

PRELIMINARY ROOST APPRAISAL REPORT

STOP FARM, FONTHILL GIFFORD,
WILTSHIRE

By

stark ecology^{ltd}

NOVEMBER 2025

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INTRODUCTION

Stark Ecology Ltd was asked by Baxter Green Architects to carry out a Preliminary Roost Appraisal of part of Stop Farm, Fonthill Gifford where a new extension is proposed.

The site is located at OS Grid Reference ST924320 in a central position in the village of Fonthill Gifford. The property is surrounded by mixed farmland with excellent hedgerow and woodland connectivity through the wider landscape.

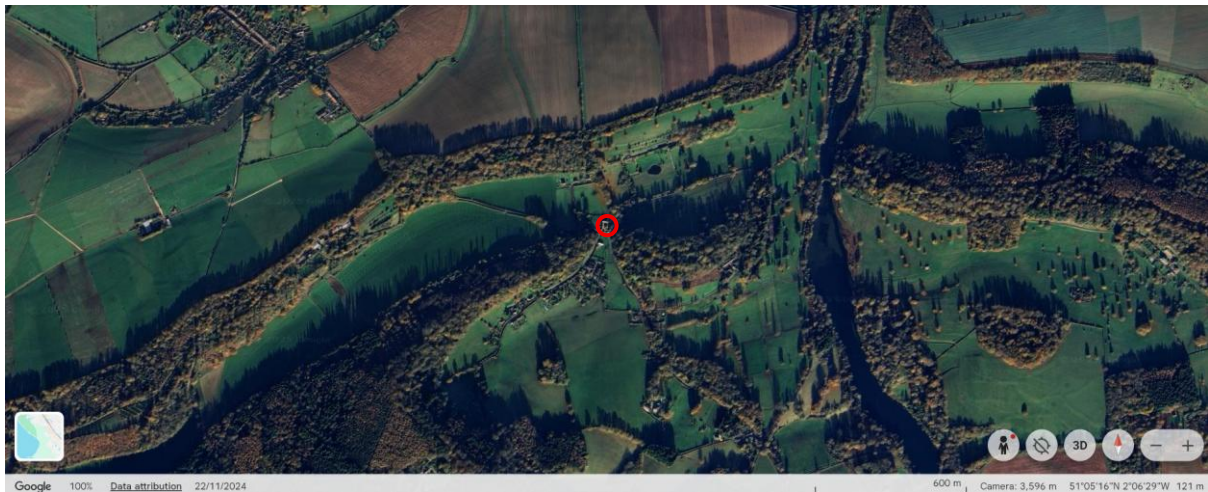


Fig 1: Stop Farm is surrounded by mixed farmland with excellent connectivity to woodland and hedgerow networks.

The Preliminary Ecological Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2015-13123-CLS-CLS) on 23rd September 2025 when the weather was clear and dry with some a light wind. The temperature was c.15°C.

METHODOLOGY

Data Search

The MAGIC website was used to search for details of protected and designated sites within 2km and for details of any European Protected Species licences which have been granted by Natural England for work at sites within 2km.

Preliminary Roost Appraisal

The areas of the property which will be affected by the proposed extension work were surveyed in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust (2023). They were examined for cracks, crevices or other features that could be used by bats for shelter or as access points to voids within the building.

Limitations

This survey provides a brief snapshot of the site at the time the work was carried out and while every step was 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.

The survey was limited to the areas of the property that are to be affected by the current renovation and extension proposals. It did not include the roof or roof space of the main part of the house.

RESULTS

Desk Study

Habitats

The Fonthill Grottoes Site of Special Scientific Interest (SSSI) which forms part of the Chilmark Quarries Special Area of Conservation (SAC) is c1.2km to the southeast of Stop Farm. The Fonthill Grottoes is a set of three subterranean follies dating from the eighteenth century, sited in mixed broad-leaved and ornamental woodland around an ornamental lake. These are regularly used as hibernacula by seven species of bat: greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *R. hipposideros*, Natterer's *Myotis nattereri*, Daubenton's *M. daubentonii*, whiskered *M. mystacinus*, Brandt's *M. brandtii* and brown long-eared *Plecotus auritus*. The very rare Bechstein's *Myotis bechsteinii* and barbastelle *Barbastella barbastellus* bats have also been recorded from the site in several recent years. Greater horseshoe, Bechstein's and barbastelle bats are all species that are a primary reason for the selection of the SAC.

There are no Special Protection Areas (SPA) within 2km of Stop Farm.

The MAGIC website lists two European Protected Species licences granted for work within 2km of the site:

- In 2017, at a location which is c.700m to the southeast, a licence was granted for work resulting in damage to and destruction of a resting and breeding place used by common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, serotine *Eptesicus serotinus* and brown long-eared bats.
- In 2020, at a location which is c.1.5km to the northwest, a licence was granted for work resulting in damage to and the destruction of a resting place used by lesser horseshoe, greater horseshoe, serotine and brown long-eared bats.

Preliminary Roost Appraisal

A new extension to the property is proposed which will tie into two existing single storey extensions. Both extensions have stone walls which are well sealed with the pointing in very good condition.

The roof of the more western extension, added in 2015, is slate and there is a glazed dome at the apex of the roof. The ridge and hips are sealed with lead which is tight fitting and not lifted in any area.



Fig 2: The more western extension to Stop Farm has a slate roof with a glazed portion at the ridge.

This photo taken facing north on 23rd September 2025.



Fig 3: The slate roof of the western extension is tightly sealed.

This photo taken facing east on 23rd September 2025.

Internally this area of the property is converted to the roof and has a vaulted ceiling with some roof lights installed.



Fig 4: The western extension has a vaulted ceiling.

This photo taken on 23rd September 2025.

The other extension that will be affected by these proposals has a clay tile roof which is also tightly sealed. None of the roof tiles were noted to be lifted, slipped, damaged or missing and the ridge tiles at the roof hip are also well sealed with the mortar noted to be in a good state of repair. There were no crevices at the eaves in this area of the property.



Fig 5: The other extension has a clay tile roof.

This photo taken facing east on 23rd September 2025.



Fig 6: The eaves of the smaller extension are well sealed.

This photo taken on 23rd September 2025.

In this area of the property there is a separate loft space but there is no access to it, it is entirely self-enclosed.



Fig 7: There is an inaccessible loft space above the smaller extension that will be affected by the new extension proposals for Stop Farm.

This photo taken 23rd September 2025.

Bats

Externally the two single storey extensions to Stop Farm that will be affected by the new extension proposals are well sealed with no gaps identified in the roofs, at the eaves or in the stone walls. The roof slates and clay roof tiles are tight fitting and there are no gaps or crevices where the single storey extensions ties into the two storey walls of the property.

Internally, the more western extension has a vaulted ceiling with no separate loft space. The smaller extension has an inaccessible loft space but the roof and eaves of this part of the property are so well sealed that bats would not be able to gain access to this area of the building to roost.

The two single storey extensions to Stop Farm are considered to have Negligible potential to support roosting bats.

Nesting Birds

No evidence of birds nesting in or on the two single storey extensions was identified and the eaves in both areas of the property are too well sealed to allow access by building nesting species such as house sparrow *Passer domesticus*.

DISCUSSION AND CONCLUSIONS

Bats

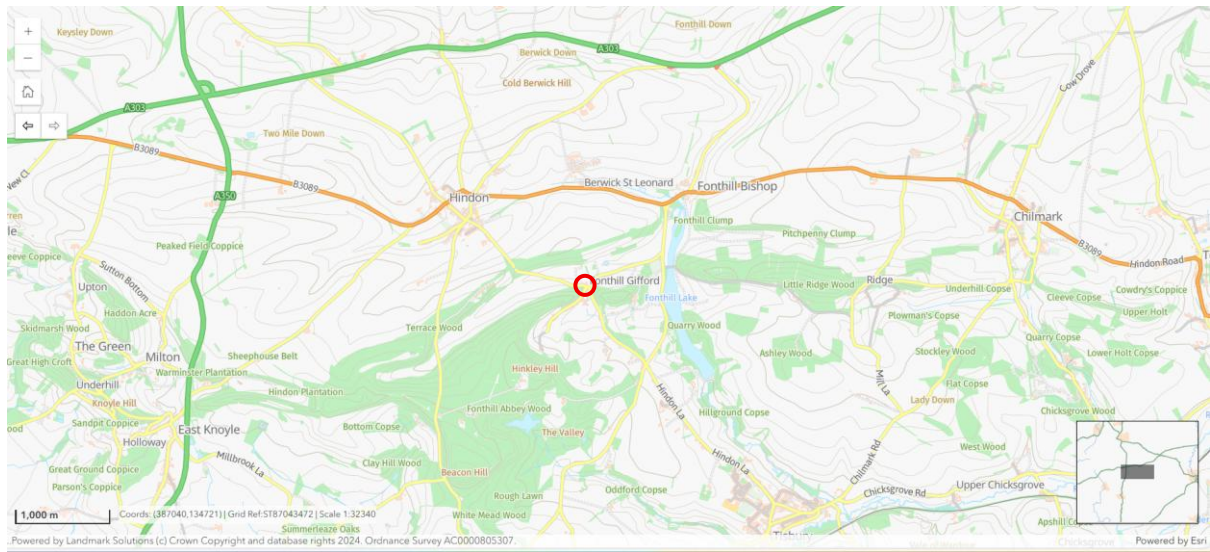
The single storey extensions to Stop Farm that will be affected by the proposed work both have Negligible potential to support roosting bats and no further surveys for them are required. Roosting bats are not considered to be a constraint to the proposals for this new extension at this site.

REFERENCES

<http://www.magic.defra.gov.uk/>

Collins, J. (ed.). (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition.). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

APPENDIX 1: SITE MAPS AND PLANS





Scale 1:200 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 Scale 1:1250 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200		PLANNING This drawing must not be reproduced or used in any way without the express written consent of the relevant planning authority. Note: Dimensions shown on this drawing are for planning purposes only. The drawing is not to be used for construction purposes.		Date: Rev:	Baxter Green Architects 10 Barkway Court, Barkway, Herts, SG8 6LH 01302 850000 www.baxtergreen.co.uk	Project: Mr & Mrs. Marking Stop Farm, Forest Hill Drawing Title: Site & Location Plan	Date: 10/01/2021 Scale: 1:1250 Project No: 10/01/2021	Drawn by: JH Checked by: JH Issued by: JH	Drawing No: 10/01/2021
				preliminary					

Existing Site Plans



Rear Elevation (West)



Side Elevation (South)



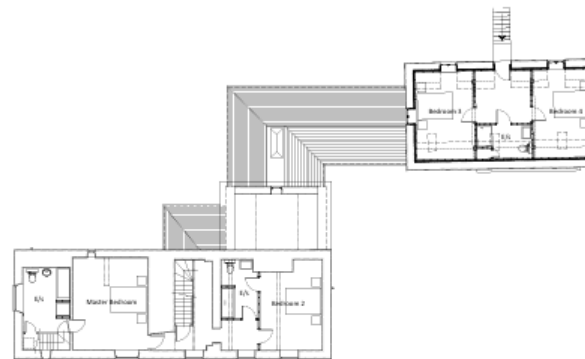
Front Elevation (East)



Side Elevation (North)



Ground Floor Plan



First Floor Plan

Scale 1:100		PLANNING This drawing must not be reproduced or used in any way without the express written consent of the original author, Stark Ecology Ltd. Notes: 1. All dimensions are to the external face of the wall unless otherwise stated. 2. All dimensions are to the external face of the wall unless otherwise stated. 3. All dimensions are to the external face of the wall unless otherwise stated.		Date: Rev:	Baxter Green Architects Project: Mr & Mrs. Manning, 11000 St. Mary's, Farnham, Surrey Drawing Title: Existing Floor Plans & Elevations Scale: 1:100 at A2 Project No: 11000 St. Mary's Client: Mr & Mrs. Manning Architect: Mr & Mrs. Manning Project No: 11000 St. Mary's Client: Mr & Mrs. Manning Project No: 11000 St. Mary's Client: Mr & Mrs. Manning
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Proposed Site Plans



Rear Elevation (West)



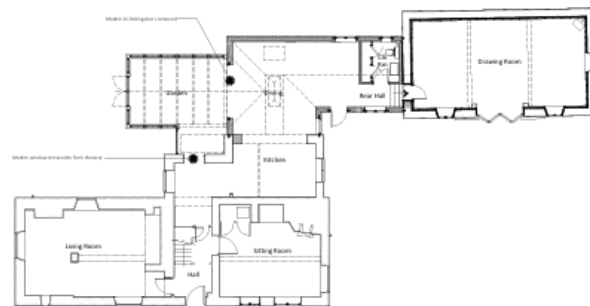
Side Elevation (South)



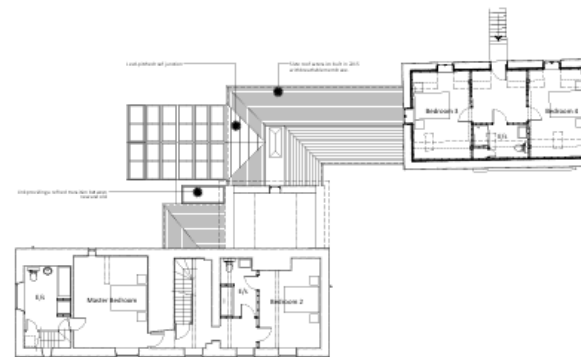
Front Elevation (East)



Side Elevation (North)



Ground Floor Plan



First Floor Plan

