

Preliminary Roost Assessment

Survey site:

2 Sharcott Pennings, Sharcott, Pewsey, Kennet, Wiltshire, SN9 5NJ

Client:

Tim and Tracey Richards

Survey date:

25/05/2026

Project:

This report is prepared to inform a planning application with Wiltshire Council. The proposed development includes:

The stables will be converted into a self-contained annex. The stable conversion work will include internal renovations as well as additional windows and fascia boards on the gable ends.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until November 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

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 the preceding sections of this report.

Table 1: Summary of key recommendations arising from this survey.

Key Recommendations
<u>Bats</u> Two bat emergence/re-entry surveys will be required on B1, requiring five survey positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building, one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. These surveys must take place during the active bat season (May – September) to confirm the presence/likely absence of bats roosting in or on the building. 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. <u>Birds</u> Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a qualified ecologist should undertake a close inspection of the building immediately, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

1. 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.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

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: Weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
26.2	63.0	0	10.7	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on the suitability of the habitats on the site and in the wider landscape, the ecology and biology 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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 15137 60268 and has an area of approximately 0.34ha. It is located in a rural setting, immediately surrounded by another residential dwelling to the west and agricultural land in all other directions. The site 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.

Priority Habitats

There are six priority habitats within 2km of the site. These comprise deciduous woodland, traditional orchard, lowland fens, wood pasture and parkland, ancient & semi-natural woodland and ancient replanted woodland. The closest priority habitat comprises deciduous woodland, located ~145m south-west of the site.

Designated Sites

Statutory Designations within 2km

There are three statutory designations within 2km of the site, as detailed below:

Table 3: Statutory designated sites within 2km of the site boundary.

Designation	Reason	Distance from Site
River Avon System Site of Special Scientific Interest (SSSI)	The River Avon and its tributaries are of national and international importance for their wildlife communities.	~905m south
Jones's Mill Site of Special Scientific Interest (SSSI)	Jones Mill is an area of fen vegetation, scrub, and woodland lying along the headwaters of the Salisbury Avon, northeast of Pewsey.	~1520m north-east

River Avon Special Area of Conservation (SAC)	Designated for water courses of plain to montane levels with the Ranunculus fluitantis and Callitriche-Batrachion vegetation. This habitat provides for multiple Annex II species, including sea lamprey, Atlantic salmon and bullhead.	~905m south
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Statutory Designations within 10km

There are three additional national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: Additional national network sites within 10km of the site boundary.

Designation	Reason	Distance from Site
Pewsey Downs Special Area of Conservation (SAC)	Designated for semi-natural dry grasslands and scrubland facies on calcareous substrates. This habitat provides for Early gentian (Annex II species).	~4285m north-west
Salisbury Plain Special Area of Conservation (SAC)	Designated for Juniperus communis formations on heaths or calcareous grasslands and semi-natural dry grasslands and scrubland facies on calcareous substrates. These habitats support the Marsh fritillary butterfly (Annex II species).	~5305m south
Salisbury Plain Special Protection Area (SPA)	Salisbury Plain proposed Special Protection Area contains the largest expanse of unimproved chalk downland in NW Europe, comprising a mosaic of eight main National Vegetation Classification community types.	~5305m south

SSSI Risk Zone

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 for this designation.

Non-Designated Sites

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 be designated, the immediate environs of the site do not support habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts on any designated sites will result from the proposed development, given its small scale and low overall impact on such sites (where known).

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section 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.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roost sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of the site, as detailed below:

Table 5: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2019-42307-EPS-MIT	Brown long-eared and common pipistrelle	~1.2km south-west	Destruction of a breeding and resting place
2014-1731-EPS-MIT	Brown long-eared, serotine and soprano pipistrelle	~1.25km south-east	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

The amenity garden could be used by local bat populations for foraging and commuting. In addition, the site is well connected to suitable habitats in the wider landscape, such as hedgerows, trees, and woodland.

Roosting habitat

There is one designated building within the site (B1).

Building B1: Stable

Building B1 is a (single-storey) stable with a double Roman (clay tile) roof. While the roof tiles themselves were in good condition, the gable end verges have missing mortar/verge gaps that allow access between the tiles and the lining. No other external or internal features were identified as offering roosting potential. No bat evidence was observed during the survey. In line with Good Practice Guidelines (Collins, J (Ed), 2023), B1 is assessed to have moderate habitat value for roosting bats due to the presence of suitable access points and roosting features.



Building B1 - Eastern elevation



Building B1 - South-western elevation



Building B1 - Northern and western elevations

Table 6a: Roosting features associated with building B1.

Feature	Materials/Details	Condition/description/suitability	Photograph
Roof	Clay tiles	Condition/description The roof tiles were in good condition. The roof had open eaves leading into the interior of the building on all elevations. Suitability/access/evidence of bats The gable-end verges have mortar/verge gaps that allow access between the tiles and the lining (highlighted in red).	 <i>B1 roof - Gable end gaps northern elevation</i>  <i>B1 roof - Gable end gaps western elevation</i>

Internal space	Breathable Roof Membrane (BRM)	The building has no internal voids (vaulted). No evidence of bats was identified during the internal inspection. The interior of the roof was lined with Breathable Roof Membrane (BRM), which was in good condition. The interior of the building was well-sealed with no internal crevices.	 <i>B1 – Internal space</i>  <i>B1 - Gable end</i>
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3.2 Foreseen Impacts

Roosting habitat

The proposed plans include converting the stable (B1) into an annexe. The stable conversion work will include internal renovations as well as additional windows and fascia boards on the gable ends. Therefore, the existing gable end access points will be filled/blocked. This could result in the destruction of any bat roosts and cause disturbance, death, or injury to bats.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include lighting, which could spill onto bat roosting, foraging, or commuting habitats and deter bats from using these areas.

Artificial lighting

The proposed development may increase the amount of current lighting on surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

3.3 Recommendations

Roosting habitat

Two bat emergence/re-entry surveys will be required on B1, requiring five survey positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building, one additional survey may be required to characterise the roost and to inform a licence application to Natural England.

These surveys must take place during the active bat season (May – September) to confirm the presence/likely absence of bats roosting in or on 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. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing, e.g., weather conditions, and known local bat activity.

Every survey position should be equipped with an infrared camera as part of the survey to determine specific roost locations. If a bat roost is confirmed in the building, one additional survey may be required to further characterise the roost and to inform a bat licence application to Natural England. Surveys should be a minimum of three weeks apart. Additionally, if bat roosts are confirmed in the building, a bat licence would be required to convert B1, as this would involve the destruction/disturbance 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.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low-impact lighting strategy will be adopted for the site during post-development, which outlines the areas of the site that will be retained as dark corridors.

Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>.

Suggested biodiversity enhancements

The installation of one bat box on the site will provide additional roosting habitat for bats. The bat box will be installed on the retained building. Bat boxes should be positioned 3-5m above ground level, facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

4. FAUNA: BIRDS

This section 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.

4.1 Summary of Survey Findings

No evidence of nesting birds was identified within building B1. Several bird boxes were found on the exterior of the building. However, these nest boxes were not active at the time of the survey. The buildings and amenity garden provide suitable nesting opportunities for common bird species. Due to the site's small size and the extent and type of habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds. The site does not appear to provide any suitable nesting sites for barn owls.

4.2 Foreseen Impacts

The proposed plans include converting the stable (B1) into an annexe. The stable conversion work will include internal renovations as well as additional windows and fascia boards on the gable ends. The proposed development could result in the destruction or disturbance and subsequent abandonment of active bird nests.

4.3 Recommendations

Any building work 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 or an ecologist has confirmed the nesting attempt has concluded.

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 until the young have fledged, or an ecologist has confirmed the nesting attempt has concluded.

Suggested biodiversity enhancements

The installation of at least one bird box on the building or a mature tree will provide additional nesting habitat for birds, e.g., Schwegler 1SP Sparrow Terrace or a similar alternative brand. Sparrow boxes should be positioned at the eaves of a building.

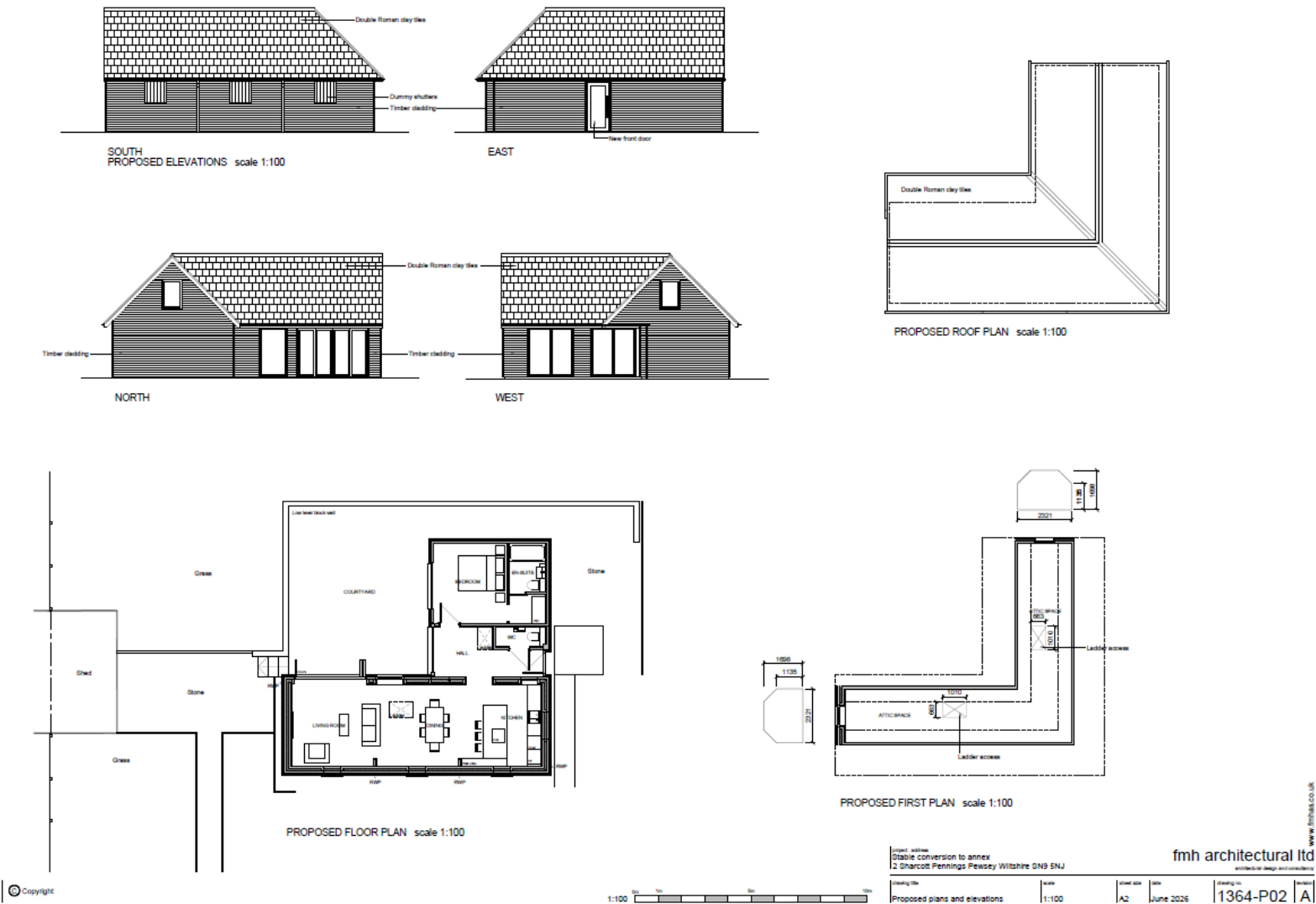
APPENDIX 1: PRA MAP



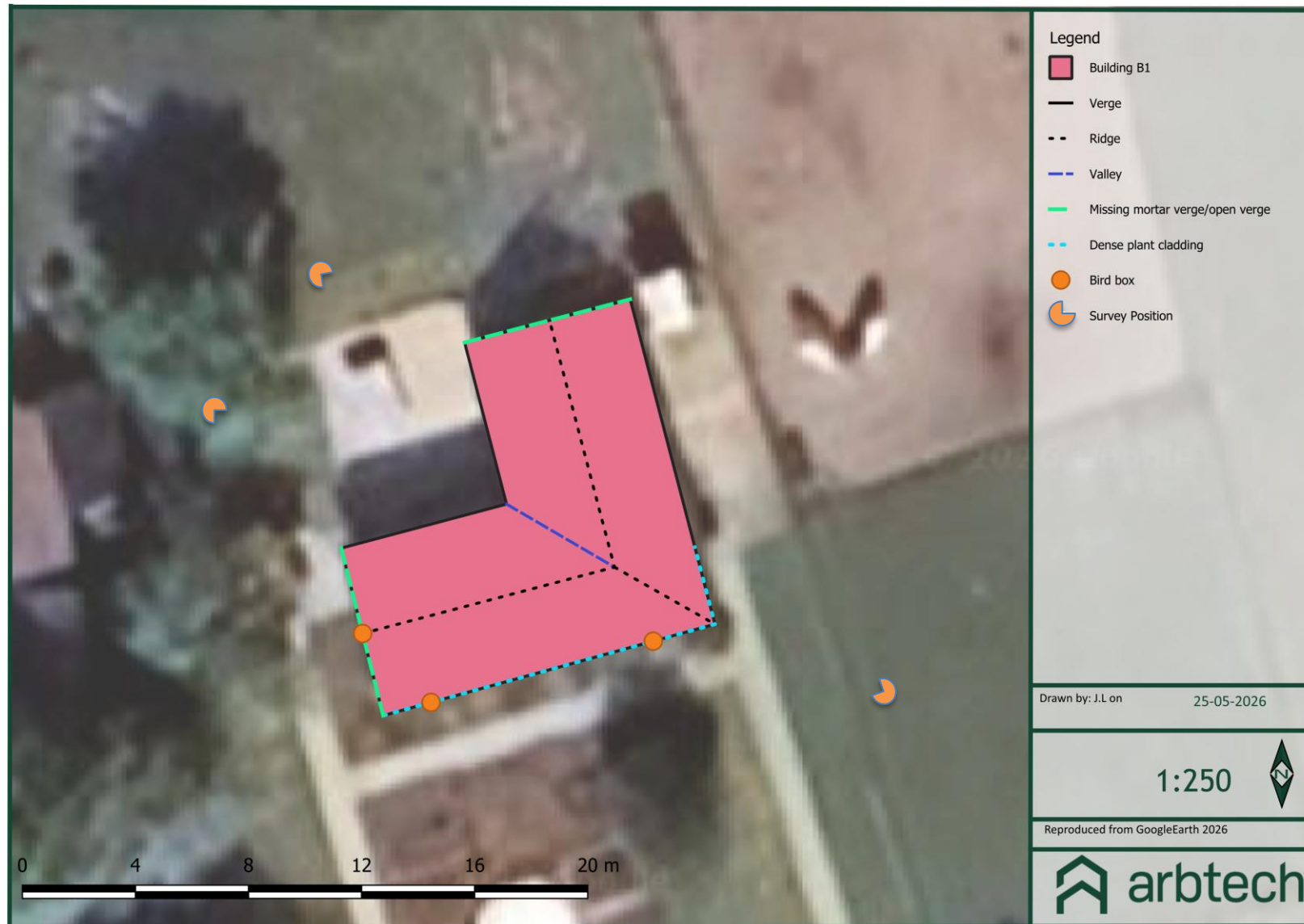
APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: BERS PLAN



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist	25/05/2026
Final	1.0	Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist	26/05/2026
Amendments	2.0	Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist	27/07/2026
Amendments	3.0	Jade Lemm BSc (Hons) DipHE MRSB, Consultant Ecologist	30/07/2026