

PRELIMINARY ROOST APPRAISAL

RUSTIC BARN, ALL CANNINGS, WILTSHIRE

By

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INTRODUCTION

Stark Ecology Ltd was asked by Ms Flanders to carry out a Preliminary Roost Appraisal of Rustic Barns, All Cannings, Wiltshire where the installation of solar panels is proposed.

The site is located at OS Grid Reference SU071619, in a central position in the village of All Cannings. It is immediately surrounded by other rural residential properties but in the wider landscape is well connected to mixed farmland with good hedgerow and woodland connectivity.



Fig 1: Rustic Barns, All Cannings is well connected to mixed farmland with good 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 June 2026, when the weather was partly cloudy but dry with a light wind. The temperature was approximately 20°C.

METHODOLOGY

Desk Study

Planning permission for the conversion of the barns to a dwelling was granted in 2010 and the results of survey work carried out by Chalkhill Environmental Consultants to inform that application were reviewed.

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 buildings were assessed for their potential to support roosting bats. They were surveyed in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust (BCT, 2023). 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 there are no voids remaining in any area of the property so an internal inspection was not conducted.

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 no Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within 2km of All Cannings. There is one Site of Special Scientific Interest (SSSI) c.1.5km to the northeast (Pewsey Downs SSSI) which is an extensive chalk downland scarp which supports an extremely rich chalk grassland flora and an outstanding butterfly fauna. Given the limited scope of the proposals to install solar panels on an existing dwelling, no impacts on this SSSI are anticipated and it is considered no further in this report.

Species

Natural England has granted no licences for work affecting bat roosts at locations within 2km of All Cannings.

Surveys of the buildings carried out by Chalkhill Environmental Consultants in 2009 to inform an application for planning permission for their conversion to a dwelling did not identify any bat roosts at that time and bats were not considered to pose a constraint to the proposals to convert the barns to a dwelling.

Building Inspection

The property known as Rustic Barns comprises two separate buildings, the Main Barn, which is the primary dwelling, and the Little Barn, which provides ancillary accommodation. Solar panels are proposed for installation on the roofs of both buildings.



Fig 2: The property comprises the Main Barn and the Little Barn.

Main Barn

The Main Barn is a two-storey property which has brick walls at the base with wan-y edged board above.



Fig 3: The Main Barn.

This photo taken facing south on 19th June 2026.

The roof of the barn is slate and the property is fully converted to the ridge with roof lights incorporated along both aspects. The slates are tight fitting and none were noted to be lifted, slipped or damaged. The ridge tiles are also in good condition and the mortar along the length of the ridge, and at the roof verges, is well sealed.



Fig 4: The roof slates and ridges are well sealed.

This photo taken facing east on 19th June 2026.



Fig 5: The mortar at the roof verges is in a good state of repair.

This photo taken 19th June 2026.

Little Barn

To the south of the Main Barn the Little barn is a single storey building which has brick and stone walls with some waney edged timber. In most areas the roof is clay pantiles with slate on the roof of the garage.



Fig 6: The Little Barn.

This photo taken facing south on 19th June 2026.

The Little Barn also has no internal void spaces with roof lights installed on the north and east aspects. There are no roof lights on the south or west faces of the roof.



Fig 7: There are no roof lights installed in the south or west faces of the roof of the Little Barn.

This photo taken facing northeast on 19th June 2026.

The roof of the Little Barn is also well sealed with no lifted, slipped or damaged tiles and mortar at the ridge, hips and roof verges in good condition.



Fig 8: The mortar at the roof verges is in good condition.

This photo taken facing south on 19th June 2026.

Bats

Roosting

Externally the roofs of both buildings were found to be well sealed with none of the tiles or slates lifted, slipped, damaged or missing and the mortar in good condition with no crevices or potential access points identified along the ridge, hips or at the verges. The waney edged board on the walls of both barns is lifted in a number of places and there could be access to the void behind this boarding for bats to use as a roost. The installation of solar panels will not result in any impacts on the waney edged boarding and the crevices behind it.

Internally there is no void space in either building which could provide roost opportunities for bats. The buildings are both fully converted to the ridge.

The roofs of the Main Barn and Little Barn are both considered to have Negligible potential to support roosting bats.

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

The roofs of the Main Barn and Little Barn at Rustic Barns were both found to have Negligible potential to support roosting bats and no further surveys for them are required prior to works to install solar panels commencing.

The waney edged boarding on both buildings is potentially suitable for roosting bats. If any work to these areas of the buildings is proposed in the future this work will need to be informed by further surveys for bats.

REFERENCES

www.magic.defra.gov.uk

Buildings at Rustic Farm, All Cannings, Wiltshire, SN10 3PA. Bat Survey. August 2009. Chalkhill Environmental Consultants.

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.

APPENDIX 1: SITE MAPS



