



**Fenswood
Ecology**

**Buildings at Teffont House Hotel, Teffont Evias
Preliminary Roost Assessment
July 2026**

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Buildings at Teffont House Hotel Preliminary Roost Assessment

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Summary

Fenswood Ecology was commissioned by Mr. Richard Keatinge, to undertake a Preliminary Roost Assessment (RPA) on buildings at Teffont House Hotel, Teffont Evias (centred around Ordnance Survey Grid Reference: ST 99170 31226). An assessment of the site was undertaken by Fenswood Ecology in June 2026.

An assessment was completed on two buildings, known as The Barn and the Archaeology Store. The buildings are proposed to be demolished.

The buildings are largely constructed of material not suitable for bat roosting, with considerable drafts and high internal light levels. Therefore, the buildings are considered to have **negligible** suitability for roosting bats.

The two buildings are all considered to have **low** suitability for nesting birds. Work on the buildings should take place outside of the bird nesting season (March – August inclusive) to avoid potential disturbance. If this is not possible then a nesting bird check should be completed by an ecologist before work begins.

Introduction

Fenswood Ecology was commissioned by Mr. Richard Keatinge, to undertake a Preliminary Roost Assessment (RPA) on buildings at Teffont House Hotel, Teffont Evias (centred around Ordnance Survey Grid Reference: ST 99170 31226). An assessment of the site was undertaken by Fenswood Ecology in June 2026.

Bats are protected and considered to be of primary importance under UK legislation, namely the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and the Natural Environment and Rural Communities Act 2006.

This report details the findings of the survey work, methodologies employed are described including site surveys and evaluation and the need for any further survey work and/or mitigation measures are included, where appropriate.

Site Location

Teffont House Hotel is situated to the southeast of the village of Teffont Evias. The site is surrounded by open countryside comprising mainly arable and pasture-land, with pockets of woodland divided by a matrix of treelines and hedgerows.

Figure 1: MAGIC map showing surrounding landscape in relation to the survey site

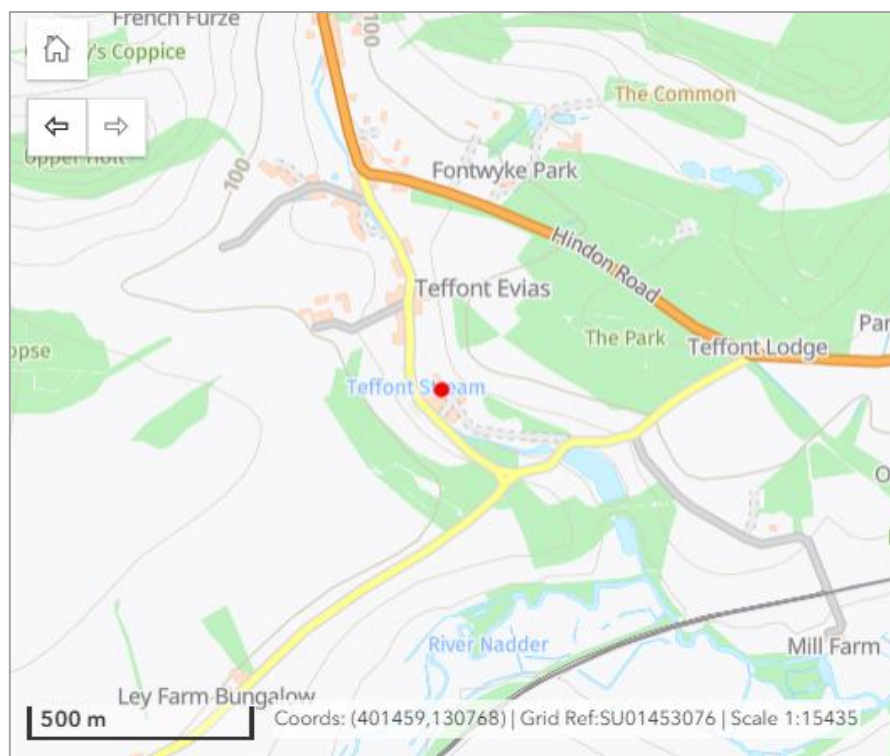
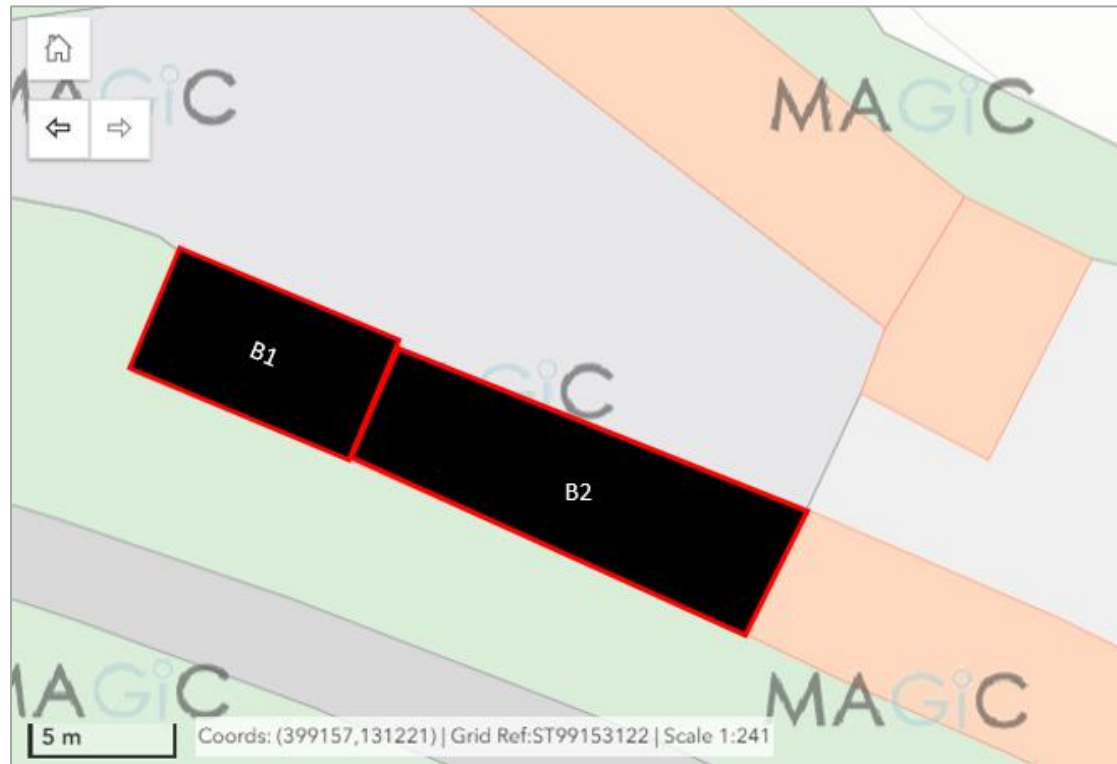


Figure 2: MAGIC map showing building locations



Project Overview

The proposal is for demolition of both buildings. Drawings were provided by Dolman Agricultural Designers (Ref: 3875-400, 2025).

Methodology

Desk Study

Records held on Magic.gov.uk on Designated Sites and Granted European Protected Species Licences were reviewed in June 2026.

Field Study

The survey was undertaken by Fenswood Ecology on 30th June 2026.

The site was inspected to assess its potential to support roosting bats, in accordance with current best practice guidelines (Collins, 2023).

An internal and external inspection of the building was undertaken during daylight to determine the suitability for bats and establish if bats are using the building or have been using the building in the past.

All accessible parts of the building were inspected, to look for bats and signs of the presence of bats, including:

- Droppings.
- Feeding remains including moth and butterfly wings.
- Staining from urine or oils near crevices or holes or on timber (such as roof beams), walls, chimney breasts etc.
- Scratch marks on walls and timber.
- Squeaking or chattering calls.

The systematic search inside the building included inspection of the ceiling, walls, floor and surfaces.

The assessment outside the building included inspection of all walls, including a search for any crevices under the metal frame or windows, and any other potential bat roost opportunities.

A building may have several features of potential interest to roosting bats. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently, it is normal practice when undertaking such surveys to assign each feature to a defined category of roosting potential as follows:

Negligible: Negligible habitat features onsite likely to be used by roosting bats

Low: A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 (i.e. unlikely to be suitable for maternity or hibernation.)

Moderate: 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 (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed)

High: 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

Confirmed: This category is used where positive evidence of bats usage has been recorded from a feature. For example, bats or bat droppings may be present, or existing bat records may be associated with the feature. A licence from Natural England is likely to be required if the bat roost is to be disturbed by the development.

Whilst completing the survey for bats the opportunity was taken to systematically search for birds' nests and other evidence of occupation such as:

- Droppings/ white washing
- Pellets
- Feathers
- Egg shells
- Feeding remains

Limitations to Survey

Access to the full application site was provided.

The survey was undertaken within the optimal survey season and it is considered that a robust evaluation of bat roosting potential within the site character has been made.

Findings and Evaluation

Designated Sites

Teffont House Hotel has eight statutory designated sites within 2km.

The Avon SAC/ SSSI (overlapping designation) is approximately 500m south of the site and is a large, lowland river system that includes sections running through chalk and clay, with transitions between the two. Five aquatic *Ranunculus* species occur in the river system, but stream water-crowfoot *Ranunculus penicillatus* ssp. *pseudofluitans* and river water-crowfoot *R. fluitans* are the main dominants. Some winterbourne reaches, where *R. peltatus* is the dominant water-crowfoot species, are included in the SAC. Species of importance within the river system include; Desmoulin's whorl snail (*Vertigo moulinsiana*), Sea lamprey (*Petromyzon marinus*), Brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*) (JNCC, 2026).

Chilmark Quarries SAC is approximately 1.3km west of the site and is a complex of abandoned stone mines, which provide suitable hibernation conditions for a range of bat species and has a long history of usage by greater horseshoe bats (*Rhinolophus ferrumequinum*). Barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*) and lesser horseshoe bat (*Rhinolophus hipposideros*) are also all known to use the caves (JNCC, 2026*). Chilmark Quarries SSSI is an overlapping designation with the SAC and was designated for geological reasons as well as extensive bat hibernation roosts.

Teffont Evias Quarry / Lane Cutting SSSI is approximately 200m southwest of the site and is designated for geological reasons.

Dinton Quarry SSSI and Dinton Railway Cutting SSSI are both approximately 1.5km southeast of the site and is also designated for geological reasons.

The site is with the Cranborne Chase & West Wiltshire Downs National Landscape (formerly AONB). The designation covers 380 square miles of countryside, overlapping the boundaries of Wiltshire, Dorset, Hampshire and Somerset. It is a diverse natural landscape with a rich archaeological and historical significance. Cranborne Chase offers areas of rare chalk grasslands, scientifically important ancient woodlands, and chalk escarpments. The downland hillsides and chalk river valleys have a distinct and recognisable character (Cranbourne Chase, 2026)

See appendix for designated site locations.

European Protected Species Mitigation (EPSM) Licences

There are three records of granted European Protected Species Mitigation (EPSM) licences for bats shown on MAGIC within 2km of the site.

Case Reference	Species	Start of Licence	End of Licence	Distance from Site	Impact
EPSM2011-2992	Common pipistrelle & Brown long eared	08/04/2011	30/09/2012	520m NW	Destruction of a resting place
2020-44702-EPS-MIT	Common & Soprano pipistrelle, Brown long eared and Serotine	10/02/2020	30/09/2021	1.7km SE	Destruction of a resting place
EPSM2012-4596	Soprano pipistrelle, Brown long eared and Natterer's	27/07/2012	30/09/2015	1.8km SE	Destruction of a resting place

Table 1. Granted EPSM Licences within 2km (See appendix for EPSM licence locations)

Field Survey

Preliminary Roost Appraisal

There are two buildings within the red line boundary.

Building 1 (B1) is a storage building with a corrugated metal mono pitch roof and three stone walls, the fourth wall which adjoins building 2 (B2) is fibrous cement. B1 only has one door on the northern elevation and two large windows, on the same elevation. There were gaps between the tops of the walls and the roof structure but the building material and high levels of light penetration make it unsuitable for roosting bats. No signs of bats were found inside or outside of the building.



Photo 1. B1 northern and western elevations

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Photo 2. Eastern and northern elevations



Photo 3. Inside B1

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Building 2 is connected to B1 on the western elevation. It has a stone and mortar rear (southern) wall, which was in good condition and a mono pitch roof which matches B1 and is also corrugated metal. The northern elevation is open fronted. The eastern end connects directly to the house gateway arch. The building is open, light and drafty and is constructed from materials largely unsuitable for roosting bats. Whilst natural stone walls are suitable for roosting bats, the barn wall was in very good condition, with no gaps or voids. No signs of bats were found inside or outside of the building.



Photo 4. Northern elevation of B2



Photo 5. Inside B2 looking east

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Photo 6. Inside B2 looking towards B1 (west)

Conclusion & Recommendations

Due to the very small scale of the proposed project, it is not foreseen that any impacts will jeopardise the designations of locally protected sites.

The buildings are largely constructed of material not suitable for bat roosting, with considerable drafts and high internal light levels. Therefore, the buildings are considered to have **negligible** suitability for roosting bats.

The two buildings are all considered to have **low** suitability for nesting birds. Work on the buildings should take place outside of the bird nesting season (March – August inclusive) to avoid potential disturbance. If this is not possible then a nesting bird check should be completed by an ecologist before work begins. If a nesting bird or active nest is found during the development then this should be monitored by the site ecologist until the fledglings have hatched and fledged or the nest becomes naturally abandoned.

References

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

Cranbourne Chase (2026) <https://cranbornechase.org.uk/> Accessed June 2026

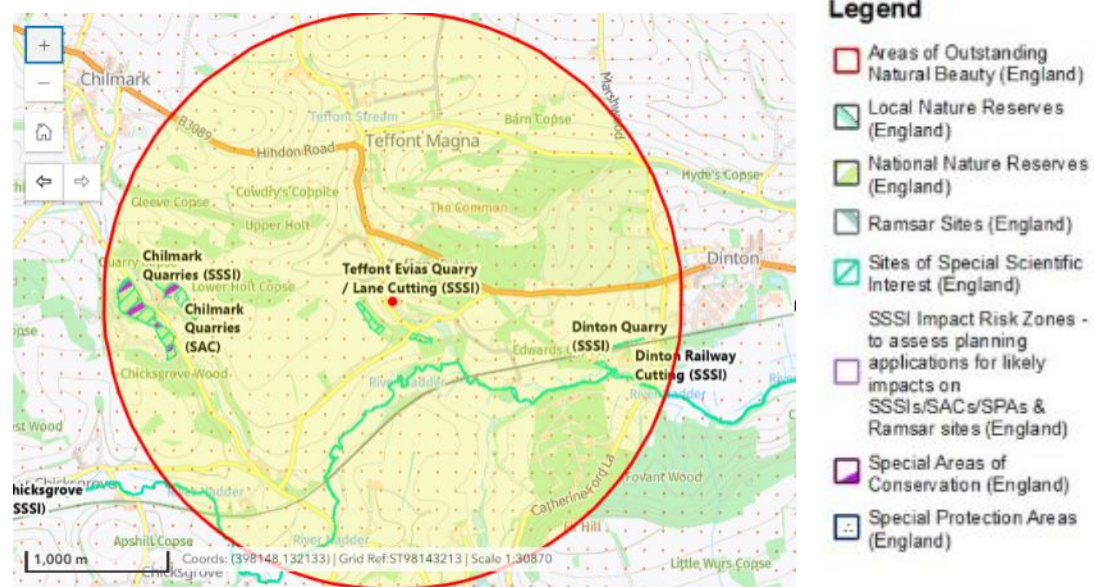
JNCC (2026) <https://sac.jncc.gov.uk/site/UK0013016> Accessed June 2026

JNCC (2026*) <https://sac.jncc.gov.uk/site/UK0016373> Accessed June 2026

Multi-Agency Geographical Information for the Countryside (MAGIC),
<http://magic.defra.gov.uk>
Accessed June 2026

Appendix 1. Desk Top Search Maps

Designated Site Map (2km buffer) – magic.gov.uk



Granted European Protected Species Licences (2km buffer) – magic.gov.uk

