



Prospect House, Shaftesbury Road, East Knoyle, Wiltshire, SP3 6AR

Preliminary Roost Appraisal

Prepared on behalf of

Agnes Ann Jopson

Final Report

24 February 2026

Prospect House, Shaftesbury Road, East Knoyle, Wiltshire, SP3 6AR

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Report Release Sheet

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Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with Cherry Tree Ecology Ltd and agreed in writing.

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SUMMARY

- Cherry Tree Ecology Ltd. was commissioned by Agnes Ann Jopson to conduct a Preliminary Roost Appraisal survey at Prospect House, Shaftesbury Road, East Knoyle, Wiltshire, SP3 6AR. The survey was conducted to inform planning proposals to replace the rear extension/outbuilding with a new single storey extension and re-roof the other rear single storey extension.
- A preliminary roost appraisal was undertaken by Sophie Smith (licensed bat worker), and Alan Crane on the 23rd February 2026. No evidence of bats was observed.
- The affected sections of the building (two rear extensions) have been assessed as holding negligible potential to support roosting bats due to a lack of available roosting provisions. No further action has been recommended.

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Appendix 1 Photographs

Prospect House, Shaftesbury Road, East Knoyle, Wiltshire, SP3 6AR

Preliminary Roost Appraisal

1. INTRODUCTION

- 1.1 Cherry Tree Ecology Ltd. was commissioned by Agnes Ann Jopson to conduct a Preliminary Roost Appraisal survey at Prospect House, Shaftesbury Road, East Knoyle, Wiltshire, SP3 6AR (Grid Reference: ST 88074 29894). The survey was conducted to inform planning proposals to replace the rear extension/outbuilding with a new single storey extension and re-roof the other rear single storey extension.

Site description

- 1.2 The house is a two storey detached building, surrounded by a mature garden. The works area is two single storey rear extensions.
- 1.3 The site lies at the southern edge of the village of East Knoyle in the southwest corner of Wiltshire. The house is located near the southern end of a row of houses with fields to the east and beyond this is woodland, mature tree lines, scattered ponds, farmland and a strong hedgerow network, all offering good potential for foraging and commuting bat habitats with links to the wider area.

Legislation

- 1.4 All bat species are legally protected under the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. All species of bat are also protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:
- Deliberately kill, injure or capture bats;
 - Deliberately disturb bats in such a way as to be likely to significantly affect: (i) the ability of any significant group of bats to survive, breed or rear or nurture their young; or (ii) the local distribution or abundance of bats;
 - Intentionally or recklessly disturb any bat whilst it is occupying a roost;
 - Damage or destroy bat roosts; and
 - Intentionally or recklessly obstruct access to a bat roost.
- 1.5 This legal protection means that where activities have the potential to impact on bats, the results of a bat survey and an appropriate mitigation strategy must be submitted to Natural England.
- 1.6 There are 17 breeding species of bat in the UK, seven of which are of Principal Importance for the conservation of biodiversity in England under Section 41 (S41) of the NERC Act 2006. There is a clear responsibility on local planning authorities to further their conservation.

Report structure

- 1.7 Section 2 of the report provides details of the methodologies adopted and Section 3 provides an account of the survey results. Section 4 provides conclusions regards the results in relation to the proposed development and presents appropriate measures of best practice and mitigation where necessary.

2. METHODOLOGY

Desk study

- 2.1 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was accessed for information on statutory sites designated for bats within 5 km of the property, as well as mitigation licenses for bats in the vicinity.

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- 2.2 Bats roost in a wide variety of sites within buildings, with many species roosting in cracks and crevices, within rubble stone or cavity walls, under slates and within timber beam joints where they are difficult to see. Bats often access buildings at key areas such as the gable end, soffits, barge-boards, ridge tiles, between double lintels or around window frames.
- 2.3 The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings or bat droppings and staining around potential entrance and exit points. The absence of these cannot, however, be treated as conclusive evidence that bats are not using the buildings.
- 2.4 An assessment was therefore also made of the potential of the building to support bats based on professional judgement and the scale presented in Table 1 below, adapted from the *Good Practice Guidelines* (Collins, 2023):

Table 1: Criteria for assessing bat roosting potential of structures

Suitability	Description
Confirmed Roost	Evidence of bat occupation found
High Roosting Potential	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts e.g. maternity or classic cool/stable hibernation site.
Moderate Roosting Potential	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status
Low Roosting Potential	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Negligible Roosting Potential	No obvious features on site likely to be used by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)

- 2.5 A direct search for evidence of bats was therefore conducted on the 23rd February 2026 by Sophie Smith (licensed bat worker), and Alan Crane. This included viewing the external features of the building with close-focusing binoculars and a thorough search for evidence of bats was undertaken of the affected sections of the building both internally and externally, and any samples of droppings collected and sent for DNA analysis, where found.
- 2.6 The survey methodology was undertaken with the Bat Conservation Trust's Good Practice Guidelines (Collins, 2023) in mind.

Constraints

- 2.7 There was no access to the void above the lounge extension. The main house was not assessed as there were no impacts to the main roof/loft or other areas that might support bats.

3. RESULTS

Desk study

- 3.1 There are no statutory sites within 5km of the application site which list bats on its citation.
- 3.2 There are no Natural England mitigation licenses shown on MAGIC within 1km of the site. The nearest lies 2.9km to the southeast for brown long-eared, common pipistrelle, greater horseshoe, soprano pipistrelle and whiskered.

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- 3.3 A description of the building to be affected by the proposed works is provided below, whilst a series of photographs of the building has been provided in Appendix 1.
- 3.4 The building is a detached two-storey dwelling with two rear single storey extensions where the works are proposed. The northern of these is an outbuilding which is to be replaced. The southern one forms part of the longue and there is no access to the void above the room.

Outbuilding extension

External

- 3.5 The following was noted:
- The single storey extension has brick elevations with hipped slate covered roof, with concrete bonnets. There was one raised slate was noted (there is no liner internally and no cavity formed).
 - The flashing where it meets the main house was noted flush and tight.
 - It has wood windows and doors, and closed wooden eaves. The slates at gutter level were damaged in a couple of places, however there was no wall top cavity formed.

Internal

- 3.6 The following was noted inside the extensions:
- The roof is unlined with slates visible from the inside. There were broken slates under the hip rafter noted, however externally these bonnet tiles were well sealed.
 - There is a front room (eastern side) which is open to the ridge with no void, this connects to a void above the rear rooms (adjacent to the house). There is an internal brick dividing wall.
 - There is a wooden ridge.
 - The space measure 3.8m long, 3.3m wide and 3.8m high from the floor level (with a smaller open void above the rear rooms).
 - No bat droppings or other evidence of bats was observed.

Longue extension

External

- 3.7 The following was noted:

- The single storey extension has brick elevations with hipped slate covered roof, concrete bonnets.
- There was one slightly raised slate on the side and one slipped slate with a slight gap.
- The flashing where it meets the main house was noted flush and tight.
- It has wood windows (one in moderate condition) and wooden soffits in good condition with no gaps.

3.8 The rear single storey extensions where the works are proposed are considered to have **negligible potential** to support roosting bats, with a lack of suitable roosting opportunities.

4. CONCLUSIONS

- 4.1 The rear single storey extensions where the works are proposed have been identified as holding negligible potential to support roosting bats due to a lack of available roosting provisions. Therefore, no further action has been recommended.
- 4.2 It should be noted that the Preliminary Roost Appraisal provides a 'snapshot' of conditions at the time of survey and does not account for seasonal changes, this survey remains valid for 18 months.
- 4.3 In the event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified bat ecologist should be contacted for advice. All building contractors are explicitly forbidden from handling bats or interfering with bats in any way.

5. ENHANCEMENTS

- 5.1 In line with the National Planning Policy Framework (NPPF) and local plan policy to provide net gains for biodiversity, we would recommend either the installation of an integrated bat box/brick and/or integrated bird boxes into the new building/extension. This would provide additional habitat for bats and/or birds in the area.

6. REFERENCES

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

Department for Levelling Up, Housing and Communities (2024), National Planning Policy Framework.

Mitchell-Jones A.J. & McLeish A.P. (2004). The Bat Workers' Manual (3rd Edition) Joint Nature Conservation Committee.

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

Appendix 1

Photographs

Photograph 1: Two rear single storey extensions proposed for works (outbuilding on right of photo)



Photograph 2: Side elevation of Lounge extension



Photograph 3: Side elevation of outbuilding extension



Photograph 4: Inside of roof, outbuilding extension

