

PRELIMINARY ROOST APPRAISAL

CLEEVE COTTAGE, FOVANT, WILTSHIRE

By

stark ecology^{ltd}

JUNE 2026

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INTRODUCTION

Stark Ecology Ltd was asked by R & S Consultants Ltd to carry out a Preliminary Roost Appraisal of Cleeve Cottage, Fovant, Wiltshire. The existing interlocking cement roof tiles are proposed for replacement with stone tiles.

The site is located at OS Grid Reference SU005286, at the southern end of the village of Fovant. It is well connected to mixed farmland with excellent hedgerow and woodland connectivity.

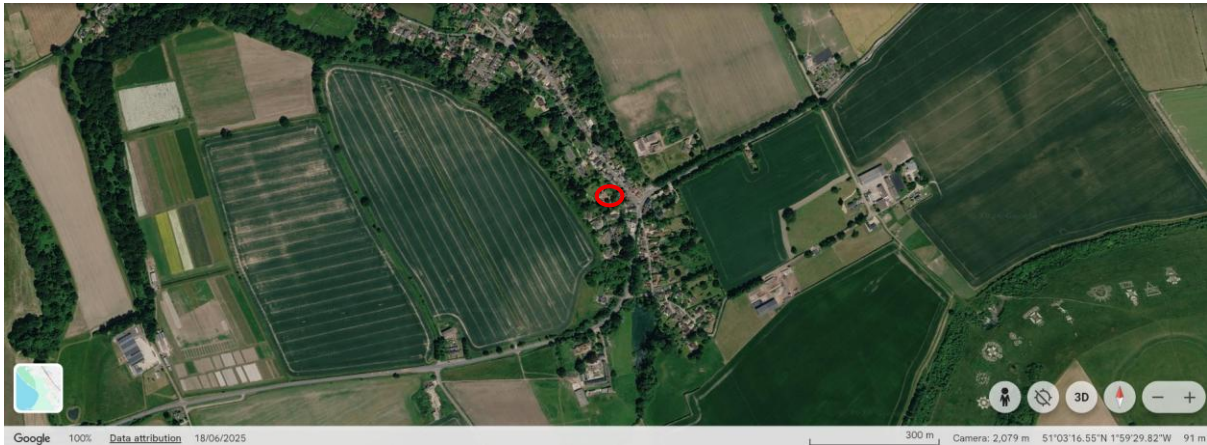


Fig 1: Cleeve Cottage is well connected to farmland which supports excellent hedgerow and woodland connectivity.

The Preliminary Roost Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2025-85991-CLS-CLS) on 19th May 2026, when the weather was overcast but dry with a light wind. The temperature was approximately 15°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 house was assessed for its potential to support roosting bats. It was surveyed internally and externally in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust (BCT, 2023). 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 it was surveyed for signs of use by bats such as droppings, rub marks or bats themselves.

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

Fovant is within the core zones for greater horseshoe *Rhinolophus ferrumequinum* and barbastelle *Barbastella barbastellus* bats associated with the Chilmark Quarries Bat Special Area of Conservation (SAC), the nearest unit of which is more than 3km to the northwest. The SAC is primarily designated as it is an important hibernation roost for greater horseshoe, barbastelle and Bechstein's *Myotis bechsteinii* bats but lesser horseshoe *R. hipposideros* are also a qualifying species.

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

Approximately 1.5km to the southeast the Knapp and Barnett's Downs Site of Special Scientific Interest (SSSI) forms a large area of botanically rich chalk grassland which is rare in Britain and which includes uncommon plants and invertebrates. Given the limited scale of the proposals and the distance between the site and this SSSI, it is considered no further in this report.

Species

Two licences have been granted by Natural England for work affecting bat roosts within 2km of Cleeve Cottage:

- In 2020, at a site which is c.1.2km to the northwest, a licence was granted for work resulting in damage to and the destruction of a resting place used by common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, natterer's *M. nattereri* and brown long-eared *Plecotus auritus* bats.
- In 2020, at a site which is c.1.4km to the northwest, a licence was granted for work resulting in the destruction of a resting place used by common pipistrelle, soprano pipistrelle, brown long-eared and serotine *Eptesicus serotinus* bats.

Building Inspection – External

Cleeve Cottage is a two storey stone property with a catslide roof to the rear which incorporates three dormer windows. The roof and dormer windows are interlocking cement tiles which were well sealed at the time of this survey with none noted to be lifted, slipped, damaged or missing.



Fig 2: Cleeve Cottage, Fovant.

This photo taken facing west on 19th May 2026.



Fig 3: There is a catslide roof incorporating three dormer windows to the rear of Cleeve Cottage.

This photo taken facing east on 19th May 2026.

The mortar along the full length of the ridge and at the roof verges was found to be in good condition with only one small crevice identified at the southern end of the property, close to the chimney.



Fig 4: The mortar at the roof verges is in a good state of repair with none noted to be missing or damaged.

This photo taken facing southwest on 19th May 2026.

The red brick chimney at the southern end of the roof was in good condition with no cracks in the brickwork or missing mortar noted. The lead surrounding the chimney was well sealed and not lifted in any area.

The three dormer windows to the rear of the property were also found to be well sealed with the interlocking cement tiles, mortar and flat cement tiles covering the cheeks of the dormers all well sealed. The lead flashing which seals the dormer windows to the roof was not lifted in any area.



Fig 5: The dormer windows to the rear of the property are well sealed.

Building Inspection – Internal

There is a single loft space which runs the length of the property and is c.1.2m high to the ridge. The roof is lined with bitumen felt and the loft space is insulated with fibreglass material, some of which had been removed before the survey was carried out. All areas (including the small areas of loft space above the dormer windows) were accessible to the surveyor.



Fig 6: The roof is lined with bitumen felt and all areas of the loft space were accessible.

This photo taken on 19th May 2026.



Fig 7: The small areas of loft space above the dormer windows were accessible.

This photo taken on 19th May 2026.

Bats

Externally Cleeve Cottage was found to be well sealed with no crevices or other features which could offer shelter to roosting bats:

- The interlocking roof tiles are tight fitting in all areas with none of the tiles noted to be damaged, slipped, lifted or missing on either aspect of the roof.
- The mortar along the full length of the ridge is in a good state of repair with only one gap noted close to the chimney at the southern end of the roof. When inspected from the loft space this crevice was found to be damp and therefore unsuitable for roosting bats and no evidence such as droppings was found.
- The mortar at the roof verges is also in a good state of repair and was not found to be damaged or missing in any area.
- The dormer windows are well sealed with no gaps behind hanging tiles or lead flashing which could be accessed by roosting bats.

Internally all areas of the loft space were accessible to the surveyor and no evidence of bats was found, including on the walls, roof timbers, on top of or below the insulation or on items stored in the loft space.

Nesting Birds

There was no evidence of birds nesting in or on the property at the time of this survey.

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.

DISCUSSION AND CONCLUSIONS

Bats

Roosting

Cleeve Cottage was found to have Negligible potential to support roosting bats and no further surveys for them are required prior to works commencing.

Commuting and Foraging

The site is well connected to open countryside and so could be used by bats when commuting and foraging through the surroundings. Furthermore, it is within the core zones for bats associated with the nearby Chilmark Quarries SAC and bats associated with the SAC could commute over the garden of the property when moving through the wider landscape at night.

If new external lighting is required, this will be kept to a minimum and will not be allowed to shine onto boundary vegetation. Where external lighting is required for the purposes of safety or security, 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 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.

REFERENCES

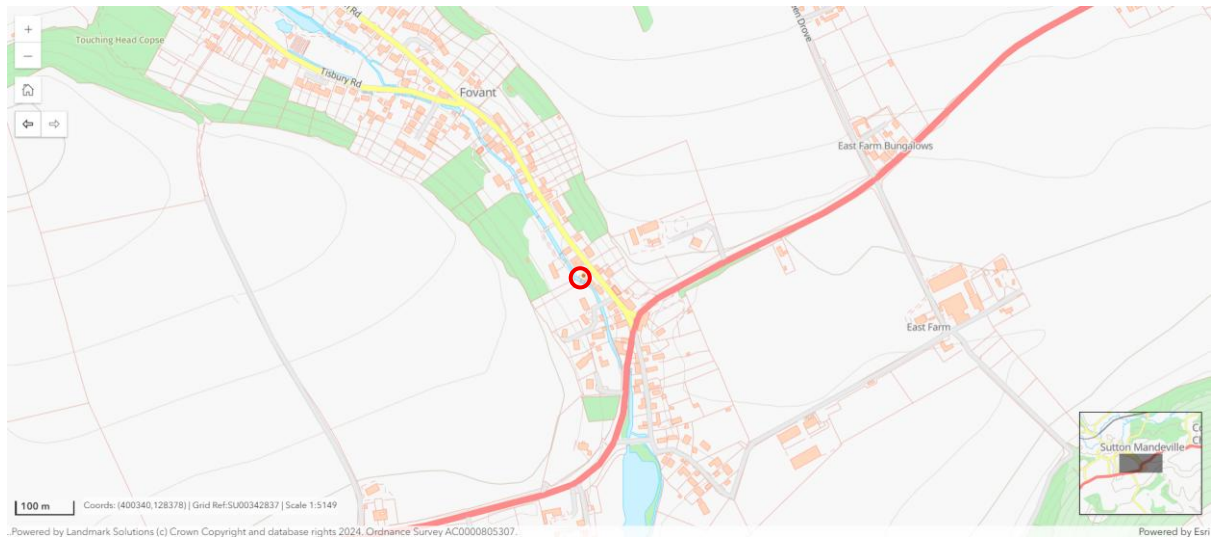
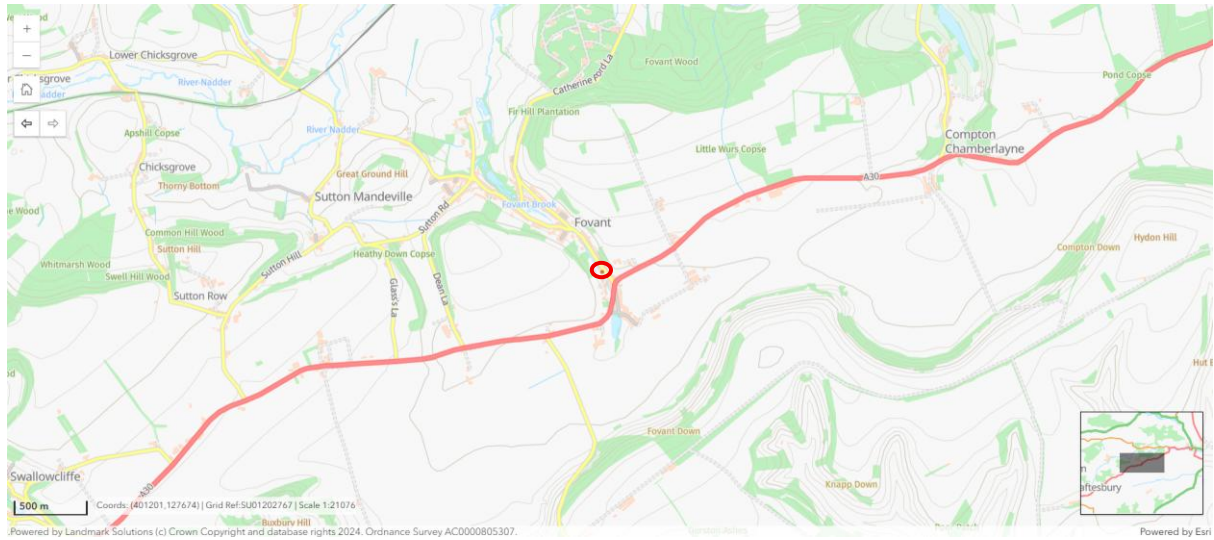
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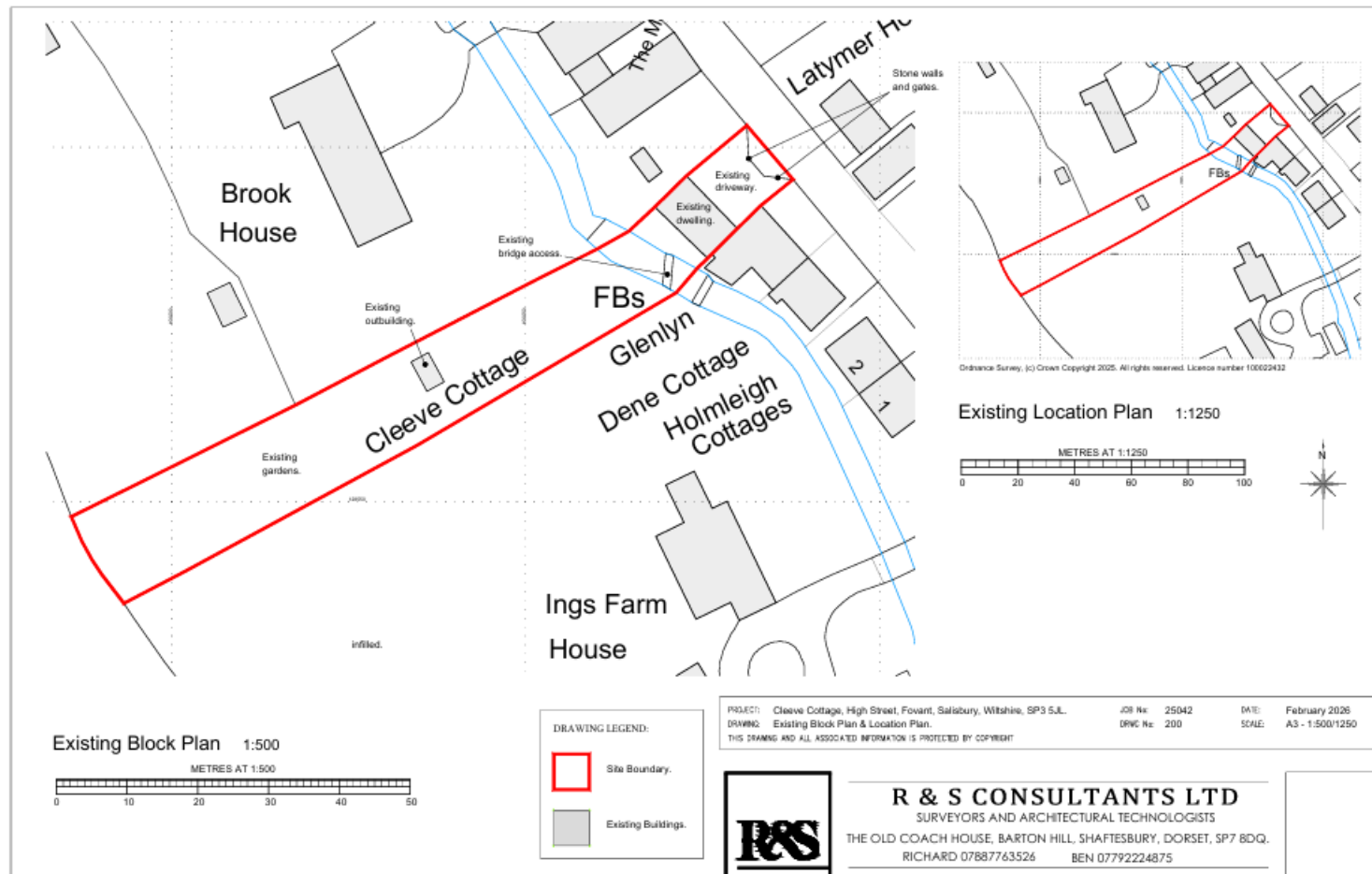
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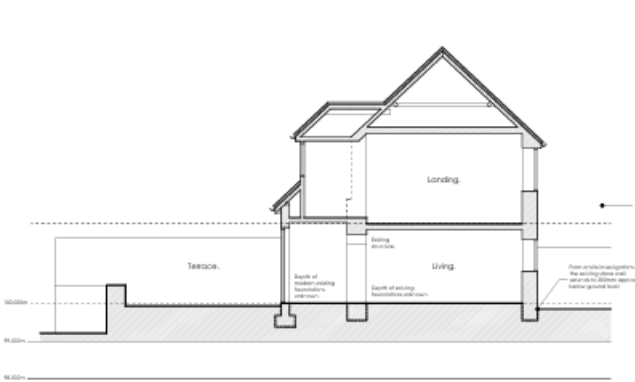
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APPENDIX 1: SITE MAPS







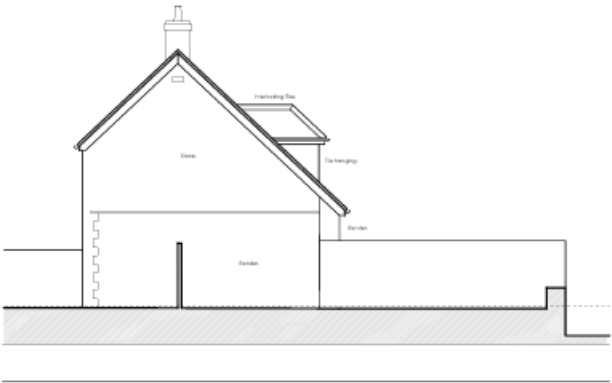
Existing Section A-A 1:100



Existing South-West Elevation 1:100



Existing North-East Elevation 1:100



Existing North-West Elevation 1:100



PROJECT: Cleve Cottage, High Street, Farnham, Surrey, UK. SPS S.L.
DRAWING: Existing Elevations.
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DATE: February 2026
SCALE: 1:100 of AS
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Proposed Plans

