECT
Proposed Alterations of Unit at: Wilton Shopping Village, King Street, Wilton, Salisbury, SP2 0RS
CLIENT
Wilton Shopping Centre Ltd

DRAWING TITLE
Proposed Principal Elevations

1:200
0 1 2 3 4 5 6 7 8 9 10

SCALE
As Indicated
DATE
Apr 2026
DRAWN
JC
CHECKED
NP

DRAWING No
P25-067
02-03-001

REVISION
A

Figure 2: Showing the building as proposed



3. Field survey

External inspection (see Appendix photographs)

- 3.1 An external inspection of Unit 5 at Wilton Shopping Village was undertaken by Robert West, an experienced ecologist and bat surveyor (Natural England licence no. 2025-84565-CL18-BAT). The inspection comprised a systematic visual appraisal of all externally accessible elevations and roof features visible from ground level, with the purpose of identifying any potential bat access points, potential roost features and other elements of the building fabric that might support roosting bats.
- 3.2 Unit 5 comprises a large commercial building with a sawtooth roof clad in corrugated steel and incorporating prominent north-west-facing roof windows. The principal external materials comprise a combination of exposed brickwork and corrugated sheet cladding, giving rise to a relatively simple and visually accessible building envelope.
- 3.3 Particular attention was given to junctions between cladding sheets, roof abutments, exposed edges, window surrounds and other features that can, in some circumstances, provide crevice roosting opportunities. Although the external fabric includes a mix of materials and construction joints, no features were identified that were considered capable of providing suitable shelter, depth, protection or microclimatic conditions for roosting bats within the parts of the building relevant to the proposed works.
- 3.4 In particular, the inspection did not identify any lifted sheets, open crevices, gaps of suitable dimension, sheltered recesses or other external features likely to function as viable bat roost access points or resting places. The exterior of the building therefore offered no evidence of roosting suitability beyond the low level of uncertainty inherently associated with a daytime Preliminary Roost Assessment.
- 3.5 No evidence of bat use was recorded during the external inspection. Specifically, no bats, droppings, staining, feeding remains or other field signs indicative of current or recent bat occupation were observed on the elevations, around potential access locations or beneath the inspected parts of the building.

Internal inspection (see Appendix photographs)

- 3.6 The internal inspection identified a large open-plan commercial unit with a substantial internal void beneath the sawtooth corrugated roof, which incorporates a series of rooflights/windows and is supported by exposed steel framing. The scale and openness of the internal space allowed a clear appraisal of the roof structure, internal wall surfaces and other features relevant to bat roost assessment.
- 3.7 The internal walls are formed predominantly of exposed red brick, and the northern elevation is partly open to the elements, with a combination of glazing and netting.
- 3.8 Notwithstanding the accessible nature of the building interior, the inspection did not identify any features considered suitable to support bat roosting within the parts of the structure relevant to the proposed works. In particular, no crevices, enclosed voids, lifted materials, sheltered junctions or other dark and undisturbed recesses of a type typically associated with roosting bats were identified during the survey.
- 3.9 No evidence of bat use was recorded during the internal inspection. Specifically, no bats, droppings, feeding remains, staining, scratch marks or other field signs indicative of current or recent bat occupation were observed in the areas inspected at the time of survey.

4. Survey conclusion

- 4.1 This report presents the findings of a Preliminary Roost Assessment undertaken in relation to proposed refurbishment, remodelling and associated works to Unit 5 at Wilton Shopping Village, Wilton, Salisbury. The assessment has considered the potential for the building to support roosting bats in the context of the works described and has been informed by both a desk study and a daytime internal and external inspection of the building.
- 4.2 The desk study confirms that bats are present in the wider landscape and that bat roosts are known within the surrounding area. However, the field survey identified Unit 5 as a building of generally simple and accessible construction in the parts relevant to the proposed works, with no suitable external or internal features identified that would be likely to support roosting bats. No evidence of current or recent bat use was recorded during either the external or internal inspection.
- 4.3 Having regard to the absence of suitable roosting features within the inspected parts of the building, together with the lack of any field evidence indicative of bat occupation, the building is assessed as having **negligible bat roost potential**. In accordance with current guidance, this reflects a structure where no habitat features are considered likely to be used by roosting bats, whilst recognising the very limited residual uncertainty that is inherent in any daytime Preliminary Roost Assessment.
- 4.4 On this basis, no further bat surveys are considered necessary in relation to the proposed works as currently described, provided that the scope of the development remains unchanged and that the building condition does not materially alter prior to commencement. This conclusion should be reviewed if the design, extent of works or condition of the structure changes before works begin.
- 4.5 No bat roost was confirmed during the survey, and no evidence of bat occupation was identified. However, the legal protection afforded to bats and their roosts remains fully applicable, and if bats are encountered during any works all work in the affected area should cease immediately and advice should be sought from a suitably qualified ecologist before works recommence.
- 4.6 On the basis of the survey evidence and the negligible bat roost potential identified, the findings of this report provide an appropriate basis for the planning authority to conclude that the proposed works are unlikely to affect a bat roost, subject to the works proceeding as described and with due regard to the legal protection afforded

to bats should unexpected evidence arise during construction.

- 4.7 No field signs indicative of other protected species were recorded during the survey. The site is, however, located in close proximity to the River Wylfe, and the wider river corridor may provide occasional commuting or dispersal opportunities for species such as otter and water vole. The banks adjacent to the site are heavily modified, canalised and hard engineered, with limited natural bank structure, vegetation cover or opportunities for burrowing. As such, the surveyed areas are not considered to provide suitable resting, breeding or sheltering habitat for these species, and the proposed works are unlikely to affect otter or water vole habitat, provided that works remain within the existing developed footprint and no disturbance to the riverbanks occurs.

5. Biodiversity Enhancements

- 5.1 As proportionate biodiversity enhancements, and not as mitigation for an identified bat roost, it is recommended that suitable bat and bird boxes are incorporated into the completed development where feasible. The final type, number and locations of these features should be selected to avoid windows, doors, external lighting and other regular sources of disturbance, and should be retained thereafter.
- 5.2 It is recommended that two wall-mounted **Schwegler 2FE Wall-Mounted Bat Shelters** are installed, one on the eastern elevation and one on the western elevation, as shown indicatively on Figure 3. It is also recommended that two **Vivara Pro WoodStone Wagtail/Dipper Nest Boxes** are installed beneath the walkway at the western end of the site, as shown indicatively on Figure 3.
- 5.2 Any external lighting associated with the development should be designed to maintain comparatively dark conditions around the installed features and along the site boundaries. 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.

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Existing opening and staircase retained. Facade set back to form a recessed foyer. Staircase made externally accessible to improve public access, with the existing retained for weather protection and safety.

Schwegler 2FE Wall-Mounted Bat Shelter

New roof with rooflight formed using the existing steel structure to create an internal mall space.

Glazed screen designed to enhance openness and transparency, allowing views into the interior and attracting passing footfall.

Existing adjacent retail units.

Angled boxing integrated into the building frontage to conceal electrical cabling and provide a feature element that breaks up the vertical massing.

Vertical metal rectangular louvre profiles arranged to allow visual permeability through the facade, while maintaining a visual connection between the existing wall and the steel column.

Existing plaza accessed directly from the building frontage.

First-floor terrace for a cafe/restaurant, offering a quieter retreat with views of the river and northern landscape. Vertical louvres to the frontage maintains the proposal's visual form.

Glazed entrance to the new mall space, designed to

barclay+phillips
architects
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PROJECT
Proposed Alterations of Unit at: Wilton Shopping Village, King Street, Wilton, Salisbury, SP2 0RS
CLIENT
Wilton Shopping Centre Ltd

DRAWING TITLE
Proposed Strategy Axonometric
Do Not Scale Drawing

SCALE
1:500
DRAWN
JC

Figure 3: Indicative biodiversity enhancement locations

2 x Dipper/wagtail boxes under the walkway

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, the design and implementation of development in a manner that avoids ecological harm, and, where relevant, any potential effects on the River Avon Special Area of Conservation (SAC).

Relevant local plan policies should be considered in light of the site's location within the Wiltshire Council area and the adopted development plan. For a commercial proposal of this nature, the principal relevance is the need to ensure that the development protects ecological features, avoids harm to protected species where relevant, and incorporates appropriate enhancement measures as part of a well-designed scheme.

Wiltshire Core Strategy Core Policy 50: Biodiversity and geodiversity is directly relevant to this report. It seeks to ensure that development protects, conserves and where possible enhances biodiversity and geodiversity interests, and requires appropriate avoidance, mitigation and, where necessary, compensation measures where adverse impacts cannot be avoided. In the context of this assessment, the policy supports proportionate survey work, the protection of legally protected species, and the incorporation of biodiversity enhancement measures within the completed development.

Wiltshire Core Strategy Core Policy 57: Ensuring high quality design and place shaping is also relevant insofar as it requires development to respond positively to local character and site context, and to integrate environmental considerations into the design and layout of proposals. In this context, ecological protection and enhancement measures, including the sensitive siting of biodiversity features and the control of lighting effects, form part of achieving an appropriate design response.

Wiltshire Core Strategy Core Policy 69: Protection of the River Avon SAC may also be relevant where development has the potential to affect the integrity of the River Avon SAC, including through pathways such as nutrient loading, hydrological effects or construction-related impacts. Whether this policy is engaged will depend on the final scope of the proposals and the relationship of the development to the SAC catchment



and impact pathways. Where relevant, planning decisions should also have regard to Wiltshire Council guidance on protecting the River Avon SAC and any project-level Habitats Regulations considerations.

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.

Schwegler 2FE Wall-Mounted Bat Shelter

MATERIAL: Woodcrete

DIMENSIONS (MM): 250 x 300 x 30 to 50

WEIGHT (KG): 2.5

INCLUDES: 2 pieces of 2FE in one box.

SPECIES: During the summer months the common pipistrelle, whiskered bat, and barbastelle are among the species which will roost in the 2FE as a daytime hideaway. Daubenton's bat, Natterer's bat, and the Brown long-eared bat will also use it, often sleeping in small groups.

SITING: Installing the 2FE is very easy using just two screws to fix it to a wood, brick, stone, or concrete wall. If the wall surface is uneven we recommend sealing the three edges of the 2FE with silicone, foam insulating tape, or a similar method. This will ensure it is free from draughts, which are preferred by bats.

For summer use, the 2FE should ideally be mounted on a wall with a southerly or easterly aspect. Final siting should be selected to provide a clear flight path, minimise disturbance and avoid direct illumination from external lighting.

MAINTENANCE: The 2FE is maintenance-free since Bats' droppings simply fall out. A torch is all you need to check if it is occupied.



Vivara Pro WoodStone Wagtail/Dipper Nest Box

MATERIAL: Woodstone - a mix of wood fibres and concrete. This robust material is environmentally sustainable and will last for decades.

WARRANTY: 10 Year

DIMENSIONS (MM): 170 x 200 x 310

WEIGHT (KG): 6

SPECIES: Suitable for wagtail and dipper, and may also be used by species such as robin, redstart and spotted flycatcher in appropriate settings.

SITING: For the purposes of this scheme at Unit 5, the box should be installed beneath the walkway at the western end of the site, as shown indicatively on Figure 3. Final siting should avoid regular disturbance and should take account of safe access for installation and future maintenance.

MAINTENANCE: The box must be cleaned once a year, in late autumn from October. The suspension must also be checked annually.

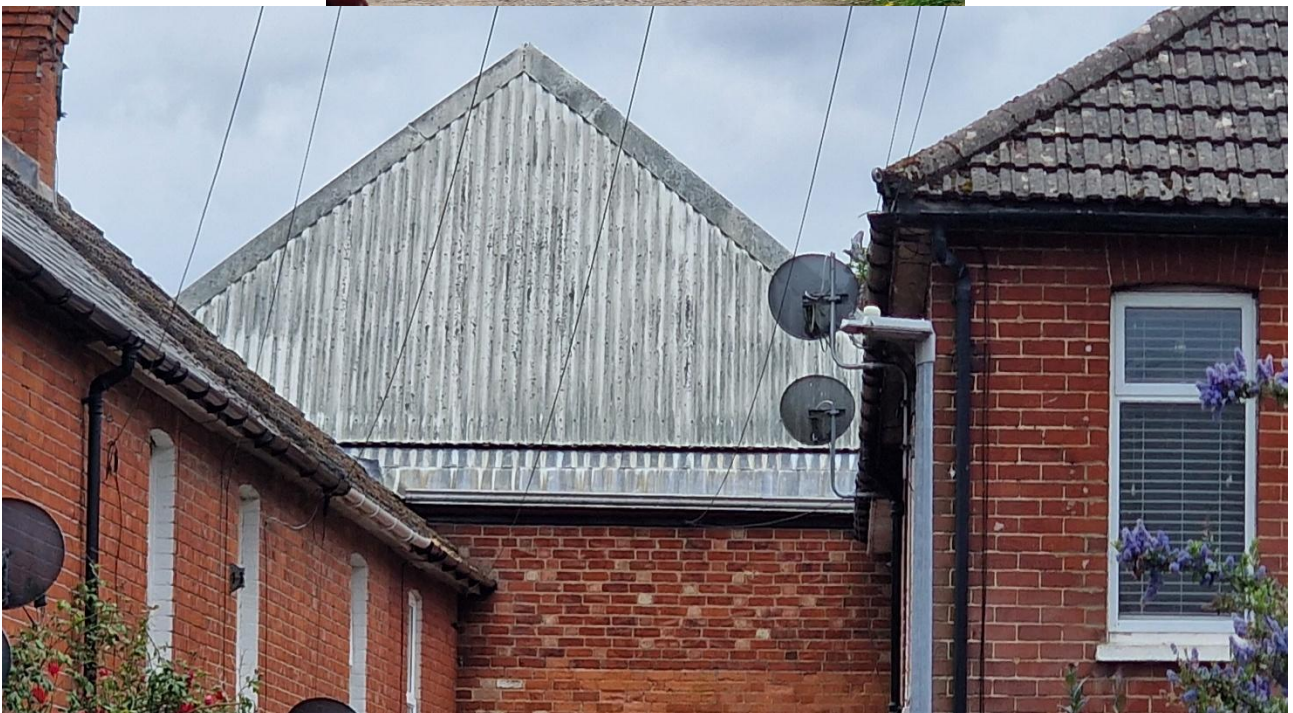




Picture 1: The northern elevation of Unit 5



Picture 2: The eastern elevation of Unit 5



Pictures 3 and 4: Western elevation of Unit 5



Picture 5: Internal view of Unit 5



Picture 6: Internal view of Unit 5



Picture 7: Internal view of Unit 5

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

Vesper Conservation & Ecology Limited

Director: Robert West.

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