

PRELIMINARY ROOST APPRAISAL REPORT

FONT HOUSE, TEFFONT MAGNA, WILTSHIRE

By

stark ecology^{ltd}

MARCH 2026

CONTENTS

INTRODUCTION	3
METHODOLOGY	4
RESULTS	5
LEGISLATION	13
DISCUSSION AND CONCLUSIONS	14
REFERENCES	16
APPENDIX 1: SITE MAPS	17
APPENDIX 2: EXISTING AND PROPOSED PLANS	19
APPENDIX 3: LOCATION OF BAT DROPPINGS AND POTENTIAL ROOST FEATURES	21

INTRODUCTION

Stark Ecology Ltd was asked by Paula Swinstead to carry out a Preliminary Roost Appraisal on the garage and link building of Font House, Teffont Magna, Wiltshire which is proposed for the construction of a conservatory to the rear of the link building between the single storey garage to the northeast and the two-storey house to the southwest.

The site is located at OS Grid Reference ST 988 324, to the immediate north of St Edward's Church in the centre of Teffont Magna village. It was surrounded by mature gardens which gave way to arable fields. Pockets of deciduous woodland scattered the area; 58 were within 2 km of the site, five of these were <500 m away. The closest woodland was 327 m southeast, connectivity was provided by hedgerows and lines of trees.

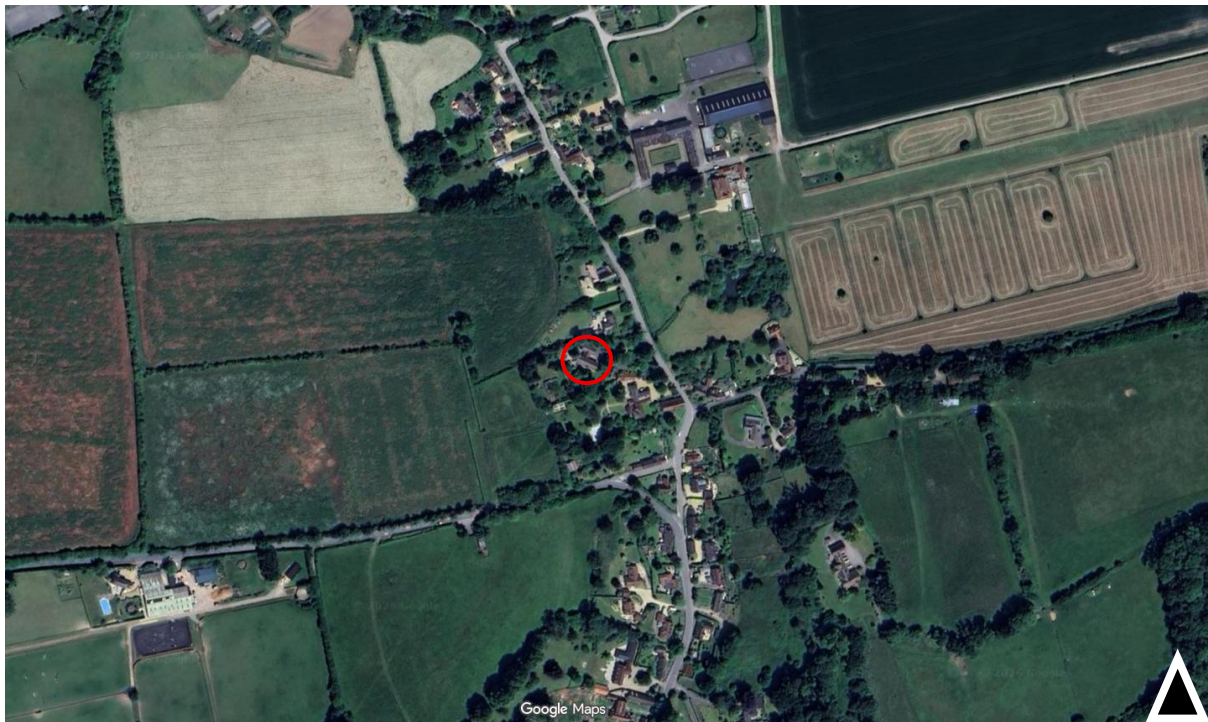


Fig 1: Font House was surrounded by mature gardens which gave way to arable fields. Pockets of deciduous woodland scattered the area.

The Preliminary Roost Appraisal was carried out by Ellie Gollop BSc (Hons) PgD (Natural England Class 1 Bat Licence Number 2025-12605-CL17-BAT) on 26th February 2026, when the weather was overcast, but dry with a moderate breeze. The temperature was approximately 11°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

All elevations of the garage and link building were surveyed in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust (BCT). Externally 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. Internally both the garage and link building had an accessible roof void so a full inspection was possible, including searching for bats, their droppings, staining and feeding remains.

The main house was not surveyed as it was outside of the zone of impact for the proposed works.

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.

RESULTS

Desk Study

Habitats

There are three Sites of Special Scientific Interest (SSSI) within 2 km of Font House:

- Teffont Evias Quarry/Lane Cutting was 1218m southeast. The designation is due to significant fossil beds.
- Chilmark Quarries were 1614 m southwest. The designation is due to the caves' importance as winter hibernation for bats.
- The River Avon was 1762 m south. The designation is due to the valuable wildlife associated with the river system.

There are two Special Areas of Conservation (SAC) within 2 km of Font House:

- Chilmark Quarries were 1614 m southwest. The designation is due to the caves' importance as winter hibernation for bats.
- The River Avon was 1762 m south. The designation is due to the valuable wildlife associated with the river system.

Font House is within Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

There are no Special Protection Areas (SPA) within 2 km of Font House.

Species

One licence has been granted by Natural England for work affecting roosting bats at locations within 2 km of Font House:

- In 2011, at a site which is c.809 m to the south, a licence was granted for work resulting in the destruction of a resting place used by brown long-eared bat *Plecotus auritus* and Common pipistrelle bat *Pipistrellus pipistrellus*.

Building Inspection - External

Font House is a two-storey slate roofed house with a single-storey link to a single storey garage on the northeastern elevation. The link garage formed the zone of impact (ZOI) for this report.

The link and garage were faced in stone with wooden soffit boxes and slate tiles on the roof. The stonework was all in good condition with no features suitable for bats to roost within. Where the soffit met the stonework on each gable end of the garage there were sufficient gaps to allow bats to enter the garage roof void as well as roost behind the boards themselves. One gap between the brickwork and soffit was also present at the centre of the northeastern elevation. In addition, there was a large hole at the base of each of the soffit boxes on the southeast elevation of the garage. The southern corner hole resulted from some missing venting and evidence of a moss bird nest was present. The eastern corner hole appeared to have been gnawed or caused by a knot hole in the board, paint over the edges indicated it was not a recent development. On the northwestern gable end of the garage there had once been a substantial gap between the brickwork and soffit but was filled with strong wire mesh. The soffits of the link were in good condition and there were no gaps where they abutted the stonework.

The windows and doors were all well sealed with no gaps around the casements.

The roofs of both the garage and link were pitched and connected to the main house wall well below the eaves of the main roof. There was no access between the main house and the roof space of the link. The abutment was sealed with lead flashing which was in good condition with no potential for bats. The majority of slate tiles were flush; exceptions were three lifted slates near the lead flashing on the southern elevation of the garage roof and one chipped tile on the western elevation of the garage roof. The ridge tiles were also in good condition, but some were raised and missing mortar, namely at each gable end of the garage, adjacent to the main house, at the junction of the link and garage roofs and at intervals along the ridges as shown in appendix 3.



Fig 2. Where the soffit met the stonework on each gable end of the garage there were sufficient gaps to allow bats to enter the garage roof void as well as roost behind the boards themselves.



Fig 3. One gap between the brickwork and soffit was also present at the centre of the northeastern elevation



Fig 4. The southern corner hole resulted from some missing venting and evidence of a moss bird nest was present.



Fig 5. The eastern corner hole appeared to have been gnawed or caused by a knot hole in the board.



Fig 6. Example of lifted slate tiles.



Fig 7. Example of raised ridge tile.

Building Inspection – Internal

The roof voids of the garage and link were split into three sections partitioned by stud walls with small access doors. At the time of the survey the door between the roof void over the garage and that over the utility on the link was open. The door

between the roof void over the family room and that of the garage was closed. The majority of the space was boarded and the roof voids were fully explored for bats and evidence of their use. No bats or staining was observed, however small number of large and small bat droppings were found interspersed with rodent droppings at several locations in two of the three the roof voids, over the garage and over the family room. These were not fresh and samples were collected for DNA analysis. The felt was in good condition with the exception of a tear showing the slate tile above in the roof void over the utility. The depth of the insulation obscured the eaves access. Extensive cobwebs were observed. Details are shown in appendix 3.



Fig 8. Access door between garage and link roof voids.



Fig 9. Example bat droppings interspersed with rodent droppings.



Fig 10. Torn bitumen felt in roof void above link.



Fig 11. Heavy cobwebbing.

Bats

Roosting

Externally, many potential roost features were identified within the zone of impact, primarily the access at the gable ends between the stonework and soffits and the raised tiles.

Internally, evidence of bats was identified by droppings present in numerous locations.

Birds

The survey was conducted near to the commencement of the nesting bird season, so an assessment was based on the presence of current and old nesting activity.

A moss nest was present within the soffit on the southern corner of the garage gable. No activity was recorded during the survey, and the nest may have been from the previous season.

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 carried out at an appropriate time of the year and in suitable weather conditions has identified multiple features on the link and garage of Font House (ZOI) likely to be used by roosting bats. Internally, bat droppings were found, confirming the use of the building by bats.

The work currently proposed to the garage and link buildings will have a very limited impact on the roofs of these areas of the property with only the bottom two runs of tiles to be removed in order to tie in the new extension. In these areas of the property there are no Potential Roost Features (PRF) and this work will not result in any direct impacts on the roosts that are present. Impacts will be limited to disturbance only and so can be carried out without a licence from Natural England in place.

The following approach to work to remove roof tiles will be adopted in order to avoid disturbance to the bat roosts that are present:

- As the roosts within the garage and link building haven't been classified, work to remove roof tiles and tie in the new roof structure will be carried out between mid-September and mid-November, outside the sensitive maternity and hibernation periods.
- The removal of roof tiles will be carried out under the supervision of a suitably licensed ecologist.
- Roof tiles 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.
- In the unlikely event that a bat is found during this work the ecologist will contact Natural England for advice and a licence will be obtained before work to remove the roof materials continues.

Commuting and Foraging

The site supports habitat which can be of value to bats when commuting and foraging and 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 extension 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

Nesting birds have used the garage soffit in recent years and it is highly likely that they will use the same site in the coming season if the hole in the soffit is still accessible.

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

If works commences during the bird nesting season (March to August inclusive) a thorough inspection of the site must be conducted for the presence of nesting activity prior to the start of work. If an active nest is discovered this must be protected from disturbance by a buffer zone before work can continue when a suitably experienced ecologist has confirmed that the nest is no longer in use.

REFERENCES

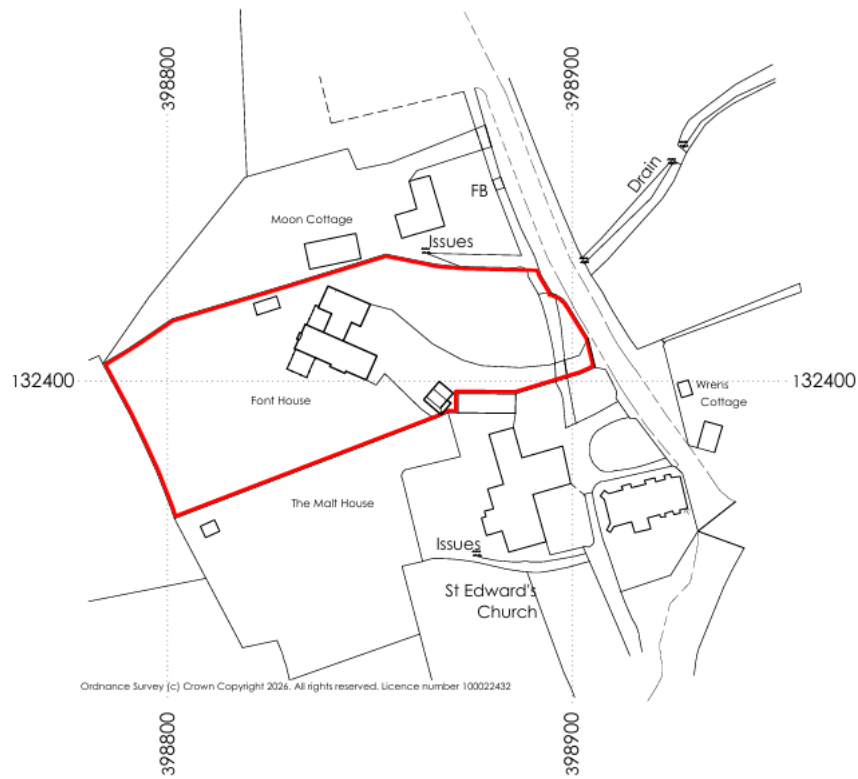
www.magic.defra.gov.uk

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.

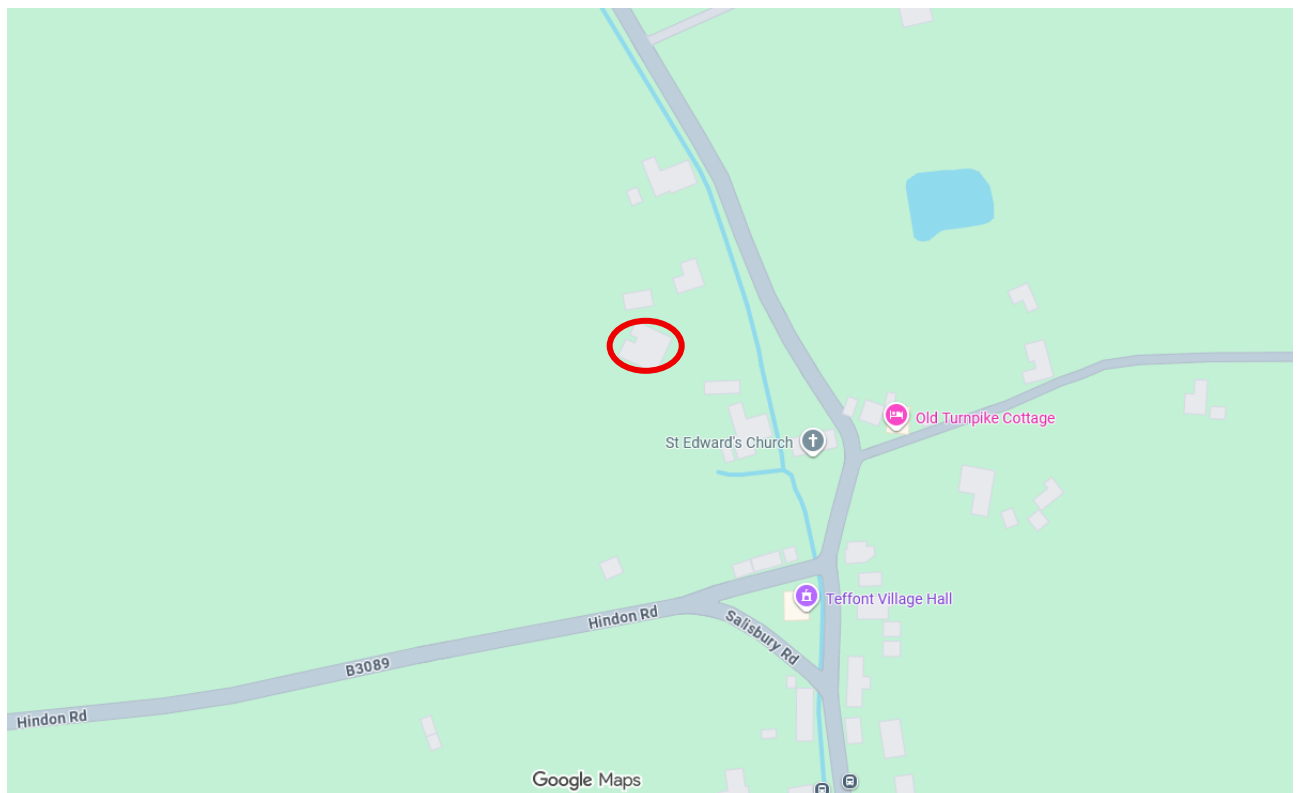
Bat Mitigation Guidelines. 2004. Mitchell-Jones, A.J. English Nature.

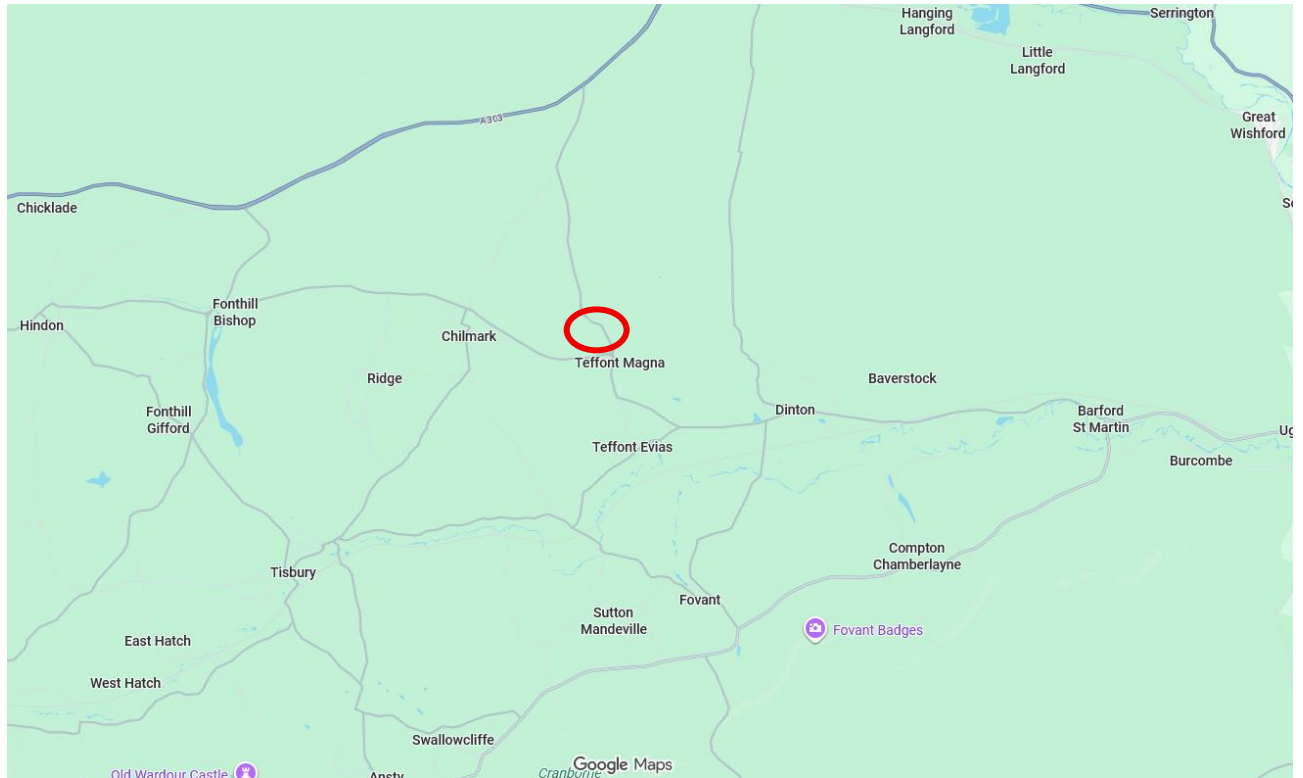
Bats and Artificial Lighting in the UK. Guidance Note 08/23. 2023. Institution of Lighting Professionals.

APPENDIX 1: SITE MAPS



Location Plan 1:1250



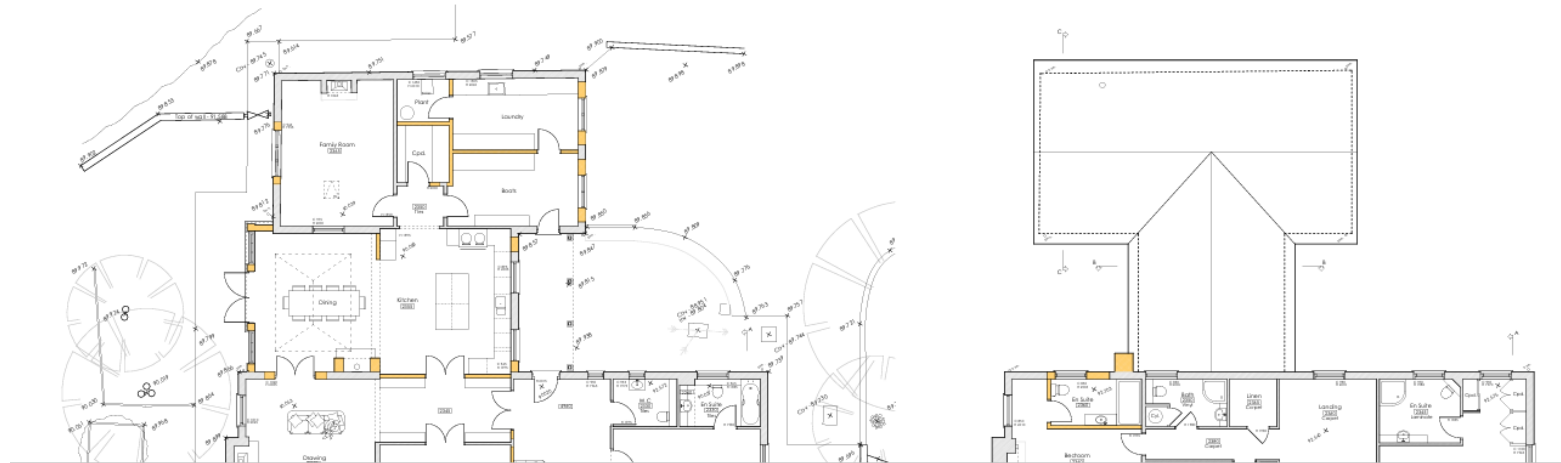


APPENDIX 2: EXISTING AND PROPOSED PLANS

Pre-existing Building



Site Proposals



APPENDIX 3: LOCATION OF BAT DROPPINGS AND POTENTIAL ROOST FEATURES

