
Report on the Scoping Survey for the Presence/Absence of Bats at

Brewery Cottage
Hemmingstone
Suffolk



Recipients: Mr. S. Harvey
Site visit: 11/07/2022
Report written: 01/08/2022
Report reviewed: (FM) 02/08/2022

The information which I have prepared and provided is true and has been prepared in accordance with the guidance of my professional institute. I therefore confirm that the opinions expressed are my true and professional opinions.

[REDACTED]
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Please note:

Records form a vital part of conservation work and potentially inform decisions within the wider area.

In line with good practice, all evidence of protected species found during this site survey will automatically be passed to the relevant county recording service within one week of report issue, unless specific instructions to the contrary are received within this timeframe, from the client.

Ecosystems and wildlife species are constantly changing and moving and can be dependent on surrounding impacts and climate conditions therefore any field survey no matter how thoroughly undertaken can only represent a 'snapshot' of conditions at the time of visit.

No ecological survey should be considered current after a period of 2 years from site visit, and in many cases the period is less.

All site owners and contractors should be aware of their legal obligations regarding species and habitats.

A précis of the relevant current legislation is included within this report.

If in doubt, all works on a site should cease until the advice of a suitably qualified and licenced ecologist has been taken. The legislature will not accept ignorance as a defence.

A list of suitably qualified ecologists can be found by contacting the Chartered Institute of Ecology and Environmental Management (CIEEM). Natural England is the government's advisor on the natural environment and provides a range of information including regional contact details on the GOV.UK website: <https://www.gov.uk/government/organisations/natural-england>.

Information on protected species and the law with regard to planning applications can be found at:

<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>.

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Summary

In July 2022 Anglian Ecology was commissioned by Mr. S. Harvey to undertake a Scoping Survey of his property of Brewery Cottage, Hemmingstone, Suffolk for the presence/absence of bat species; for thoroughness, a search of the property for the presence of breeding birds was also conducted.

This survey was in connection with proposals to build a link two storey extension, new dormer window, and the alteration of two existing dormer windows (current very shallow pitch thatch to tiled pitch), and the alteration of two flat roofs (one a bay window) into pitch and tiled. The owners may also remove the remaining thatch. All these developments would have the potential to disturb and/or injure bat and breeding bird species should they be located within the property.

The survey was undertaken on Monday July 11th, 2022, by chartered ecologist Sue Morgan, following BCT¹ and other relevant good practice guidelines. The survey involved a detailed inspection of all exterior and interior areas of the building and its immediate surroundings, together with an analysis of all recorded data for bat species within a 2km radius of the site.

There are 11 records for bats covering at least three species, one of which (Barbastelle, (*Barbastella barbastellus*)), is an Annex II species². No records pertain to the site or its immediate borders, the closest records are 1078.307 m to the southwest for common pipistrelle (*Pipistrellus pipistrellus*) dated 2016.

A thorough internal and external examination of the property revealed no evidence of past or present usage of the building by bat species or any breeding birds. The loft void to the main roof area was impossible to access fully internally due to its small size, however, it was well sealed with no gaps, heavily cobwebbed, and showed no sign of bat droppings. The risk of bat presence is low. However, due to the fact this small void could not be fully accessed, together with the age and location of the property, the following is recommended:

Immediately prior to works an SQE³ should undertake a brief re-inspection of the exterior of the property to confirm there has been no change. Following this inspection, if there remains no evidence of usage of the building by bat or breeding bird species, then all contractors should be given a Toolbox Talk detailing their legal responsibilities regarding bat species.

¹ Bat Conservation Trust

² Annex II Species: Annex II: animal and plant species of community interest whose conservation requires the designation of special areas of conservation. Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora).

³ Suitably Qualified Ecologist – one licenced to handle bats.

The appointed SQE should then remain on site for the time taken to conduct any works opening up into the main roof structure, or which may affect the main roof area, or until such time as it is judged appropriate based on experience and probability.

If no bats are discovered during this initial process, then works may proceed. If a bat or bats are discovered then works must stop and the advice of the SQE should be followed; in such a case it may be that for works to proceed within the law a European Licence of derogation is required.

The immediate site environs, which are comprised of grazed grassland, hedgerows and scattered trees are likely to support bat species; it is good roosting, foraging, and commuting habitat.

Present proposals do not necessitate any removal or destruction of this potential bat roosting, commuting, or foraging habitat and care should be taken to ensure this predominantly unlit area continues to remain so both during and after works. Breeding birds were observed within the sider site area within the trees and hedgerows, but all these are to remain.

With reference to bat and breeding bird species, no further surveys are required in order for the proposed works to proceed as outlined above. Confidence in this survey conclusion is high, but, as it is the nature of wild species to move from one habitat to another at any time, the requirements of this report should be followed. To inform clients and contractors further, a summary of current legislation regarding protected species is included within the body of this report.

The site lies within the SSSI Impact Zone⁴ of Gosbeck Wood SSSI, 1.8Km to the northeast. The proposals will not affect this SSSI.

Important note

As the proposed works involve a conversion of a rural building, the client's attention is drawn to the potential harm to bats of breathable roof membranes, details of which are included within this report; bituminous felt being the least harmful option for bat species. However, as no bat roost was found to be present, this choice would be a matter for the owner's discretion.

⁴ SSSI: Site of Special Scientific Interest Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

Summary of requirements

1. SQE presence on site immediately prior to works to conduct re-inspection, deliver Toolbox Talk.
2. SQE presence required on site for initial opening of main roof areas , or until the SQE deems it appropriate based on experience.
3. Should any bat be discovered during the removal of the main roof tiles, or during any part of the extension process, all works must stop and the advice of an SQE taken.
4. The development must not significantly increase the current low lux levels across the site without further survey work informing the plan to do so as this could potentially disturb roosting and foraging bats within the grounds.
5. Should the proposals for this site change, and there were to be any excavation, or proposed removal of mature trees or hedgerows, then further surveys for other protected species may need to be undertaken on these potential habitats prior to any works.

1 Introduction

1.1 Background

Sue Morgan was commissioned by Mr. S. Harvey to conduct an Initial Scoping Survey for the presence / absence of bats species of his property of Brewery Cottage, Hemmingstone, Suffolk, on Monday July 11th, 2022. This survey was in connection with proposals to build a link two storey extension, new dormer window, and the alteration of two existing dormer windows (current very shallow pitch thatch to tiled pitch), and the alteration of two flat roofs (one a bay window) into pitch and tiled. The owners may also remove the remaining thatch.

Please see the architects' plans accompanying this planning application.

1.2 Personnel

Sue Morgan is Chartered Ecologist and a Chartered Environmentalist. Her experience includes 24 years of surveying similar sites, structures and protected species habitats, work on similar projects for County and District Councils, The Church of England, The National Trust, multi-national engineering consultancies, and private landowners.

She has experience of a range of survey, monitoring, condition assessment, impact assessment and mitigation techniques; these include Method Statements & EPSM Licensing, Phase I, II & NVC Survey work, Landscaping Appraisals & HLS schemes, BREEAM, and the Code for Sustainable Homes Assessment.

She is a qualified teacher and delivers training courses for adults on ecological surveying, woodland management, and protected species, please visit: www.anglianecology.co.uk for more information.

She is a Full Member of the Chartered Institute of Ecology & Environmental Management (MCIEEM) and a past Convener of its East of England Section, and a Chartered member of the Institute of Environmental Management (MIEMA).

NATURAL ENGLAND LICENCES:

Natural England Licence Holder for the Surveying of Barn Owls Number CL29/00106.

Natural England Licence holder Class Licence CL18 Registration number: 2015-11320-CLS-CLS for the surveying & handling of bats in all counties of England.

Natural England Survey Class Licence WML-CLO8 Registration number 2015-19101-CLS-CLS. (great crested newts). Natural England licence Holder for the Surveying and Disturbance of Schedule I birds: Natural England Registration Numbers; 2022-61354-SCI-SCI-1, (stone curlew), 2022-61478-SCI-SCI (woodlark).

Natural England Survey Class Licence holder 2016-21569-CLS-CLS (dormice).

2. Location

2.1 Grid Ref:

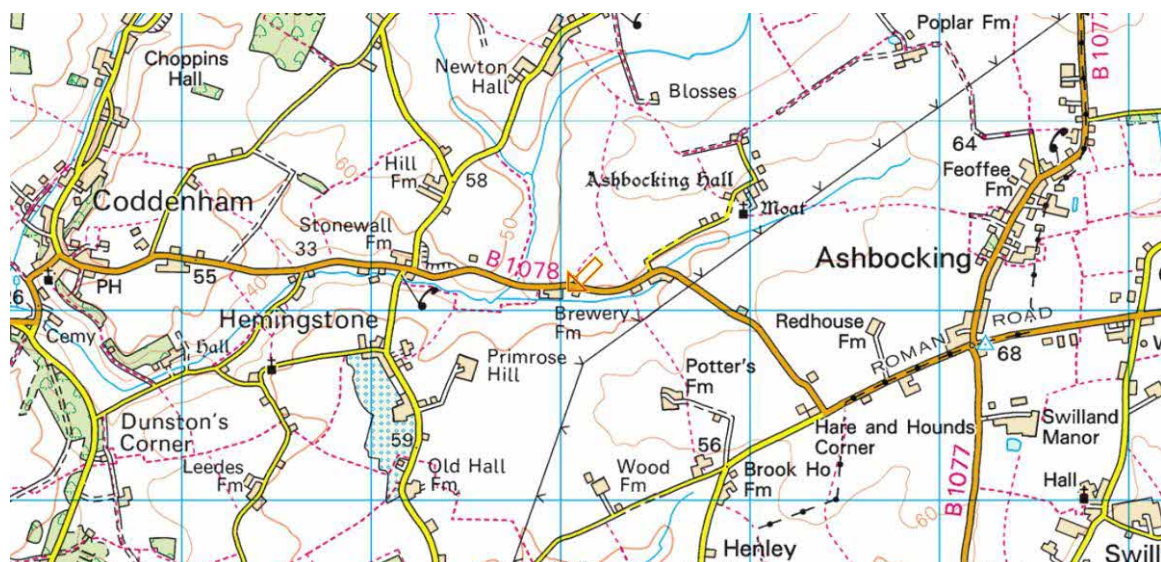
TM 16028 54108

2.2 Address:

Brewery Cottage, Hemmingstone, Suffolk, IP6 9RR

2.3 Location Map.

Site location indicated by red arrow below



2.4 Site Context

The site is located 2km to the west of the small Suffolk village of Ashbocking, Suffolk. It is surrounded by open countryside, predominantly arable farmland, with small clusters of deciduous woodland scattered at intervals, the nearest ancient semi-natural woodland being Borleys Wood 1.6km to the southwest. The nearest Priority Habitat to the site are Lowland Meadows 746m to the northeast.

The site is within Natural Character Area 83: 'South Norfolk and High Suffolk Claylands' in the East Anglian Plain, with the Landscape Typology RCA: Intermediate/ Clayland/ Wooded -ancient woodlands.

This landscape has rolling/undulating areas, below 1000 ft, including descriptive landform classes 'low hills - plateau' and 'rolling lowland' associated with Mesozoic (Cretaceous, Jurassic, Triassic & Permian) or Tertiary rocks of sedimentary origin and glacial till. It is a heavy, often poorly draining land associated with base-rich, clayey and loamy soils developed on soft (Mesozoic & Tertiary) clay and chalky till.

The Clayland is heavy, often poorly draining land associated with base-rich, clayey and loamy soils developed on soft (Mesozoic & Tertiary) clay and chalky till. Seasonal waterlogging is the main constraint to agricultural production and, although utilized extensively for cereal growing in Eastern England, this ground type is mainly under permanent grassland in central and western areas where neutral grassland is the characteristic associated habitat.

It is a wooded - ancient woods settled agricultural landscape (with both dispersed or nucleated settlement), characterised by an assorted pattern of ancient woodlands which pre-date the surrounding enclosure pattern - in places associated with densely scattered hedgerow trees - typically oak (*Quercus robur*).

2.5 The Site

Access and Entrance

The site lies to the south immediately off the B1078 Coddendam Road. It is a period property with numerous additions and meadow type garden to the south.

There is parking at the entrance area. Please see aerial photograph below.



Surroundings

To the north is a narrow 1m wide shingled pathway and raised bank of grass strip (1.5m wide), with a 3m high continuous hedgerow bordering the B1078 roadside. The hedgerow contains elder (*Sambucus nigra*), hawthorn (*Crataegus monogyna*), and elm (*Ulmus* sp).

To the west, beyond a lean-to extension is a concrete floored wire compound, with improved grass area. To the east is a small, fenced garden with herbaceous climbers, beyond which is the entrance drive. To the south is shingle and a sheep-grazed garden area.

2.6 Geological and Hydrological Information

Soilscape Reference: 9

Name: Lime- rich loamy and clayey soils with impeded drainage

Main Surface Texture Class: Clayey

Natural Drainage Type: Slightly impeded drainage

Natural Fertility :High

Characteristic Semi-natural Habitats: Base rich pastures and classic 'Chalky boulder clay' , ancient woodlands; some wetter areas and lime-rich flush vegetation.

Main Land Cover: Arable, some grassland.

Aquifer Designation Map (Bedrock) (England)

Typology: Principal

Aquifer Designation Map (Superficial Drift) (England)

Typology: Secondary (undifferentiated)

3 Legislation

Relevant legislation considered within the scope of this document includes the following. This is only a summary of the current legislation as it may be applicable to this specific site.

On this site, this legislation may be particularly applicable for bat and bird species.

Relevant legislation considered within the scope of this document includes the following:

- The Wildlife and Countryside Act 1981 (as amended).
- The Conservation of Habitats and Species Regulations 2017 (as amended).
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Natural Environment and Rural Communities (NERC) Act 2006.
- The Countryside and Rights of Way (CROW) Act 2000.
- Wild Mammals (Protection) Act 1996.
- The Hedgerow Regulations (1997).
- The Protection of Badgers Act (1992).

In addition to obligations under wildlife legislation, a new version of the National Planning Policy Framework was published on 20 July 2021, this sets out the government's planning policies for England and how these are expected to be applied. Chapter 2 'Achieving sustainable development', members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.⁵

The environmental objective is to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. Chapter 15: 'Conserving and enhancing the natural environment' sets out how requires planning decisions must contribute to conserving and enhancing the local environment.

The 'UK Post-2010 Biodiversity Framework', published in July 2012, succeeded the UK BAP. The framework particularly set out the priorities for UK-level work to support the Convention on Biological Diversity's (CBD's) Strategic Plan for Biodiversity 2011-2020 and the EU Biodiversity Strategy (EUBS), launched in May 2011. Many of the outputs originally developed under the UK BAP remain valid and of use. Background information on UK Priority Habitats (HAPs) and species (BAPs) still inform biodiversity work at country level and are a point of reference for targeted conservation efforts.

⁵ Transforming our World: the 2030 Agenda for Sustainable Development

Mid Suffolk and Babergh District Councils have been working towards the adoption of a new Joint Local Plan, (Babergh and Mid Suffolk Joint Local Plan (JLP) 2018 – 2037), in the interim, the Core Strategy Focused Review (December 2012) was consulted.

All British Bat species and breeding birds are fully protected by the Wildlife & Countryside Act (WaCA) 1981 (as amended). All wild birds are protected from being killed, injured or captured, whilst their nests and eggs are protected from being damaged, destroyed or taken.

Certain breeding birds receive additional protection through being listed on Schedule 1 of the Act, which also makes it an offence to intentionally or recklessly disturb this species whilst it is nest-building, is at or near a nest with eggs or young, or to disturb dependent young.

All Bat species are also further protected by the Conservation (Natural Habitats &c.) Regulations 1994 ('Habitat Regulations') (as amended). This has been amended several times with significant amendments being made by the Countryside and Rights of Way Act (CRoW) 2000.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Coming into force in accordance with regulation 1 The Secretary of State for the Environment, Food and Rural Affairs and Welsh Ministers have made changes to parts of the 2017 Regulations so that they operate effectively.

Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for several purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild population of the species concerned.

It is a criminal offence, liable to prosecution, which could result in imprisonment or fine, if these regulations are contravened without one of the detailed defences outlined within the regulations.

With reference to this survey: It is an offence for anyone intentionally to kill, injure or handle a bat, to possess a bat (whether live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

Please refer to the actual legislation for the precise wording, which can be found at:

http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act protects wild birds, from being killed, injured or captured, and in addition, their nests and eggs are protected from being damaged, destroyed, or taken. Certain reptiles and amphibians also receive protection under this act.

Some breeding birds, (such as some of those recorded within the 2-km search radius for the site), receive additional protection through being listed on Schedule 1 of the Act, which also makes it an offence to intentionally or recklessly disturb this species whilst it is nest-building, is at or near a nest with eggs or young, or to disturb dependent young.

The Natural Environment and Rural Communities Act (2006)

Part III, (40): Duty to conserve biodiversity.

Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat. Section 41 of The NERC Act lists all species which list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list covers 56 habitats and 943 species and is based on the UK Biodiversity Action Plan (BAP) List of Priority Species and Habitats Action Plans (HAPs).

In addition to the above:

‘The presence of a protected species is a material consideration when a planning authority is considering a development proposal (para 98, ODPM circular 06/2005). It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision’. (Para 99, ODPM⁶ circular 06/2005).

Countryside and Rights of Way Act 2000

This act places a duty on Government Departments to have regard for the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity.

Schedule 9 of the Act amends SSSI provisions of the Wildlife and Countryside Act 1981, including provisions to change SSSIs and providing increased powers for their protection and management.

Schedule 12 of the Act amends the species provisions of the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provisions make certain offences 'arrestable', create a new offence of reckless disturbance, confer greater powers to police and wildlife inspectors and enables heavier penalties on conviction of wildlife offences.

Wild Mammals (Protection) Act 1996

This Act makes it an offense for any person to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

in 2007, and in 2009, and most recently in 2017, under update to The Conservation of Habitats and Species Regulations 2010.

⁶ Office of the Deputy Prime Minister

4 Planning Policies

Much of the pressure on biodiversity is related to development and land use. Consequently, the planning and development process has a fundamental role to play in controlling and relieving this pressure. Failure to address biodiversity issues may cause a planning application to be refused.

This important role for the planning system has been recognised in legislation and the Government's planning guidance.

The principle is continued through the draft Regional Planning Guidance for the East of England to 2021 (RPG14) and applied at local level through development plans i.e. the relevant policies in the Mid Suffolk and Babergh District Plan).

Within the Local Government Act 2000 (Part 1, Section 2.1.c), local authorities are given powers to improve the environmental well-being of their area, of which biodiversity is a key element.

Restoration and enhancement may be necessary to rebuild what has been lost as well as maintain what we have at present. It is also important that monitoring post development is undertaken through the land-use planning system.

The loss of biodiversity and the subsequent negative environmental impact runs contrary to the aims and objectives of sustainable development. In principle, sustainable development should not lead to a 'net loss' in biodiversity or natural resources.

National Planning Policy Framework (NPPF) July 2021

National Planning Policy Framework was published on 20 July 2021, this sets out the government's planning policies for England and how these are expected to be applied. Chapter 2 'Achieving sustainable development', members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The National Planning Policy Framework must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements. Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

The NPPF covers a wide range of topics including housing, business, economic development, transport and the natural environment. The NPPF introduced the presumption in favour of sustainable development which means that development which is sustainable should be approved without delay. There are three pillars of sustainability (social, economic and environmental) and the Framework contains a number of sections which, taken as a whole, constitute the Government's view of what sustainable development means in practice.

The Natural Choice- securing the value of nature, Natural Environment White Paper (Implementation Update Report October 2014). In 2011 this White Paper set out how the value of nature could be mainstreamed across our society. It set out 92 specific commitments for action. commitment 90 promised to "develop a set of key indicators...to track progress on the ambitions of this White Paper". These are now in place and are entitled the England Natural Environment Indicators (ENEIs). Of relevance to proposed development in communities are commitments 4-7' Local Nature Partnerships', Commitments 8-13 'Nature Improvement Areas', Commitment 14 'Protecting Natural Value Through the Planning System' Commitment 15 'Offsetting the Impact of Development on Biodiversity' Commitments 20-22 'Protecting and improving our woodland and forests' (Commitments and commitments 23-24 'Diverse and living landscapes'.

Please see Mid Suffolk and Babergh Planning Policies at:

<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted->

4. Desktop survey

4.1 Objectives of survey

Bats

To complete a desktop search of the area for any records of bat species within 2 km radius of the site.

To identify whether bats were potentially present at the time of survey.

To identify whether bats or had used the site prior to the survey.

To assess the impact of the proposed works on local bat and barn owl populations.

To recommend any mitigation procedures or further surveys as deemed appropriate for the above species.

To make any recommendations for management or site enhancement which would be considered appropriate to the findings of the report.

To complete a report detailing the above for the client and to liaise with them over any information given.

4.2 Methodology

This report has been written with reference to:

The British Standard BS 42020:2013, Biodiversity a Code of Practice for Planning and Development (BSI 2013);

The Code of Professional Conduct and guidelines as laid down by the Chartered Institute of Ecology & Environmental Management (CIEEM).

All examination for protected species and habitats was undertaken using the standard guidelines for the individual species i.e.: The Bat Conservation Trust: Bat Surveys - Good Practice Guidelines (3rd edition 2016), and Natural England Bat Mitigation Guidelines, Barn Owl Trust (2010) Survey techniques. Leaflet no. 8.

The current (August 2022) Standing Advice for bats can be found at: <https://www.gov.uk/guidance/bats-protection-surveys-and-licences> and the current Standing Advice for breeding birds can be found at : <https://www.gov.uk/guidance/wild-birds-surveys-and-mitigation-for-development-projects>

The methodology of the survey consisted of:

Desktop Survey

Risk Assessment, Possible Hazard

External and Internal Scoping Survey of the building for presence or evidence of bat or breeding bird species.

4.3 Protected species records – bats

NB. In most cases, a lack of record does not indicate a lack of species - merely a lack of survey.

The Suffolk Biological Information Service (SBIS) was contacted to instigate a search for all records of bat species within a 2 km radius of the site.

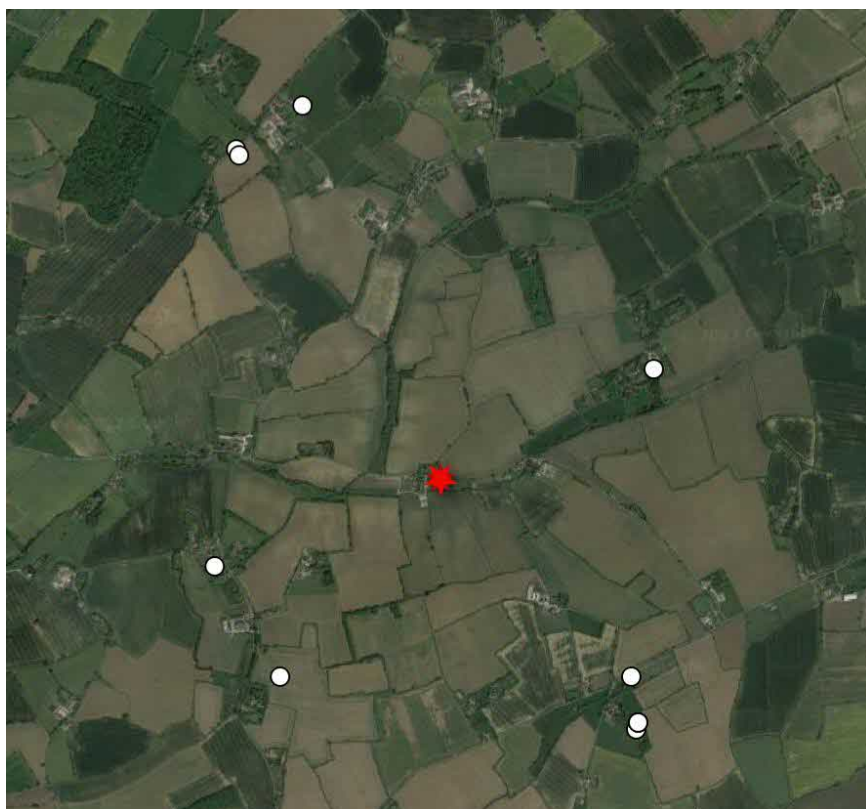
Record Summary

The data search for records was instigated from Suffolk Biological Information Service (SBIS), which revealed 11 records for bat species within a two kilometre radius, covering at least three different bat species: Brown long-eared bat (*Plecotus auritus*), (Bern2, CMS_A2, CMS_EUROBATS-A1, HabRegs2, HSD4, ScotBL, Sect.41, UKBAP, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a), common pipistrelle (*Pipistrellus pipistrellus*), (Bern2, Bern3, CMS_A2, CMS_EUROBATS-A1, HabRegs2, HSD4, ScotBL, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a), and western barbastelle (Bern2, CMS_A2, CMS_EUROBATS-A1, HabRegs2, HSD2p, HSD4, RLGB.VU, Sect.41, UKBAP, WCA5/9.4b, WCA5/9.4c, WCA5/9.5a).

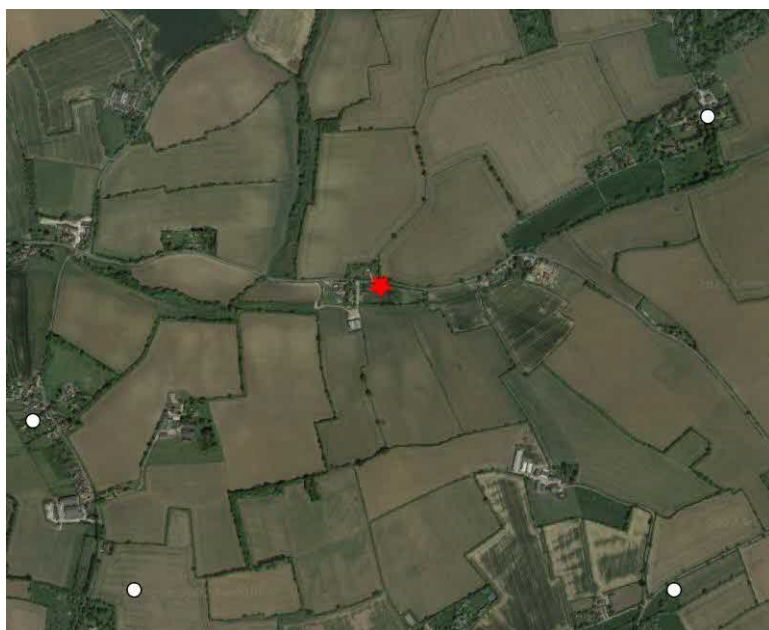
The nearest record is from just over 1km to the southwest for common pipistrelle. The nearest barbastelle record is from 1.3km to the southeast, a roost at Brook House Farm, Hemingstone, dated 2009. The nearest brown long-eared bat record is from 1.2km to the southeast dated 2008, for a roost at Coppings Farm, Hemingstone.

These records do not pertain to the site or its immediate borders, although bats and breeding birds will almost certainly be using the trees, fields, and hedgerows close by. The area around the site is highly suitable for bat species, with low lux levels, wooded areas, period properties, many of which have pan tiled roofs. Please refer to the QGIS generated maps of all bat records below. The site is marked by a red asterisk, bat records by white circles.

Wider area – all records



Close up of nearest records to site

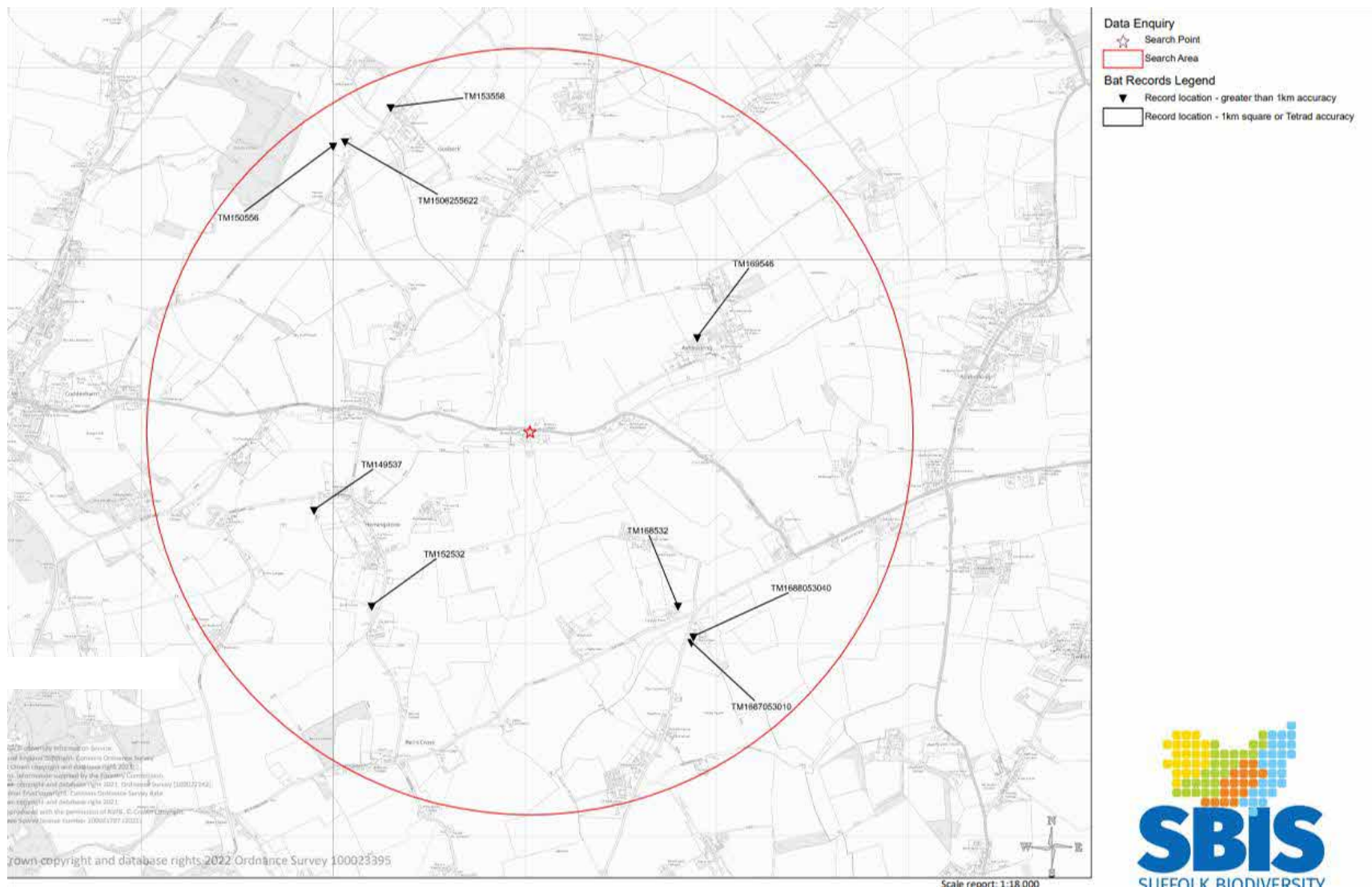


Please see also the SBIS data map and Magic⁷ Map (below) for more species and habitat details.

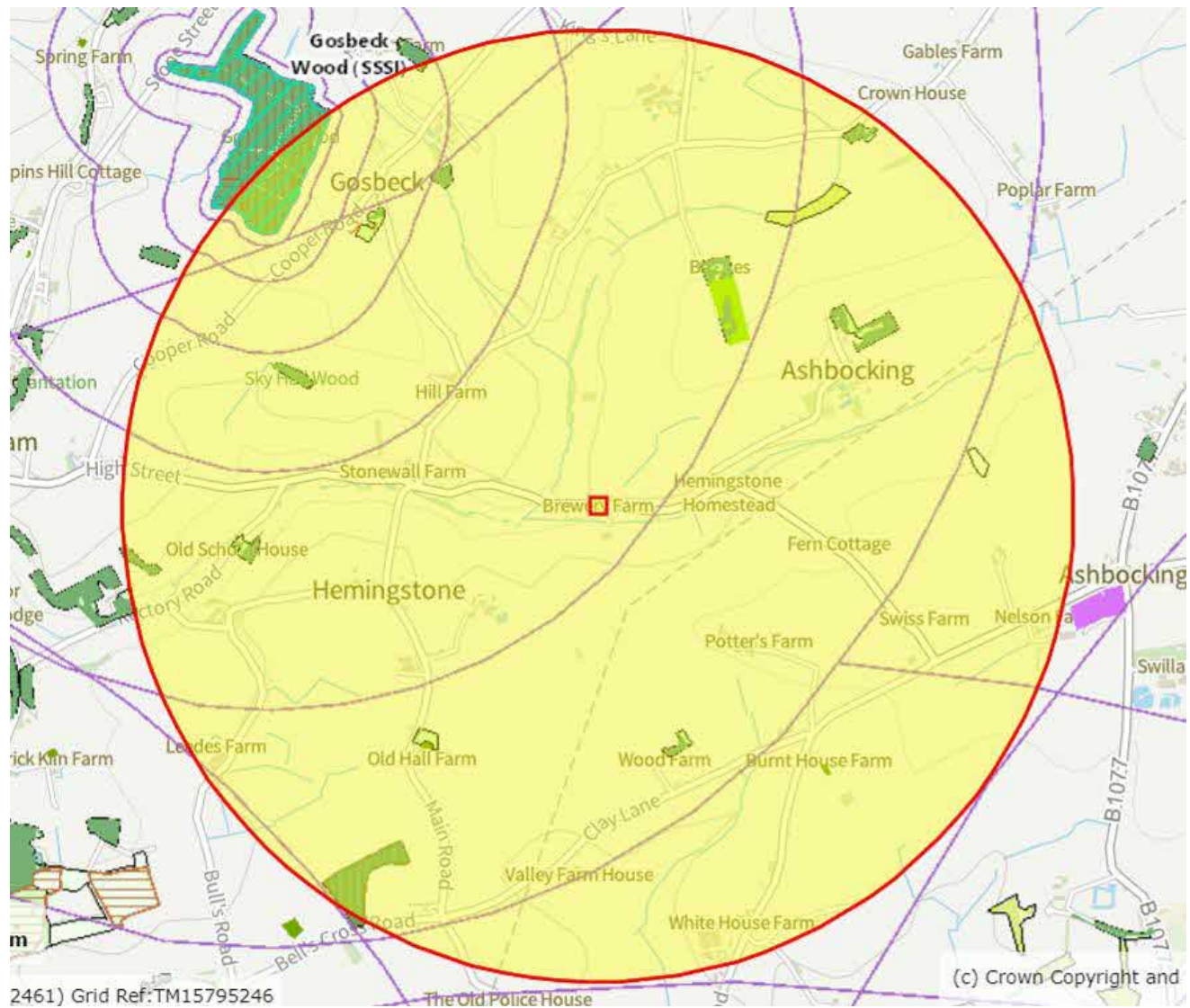
⁷ Multi Agency Geographic Information for the Countryside

4.4 SBIS Map: 2 km

Site is demarcated by red star.



4.5 MAGIC Map protected sites and habitats 2km radius



4.6 Protected sites

A search for protected sites within a 2 km radius of the garage was made using Natural England's Magic Map service. The mapped results are illustrated on the Protected Habitats and Sites Map (above).

There are several areas of Deciduous Woodland (Priority Habitat) National Forest Inventory 2014 (Interpreted Forest Type: Broadleaved) within a 2km radius, the nearest is 800m to the northeast.

Other Priority Habitats within a 2km radius are: (in each case the nearest example to site is given).

No main habitat but additional habitat exists National Forest Inventory 2014 (Interpreted Forest Type: Broadleaved) 1.4km to the northwest.

Traditional Orchards 1.1km to the southwest.

Good quality semi-improved grassland 1.9Km to the southeast.

Lowland Meadows (England) 746 to the northeast.

Ancient Woodland: Wood Name: BORLEYS WOOD 1.6km to the southwest.

Theme Name Ancient & Semi-Natural Woodland. Theme ID: 1117212. Area (Ha): 4.093068

Wood Name: GOSBECK WOOD 1.8Km to the northwest.

Theme Name: Ancient & Semi-Natural Woodland. Theme ID: 1117210. Area (Ha): 21.255008

Deciduous Woodland 800m to the northeast.

Woodpasture and Parkland BAP Priority Habitat (England) 1.7km to the west.

4.7 History

As far as the surveyor is aware no previous bat surveys has been undertaken on the site.

4.8 Risk Assessment

There were no other risks other than those usually encountered when surveying out of doors, and the interior and exterior of a lived in property.

5 Timing and Conditions

5.1 Timing

The external and internal inspection of the property took place in daylight on Monday June 6th, 2022.

5.2 Weather

Date	Humidity	Temp	Cloud Cover	Visibility	Wind Direction	Wind Speed	Rain
11/07/22	68%	20° C	5%	Excellent	SW	10mph	None

5.3 Access

There was very good access to all areas apart from the small internal upper loft. A ladder was used to facilitate close-up inspection of the interior of the void above the lean-to utility area to the east.

A high-powered torch (1,000,000 candles), a head torch, binoculars, RIGID CA300 SeeSnake endoscope, and inspection mirrors were also used.

Photographs of the inside and outside of the building were taken with a digital camera.

6 Bat scoping survey

Bats

The building was inspected on the interior and exterior for evidence of past or present usage by bats and any suitability for a bat roost: Evidence would include:

Droppings

Urine stains

Grease marks/discolouration around entrance points

Feeding remains (e.g. moth and butterfly wings)

Potential roosting sites

Potential entrance points

Scratch marks

Absence of cobwebs in potential roosting points

The bats themselves.

The areas that were examined included the following:

Outside doors, sills, roofing materials, tiles, (including ridge and flashing), joins, walls, and masonry where there may be holes suitable for bat access, underneath suitable crevices and metal joists or rafters/ timbers that may catch bat droppings.

Junctions between supports and walls.

Absence of cobwebs in potential roosting points.

Light gaps in roofs indicating access points to the outside.

All exposed brickwork and the mortar between.

Gaps above and beside the window areas and entrances.

All floor areas and stored items.

The building was also inspected for signs of the presence of breeding birds.

6.1 External and internal scoping survey.

The property lies on an east/west axis with the north elevation facing onto the B1087 with boundary hedgerow between. It was originally built circa 16th with many modern additions. The thatch was last replaced approx. 1994, with the ridge re-thatched in 2006/2007.

6.1.1. External

All measurements are approximate.

South elevation

This elevation is fronted by shingle pathways and a sheep grazed grassy area. It is rendered under a pitched thatched roof. The thatch is losing its spars in places. There is an intact brick chimney to the west gable with cement flashing, and a soil pipe centrally located.

There are two timber framed elbow dormer windows (1.5m x 0.75m, and 1m x 1.25m), one of which, (to the west), is to be replaced with tiles and the other to be lost in the new development link and one 4-paned timber framed (0.75m²) window to the east.

There is a pantile pitch roof to the small timber framed porch located centrally, which has no void above and well-sealed flashing. The central pipe runs down to the porch which has guttering and downpipes to the east and west. The porch has a central timber door (stable door with inset cat flap boarded over and inset intact central window. There is an area of boxed cabling to the immediate east of the central door.

The ground floor has a multi-paned box bay window with a flat felt roof (2m x 1m) to the west and a similar window but with a sloping plain tiled roof to the east, and a small (0.25 x 0.5m) 4-paned intact timber framed window to the west.

West elevation

There is a further covered porch area with stable entrance door (2m x 1m) with multi-paned upper section to the west over which the flat felt roof of the western bay extends. This porch adjoins the brick built lean-to extension situated to the west end of the property, all of which is well-sealed.

The brick extension measures 3m x 5m with a lined roof and machine sawn timbers covered with pan tiles. It has well-sealed eaves and is rendered. This extension has two multi-paned timber framed windows (1.25m x 0.5m, and 2m x 0.5m). to the west, and a small (0.25m) window to the east elevation. There is guttering and a downpipe to the south.

This lean-to extension adjoins a further brick and breezeblock extension to the northwest which adjoins the main house gable end to the west. The south elevation of this extension contains a multi-paned set of French doors (1.25m x 2.5m) and has an outside light. There is also a multi-paned window (1.25m x 1m) in this extension to the west where there is an adjoining kennel area (3m x 2.5m) with a flat corrugated roof. The west gable end of the main house is rendered with external brick chimney with a small (0.75m²) four-paned timber window to either side.

North elevation

The north elevation is rendered and fronted by shingle pathway (1m wide) and a raised bank of grass strip, with a 3m high native species -rich hedgerow creating a roadside boundary (species as detailed above). This elevation contains three ground floor windows (all approx. 1m x 0.5m), and one further window to the adjoining flat roof extension to the west. The north wall of the west extension is also rendered.

The upper storey has one 12-paned timber framed elbow dormer window

East elevation

This elevation is rendered and has well sealed timber barge boarding with no gaps. It has one upper multi-framed window (1.25m²).

All windows are well sealed with no potential for bat access. Then thatched roof is comprehensively netted and all soffit areas are well sealed. The external examination of this property revealed no potential for or evidence of bat species. There were bird droppings (possibly wood pigeon (*Columba palumbus*) to the central area of the north elevation, but these were likely to be from a perched bird and no sign of nesting or potential access into the rood could be seen.

South elevation

Looking north along the south elevation



West elevation

Two extensions to the west and southwest (left) and gable end (right).



North elevation

Looking west (left) and east (right).



East elevation



6.1.2 Internal inspection

Interior of small internal void.



This small loft space to the main house roof is open to the pitch. It faces west and contains several cables etc. It was very heavily cobwebbed and contained no droppings from the high powered torch search. There was no evidence of bat usage or access in any of this space.

7 Conclusion and requirements of the scoping survey

There was no evidence of bat species or breeding birds from this scoping survey. There was no evidence of any roosting site either in the present or recent past. No further surveys for bat or bird species are required for the current proposals to be undertaken within the law.

Whilst bat species are often found in such structures, this building is not an important or useful habitat for bat species. However, due to the lack of complete access to the loft area, and the location and age of the property, as a precaution the requirements below should be followed.

Immediately prior to works an SQE should undertake a brief re-inspection of the interior and exterior of the property to confirm there has been no change. Following this inspection, if there remains no evidence of usage of the building by bat or breeding bird species, then all contractors should be given a Toolbox Talk detailing their legal responsibilities with regard to bat species.

Following the Toolbox talk, the SQE should remain on site until after the initial exposure of roof areas or until such a time as experience indicates there is no need to remain. If a bat or breeding bird is discovered during works contractors should stop and an SQE should be contacted.

8 Enhancement

The garden area is already a good habitat for invertebrates and therefore bat species. However, as there are significant records for bats within a 2km radius, the provision of bat roosting opportunities within the site area might be appropriate. This provision could take the form of the erection of a Schwegler 2F bat box on a south south/west exterior wall or garden tree where it would be safe from predation. Please see appendix for example of a suitable bat box for this site.

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10. Appendix

10.1 Bat Box for site enhancement.

Schwegler General Purpose Bat Box 2F



Features of the Schwegler general purpose bat box 2F:

Outside diameter 17 cm / Inside diameter 12 cm

Outside height 33 cm / Internal height 24 cm

Colour: black with a grey front panel

Weight: 3.8 kg

Comes with handle and an aluminium nail.

The Schwegler Universal nest box 2F was developed according to the latest scientific findings and has been used successfully for many years.

Its domed roof can increase its internal height and promotes its occupation.

Its protection against drafts and clarity is optimal. This model is ideal in forests and parks.

A concrete lip, under the entry slot in the nest box facilitates access by allowing bats to get hooked. This nesting box for bats is made of wood concrete.

This is an exceptional composite material with unique qualities capable of a lifespan of 30 years. It consists of a mixture of sawdust (75%), lime, cement and other additives that create models of all forms and shapes. As strong but lighter than conventional concrete, the wood is a porous concrete mixture, which allows gas exchange and therefore prevents condensation inside the nest. It is completely waterproof and rot-proof. Thermo-active, this material provides good protection against low temperatures. The front door of the box is removable and allows you easy access to the nest to make annual cleanings. Just turn the handle screw at the base of the door to release or block.

Recommendation for installation and maintenance:

Unlike nesting boxes for birds in free suspension, bat nests must be firmly attached because bats only select stable nesting boxes. Its handle suspension is anchored on each side of the peaks of the box. A carnation in the middle allows for nailing the cove. With a single nail, the shape of the handle allows a good stillness of the house. To obtain optimum adhesion of the house along the shaft, press the branches on each side to make them fit the trunk.

Maintenance:

Note: the bat nest should not be cleaned before December. Perform between December and February. Do not use detergent.

Physical location:

Place the Schwegler bat box 2F in a bright and sunny area (light shade if you are in warmer areas).

Place it at a height of 3 to 6 meters. You can combine 3 to 5 within a radius of ten meters, while ensuring that the approach area is cleared.

11. A Note on Breathable Roof Membranes

Latest news from Bat Conservation Trust re: breathable roof membranes

Breathable roof membranes (BRM), bats and licensing Stacey Waring has now completed her PhD which investigated the impacts of breathable roof membranes (BRMs) on bats.

There are no BRMs that are considered 100% bat friendly.

Natural England is currently agreeing advice with other statutory agencies (e.g. Natural Resource Wales) but we can advise that Natural England will be maintaining the position that BRMs must be avoided in known bat roosts.

When/if roofing felt is to be installed in a roof that is used by bats then bituminous roofing felt of type F1 must be used. Bituminous felt is dark-coloured, with a rough surface that bats can grip onto and will help maintain a suitable and safe environment for bats within the roof void/structure.

A product that has a long and proven track record of suitability in bat roosts is bitumastic felt to BS747.

Sarking boards, as used in Scotland, may be an alternative to bituminous felt.

BRMs are made from spun-bond polypropylene/polyethylene filaments and the long fibres that make up BRMs tend to be pulled out by roosting bats and pose an entanglement threat to the bats.

BRMs are also not obligatory under any Building Regulations, which appears to be a common misunderstanding.

Ventilation, regardless of the roofing felt or BRM used, is still required (see British Standard BS 5250:2011)

For further detail on the outcome of Stacey's work please see: Waring, S., Essah, E.A., Gunnell, K. & Bonser, R.H.C. 2013. Double Jeopardy: The Potential for Problems When Bats Interact with Breathable Roofing (1) Membranes in the United Kingdom. *Architecture & Environment*, 1 (1): 1-13.

REPORT ENDS