

BAT SURVEY REPORT

GARAGE AT FITZ HOUSE, TEFFONT MAGNA,
WILTSHIRE

By

stark ecology^{ltd}

FEBRUARY 2026

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INTRODUCTION

Stark Ecology Ltd was asked by Zipporah Lisle-Mainwaring to carry out a Preliminary Roost Appraisal of the garage at Fitz House, Teffont, Wiltshire which is proposed for conversion from a garage into a study to expand the living space of the existing building.

The site is located at OS Grid Reference ST988320, in the village of Teffont Magna which is south of the A303, between the villages of Chilmark to the west and Dinton to the east. It is surrounded by mixed farmland with good hedgerow and woodland connectivity.



Fig 1: The garage at Fitz House is surrounded by mixed farmland with good hedgerow and woodland networks in the surroundings.

The Preliminary Roost Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2015-13123-CLS-CLS) on 2nd June 2025, when the weather was predominantly clear and dry with a light wind. The temperature was approximately 16°C.

As numerous potential roost features for bats were identified behind the timber cladding on the southern elevation of the garage and under multiple tiles of the roof three emergence surveys were carried out.

The first emergence survey was carried out on 17th June 2025 by Ellie Gollop BSc (Hons) PgD (Natural England Class 1 bat licence number 2025-12605-CL17-BAT) and Jake Cousins when the weather was dry with a light wind and 20% thin cloud. The temperature was between 14 and 18°C.

A second emergence survey was carried out by Richard Codlin and Jake Cousins on 10th July 2025 when the weather was clear, dry and still. The temperature was between 23 and 25°C.

The third emergence survey was also carried out by Richard Codlin and Jake Cousins on 5th August 2025 when the weather was dry and still, with 10% cloud and the temperature was between 15 and 18°C.

METHODOLOGY

Desk Study

The Multi-Agency Geographic Information for the Countryside (MAGIC) website was reviewed for records of designated sites within 2km of the survey area and for records of licences granted by Natural England for work affecting European Protected Species within 2km.

Preliminary Roost Appraisal

The single storey garage was surveyed internally and externally in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust (BCT). Externally it was examined for cracks, crevices or other features that could be used by bats for shelter or as access points to voids within the building. Internally the garage was surveyed for signs of use by bats such as droppings, rub marks or bats themselves.

Emergence Surveys

Emergence surveys were carried out from 15 minutes before sunset until 90 minutes after sunset on 17th June, 10th July and 5th August 2025. EM Touch Pro 2 and Bat Logger M detectors were used to confirm the species observed. Night Visual Aids were used by the surveyors with either Canon XA 25 or Canon XA 11 camera with infra-red lighting or a Pixfra Arc A613 thermal camera used to aid visual assessment of bat activity associated with the property. Bat activity in the surrounding area was also noted.

Limitations

Surveys provide a brief snapshot of the site at the time the work was carried out and while every step is taken to ensure that the results of the survey are accurate, features of ecological value can change and therefore this report is only valid for 12 months.

It was noted that the frequent use of the garage at the time of the Preliminary Roost Appraisal may have inadvertently obscured evidence of use by roosting bats.

RESULTS

Desk Study

Habitats

The garage at Fitz House lies within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty.

Two Special Areas of Conservation (SAC) were within 2 km of the garage at Fitz House; Chilmark Quarries Bats (Teffont Magna lies within the core zones associated with the Chilmark Quarries Bats SAC, which is primarily designated for the important hibernation roosts it supports for greater horseshoe *Rhinolophus ferrumequinum*, barbastelle *Barbastella barbastellus* and Bechstein's *Myotis bechsteinii* but it also supports hibernation roosts for lesser horseshoe bats *R. hipposideros*) and the River Avon.

Three Sites of Special Scientific Interest were within 2 km of the garage at Fitz House; Chilmark Quarries SSSI, Teffont Evias Quarry / Lane Cutting SSSI and the River Avon System SSSI.

No Special Protection Areas were identified.

Species

Natural England have granted one licence for work affecting roosting bats within 2km of the site. In 2011 a licence was granted for work at a location c.450m to the south which resulted in the destruction of a common pipistrelle *Pipistrellus pipistrellus* and brown long-eared *Plecotus auritus* resting place.

Building Inspection - External

The garage at Fitz House is single storey with a clay tile roof and forms an extension to the two-storey living space (which was not included in this survey). The zone of impact is specifically the garage part of the building on the southern end and the survey scope reflected this.

The garage was built of stone blocks and clad in timber on the western and southern elevations. The clay tiled roof ridge ran north-south and was half hipped on the southern end. Gaps were identified under multiple tiles and behind the timber cladding.



Fig 2: Garage at Fitz House, showing timber cladding and clay roof tiles.

This photo taken facing northeast on 2nd June 2025.



Fig 3: Garage at Fitz House, showing stone blockwork, timber cladding and clay roof tiles.

This photo taken facing northwest on 2nd June 2025.

Building Inspection – Internal

The garage roof was open to the rafters and therefore had no roof void.

Bats

Roosting

Externally, a number of crevice features were noted behind the timber cladding on the southern and western elevations. Multiple crevice features were also identified beneath the clay roof tiles. The garage was considered to have High potential to support roosting bats.

Internally, no evidence of bats was identified.

Emergence Survey 17th June 2025

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

At 2146 one pipistrelle bat emerged from under the tile at the apex of the half-hip of the roof of the garage (Figure 4) without emitting a call. Both common pipistrelle and soprano pipistrelle *P. pygmaeus* bats were active in the vicinity around this time. This was the sole emergence of this survey.

Throughout this survey foraging was recorded in the surrounding garden to the west and south of the garage and along the road to the east by noctule *Nyctalus noctula*, soprano pipistrelle, common pipistrelle and brown long eared bats. Passes by serotine *Eptesicus serotinus*, lesser horseshoe and greater horseshoe bats were also recorded to a lesser extent.

At 2236 a brown long eared bat showed interest in the eastern soffit and at 2252 a brown long eared bat entered the building via the east second storey window on the southern elevation, exiting again one minute later.

Full results of this survey are set out in Appendix 2.

Emergence Survey 10th July 2025

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

At 2145 a soprano pipistrelle emerged under a tile at the southwestern corner of the eaves (Figure 4). This was the sole emergence of this survey.

Throughout this survey foraging was recorded in the surrounding garden to the west and south of the garage and along the road to the east by noctule, soprano pipistrelle and common pipistrelle. Limited passes by serotine, a *Myotis* species of bat and Leisler's *N. leisleri* bats were also recorded.

Full results of this survey are set out in Appendix 3.

Emergence Survey 5th August 2025

This survey was carried out at an appropriate time of the year and in good weather conditions. No constraints to the survey were noted.

At 2106 one soprano pipistrelle emerged from under the tile at the apex of the half-hip of the roof of the garage (Figure 4) without emitting a call. This was the sole emergence of this survey.

Throughout this survey foraging was recorded in the surrounding garden to the west and south of the garage and along the road to the east by noctule, soprano pipistrelle and common pipistrelle. Occasional passes by serotine, a *Myotis* bat species, barbastelle and Leisler's bat were also recorded.

Full results of this survey are set out in Appendix 4.

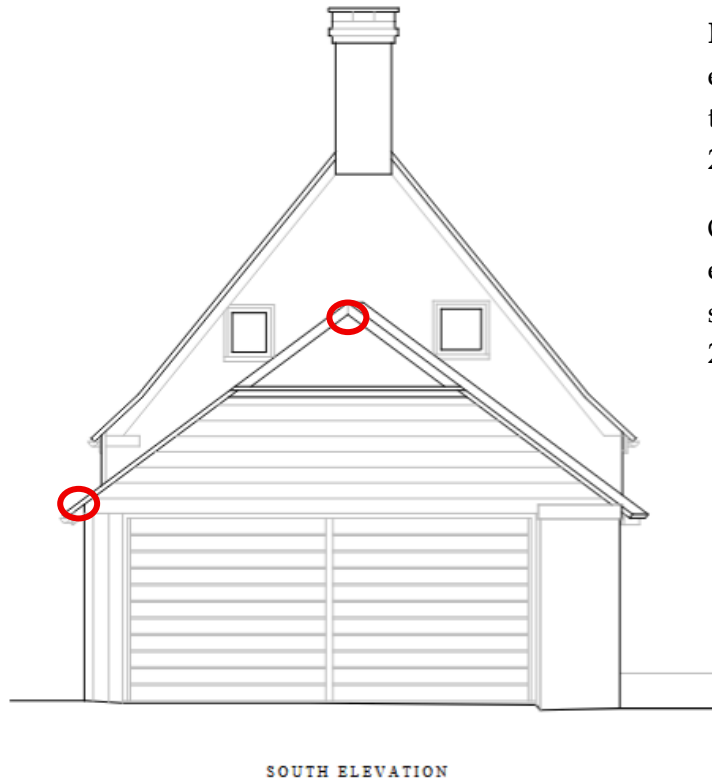


Fig 4: One pipistrelle bat species emerged from under the apex tile of the half-hip at 2146 on 17th June 2025 and at 2106 on 5th August 2025.

One soprano pipistrelle bat emerged from under a tile at the southwestern corner of the eaves at 2146 on 10th July 2025.

Nesting Birds

No nesting birds were observed within the zone of impact at the garage. During the bat emergence survey on the 10th July surveyor one noted tawny owl *Strix aluco* nesting activity at the larger main Fitz house.

The hedge provides suitable habitat for nesting birds between March and August (inclusive).

LEGISLATION

Bats

Bats are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and under Section 9 of the Wildlife and Countryside Act 1981.

Under this legislation it is an offence to:

- Kill, injure or handle a bat;
- Possess a bat (whether alive or dead);
- Disturb a roosting bat; or
- Sell (or offer for sale) a bat (without an appropriate licence).

In addition, it is an offence to damage, destroy or obstruct access to a bat roost, whether it is currently in use or not.

Where bats are present within a feature or structure on a development site in England, a licence may be granted by Natural England for works to alter or remove the roost. Licence applications can only be made once full planning permission has been granted and a suitable mitigation strategy (set out in a detailed Method Statement) forms an essential part of this application process. Works are likely to be seasonally restricted and must be carried out in accordance with the Method Statement agreed with Natural England.

Nesting Birds

The Wildlife & Countryside Act 1981 protects bird species in the UK and makes it an offence to:

- Intentionally kill, injure or take a wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- Intentionally take or destroy the egg of any wild bird.

Other offences under this legislation relate to taking and possessing specimens or the eggs of wild birds.

DISCUSSION AND CONCLUSIONS

Bats

Roosting

A building inspection survey and three emergence surveys carried out at an appropriate time of the year and in suitable weather conditions have identified the following bat roosts in the garage of Fitz House:

- A soprano pipistrelle day roost which utilises the tile at the apex of the half-hipped roof.
- A soprano pipistrelle day roost which utilises the tile at the southwestern corner of the eaves.

The above roosts will be destroyed by the proposed conversion of the garage to living space. As a result, the work will need to be carried out under licence from Natural England to be lawful.

An application to Natural England for a licence can be made once any necessary planning permission has been granted and all conditions relating to wildlife have been discharged. Under the terms of the licence, and to maintain the Favourable Conservation Status of bats at the site, works to dismantle the roof and remove the timber cladding from the garage will need to be carried out under ecological supervision.

When the licence is granted, and before any work is carried out, the ecologist will carry out an inspection survey of the affected areas of the property, looking for any evidence of bats using the building at this time.

Under the terms of the licence, and to maintain the Favourable Conservation Status of bats at the site, works to strip areas of the building which are used by roosting bats (roof tiles and timber cladding) will need to be carried out by hand under ecological supervision. Materials will be carefully removed by hand and will be lifted, not rolled, to prevent crushing any bats which may be present beneath. All materials will then be checked on all surfaces for bats before stacking or throwing. Any bats that are found will be caught by the supervising ecologist and placed in a Schwegler 2F bat box (or suitable equivalent) which will be installed on a tree in a quiet area close to the site and away from disturbance by construction works.

The roosts at this site are of low conservation significance (Figure 4, Bat Mitigation Guidelines) and so works which have the potential to disturb bats or their roosts can

be carried out at any time of the year, but not when daytime temperatures are below 8°C, in heavy rain or strong winds.

Mitigation

To compensate for the roosts that will be lost, three integrated bat boxes (eg. Vivara Pro Build-in Woodstone® Bat Tube | NHBS Naturschutz) will be built into the fabric of the southern face of the renovated garage. These will be positioned at least 2.5m above ground level away from artificial light sources.



Fig 5: Three Vivara Pro Build-in Woodstone® Bat Tube will be integrated into the southern face of the renovated garage.

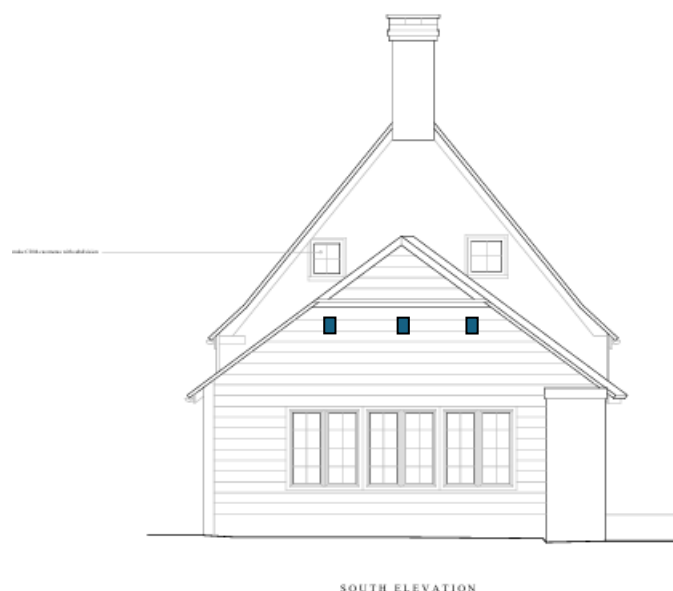


Fig 6: Three integrated bat boxes will be built into the southern face of renovated garage in these approximate positions.

- Integrated bat tubes (not to scale).



Edward Checkley Conservation Architect	
Project:	Woking Vale
Site Name:	Proposed Plans & Elevations
Client:	Mr. & Mrs. [Name]
Address:	100, [Address]
Postcode:	GU24 0AA
Scale:	1:50
Drawn by:	EC
Checked by:	EC
Date:	12.06.2023

Commuting and Foraging

The site does not support habitat which is of value to bats when commuting and foraging within the immediate boundary but is connected to other areas of high quality habitat for this purpose in the surroundings.

The proposals for the site include the retention of all surrounding habitat, which will retain connectivity for bats commuting and foraging through the wider landscape.

External lighting of the garage will be kept to a minimum and will not be allowed to shine onto boundary vegetation. Where external lighting is to be provided, this will comply with ILP Guidance Note 8 and will be installed to the following specification:

- LED luminaires with a warm white (<2700 kelvin) spectrum
- Peak wavelength higher than 550nm
- External security lighting will use motion sensors and be set to a short timer (c.1 minute)
- Luminaires with an upward light ration of 0% will be used.

Nesting Birds

The hedge in the garden of the property is suitable for nesting birds and, where required, removal of this vegetation should avoid the active nesting season (March to August, inclusive).

No evidence of birds nesting in the areas of the garage that are proposed for works have been identified.

REFERENCES

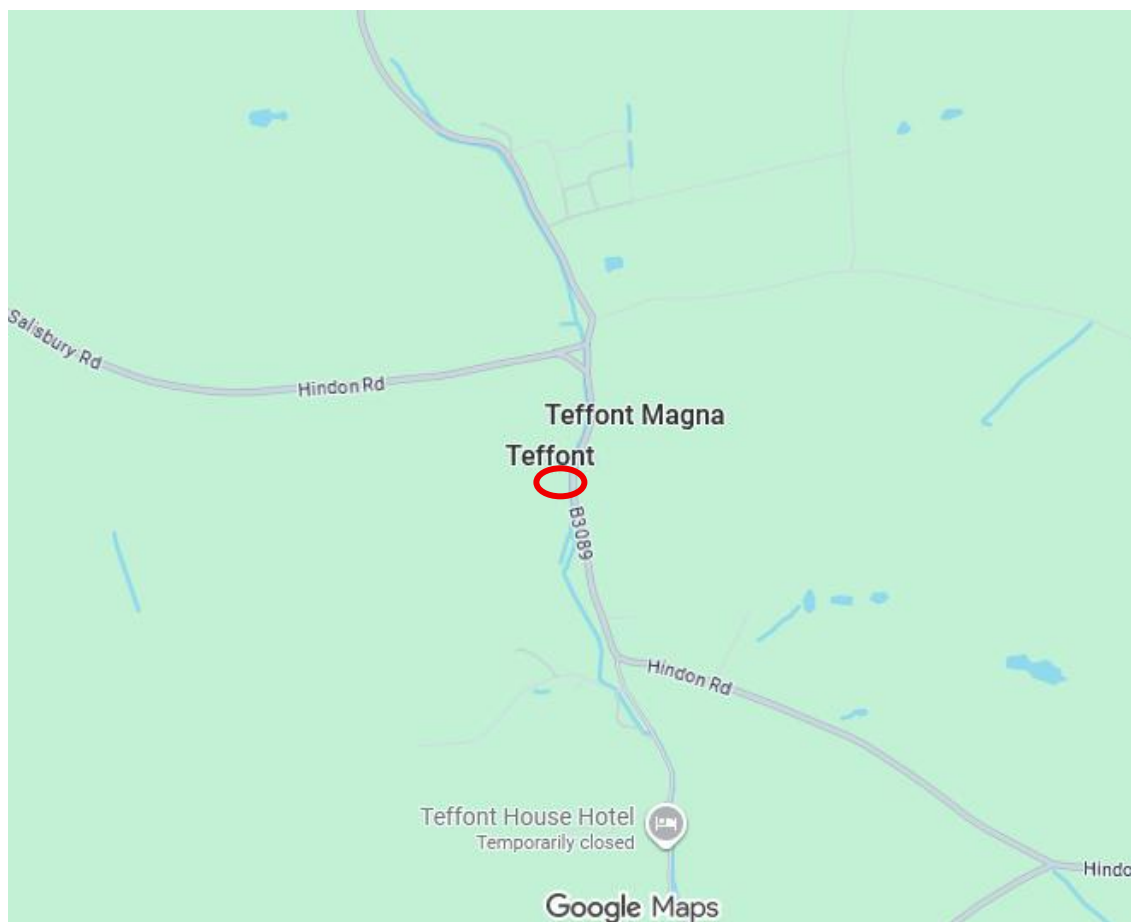
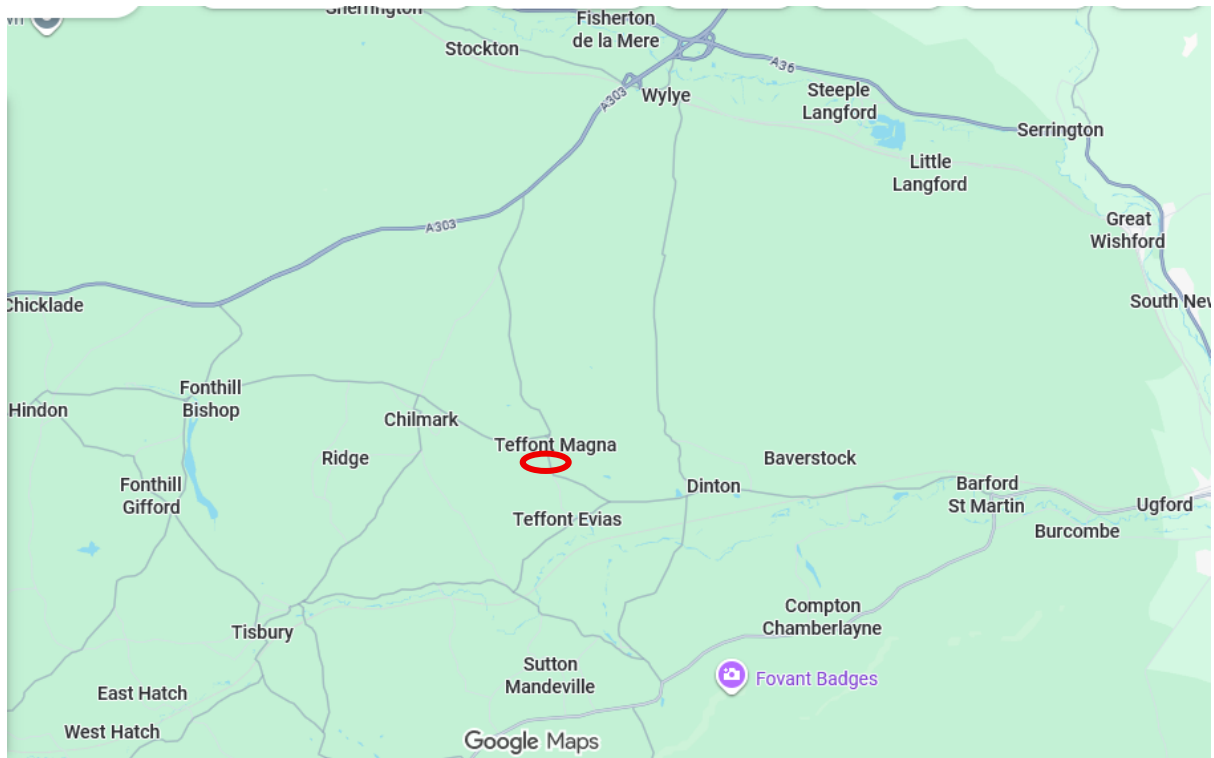
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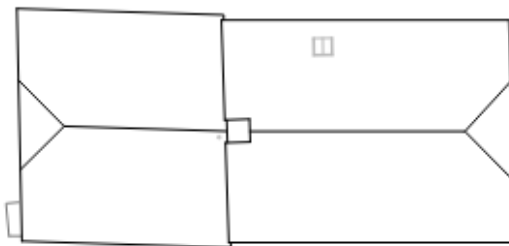
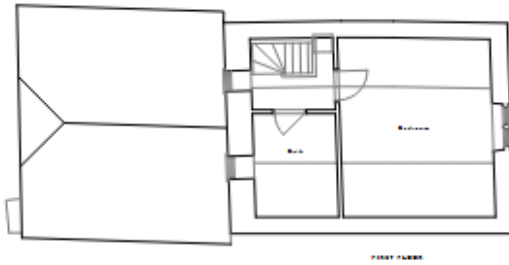
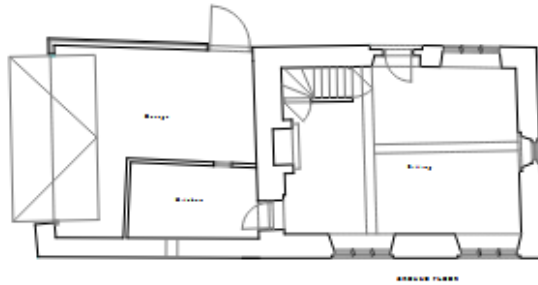
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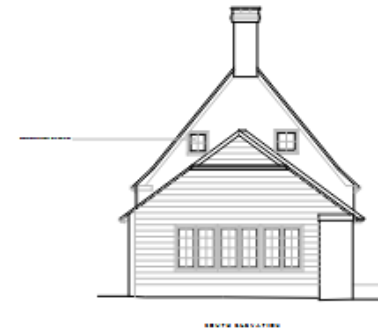
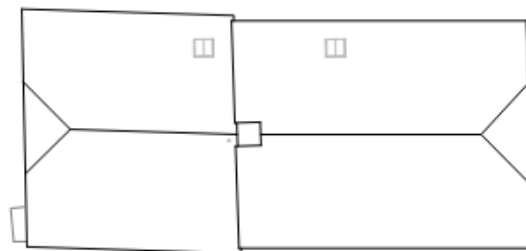
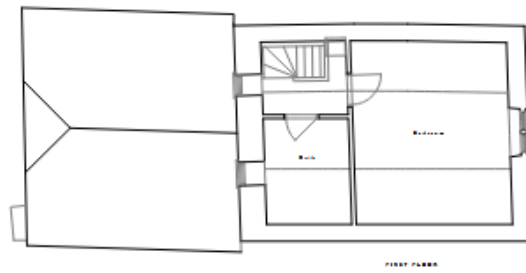
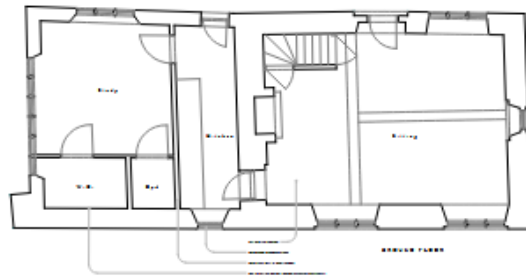
APPENDIX 1: SITE MAPS



Pre-existing Building



Site Proposals



APPENDIX 2: EMERGENCE SURVEY 17TH JUNE 2025

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Survey Sheet – Bat Activity

Survey Kit Used:

EM Touch Pro 2

Canon XA 25

Site Name: Garage at Fitz House

Date: 17/06/2025

Weather Conditions: 20% thin cloud, no rain, 1 wind

Max Temp: 18°C

Min Temp: 14°C

Sunset Time: 2125

Survey Type: Emergence

Survey Starts: 2110

Survey Ends: 2255

Surveyor: EG

Time	Map Ref	Species	Activity
2146	3	no call (pip)	Emergence from apex of hip. Flew SE
2148		Noctule	forage, HNS
2157		55 pip	commute SE to NW
2202		45 pip	brief, quiet
2216		45 pip	commute along road HNS
2219	1	45 pip	from N to S to N
2225		Noctule	commute HNS
2230	4	Lesser Horseshoe	circle west of garage
2232		55 pip	HNS loud commute
2237	2	BLE (no call)	along west edge of garage from north
2237		45 pip	HNS commute
2238		Noctule	HNS commute
2242	1	55 pip	commute, pass 3 times in < 2 minutes

Time	Map Ref	Species	Activity
2252	5	55 pip	over ridge from the east, loop around chimney to the west
2253		55 pip	faint, commute HNS



Survey Sheet – Bat Activity

Survey Kit Used:

Bat Logger M

Pixfra Arc A613

Site Name: Garage at Fitz House

Date: 17/06/2025

Weather Conditions: 20% thin cloud, no rain, 1 wind

Max Temp: 18°C

Min Temp: 14°C

Sunset Time: 2125

Survey Type: Emergence

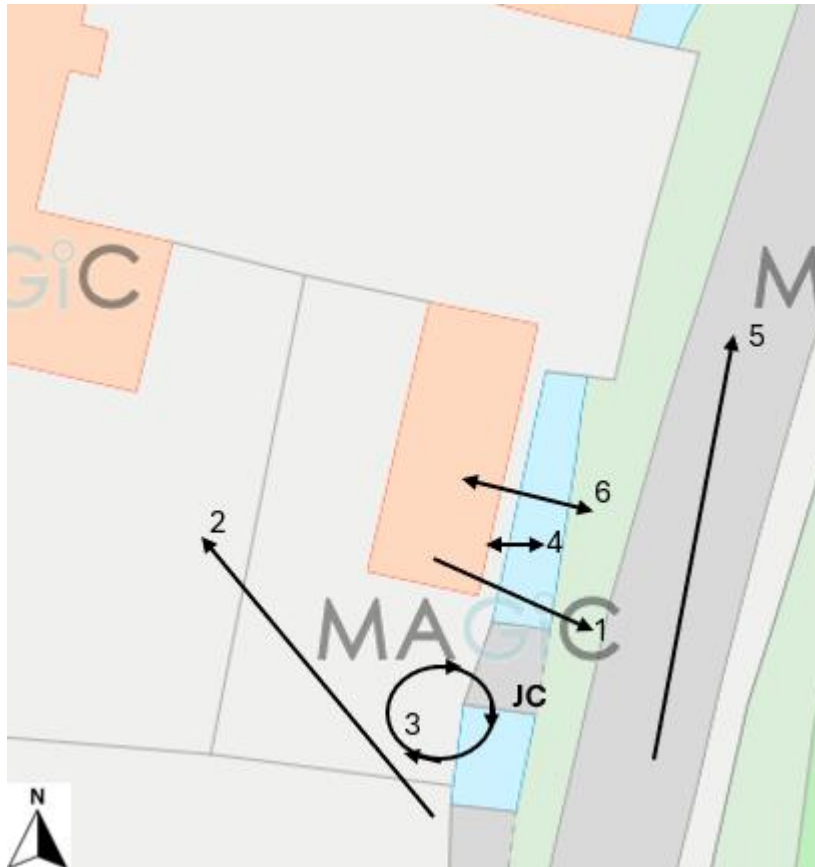
Survey Starts: 2110

Survey Ends: 2255

Surveyor: JC

Time	Map Ref	Species	Activity
2135		45 pip	pass very faint
2141		55 pip	pass
2145		45 pip	pass
2146	1	pip? No call	Emergence from apex
2148	2	noctule	pass
2150		55 pip	forage
2154		serotine	pass
2200 to end	3	55 pip	intermittent foraging
2202 to end	3	45 pip	intermittent foraging
2222		serotine	pass
2225		noctule	forage
2229		BLE	pass
2234		BLE	pass
2236	4 + 6	BLE	interest in roof overhang – hole in soffit and window, landing next to it a few times.

Time	Map Ref	Species	Activity
2237	5	Greater Horseshoe	pass
2252	6	BLE? No call	entered open window , exited at 2253
2253		Lesser Horseshoe	pass





APPENDIX 3: EMERGENCE SURVEY 10TH JULY 2025

Survey Sheet – Bat Activity

Survey Kit Used:

Echometer Touch 2 Pro

Canon XA11

Site Name: Garage at Fitz House

Date: 10/07/2025

Weather Conditions: 0% cloud, no rain, 0 wind

Max Temp: 25°C

Min Temp: 23°C

Sunset Time: 2121

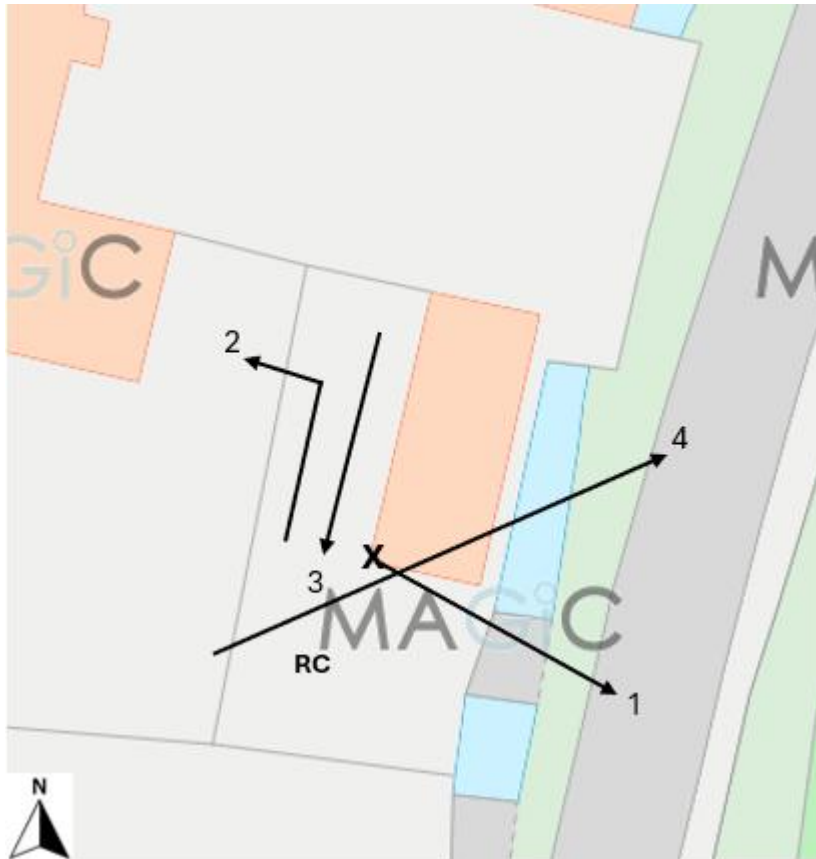
Survey Type: Emergence

Survey Starts: 2106

Survey Ends: 2251

Surveyor: RC

Time	Map Ref	Species	Activity
2128		noctule	
2139		noctule	
2143		55 pip	HNS
2145	1	55 pip	Emergence
2153	3	55 pip	flew along hedge
2205		45 pip	flew overhead
2207	3	55 pip	foraging
2213		45 pip	HNS
2229	4	Leislars	
2244		myotis sp	HNS
Constant 55 pip and 45 pip, occasional noctule pass			
Tawny owl nest at the back of the main house			



Survey Kit Used:

Bat logger M

Pixfra Arc A613

Survey Sheet – Bat Activity

Site Name: Garage at Fitz House

Date: 10/07/2025

Weather Conditions: 0% cloud, no rain, 0 wind

Max Temp: 25°C

Min Temp: 23°C

Sunset Time: 2121

Survey Type: Emergence

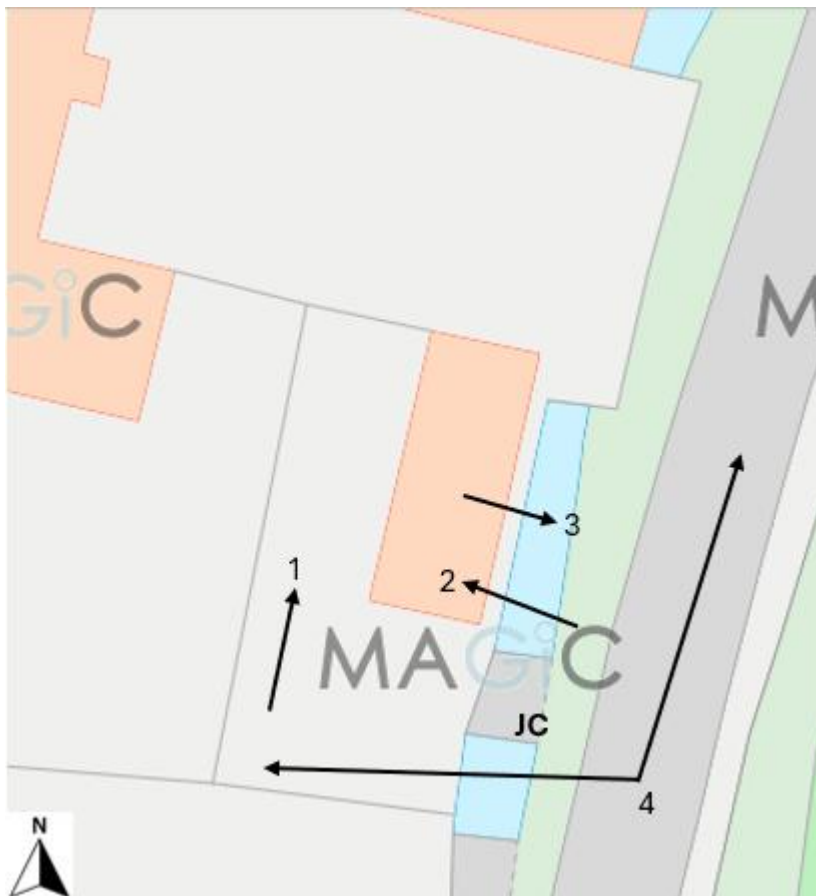
Survey Starts: 2106

Survey Ends: 2251

Surveyor: JC

Time	Map Ref	Species	Activity
2130	1	noctule	forage
2131		55 pip	pass
2139 to 2145		noctule	foraging
2141		55 pip	pass
2151		55 pip	pass
2157		noctule x 2	forage overhead
2200		55 pip	pass
2205	2	45 pip	pass
2205 to 2210		noctule	forage, occasional calls
2211		45 pip	pass
2214 to 2251	3	45 pip	pass over building then occasional forage calls
2218		myotis sp	pass

Time	Map Ref	Species	Activity
2226 to 2257	4	55 pip x 3	pass then 2 forage overhead
2226 to 2251		noctule	forage overhead and road, occasional
2237		myotis sp	pass
2239	4	serotine	pass along road
Bats seen at a distance foraging around trees and the main house during the later part of the survey.			





APPENDIX 4: EMERGENCE SURVEY 5TH AUGUST 2025

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Survey Sheet – Bat Activity

Survey Kit Used:

Echometer Touch 2 Pro

Canon XA11

Site Name: Garage at Fitz House

Date: 05/08/2025

Weather Conditions: 10% cloud, no rain, 0 wind

Max Temp: 18°C

Min Temp: 15°C

Sunset Time: 2048

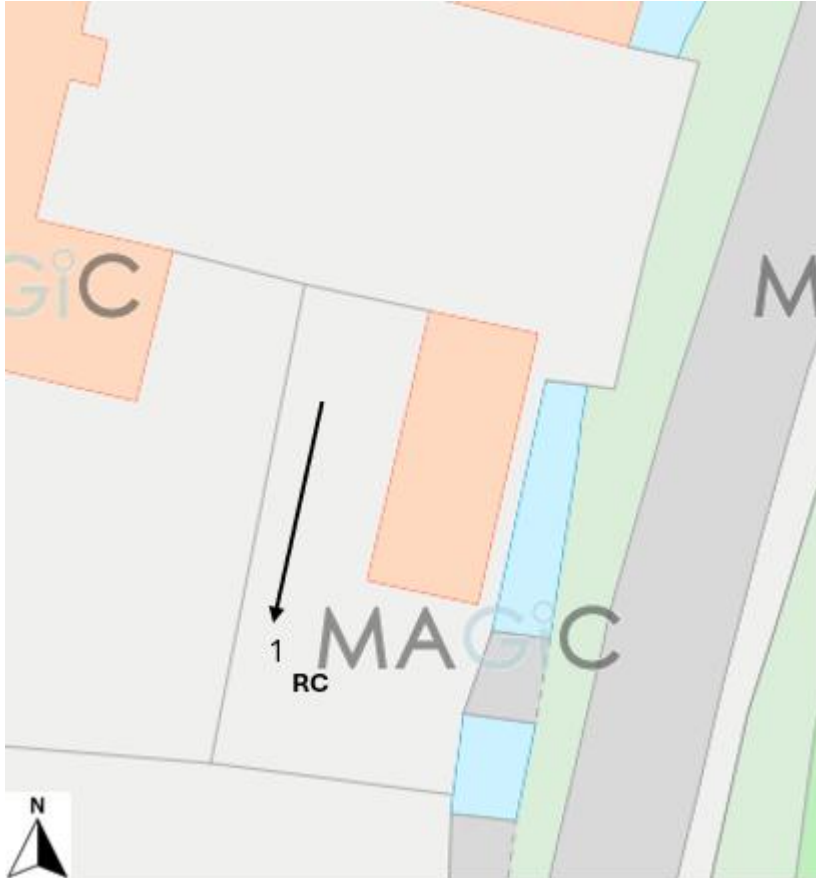
Survey Type: Emergence

Survey Starts: 2033

Survey Ends: 2218

Surveyor: RC

Time	Map Ref	Species	Activity
2102		noctule	HNS
2106		55 pip	HNS, possibly came out of the other roof
2114	1	55 pip	foraging along hedge
2116	1	45 pip	foraging along hedge
2145		noctule	
2149		Leislars	HNS
2155		possible Barbastelle	HNS
Constant 55 pip and 45 pip along hedge			



Survey Kit Used:

Bat logger M

Pixfra Arc A613

Survey Sheet – Bat Activity

Site Name: Garage at Fitz House

Date: 05/08/2025

Weather Conditions: 0% cloud, no rain, 0 wind

Max Temp: 18°C

Min Temp: 15°C

Sunset Time: 2048

Survey Type: Emergence

Survey Starts: 2033

Survey Ends: 2218

Surveyor: JC

Time	Map Ref	Species	Activity
2056		45 pip	commute HNS
2102	1	55 pip	commute along road N to S
2103		noctule	foraging
2106	2	pip no call	Emergence from hip
2111 to 2114	3	55 pip	foraging
2116 to 2128	3	45 pip	foraging
2103		55 pip	foraging
2132		myotis	pass HNS
2139 to 2155	3	45 pip	foraging regular calls
2141 to end	3	55 pip x 3	foraging regular calls
2142		serotine	pass HNS
2143	4	myotis	pass

Time	Map Ref	Species	Activity
2146		noctule	pass HNS
2149		serotine	pass
2208	3	45 pip	forage

