



BAT ROOST APPRAISAL SURVEY & BARN OWL ASSESSMENT REPORT

STABLE BUILDING AT ASHCROFT HOUSE, GRAY LANE,
HALAM, NEWARK, NOTTINGHAMSHIRE.

PROJECT REFERENCE: WDEC451
PREPARED FOR: ESTRADA ECOLOGY LTD
April 2023 - Version: 1



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This report has been prepared with all reasonable skill and diligence, within the terms agreed with the client: Estrada Ecology Ltd.

Disclaimer: The information WDEC has prepared is true and has been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

WDEC confirms that the opinions expressed within are true and professional opinions and the contents of this report are the responsibility of WDEC.

It should be noted that, whilst every effort has been made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

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Validity of Data: The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

WDEC® 2023

EXECUTIVE SUMMARY

WDEC were commissioned by Estrada ecology Ltd, to undertake a Bat Roost Appraisal Survey (BRAS) and a Barn Owl Assessment (BOA), at the stable building at Ashcroft House, Gray Lane, Halam, Newark, Nottinghamshire, located at: OS Grid Reference: SK67045472.

According to the owner of the site, there are no plans to work on any part of the roof of the existing building.

The survey was performed to investigate all parts of the building to be affected by the proposed works, for any evidence of or potential for bats (all species) within the building.

Also considered as part of the surveys was the potential for barn owls (*Tyto alba*) and their nest site/s.

Any evidence of, or the potential for, any other protected and/or priority species, including nesting birds, within the cited building was also taken into consideration.

All surveys were completed within one working day: 17/04/2023.

Summary of the findings of the surveys

No evidence of bats was discovered anywhere on or within the target building.

No evidence of barn owls was discovered on or within the target building.

No evidence of any other protected or priority species was discovered on or within the target building.

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A. INTRODUCTION

WDEC were commissioned by Estrada ecology Ltd, to undertake a Bat Roost Appraisal Survey (BRAS) and a Barn Owl Assessment (BOA), at the stable building at Ashcroft House, Gray Lane, Halam, Newark, Nottinghamshire, Which is located at: OS Grid Reference: SK67045472.

According to the owner of the site, the building in question is approx. 11 (eleven) years old.

The proposed development will not affect any part of the roof of the existing building., with only the wall containing the stable doors to be removed and replaced.

The survey was performed to investigate all parts of the building to be affected by the proposed works, for any evidence of or potential for bats (all species) in, on or around the building.

Also considered within the survey was the potential for barn owls (*Tyto alba*) and their nest site/s.

Any evidence of, or the potential for, any other protected and/or priority species, including nesting birds, in and around the cited building was also taken into consideration.

All surveys were completed within one working day: 17/04/2023.

The building is situated to the immediate north of Ashcroft House.

The building is surrounded by open grassland grazing, with arable fields beyond. There is a mature small lake approx. 70m northeast of the site, and mature trees and other substantial buildings are all within the immediate vicinity of the building.

The stable building is in an excellent state of repair. All roofs and walls were found to be tight, with no evidence of damage or significant wear.

The purpose of this report is to convey the findings of the ecological survey conducted at the building, as commissioned by the client.

BRAS and BOA can be conducted at any time of day and at any time of the year.

The findings of the survey directly informed the conclusions and recommendations of this report. However, surveys of this type can only ever provide a 'snapshot' of the ecology at the survey site, establishing the evidence as detected at the time of those surveys only.

Factors such as safety concerns, development restrictions or other impediments could limit the ability to find relevant evidence.

The lead site ecologist and author of this report was Mr. Anthony Bird, BSc PGDip MCIEEM, a qualified, licensed, and experienced ecologist.

WDEC has prepared this report for the named client's use only.

A1 Aims of the Study:

To conduct a comprehensive BRAS and BOA on the building as cited by the client, both externally and internally, in search of any evidence of; bats and/or bat roosts, barn owls and/or their nest sites, active birds' nests and/or other protect or priority species.

To set out the legislative and/or policy protection afforded to any protected species and/or priority species and/or their habitats discovered within the survey site.

Present an assessment of any potential ecological impacts of the development on any protected species and/or priority species and/or their habitats discovered within the survey site.

Provide advice in accordance with current wildlife legislation regarding bats, barn owls, roosts¹ and nest sites, including recommendations for any further surveys if considered necessary.

On the result of all surveys, provide recommendations regarding any mitigation, compensation and/or enhancement measures that are likely to be required.

This report sets out the results of all the surveys conducted at the site and in the context of any known ecological interest identified as a result of the desk study including the Local Biological Records Search.

This report also sets out the approach necessary to ensure that effects on any identified ecologically sensitive receptors are avoided or ameliorated.

A2 Description of the Development Project:

The proposed work at the site, as cited by the owner, is to build a glass and timber extension to the inner southeast face of the stable building, converting the use of the building from stables to garages.

The proposed dimensions of the extension are approx. 1.5m W x 18m L x 2.5m H.

According to the owner, no works will affect any part of the roof.

A2.1 Survey Preparation:

Biological records were commissioned from Nottinghamshire Biological and Geological Records Centre for a 2Km radius from central grid.

The survey preparation was enhanced by a comprehensive desk study of the freely available ecological data, within the public domain. All maps and aerial satellite imagery were sourced from Ordnance Survey and Google Earth. General habitat and species data was sourced from MAGIC² and from the National Biodiversity Network Atlas (NBNAtlas)³. All other local data was sourced from local ecological and specific wildlife websites.

¹ Roost/s: A bat roost is well-defined within legislation as the 'resting place' of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

² MAGIC: The MAGIC website provides geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain.

MAGIC provides links to other sources of data in order to make best use of a wide range of information available on other websites.

MAGIC partnership organisations: Department for Environment, Food and Rural Affairs, Historic England, Natural England, Environment Agency, Forestry and Land, England, Marine Management Organisation.

³ NBN: The NBNAtlas acts as a "data warehouse" for biodiversity information for millions of individual records, covering plants, mammals, birds and invertebrates inputted by organisations, companies, ecologists, Wildlife Trusts etc. from all over the UK. The use of NBNAtlas data in commercial ecological reports is not permitted under the NBN code of conduct. However, the NBNAtlas was consulted prior to the survey to establish a baseline.

B. METHODOLOGIES

All surveys at the site were conducted by a professional and suitably qualified, experienced and licensed ecologist. The surveyor at the site employed the correct tools and techniques, in accordance with the standing advice as stated by Natural England (NE) and the Department for Environment, Food and Rural Affairs (Defra), and the National Good Practice Guidelines cited by the Bat Conservation Trust (BCT), and the Chartered Institute of Ecology and Environmental Management (CIEEM), which is the recognised national standard.

All surveys were conducted in accordance with:

Natural England and Department for Environment, Food and Rural Affairs. Bats: Surveys and Mitigation for Development Projects. Published 28/03/2015. Updated 28/02/2020.

Natural England and Department for Environment, Food and Rural Affairs. Bats: Protection and Licences [sic]. Published 08/10/2014. Updated 29/03/2015.

The Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed): Collins, J (ed), 2016
Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Jonathan Howard et al (2009). Bats in Traditional Buildings. English Heritage, The National Trust & Natural England, London.

National Planning Policy Framework, 2018. NPPF.

Barn Owl Trust (2015). Barn Owl and Rural Planning Applications – A Guide. Barn Owl Trust, Ashburton.

The Chartered Institute of Ecology and Environmental Management. CIEEM, 2016.

B1 Field Survey Methodology

B1.1 Bat Roost Appraisal Survey and Barn Owl Assessment Methodology

Surveys such as BRAS and BOA, at buildings of concern, allow for a detailed inspection to be completed, searching for bats, barn owls and all other relevant protected and priority species and habitats.

Surveys of this type will include a comprehensive search for any evidence of past or present use by target species (e.g., bats or barn owls) for indicators such as: live specimens, carcasses, droppings, pellets, nests, feeding remains, grease marks, scratch marks, urine staining etc.

The surveyor will also search for features known to be used by crevice-dwelling bats and small birds to roost and/or nest within, e.g., gaps, cracks and holes. All features deemed worthy of further investigation are probed where necessary and safe to do so, using an endoscope, operated under the lead ecologist's licence.

All parts of the building are searched, including the exterior roofs from ground level, using close focusing binoculars.

All evidence gathered is analysed and correlated within office conditions.

All ecological surveys stringently follow NE / Defra's Standing Advice and other species guidance as necessary such as the BCT's Best Practice Guidelines to achieve most accurate data collection.

B1.2 Bats: Protection, Surveys and Mitigation for Development: (NE / Defra)

Table 1: Summary of the relevant Standing Advice for local planning authorities to assess impacts of development on bats. Published 2015. Updated 2020.

Decide if you need to survey	
1. Bats can be affected by construction work including:	<p>Demolishing buildings</p> <p>Extensions that block roof access</p> <p>Wind turbines</p> <p>Barn conversions</p> <p>Removal of trees or hedgerows</p> <p>Building or maintenance of roads</p>
2. Survey for bats if:	<p>Records show that there are bat roosts in the development site or roosts in the area.</p> <p>The area includes buildings or other structures that bats tend to use.</p> <p>There are underground structures like abandoned mines, tunnels or cellars nearby.</p> <p>There are trees with features that bats tend to use nearby.</p> <p>Distribution and historical records suggest they may be present</p>
3. Buildings that bats use.	<p>Bats are more likely to be found using a building because of certain features including that it:</p> <p>Is not affected by artificial light levels.</p> <p>Is close to woodland or water.</p> <p>Was built a long time ago (particularly early 20th century or before), but bats use modern houses too.</p> <p>Has cracks or crevices.</p> <p>Has a roof warmed by the sun?</p> <p>Has an uneven roof covering with gaps (but is not too draughty)</p> <p>Has entrances bats can fly into?</p> <p>Has a large roof area with clear flying spaces?</p> <p>Has large roof timbers with cracks, joints and holes?</p> <p>Has hanging tiles or wood cladding, especially on south-facing walls</p>
4. Survey Methods.	<p>Visually inspect buildings or other structures</p> <p>Inspect trees.</p> <p>Use bat detectors.</p> <p>Use nets and/or harp traps (only if suitably qualified to do so)</p>
5. Visually inspect buildings or other structures.	<p>The surveyor should:</p> <p>Ask owners and neighbours if there's a history of bats using the building.</p> <p>Inspect in the daytime using high-quality binoculars.</p> <p>Check for access points into the building.</p> <p>Inspect outside the building for bat droppings, such as on the ground or stuck to walls.</p> <p>Inspect the inside of the building thoroughly - use endoscopes to inspect cavities if possible.</p> <p>Record all signs of bats on a plan and compare them with a reference collection.</p> <p>Explain in the report if it was not possible to get to certain areas.</p> <p>Search roof areas</p> <p>Search a large building for 1 day or narrow down the search area using bat detectors at night.</p> <p>Use bat detector (bat activity) surveys to confirm whether a bat roost is present if you cannot access the whole building, or your building inspection shows evidence of bats.</p>
6. Survey effort needed.	<p>Surveyors should assess how likely it is that concentrations of bats will be present at the site and how they'll use it. Your survey should include checking whether bats:</p> <ul style="list-style-type: none"> • Fly into or out of features likely to contain roosts, including swarming around underground structures like caves or mines. • Travel through or near features likely to be used as commuting routes, like hedgerows, tree lines or water courses and are active in habitats where they're likely to forage or feed

Table 1: Standing advice for local planning authorities to assess impacts of development on bats. Published 2015. Updated 2020 (cont)

<p>7. Survey effort needed.</p>	<p>The number of visits a surveyor may need to make will depend on the local conditions and how much risk the proposed work and the location will be for bats.</p> <ul style="list-style-type: none"> The local planning authority will need to see the survey reports and mitigation plans to check they meet the standards required. <p>You may be asked for more surveys if:</p> <ul style="list-style-type: none"> Habitats or other information (such as local records) show that it's very likely that bats are present. The bats' use of the habitat varies between seasons. The survey was done outside of the bats' active season (May to September) Your survey was done in unusual weather conditions like a particularly bad storm. Your planning or licence applications are based on poor data, unless you can show the area is not very important to bats. You should assess how likely it is that concentrations of bats will be present at the site and how they'll use it.
<p>8. Influences on survey results.</p>	<ul style="list-style-type: none"> Weather An event that disturbed the bats, for example adverse weather event or extreme noise Signs of bats were removed, such as someone swept the floors to remove droppings
<p>9. Assess the impacts.</p>	<p>Provide an impact assessment showing what effect this development would have on bats if no mitigation were to take place. Include this with your planning or licence application. Consider the following potential impacts.</p> <p><u>Short-term impacts:</u> During development, bats can be disturbed by:</p> <ul style="list-style-type: none"> Increased human presence at the site. Increased noise Changes to the area's layout, temperature or humidity (these can affect commuting routes) <p><u>Long-term impacts:</u> Changes to bat roosts can have long-term effects, for example:</p> <ul style="list-style-type: none"> Reduced roosting space or loss of roosts altogether. Changed entrance positions and sizes. New entrances Changed ventilation. Increased human activity. External lighting near flight paths and commuting route
<p>10. Mitigation and compensation methods.</p>	<p><u>Mitigation and compensation methods</u></p> <p>Address the potential impacts on bats by creating mitigation plans. Use the following approach.</p> <ul style="list-style-type: none"> Aim to avoid negative effects, for example by redesigning the scheme. If this is not possible, use mitigation measures to reduce the impacts. Use compensation measures if there are still negative impacts for bats. <p>Mitigation and compensation methods can include:</p> <ul style="list-style-type: none"> Changing the location of the work and/or changing work methods or timing to avoid bats. Creating, restoring or improving roosts (and replacing any that will be damaged or removed) Creating, restoring or improving habitats including foraging areas and managing and maintaining habitats in the long term Monitoring the roost status after the development <p><u>Bat boxes:</u> Do not use bat boxes as a like-for-like replacement for existing roosts. Incorporate existing roosts into refurbished buildings. For this method:</p> <ul style="list-style-type: none"> Make sure the roost is kept at the appropriate size and type for the species of bat. Put roost entrances back in their original positions. Do not use breathable roofing membranes (also called non-woven textiles) in a roof used by bats - use type 1F roofing felt with a hessian matrix instead.

Table 1: Standing advice for local planning authorities to assess impacts of development on bats. Published 2015. Updated 2020 (cont)

10. Mitigation and compensation methods (continued).	<p>Create new roosts in buildings.</p> <p>For this method:</p> <ul style="list-style-type: none"> • Make sure the new roosts are appropriate for the species of bat, for example provide crevices for species that typically roost in them. • Avoid trussed rafters, unless it creates a large roof void. • Make sure the new roost will have an appropriate temperature. • Avoid plastic roof linings (or use rough timber planks along the ridge beam) • You can use large bat boxes in roofs. <p>Roost entrances</p> <ul style="list-style-type: none"> • For horseshoe bats, create roost entrances they can fly through. For other species you can use smaller holes or slits for the bats to crawl through. <p>Bat houses or barns: Only use this method if it's not possible to keep existing roosts.</p>
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Table 2: Bats: Protection and Licences. (NE / Defra) Published 2014. Updated 2015.

Bats: Protection and Licences	
<p>What you must do to avoid harming bats and when you'll need a licence.</p> <p>All bat species, their breeding sites and resting places are fully protected by law – they are European Protected Species. You may be able to get a licence from Natural England if you cannot avoid disturbing them or damaging their habitats, or if you want to survey or conserve them.</p>	
1. Bat Protection and the law.	<p style="text-align: center;"><u>Summary of legislation and National Planning Policy that protects bats in England:</u></p> <ol style="list-style-type: none"> 1) Conservation of Habitats and Species Regulations 2017 (as amended). 2) Wildlife and Countryside Act 1981 (as amended). 3) Countryside and Rights of Way Act 2000. 4) Natural Environment and Rural Communities Act 2006.
2. What you must not do.	<p style="text-align: center;"><u>You're breaking the law if you do certain things including:</u></p> <p>Deliberately capture, injure or kill bats. Damage or destroy a breeding or resting place. Obstruct access to their resting or sheltering places. Possess, sell, control or transport live or dead bats, or parts of them. Intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection.</p> <p>Either or both of the following could happen if you're found guilty of any offences: You could be sent to prison for up to 6 months. You could get an unlimited fine</p>
3. Activities that can harm bats.	<p style="text-align: center;"><u>Activities that can affect bats include:</u></p> <p>Renovating, converting or demolishing a building. Cutting down or removing branches from a mature tree Repairing or replacing a roof Repointing brickwork Insulating or converting a loft Installing lighting in a roost, or outside if it lights up the entrance to the roost. Removing 'commuting habitats' like hedgerows, watercourses or woodland Changing or removing bats' foraging areas Using insecticides or treating timber</p> <p>In many cases you should be able to avoid harming the bats or damaging or blocking access to their habitats. You'll need an expert to do a bat survey. The survey will show what type, how many and how the bats are using the building or area so you can plan to avoid harming them.</p>

B1.3 Barn Owl Protection (England)

Table 3: Barn Owl Protection: Wildlife and Countryside Act 1984 (as amended)

<p>Barn owls are protected under the Wildlife & Countryside Act 1984 (as amended) under Schedule 1. Therefore, it is illegal to:</p>
<p>Intentionally or deliberately kill, injure or capture barn owls. Deliberately disturb a barn owl, whilst it is building a nest, or is in or near a nest containing eggs and/or chicks. Deliberately disturb a barn owl's dependent young. Damage, destroy or obstruct an active barn owl nest. Possess or transport a barn owl or any part of a barn owl, unless acquired legally.</p>

B1.4 Assessment of Bat Potential (BCT)

Table 4: Roosting features (likelihood) of bat presence assessed against Collins (2016) guidelines Source: Adapted from Collins (2016) pp 35, Table 4.1.

Likelihood of bat presence (Habitat Value)	Features which bats can and will use, regardless of evidence being present.
Confirmed Bat Presence	<p>Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.</p>
Higher likelihood of bat presence.	<p>Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.</p>
Moderate and Lower likelihood of bat presence.	<p>Modern, well-maintained buildings or built structures provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.</p>
Negligible likelihood of bat presence.	<p>No features suitable for roosting, minor foraging or commuting.</p>
<p><u>Notes on using this table</u> The features listed here may not be indicative of use of the site by bats during winter or spring. Pre-1914 buildings may present the greatest likelihood of providing roost space for bats due to their design, materials used and age. Pre-1990 buildings, especially when close to good foraging habitat, and with favoured features such as cavity walls and soffits, also have a high likelihood of providing roost sites for some bat species. Post-1990 buildings are generally less likely than older buildings to house roosts; however, some modern designs provide access to suitable roosting spaces for bats. Pipistrelles in particular occupy modern buildings and built structures providing that there are suitable access gaps (> 8mm) and provided the structure has appropriate characteristics for roosting.</p>	

Table 5: Bat Potential

Bat potential as defined by integrating the BCT National Standard Best Practice Guidelines (2016).	
CONFIRMED	Species have been found to be present during the survey and/or evidence of species activity is found to be present during the survey. e.g., bats heard 'chattering' inside a roost or species discovered.
HIGH	Any buildings, trees or other structures with features of particular significance would be present, e.g., opportunities for protected species re: nesting habitat, roosting opportunities or ponds. Any habitat deemed of a high quality, e.g., for foraging such as; broadleaved woodland, tree-lined watercourses, grazed parkland, site connectivity with the wider landscape, commuting routes e.g. river or stream valleys and hedgerows. Site is close to known locations of records for protected species.
MODERATE	There would be several potential habitat opportunities on site, such as; in buildings, trees or other structures. Habitat which could be used for foraging e.g. trees, shrub, grassland or water. The site could be connected with the wider landscape by linear features that could be used by species commuting e.g. lines of trees and scrub or linked back gardens.
LOW	A small number of less significant habitat opportunities are present. e.g. an isolated habitat such as; a lone tree or patch of scrub used for foraging or shelter, or an isolated site not connected by prominent linear landscape features.
NEGLIGIBLE	No suitable habitats have been recorded within the site.

B1.5 Equipment Used

The ecologists used various equipment to aid the surveys which included:

- Powerful 900 lumen – 1 million candlepower flashlights
- Bosch endoscope
- FlirOne thermal imaging camera
- Canon EOS 70D camera with appropriate lenses
- Swarovski 8x40 close focus binoculars
- Telescopic ladders (3.5m)
- All the correct safety equipment and PPE

B1.6 Timings

All field surveys at the site were conducted on the dates as cited in Table 6 below and all took place in optimal weather conditions.

Table 6: Survey Times and Conditions

Building at Ashcroft House - Halam.			
Bat Roost Appraisal Survey and Barn Owl Survey – 17/04/2023			
START TIME	11:00	WEATHER: TEMPERATURE	13°C
FINISH TIME	12:45	WEATHER: CLOUD COVER	90%
SUNSET	N/A	WEATHER: PRECIPITATION	0
SUNRISE	N/A	WEATHER: WIND	1 - NE

B1.7 Survey Limitations

All parts of the cited section of the stable building to be affected by the proposed development were comprehensively surveyed, including the exterior of the roof. However, there was no access to the interior roof space, save for minimal probing within an endoscope.

If a deviation from the Standing Advice, as cited by NE / Defra, the National Standard Best Practice Guidelines as cited by the BCT and/or the Barn Owl Trust (BOT), has been made during the survey, the reason and justification will be explained within the report.

B2.8 Personnel

The lead ecologist on site was: Mr. Anthony Bird, an established, qualified, experienced and licensed consultant ecologist, trading under the name of WDEC. Registered ecologist with CIEEM and holder of a current Natural England WML-A34 – Level 2 Bat Class Licence, which allows the licensee to survey for bats using: artificial light, endoscopes, by hand and hand-held static nets. Licence Number: 2020-48300-CLS-CLS.

The visiting surveyor's conduct on site, conformed at all times, with industry best practice guidelines as cited by CIEEM and the BCT.

C. SURVEY RESULTS

C1 Maps, Plans and Aerial Photographs of the Site



Fig 1: 1:25,000 Ordnance Survey 2022



Fig 2: The target building is highlighted in red. Ordnance Survey 2022



Fig 3: Google Earth 2023: The Ashcroft House site (highlighted in red) within the landscape.

C2 Desk Study Results

The survey preparation was enhanced by the use of a desk study utilising data from: MAGIC, NBNAtlas, and other freely available data logs.

Table 7: MAGIC: National and Local Land Based Designations, Habitats and Species Designations.

MAGIC – Authoritative Geographic Information – Defra – www.magic.gov.uk		
Land Based Designations		
Statutory	Newhall Reservoir Meadows (SSSI) Southwell Trail (LNR)	770m W 150m NW
Habitat Designations		
Grassland		
Priority Habitats Inventory	Good Quality Semi-Improved Grassland	900m SW 1km W 1.4km NW
	Lowland Meadows	770m W 830m SW
Woodland		
Priority Habitat Inventory	Deciduous Woodland & National Forest Inventory: Broadleaved Woodland	530m SE 640m S 940m E 1km NE 1km NW 1.1km SW 1.1km W 1.2km N
	Traditional Orchards	880m S 900m SE 1.1km NW 1.7km W
	Woodpasture & Parkland BAP	1.4km E
Species Designations		
The area is designated for Birds - Farmland Birds: Arable Assemblage: category 4		
Designated Species: Grey partridge (<i>Perdix perdix</i>), Lapwing (<i>Vanellus vanellus</i>), Tree sparrow (<i>Passer montanus</i>) and Turtle dove (<i>Streptopelia turtur</i>).		
Closest bat licence granted in the last 5 years: 1.1km NW		

C2.1 Local Biological Records

85 (eighty-five) bat records were returned from Nottinghamshire Biological and Geological Records Centre, none of which were specific to the survey site.

The majority of the records comprise those of bats in flight recorded following transect and static bat surveys. One confirmed roost record was returned for an unconfirmed Pipistrelle species at an unspecified location dated 2007. Four unconfirmed roost records were returned dated 1992 to 2009 for unconfirmed species of Pipistrelle bat at sites off School Lane and Radley Road, Halam.

C3 Field Survey Findings

C3.1 Local Environment Assessment

Table 8: Local Environment Assessment re: Potential Species Presence

	Description	Assessment & Comment	Species Potential
The stable building at Ashcroft House within the Local Environment	<p>The site is situated approx. 800m northwest of the village of Halam and 2.5km NW of the town of Southwell.</p> <p>The surveyed stable building at Ashcroft House is a modern stable block (approx. 11 years old c2012), which sits immediately north of Ashcroft House and immediately south of a small lake.</p> <p>The site is surrounded by grassland grazing with arable land beyond.</p> <p>There are large mature trees and substantial buildings within the immediate area.</p> <p>The site and the surrounding area appear quiet and are totally rural.</p> <p>No bats or barn owls were observed around the site during the surveys.</p>	<p>The overall local habitat was assessed as favourable for bats, and there are roosting and foraging opportunities within the local area.</p> <p>There are known and recorded bat roosts within 500m of the site.</p>	<p>BATS</p> <p>HIGH</p>
		<p>There are no local records of barn owls within the local area, however, the area is highly suitable for the species.</p>	<p>BARN OWLS</p> <p>HIGH</p>



Fig 4: The target building at Ashcroft House

Google Earth 2023

C3.2 Bat Roost Appraisal Survey and Barn Owl Survey Findings

Table 9: Building Exterior Survey Findings

Building	Description	Assessment & Comment	Species Potential
Exterior Surveys:	<p>The target building is a single storey, block-built, purpose-built Stables, with a pitched roof and according to the owner, was built approx. eleven years ago.</p> <p>The proposed development is to convert the use of this part of the building, from three stables into three garages. The walls of the building are built from cinderblocks, overlaid with stone and/or timber cladding.</p> <p>The walls are in excellent condition with no obvious gaps, cracks or crevice within the mortared joints or the timber boards and there are no gaps around any of the doors or windows.</p> <p>The pitched roof is constructed of modern concrete roof tiles with the roof valleys being lead lined.</p> <p>The roof is in excellent condition, with no obvious damage, gaps, slips or crevices anywhere. However, where the roof does meet the wall on the exterior outer northwest and southwest faces, there is a continuous gap of approx. 5cm which run the entirety of the building. Sections of the roof were probed via this gap using an endoscope. Although providing no obvious evidence of bats, this was considered an inconclusive search.</p> <p>There is no such gap on the southeast inner wall, which is to be directly affected by the proposed development.</p>	There was absolutely no evidence of bats or barn owls discovered anywhere on the exterior of the target building.	<p>LOW for bats</p> <p>NEGLIGIBLE for barn owls</p>



Fig 5: The exterior southeast face of the stables



Fig 6: The southeast face from the tack room area.

Table 10: Building Interior Survey Findings

Building	Description	Assessment & Comment	Species Potential
Interior Survey:	<p>The surveyed building is divided into three individual stables, with a tack room at the far southwest end.</p> <p>The stables are separated by internal cinder-block walls, with a large gap above, connecting each stable.</p> <p>The stables have has cinder-block outer walls, specialist equestrian padded flooring, and timber ceilings. Each has a small unglazed but shuttered window on the northeast wall and traditional stable doors on the southeast wall.</p> <p>All the stables are empty and relatively clean, although all the walls and ceilings were moderately cobwebbed.</p> <p>There was no access into the roof space from any of the three stables or the tack room at the southwest corner., However, the ceiling timbers were all found to be tight with no obvious gaps.</p> <p>No grease smears, scratch marks, droppings or feeding remnants were discovered anywhere on the internal surfaces.</p> <p>One abandoned and old birds' nest was discovered, however, that was the only evidence of wildlife of any kind being present within the surveyed part of the building.</p>	<p>No evidence of bats or barn owls was discovered anywhere within the interior of the target building.</p>	<p>NEGLIGIBLE for both bats and barn owls</p>

Summary of the Findings of the BRAS and BOA

The findings of the BRAS and BOA concluded that there is absolutely no evidence that bats or barn owls are using the target building or have ever used the building for any purpose.



Fig 7: A typical view of the interior of the stables.



Fig 8: A typical view of the interior of the stables.

D. CONCLUSIONS

The Bat Roost Appraisal Survey and the Barn Owl Assessment on the target part of the stable building proved negative for any evidence of bats or barn owls, anywhere on or within the building.

It was also concluded that the likelihood of bats roosting within the building is unlikely and negligible.

Although the roof space was not comprehensively surveyed, it was stressed by the owner that the exterior roof and the interior roof space will not be affected by the proposed development.

Therefore, it is the conclusion of this report that no further surveys are necessary at this time.

E. RECOMMENDATIONS

As stated above no further survey effort is deemed necessary at this time, however, it is recommended that if the planned works to the target building change or has not started within 12 months, a further BRAS should be conducted to ensure bats have not colonised the building in the meantime.

General Recommendations:

It is always recommended by WDEC that the workforce engaged with the proposed development should practice a precautionary method of working in regard to all wildlife in the immediate area of the site.

The workforce should be made aware of their individual responsibilities regarding protected species and priority species legislation, a summary of which can be found within Section B2.2 Tables; 1 and 2, and at Appendix AP3.

In the unlikely event of bats (or any other protected or priority species) being discovered anywhere within the site as part of any proposed development works, by any of the workforce, all works must cease immediately within that area and a suitably qualified and licensed ecologist must inspect the site as soon as possible to advise accordingly.

If the works are delayed more than 12 months from the date of this report, it is highly recommended that the building is reassessed by a suitably qualified and experienced ecologist.

F. REFERENCES & ACKNOWLEDGEMENTS

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MAGIC, NBNatlas and other freely available information e.g., Natural England's nature on the map website, etc.
Google Maps & Google Earth.

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