

PRELIMINARY ROOST ASSESSMENT (PRA) & NESTING BIRDS REPORT

28th July 2026

Kingsbury Cottage, Ludwell, Shaftesbury,
Dorset, SP7 9NH

Applicant: Jack McLean

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Authored by:	Maxine Gibbons
Report Quality Assurance (QA) by:	James Gooding BSc (Hons)
Client:	Jack McLean
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This report has been prepared to identify the presence of bats and nesting birds within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

It is at the discretion of the Local Planning Authority (LPA) to determine whether the information and data on protected species contained within this report is made publicly available.

SURVEY DATA LIFESPAN AND VALIDITY:

Survey data is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12–18-month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid, and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.

If the required further activity surveys of the property are undertaken and a bat roost is subsequently identified, a total of three bat activity surveys will be required, and survey data will be required to inform a bat European Protected Species (EPS) licence application. The building inspection (PRA) is considered valid for 3 months and activity data from the then current survey season (May – August/September) to inform a bat licence application.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2nd ed (CIEEM, 2017a) and the Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

The results of the surveys and this assessment are representative at the time of the surveys taking place.

	ABR Ecology Ltd	T: 01202 821 325
	First Floor Offices, 35 Black Moor Road,	E: abrecology@gmail.com
	Ebblelake Industrial Estate, Verwood, BH31 6AT	W: www.abrecology.com

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Non-technical summary

- ◆ ABR Ecology Ltd were commissioned by Jack McLean to undertake a Preliminary Roost Assessment (PRA) and nesting birds survey at Kingsbury Cottage, Ludwell, Shaftesbury, Dorset, SP7 9NH to advise on the presence/absence of bats and nesting birds at the property.
- ◆ This report was requested to support a full application to demolish the existing property and erect a new dwelling. A series of mature trees and a hedgerow to the northeast of the house were removed after April 2026 and prior to the site visit. A site location plan is provided in Appendix A and proposed plans in Appendix B.
- ◆ The PRA was undertaken on the 23rd June 2026 by Natural England class 1 licensed bat ecologist Peter Allen and graduate ecologist Maxine Gibbons.
- ◆ The PRA revealed no evidence of bats. However, the house ('B1') and outbuilding ('B2') were identified to hold '**moderate potential**' for roosting bats due to a number of potential bat exit/entry points and potential roosting features.
- ◆ A minimum of two bat activity (dusk) surveys are now required upon the buildings to determine if roosting bats are present/likely absent. If no bats are identified, a final 'negative' bat report will be provided. However, if a bat roost is identified, a third dusk survey must be undertaken to inform a bat mitigation strategy.
- ◆ Para 99 of Circular 06/2005 states: '*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted*'. Therefore, the surveys must be conducted prior to the planning determination stage and cannot be conditioned as part of the consent.
- ◆ 'B2' provides open fly-in access and is therefore suitable for supporting a potential night roost. Consequently, a Wildlife Acoustics Song Meter (SM4) must be installed within the structure for a period of time, during which recorded echolocation calls will be analysed to determine whether a night roost is present.
- ◆ 'B1' and 'B2' have been assessed for their potential to support classic hibernation features such as underground sites, tunnels, or cellars, and do not contain any of these features. However, the buildings provides cool and stable temperatures with a presumed high level of humidity. Internally the building supports very few features

which could provide shelter for hibernation. As the building holds low or no potential for hibernation roosts, no further hibernation surveys are required.

- ◆ Bats are likely foraging and commuting across the site; measures for lighting reduction will be provided in the final report to minimize impacts of obtrusive lighting on bats.
- ◆ No evidence of nesting birds was recorded during the visit. However, there is potential for nesting birds to be present within the property due to the presence of ingress points around the property. The trees which have been felled after April 2026 and prior to the site visit were suitable for nesting birds. Therefore, mitigation and compensation will be required for nesting birds and will be detailed in the final report version.
- ◆ A biodiversity enhancements, such as built-in bat tubes or bird nesting boxes, must be provided to ensure the application is compliant with planning policy; this will be detailed in the final report following completion of the surveys.

1. Introduction

- 1.1 ABR Ecology Ltd were commissioned Jack McLean to undertake a Preliminary Roost Assessment (PRA) and nesting birds survey at Kingsbury Cottage, Ludwell, Shaftesbury, Dorset, SP7 9NH (central grid reference: ST9148823131) to advise on the presence/absence of bats and nesting birds at the property. This report was requested to support a full application to demolish the existing property and erect a new dwelling. A series of mature trees and a hedgerow to the northeast of the house were removed after April 2026 and prior to the site visit
- 1.2 The PRA was undertaken on the 23rd June 2026 by Natural England class 1 licensed bat ecologist Peter Allen and graduate ecologist Maxine Gibbons. A site location plan is provided in Appendix A and proposed plans in Appendix B.

Site context

- 1.3 The application site comprises an unoccupied partially collapsed two-storey house and single-storey outbuilding in a state of disrepair, in Ludwell, Wiltshire, within a rural area. The immediate surrounding landscape comprises a mature treeline running immediately to the northeast alongside the A30 leading to areas of woodland. The mature trees within the site have recently been felled in the summer of 2026. Further treeline and hedgerow corridors frame a mosaic of arable and pastoral land surrounding the site. The wider surrounding landscape comprises areas of woodland, hedgerows and agricultural land. The surrounding areas are considered to provide excellent foraging opportunities and commuting corridors for bats.

Aims and scope of the PRA and report

- 1.4 The principal aim of a PRA survey is to determine the actual and potential presence of bats within the building(s)/structure(s). This report is based on the results of the PRA and records of bats and bat roosts as supplied by Wiltshire & Swindon Biological Records Centre (WSBRC, 2026).
- 1.5 The results of the PRA and the data search were principally aimed at determining if a bat roost is present within the property and/or whether the building(s)/structure(s) hold the 'potential' to support roosting bats in line with The BCT Good Practice Guidelines 4th ed (Collins, 2023). The results of the data search were also used to determine the Zone of Influence (Zoi) for bats associated with the project.

- 1.6 This report aims to establish whether the proposed works will likely impact roosting bats and identifies if there are requirements for activity (dusk) surveys, which may inform the requirement for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) from Natural England to allow the works to proceed lawfully following planning approval.
- 1.7 The aim of the nesting birds survey was to determine if there is any recent or historical evidence of nesting birds within the building(s) onsite.

Relevant planning policy and legislation

- 1.8 Full details of relevant planning policy and legislation are provided in Appendix B of this report; the following policy and legislation in respect of bats and nesting birds is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedule 1 (birds) and 5 (bats)
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ The Environment Act 2021
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment (para 10-35)
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy: Core Policy 50 - adopted 2015

- 1.9 **It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site for roosting bats and nesting birds where the scale/nature of the proposed plans subsequently change.**

2. Methodology

Desktop data search – bat records

- 2.1 The Multi-Agency Geographical Information for the Countryside (MAGIC) website (MAGIC, 2026) was accessed to determine if the application site falls within the consultation zone for any Special Areas of Conservation (SACs), and Sites of Special Scientific Interest (SSSIs) designated for the presence of bats.
- 2.2 Wiltshire & Swindon Biological Records Centre (WSBRC, 2026) was contacted to provide records of bats and bat roosts within a 2km radius of the application site. These records were used to inform the assessment of the site in its potential to support roosting bats and identifying any potential cumulative impacts on bats from the proposed development.

Zone of Influence (Zol) for bats

- 2.3 The results of the desktop data search and the proposed plans were used to determine a Zone of Influence (Zol) for bats; the Zol is defined by CIEEM (2017b) as *‘the areas/resources that may be affected by the biophysical changes caused by activities associated with a project’*.
- 2.4 Due to the localised and small-scale nature of the proposals (as shown in Appendix B), the Zol for roosting bats is confined to the site boundary. The Zol for foraging bats may extend just beyond the site boundary where artificial lighting is concerned, however, this is considered to be minimal if lighting mitigation is implemented, and therefore the survey area was confined to the building only.

Preliminary Roost Assessment (PRA)

- 2.5 Conditions for the PRA of the building(s) and surveyor competencies are provided in Tables 1 and 2 below:

Table 1: Weather conditions, equipment and timings for PRA survey

Survey date	Time of survey	Surveyors	Equipment available for use	Weather conditions		
23/06/2026	20:45pm	Peter Allen and Maxine Gibbons	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder,	Temp:	Okta cloud cover:	Beaufort wind force:
				25°C	0/8	0/12

			endoscope, binoculars			
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Table 2: Surveyor qualifications / competencies

Qualifications	Bat licence	Barn owl licence	Ecologist level	Accredited agent
Surveyor				
Peter Allen	Class 1	n/a	Assistant Ecologist	n/a
Maxine Gibbons	n/a	n/a	n/a	n/a

- 2.6 The surveying ecologists have received training in Working at Heights (and in-house training in the use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).
- 2.7 The PRA was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023). A systematic search was made of any internal building areas / loft spaces and exterior building areas. Where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.8 The internal inspection involved a search of internal building areas and where loft spaces were present, the ecologists undertook a search of areas such as beams/felt; fibreglass insulation/flooring; crawl boards; water tanks; internal chimney stacks; gable ends; and stored materials etc.
- 2.9 The external building assessment included an inspection of the ground/flooring, and where present, any windowsills, windowpanes, behind peeling paintwork/lifted render, brick/block work, chimneys, eaves, lead flashing, tiles and soffits etc.
- 2.10 Evidence of roosting bats can include:
- ◆ The presence of physical live/deceased bats
 - ◆ Bat droppings (distinguished from rodent droppings by their crumbly texture)
 - ◆ Fur-oil staining around entry/exit points
 - ◆ Urine splashing
 - ◆ Feeding remains, such as insect wings and casings

- 2.11 If bat droppings were identified within the building, the droppings were sent for DNA analysis by Swift Ecology Ltd to confirm the species of bat present; in the event bat droppings/physical bats were recorded, the building was identified as a 'confirmed' bat roost.
- 2.12 Most native bats in England are crevice-dwelling species, with bats roosting in remote areas, such as under roof tiles; behind cladding; in cavities; soffits; and behind lead flashing etc, and evidence of these species is often concealed and/or inaccessible. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat exit/entry points around the building(s) was conducted. The buildings were then assigned a category based on a sliding scale of potential for bats, ranging from 'none' to 'high' as shown in Table 3 below (Collins, 2023):

Table 3: Guidelines for assessing the potential suitability of buildings for bats (Collins, 2023)

Bat roosting potential	Description
'High'	A structure with one of more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat. The structure has the potential to support high conservation status roosts for example maternity or classic cool/stable hibernation sites.
'Moderate'	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA).
'Low'	The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.

‘Negligible’	There are no obvious habitat features likely to be used by bats, however there is a small element of uncertainty as bats can use small and apparently unsuitable features on occasion. (*negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they would (due to another attribute).
‘None’	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

- 2.13 All buildings were then assessed for their potential to support roosting bats during the hibernation period (notably between December and February). Hibernation roosts are traditionally located in tunnels, cellars, and underground sites where the temperature is cool and the humidity is high, and especially where both attributes are stable. Non-classic hibernation sites such as houses, commercial buildings and outbuildings should be assessed to determine whether they too can support potential hibernation sites where temperatures and humidity are within suitable realms.
- 2.14 Where roosts are recorded in non-hibernation times, and suitable conditions exist for hibernation to occur, a suite of further hibernation surveys would need to be undertaken. Further presence/absence surveys, roost characterisation surveys and hibernation surveys should be undertaken after the initial PRA where evidence is found, or the likelihood of bats roosting has been recorded.

Nesting birds

- 2.15 A search was conducted for evidence of barn owl (*Tyto alba*) and other nesting birds within and around the building(s) during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Survey limitations

PRA and nesting bird surveys

- 2.16 Bats and nesting birds are highly mobile species, and it is therefore possible for bats and nesting birds to occupy the property at any time in the future, particularly if any alterations/changes occur to the property. The PRA only provides a ‘snapshot’ in time and does not account for seasonal variation; some bat species and nesting birds may have been overlooked due to seasonal constraints. As such, it is not possible to have

complete certainty that bats and nesting birds are not present, rather, there was no indication of bat/nesting bird presence at the time of survey.

- 2.17 Potential evidence of bats, in particular crevice-dwelling species, may have been overlooked due to access restrictions to remote areas of the buildings. Binoculars were used to help identify any potential bat droppings on the exterior features of the buildings.
- 2.18 Often bats leave no visible sign of their presence on the outside of a building, and even when they do, wet weather can wash evidence away.
- 2.19 The buildings are unsafe to enter due to their partially collapsed condition. During the survey, it was not possible for the surveyors to access the entire property due to the structural integrity of the buildings and unstable floors, therefore it was not possible to ascertain with certainty the presence, or absence, of bat droppings or other evidence whilst surveying the internal space of the house and outbuilding. The roof and internal ceilings of the house and outbuilding have partially collapsed, creating open void spaces.

Reporting and survey data lifespan

- 2.20 The data within this report should not be seen as comprehensive. Data obtained from the WSBRC (2026) data search is highly unlikely to be representative of the bat species and roosts existing within the area. It is therefore possible that bat species/bat roosts may occur that have not been recorded in the area by the local records centre.
- 2.21 This report is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019) for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the building(s)/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the building(s) will be required, as any conclusions provided herein may not be valid.
- 2.22 **This report is not valid to inform a planning decision.** Para 99 of Circular 06/2005 states: *'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted'*. Further bat activity (dusk) surveys must be conducted prior to the planning determination stage as these surveys cannot be conditioned as part of the consent.

3. Results

Desktop data search

Bat SSSI/SAC consultation zones

- 3.1 The site is not located within proximity to any bat designated Site of Special Scientific Interest (SSSIs) or Special Area of Conservation (SACs) and therefore no impacts upon these sites are anticipated.

Local records centre – bat records

- 3.2 WSBRC (2026) provided records of bats and bat roosts within a 2km radius of the site as presented in Table 4 below:

Table 4: Records for bats and bat roosts around the site

Common name	Scientific name	Number of records	Most recent record	Nearest record to site
Barbastelle	<i>Barbastella barbastellus</i>	10	2022	1.25km north
Brown Long-eared Bat	<i>Plecotus auritus</i>	13	2023	1.12km west
Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	43	2025	925m northwest
Daubenton's Bat	<i>Myotis daubentonii</i>	4	2017	1.10km west
Greater Horseshoe Bat	<i>Rhinolophus ferrumequinum</i>	3	2022	925m northwest
Leisler's Bat	<i>Nyctalus leisleri</i>	5	2019	1.25km north
Lesser Horseshoe Bat	<i>Rhinolophus hipposideros</i>	15	2024	925m northwest
Long-eared Bat species	<i>Plecotus</i>	15	2024	925m northwest
Myotis Bat species	<i>Myotis</i>	35	2024	925m northwest
Natterer's Bat	<i>Myotis nattereri</i>	4	2019	1.25km north
Noctule	<i>Nyctalus noctula</i>	25	2024	925m northwest

Nyctalus bat species	<i>Nyctalus</i>	6	2024	1.25km north
Pipistrelle	<i>Pipistrellus pipistrellus</i>	5	2009	500m west
Serotine	<i>Eptesicus serotinus</i>	12	2024	1.25km north
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	63	2025	930m east
Whiskered bat	<i>Myotis mystacinus</i>	1	2019	Within 2km of the site
Whiskered/Brandt's Bat	<i>Myotis mystacinus/brandtii</i>	2	2019	1.2km northwest

3.3 There are records for barbastelle, *Myotis*, greater horseshoe and lesser horseshoe bats within the area.

3.4 There is potential for changes in artificial lighting to impede foraging and commuting bats that may be using the general site; therefore, specifications for lighting in accordance with the Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023) will need to be implemented. These specifications will be detailed in the final report version.

Bat survey results

Preliminary Roost Assessment (PRA)

3.5 A description of the building surveyed for roosting bats is provided in Table 5 below and photographs of the building are provided in Appendix D:

Table 5: Building description

Building	Description
House ('B1')	◆ The house is two-storey, detached, constructed of stone elevations and is partially collapsed. ◆ The roof is pitched and constructed of clay tiles and concrete ridge tiles. ◆ Wooden door frames and window frames are present. ◆ Wooden facias are present. ◆ Two external chimneys are present, with lead seals. ◆ Building debris and storage is present internally the property. ◆ A stone built, partially rendered single-storey extension is present at the rear of the property, with a slanting metal roof, with wooden door and window frames. ◆ Due to partial collapse of the roof and first floor, there is one void internally. A description of the internal roof structure is below: - The roof is constructed with a ridge beam.

	- No roof lining is present. - No insulation is present. - Storage is present, however has collapsed onto the ground floor of the building. - Two internal chimneys are present.
	Evidence of bats recorded:
	- No evidence of bats was recorded within or around the building.
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):
	- n/a
Outbuilding ('B2')	Roost status / potential of the building for bats:
	'Moderate potential' for roosting bats
	◆ An adjoining single-storey outbuilding is present on the northwest elevation of the house. ◆ The outbuilding is constructed of stone elevations. ◆ The roof is pitched and constructed of corrugated metal sheeting. ◆ Wooden fascias are present. ◆ Wooden doorframes and window frames are present. ◆ A wooden door is present on the northwest gable end leading into the loftspace and providing potential fly-in access. ◆ Building debris and storage are present throughout. ◆ The outbuilding has a vaulted ceiling and a mezzanine floor. A roof description is provided below; - The roof is constructed of ridge beam, purlins and support struts. - No roof lining is present. - No insulation is present. - The room measures approximately 5m in length, 6m in width and 3.5m in height to the apex.
	Evidence of bats recorded:
	- No evidence of bats was recorded within or around the building.
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):
	- n/a
	Roost status / potential of the building for bats:
	'Moderate potential' for roosting bats

3.6 Whilst no evidence of bats was recorded, the buildings were assessed and were deemed to hold **'moderate potential'** for roosting bats in line with the BCT Guidelines (Collins, 2023). This was due to a high number of potential bat exit/entry points and potential roosting areas around the buildings.

3.7 'B1' and 'B2' were noted to be cool, due to the absence of central heating, and is likely to support elevated humidity levels. These conditions fall within the range suitable for hibernation roosts (typically 0–10°C with humidity above 50%, depending on species). The building however lacks sheltering provisions for a hibernation roost and is therefore

assessed as having very limited to no hibernation potential, and where only 'low' potential is present, no further hibernation surveys are required.

- 3.8 Despite no physical evidence of bats, crevice-dwelling species, such as pipistrelle bats, utilize very small crevices and gaps, often around the external areas of buildings. The presence of roofing membrane can also result in concealment of bat droppings, which often become trapped between membrane and external roof coverings. Due to health and safety concerns the building could not be fully entered and fully surveyed for droppings. On this basis, it was not possible to conclude a likely absence of bats based on the PRA alone.
- 3.9 Table 6 below provides justification for why the property fell into the category of holding the potential to support bats rather than the building holding negligible or none. The potential roosting features (PRFs) are detailed below:

Table 6: Justification for potential rating

Bat roosting potential	Definition	Justification
'Moderate'	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA).	Gaps in the roof tiles are present on the roof of the house, which are considered likely to lead into the void internally or into crevices between the clay roof tiles.  Missing tiles and partial roof collapse of the house are considered to provide access

into the internal structure of the building.



Holes in the roof of the outbuilding are considered to provide potential for access into the internal space of the building for roosting bats.



The outbuilding includes an open wooden door, which provides fly-in access for bats.



The surrounding habitat leads directly into a mature treeline and dark green lane. Agricultural habitats with tree lines and hedgerows as well as areas of woodland surround the site. Although recent tree felling has significantly reduced the quality of the linear features for bats to emerge directly into within the

		site itself. The property is considered to provide high suitability for bats to emerge into.
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- 3.10 For buildings with ‘moderate’ roost suitability, a minimum of two bat activity (dusk) surveys must now be conducted upon the buildings in accordance with the BCT Guidelines (Collins, 2023); the surveys are required to establish the presence or likely absence of bats. Further information is provided in Section 4.

Indirect impacts upon bats

Artificial Lighting at Night (ALAN)

- 3.11 It is possible that bats are commuting and foraging across the general property and within the gardens. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats may be using the property during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.12 Specifications for new lighting designed to reduce impacts on bats will be provided in the final report version.

Loss of foraging/commuting habitat

- 3.13 A series of mature trees and a hedgerow which form part of the treeline running to the northeast have been removed from the site prior to the site visit. This severance and removal of vegetation which could be acting as navigational tools must be assessed where the removal of these will impact any roosts or important commuting and foraging habitats. Compensation will be provided in the final report version.

Nesting birds

- 3.14 No evidence of nesting birds was recorded within or around the building(s) on site. However, there is potential for nesting birds to be present due to the presence of potential ingress points around the property. There was potential nesting provisions in the trees which were felled on site after April 2026 and prior to the site visit. Therefore, mitigation and compensation will be required for nesting birds and will be detailed in the final report version.

4. PRA outcome and further survey recommendations

PRA outcome

- 4.1 The PRA of Kingsbury Cottage was undertaken and whilst no physical evidence of bats was recorded, the buildings were identified to hold ‘moderate’ roost suitability for bats. This was due to a high number of potential bat exit/entry points and potential roosting features around the buildings.
- 4.2 Despite no physical evidence of bats, crevice-dwelling species, such as pipistrelle bats, utilize very small crevices and gaps, often around the external areas of buildings. The presence of roofing membrane can also result in concealment of bat droppings, which often become trapped between membrane and external roof coverings. On this basis, it was not possible to conclude a likely absence of bats based on the PRA alone.

Further surveys now required to inform planning

- 4.3 In accordance with the BCT Good Practice Guidelines (Collins, 2023), two bat activity (dusk) surveys must now be conducted upon the buildings. These surveys involve a nocturnal observation of the buildings around dusk using specialised bat recording equipment and are required to determine the presence/likely absence of bats.

Survey timings and weather conditions

- 4.4 Table 7 below shows the survey numbers, spacing and timings required to prove absence in buildings which hold potential. If a roost is recorded as present, then the surveys would need to be undertaken with a view to characterise the roost.

Table 7: Requirements for further surveys

	Low roost potential suitability	Moderate roost potential suitability	High roost potential suitability
Minimum number of surveys to determine absence	One dusk emergence survey	Two separate dusk emergence surveys	Three separate dusk emergence surveys
If presence is recorded; maximum number of surveys required	Three separate dusk emergence surveys		
Timing	May to August	May to September with at least one of the surveys	May to September with at least two of

		between May and August	the surveys between May and August
Spacing	Each survey must be spaced a minimum of three weeks apart, unless a maternity roost has been recorded, then the surveys must be a minimum of four weeks apart.		
Weather conditions	The surveys can only be conducted during suitable weather conditions (minimum 10°C from sunset with no precipitation / strong winds).		
Timeframe	The surveys will commence 15 minutes before sunset and terminate between 1.5-2 hrs after sunset.		

- 4.5 If a bat roost is identified during the initial surveys, subsequent surveys must be undertaken to characterise the roost. Where results remain consistent across two or three surveys, the roost can be reliably characterised. However, if the survey results differ significantly, with notable variation between the first and second surveys, an additional third survey may be required. For buildings initially assessed as having low roosting potential, but where a roost is recorded during the first survey, the total number of surveys must be increased to either two or three, depending on when sufficient information has been gathered to accurately characterise the roost.
- 4.6 Appropriate methods and equipment should be used to reduce repeat survey visits and ensure survey effort remains proportionate to potential impacts.
- 4.7 In accordance with the BCT Guidelines, roost characterisation surveys must be repeated until the following information has been reliably obtained:
- Are bat roosts present or likely to be absent?
 - Which bat species use the site for roosting?
 - How many bats do these roosts support?
 - Where are the bat roost access points?
 - Where are the bat roosts?
 - At what times of year are bats present? How does use change seasonally?
 - What type of bat roosts are present?
 - What flight-lines do the bats use after emerging from the roost?

Methodology

- 4.8 The ecologists will undertake a direct external observation of the buildings aiming to identify any bats exiting/re-entering the buildings. The ecologists will be stationed around the buildings to allow the best possible view of the roof and elevations.
- 4.9 Each ecologist will operate a Night Vision Aid (NVA) (a specialised camera that allows for night vision) and an automated bat detector. Information will be compiled on the locations of any bat exit/entry points, any species encountered, and the behaviour of any bats. The ecologists will also collect information on foraging bats that are using the general site, such as bats commuting across the garden.
- 4.10 The surveys will be conducted in accordance with the BCT Good Practice Guidelines (Collins, 2023).

Bat static monitoring

- 4.11 As the property has potential to function as a night roost due to open features such as open doors and a partially collapsed roof, a Wildlife Acoustics SongMeter (SM) Mini bat detector will be installed within the building to record nocturnal echolocation activity. The recorded data will be analysed using Kaleidoscope Pro sound-analysis software. The static detector will remain in place for a number of days.

Bat surveys and determination of planning

- 4.16 There are two outcomes following the bat activity (dusk) surveys:
1. A final 'negative' result bat report will be provided if no roosting bats are identified.
 2. Or, if a bat roost is identified, the survey information will inform a bat mitigation strategy. If bats are present and would be impacted upon, a bat European Protected Species (EPS) mitigation licence / Bat Mitigation Class Licence (BMCL) from Natural England would be required following planning approval and prior to any works commencing to ensure works are lawful.

4.17 Para 99 of Government Circular 06/2005 states: *‘It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted’*. Therefore, the further surveys must be conducted prior to the planning determination stage and cannot be conditioned as part of consent.



4.18 To ensure the proposed development is compliant with Section 15 of the National Planning Policy Framework (NPPF) and local planning policy, the inclusion of a biodiversity enhancement, such as a minimum of one built-in bat roosting tube or one integrated bird nesting box, will be specified in the final report version. Examples of bat tubes and nest boxes are shown in Figures 1 and 2 below:

Figure 1: Example of built-in bat roosting tubes

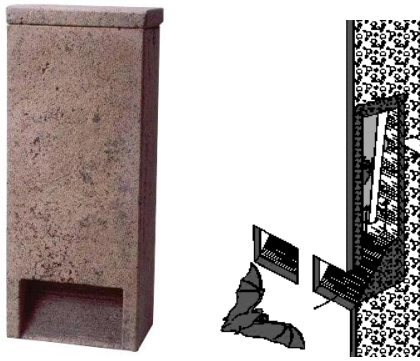


Figure 2: Example of a built-in bird nest box



Nesting birds

3.15 No evidence of nesting birds was recorded within or around the buildings on site. However, there is potential for nesting birds to be present due to the presence of potential ingress points around the property. There was likely bird nesting potential in the removed trees on site. Therefore, mitigation and compensation will be required for nesting birds and will be detailed in the final report version.

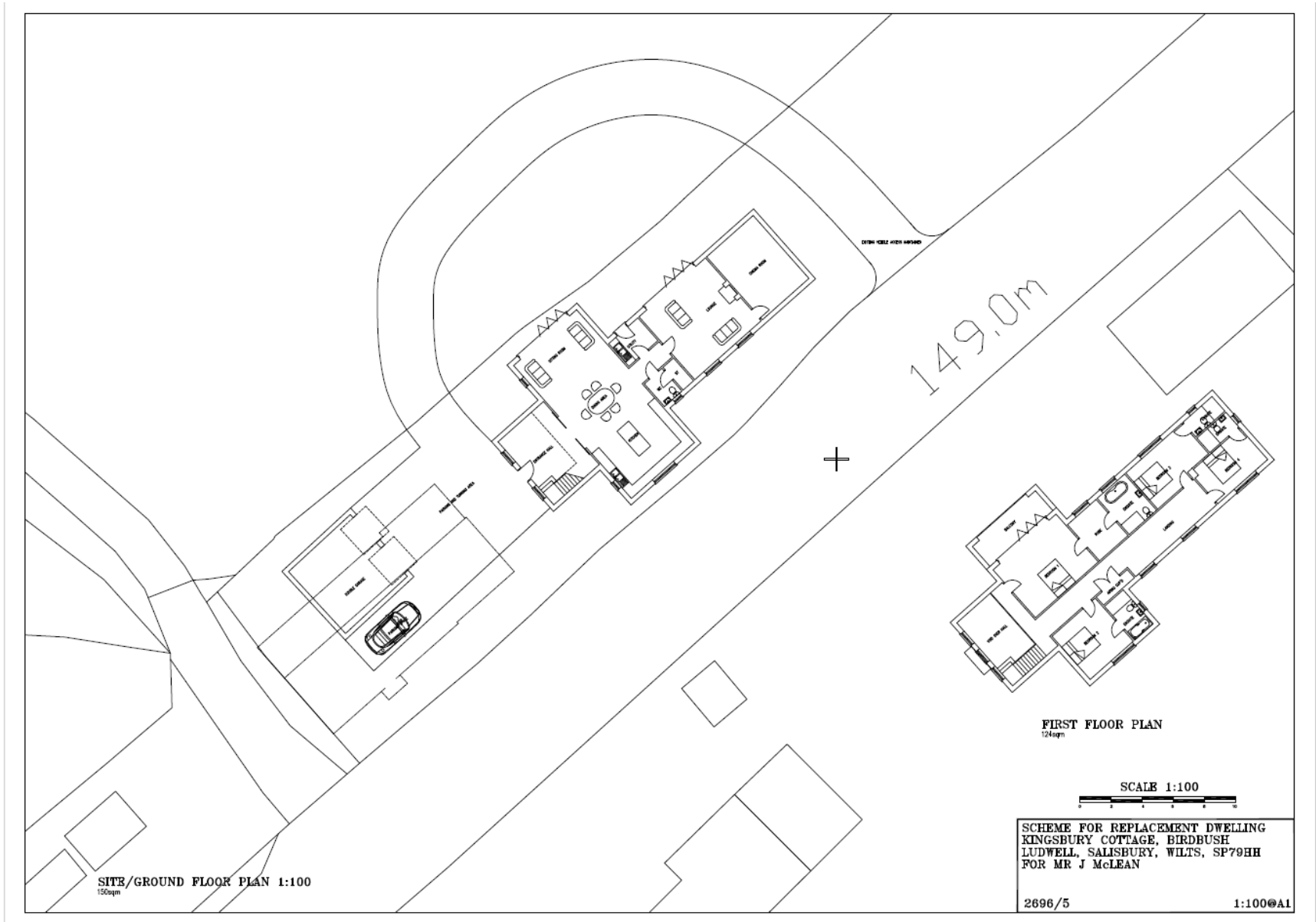
5. References

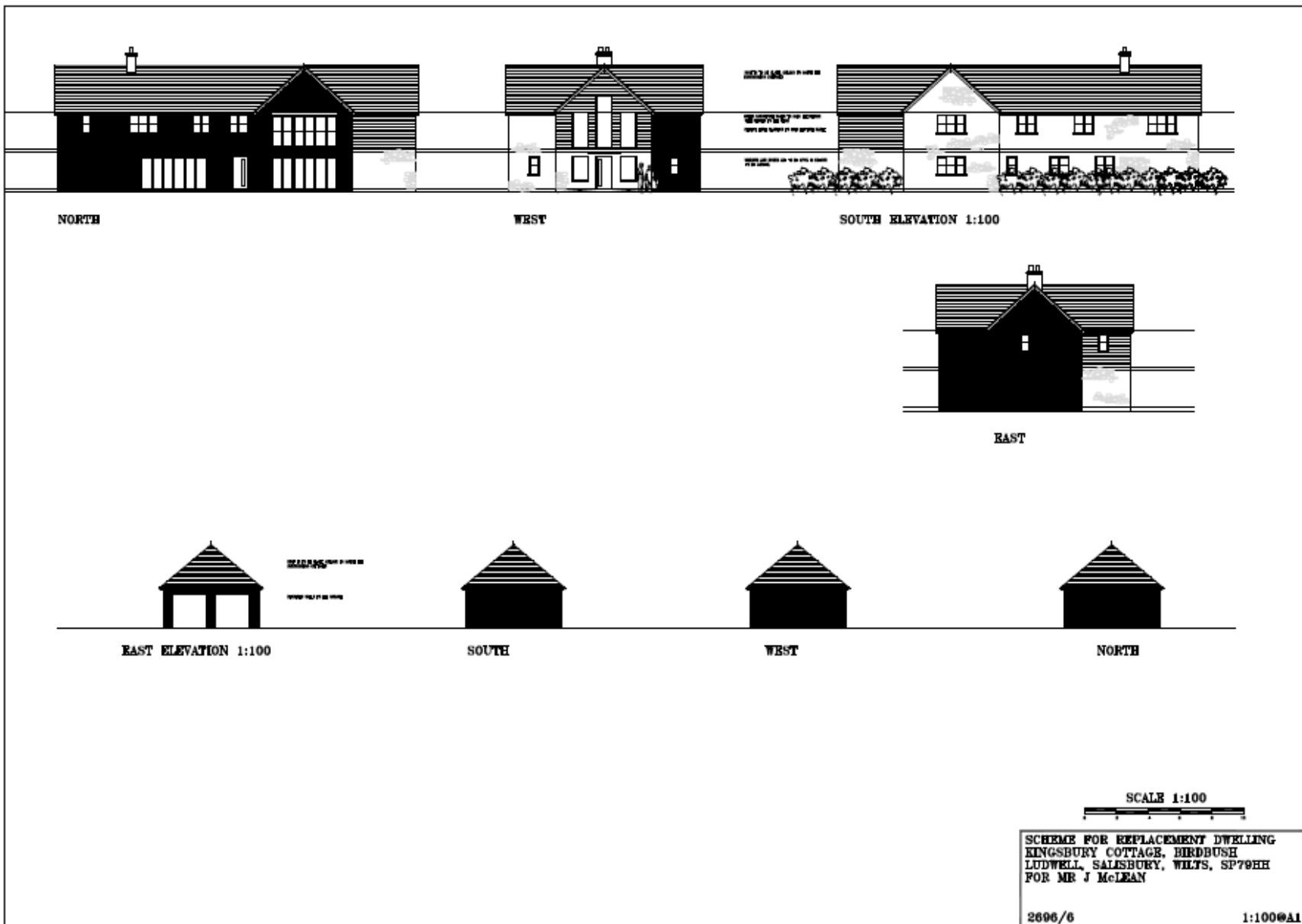
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Appendix A: Site location plan



Appendix B: Proposed plans





Appendix C: Relevant legislation and planning policy

Legislation and UK BAP priority species

Legislation – bats

In England, all bats are legally protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Additionally, all bats are fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The legislation protects bats from many acts, including to:

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturbing a group of bats.
3. Destroy or damage a place used by bats for breeding or roosts (even if bats are not occupying them at the time).
4. Intentionally or recklessly obstruct access to a bat roost.
5. Possess or advertise/sell/exchange a bat species found in the wild in the EU (dead or alive) or any part of a bat.

Several species of bat are afforded additional protection under Annex II of the EC Habitats and Species Directive (1992) due to their rarity. These species include lesser horseshoe (*Rhinolophus hipposideros*), greater horseshoe (*Rhinolophus ferrumequinum*), Bechstein's bat (*Myotis bechsteinii*) and barbastelle bat (*Barbastella barbastellus*).

Legislation – birds

In England and Wales, all wild birds, their young, nests and eggs are legally protected under Section 1 of the WCA (1981) (as amended). This legislation protects birds from the following acts:

1. To kill, injure or take any wild bird.
2. To take, damage or destroy the nest of a wild bird.
3. To take, damage or destroy the nest of any wild bird while that nest is in use or being built.
4. Takes or destroys an egg of any wild bird.

Some wild bird species, such as barn owls (*Tyto alba*) are afforded additional protection under Schedule 1 of the WCA (1981) (as amended). This legislation makes the following illegal for Schedule 1 species:

1. Disturbance of any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
2. Disturbs dependent young of such a bird.

UK BAP priority bat and bird species

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006), and Section 40 places a duty on all public authorities to conserve biodiversity.

Bats include barbastelle, Bechstein's bat, brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp.*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

Birds that commonly nesting in buildings include house sparrow (*Passer domesticus*) and common starling (*Sturnus vulgaris* subsp. *vulgaris*).

National and local planning policy

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2024) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'Planning policies and decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

The Wiltshire Core Strategy

The Wiltshire Core Strategy (2015) (Wiltshire Council, 2015) Core Policy 50 'Biodiversity and geodiversity' states the following:

'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'.

Core Policy 50 also states that 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.

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).

Appendix D: Photographs



Photo 1: Front elevation of house.



Photo 2: Rear elevation house.



Photo 3: Rear elevation and extension of house.



Photo 4: Side elevation of house.



Photo 5: Side elevation of house.



Photo 6: Example of external roof of house.



Photo 7: Internal roof view, partial collapse of roof and collapse of first floor in house.



Photo 8: Internal roof view, partial collapse of roof and collapse of first floor in house.

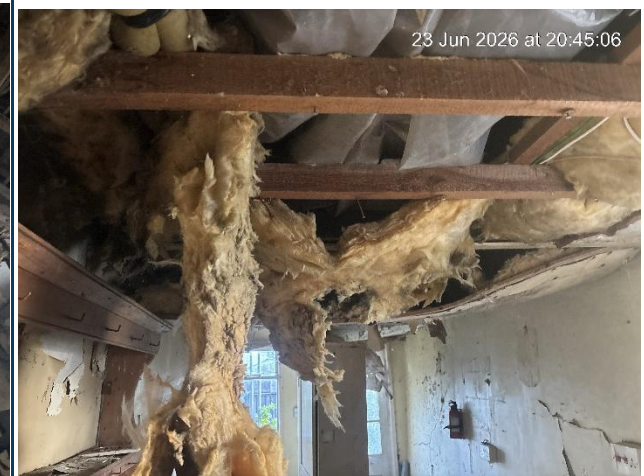


Photo 9: Example of collapse of first floor in house.



Photo 10: Outbuilding at side of property, external view.



Photo 11: Outbuilding internal roof construction.



Photo 12: Outbuilding internal view.



Treeline to the northwest in June 2023 (Google Earth 2026).



Treeline to the northwest in April 2026 (Google Earth 2026).



Treeline felled before site visit on the 23rd June 2026 (Google Earth 2026).



Removed treeline in April 2026 (Google Earth 2026).