



PRELIMINARY ROOST APPRAISAL (PRA)

Hoddinotts House, Hindon Lane, Tisbury, Wilts SP3 6QQ

Prepared for: Richard Hannay, Hoddinotts House, Hindon Lane, Tisbury, Wilts SP3 6QQ

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Executive Summary

The property has been assessed as having negligible potential to support roosting bats. No further surveys are required. This is a household application and is therefore exempt from Biodiversity Net Gain requirements (Defra, 2024 and 2023).

The site is located within the greater horseshoe *Rhinolophus ferrumequinum* bat Core Area of Chilmark Quarries Bat Special Area of Conservation. The small-scale works (extension) proposed in this household application will not impact any roosts, foraging areas or commuting corridor features.

1.0. Introduction

1.1. Survey – The preliminary bat roost appraisal aimed to assess the building for the presence of bats and to confirm the presence or absence of bats and/or potential bat roosting features.

Local Planning Authorities must consider species protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife & Countryside Act 1981 (as amended) when making planning decisions. They also aim to conserve and enhance biodiversity (National Policy Planning Framework (NPPF) 2024) and, under the Natural Environment & Communities Act 2006 (NERC 2006), have regard to conserving biodiversity, including restoring and enhancing populations or habitats.

1.2. Report – The report aims to present the survey results, highlight any effects of the proposed development on bats, and provide appropriate mitigation and/or enhancement measures.

1.3. Site Location – Hoddinotts House, Hindon Lane, Tisbury, Wilts SP3 6QQ (Fig. 1), grid reference SZ 07405 99695.

1.4. Description of Site – The house is situated in a rural setting, north-west of Tisbury and south of Fonthill Lake. It features a well-maintained garden, with three outbuildings, mature trees, bushes, and boundary hedges. Residential properties are located to the north and east, while to the south and west lies agricultural land, woodland, and hedgerows.

1.5. Description of Proposals – Demolish the fire-damaged wing and construct a new extension. The type and scope of the survey are suitable for the nature and extent of the development and its scale of impact.

2.0. Method

2.1. Desk Study – The Multi-Agency Geographical Information for the Countryside (MAGIC) was used to search for data on protected sites and bat mitigation licences for bats within 2 km of the site.

2.2. Field Survey – Local Planning Authorities must consider nature conservation issues, including species and habitats protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended), when making planning decisions. Given the nature and location of the buildings, only bats and nesting birds were considered for this project.

Figure 1. Site Location Plan



Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework (NPPF) 2024). Conserving biodiversity involves restoring and enhancing a population or habitat under the Natural Environment & Communities Act 2006 (NERC). Surveys were conducted in accordance with all relevant guidelines (see the Reference section). The weather was warm and dry.

2.2.1. Bats & Buildings – All the external walls, roof coverings, soffits, fascias, internal spaces, beams, ledges, windowsills, floors, holes and cavities, etc., were checked for evidence of bat use. Staining, droppings, and worn surfaces indicate regular use. Bat roost features were noted, i.e., gappy tiles, lifted lead flashing, gaps/holes in soffits/fascias, missing mortar around the roof, etc.

2.2.2. Bats & Trees – N/A.

2.3. Field Equipment – Equipment used to carry out the survey, including a torch, ladder, endoscope, binoculars, compass, notebook, and pen.

2.4. Details of Surveyor – Katie Pollard BSc, MSc, PhD, MCIEEM. Director and Principal Ecologist at KP Ecology. Has over 25 years of experience as an ecologist. Relevant Natural England licences for this application include: Bat Class Licence 2025-86276-CL18-BAT.

3.0. Constraints to Survey

The site visit provides a 'snapshot' of the ecological features and habitats present on-site during the survey. It doesn't account for seasonal variation in flora or fauna. Therefore, habitats and species may have been overlooked due to seasonal constraints.

4.0. Results

4.1. Ecological Assessment

The results of the Ecological Assessment carried out on 18th January 2026 are as follows;

- House – A detached, rendered two-storey house, with a concrete tile roof and four dormer windows on the south-east and north-west elevations, with concrete tiles on the sides of the windows. The doors and windows are uPVC, while the soffits and fascias are wood (Figs. 2 - 5). There is an indoor pool at the south-west end of the house with all uPVC doors and windows (Fig. 5).

Figure 2. Front elevation of property (SE)



Figure 3. Side elevation (NE)



Figure 4. Rear elevation (NW)



Figure 5. SW elevation & indoor pool



To the north of the house lies a fire-damaged wing (Figs. 6 - 9). A section of the roof remains on the north end (Fig. 6), but most of the roof is missing, along with the doors and windows (Figs. 7 & 8).

There is no loft space. No bats, evidence of bats, potential roost features (PRFs), or feeding remains such as beetle and/or butterfly/moth wings, were observed in this part of the building.

There is also a small brick cellar situated between the house and the fire-damaged wing (Fig. 10). No bats, evidence of bats, potential roost features (PRFs), or feeding remains such as beetle and/or butterfly/moth wings were observed in this part of the building.

Figure 6. View of fire-damaged wing (SW)



Figure 7. View of fire-damaged wing (NE)



Figure 8. Interior of fire-damaged wing



Figure 9. Area outside fire-damaged wing



Figure 10. Cellar



Figure 11. One of eaves spaces in loft



- Loft Space of House – There is no loft space in the house, but there are seven small eaves spaces (Fig. 11). All are boarded out with insulation. No bats, or evidence of bats (i.e. bat droppings, urine stains, or feeding remains, e.g. beetle and/or butterfly/moth wings), were observed in the eaves spaces.
- Roof – The roof tiles, soffits, fascias and lead flashing are all tight, with no gaps. There are no potential bat roost features on the roof.

Bats are not using the property to roost. No further surveys are required, provided the work commences within two years of this survey.

- Garden – The garden is well maintained, mostly laid to lawn with mature garden hedges, trees and common garden shrubs and bushes. Trees include apple *Malus sp.*, silver birch *Betula pendula*, various pine species, a common beech *Fagus sylvatica* hedge, with bamboo *Bambusa sp.* along the rear of the house (north boundary), and some hazel *Corylus avellana*.

4.2. Results from MAGIC

The site is within 2km of Fonthill Grottoes Special Site of Scientific Interest (SSSI) and Chilmark Quarries Special Areas of Conservation (SAC).

The site is located within the greater horseshoe *Rhinolophus ferrumequinum* bat Core Area of Chilmark Quarries Bat Special Area of Conservation. The small-scale works (extension to replace a fire-damaged wing) proposed in this household application will not impact any roosts, foraging areas or commuting corridor features.

5.0. Conclusion

Bats are not using the property to roost, so no further surveys are required. The new extension will not impact any roosts, foraging areas or commuting corridor features.

This report is valid for two years from the date of this report, after which time an additional bat survey will be required.

This Preliminary Roost Appraisal provides a 'snapshot' of conditions at the time of the survey and does not account for seasonal changes. Bats may move into the building in the future, so if work has not yet begun within two years, it is recommended that a further bat survey be undertaken to confirm whether bats are still absent from the building.

In the unlikely event that bats are found at any stage of work, all work will stop immediately, and the qualified bat ecologist will be contacted for advice on how to proceed. This is required by law, as all bats are protected by The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats & Species Regulations 2017 (as amended).

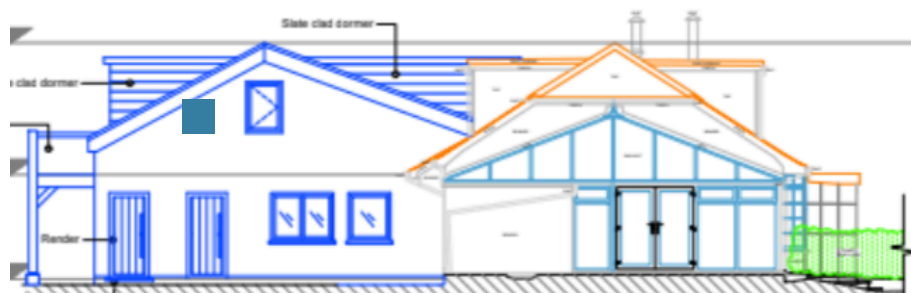
Enhancing on-site biodiversity is required under the NPPF 2024 and the NERC 2006.

6.0. Biodiversity Enhancements

- Bats

- Bat Brick – An integral bat brick will be installed in the new south-west elevation extension (Fig. 10). The ecologist will discuss and agree on the exact make, model, and position of the bat brick. There will be no lighting near the entrance to the bat brick.

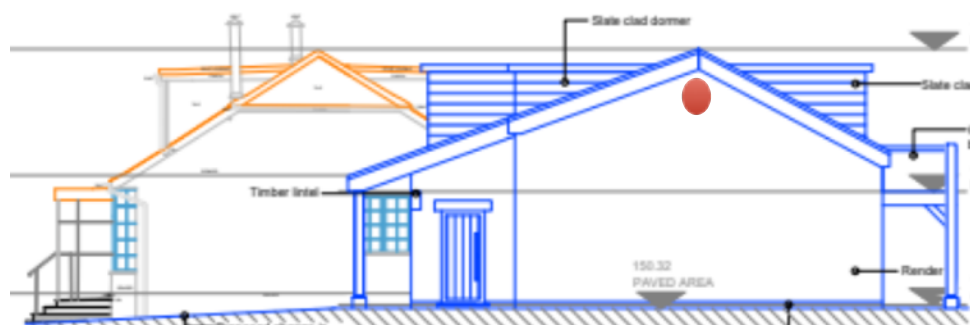
Figure 10. South west elevation of house (rear) with integrated bat brick



Integrated bat bricks are available from various suppliers, including www.nestbox.co.uk/products/integrated-eco-bat-box, www.wildcare.co.uk/bat-boxes/wall-integrated.

- Swifts – One integrated swift brick will be installed in the NE elevation of the new extension to the dwelling (Fig. 11). The specific make, model, and placement of the swift boxes will be discussed and agreed with the ecologist. Suppliers (similar to those for bat bricks above) and also www.swift-conservation.org/Nestboxes. Swift boxes must be at least 5 m above ground.

Figure 11. Integral swift brick - NE elevation



7.0. Mitigation

Bats – Although no outdoor lighting is planned for this application, should any be installed in the future, no lighting will be installed to illuminate the boundary vegetation.

8.0. References

BS 42020:2013 Biodiversity. Code of practice for planning and development (2013).

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Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.). The Bat Conservation Trust, London.

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Froidevaux, J. S. P., Boughey, K.L., Hawkins, C.L., Jones, G. & Collins, J. (2020). Evaluating survey methods for bat roost detection in ecological impact assessment. Animal Conservation 23 597-606.

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Wiltshire Council and Natural England (2015) Bat Special Areas of Conservation (SAC). Planning Guidance for Wiltshire.

Wray S; Wells D, Long E and Mitchell-Jones T (2010). In Practice December 2010, 23-25; Valuing Bats in Ecological Impact Assessment.

Ecologist Signature



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