

<b>Project:</b> TT3699-Rose and Crown Public House, Islip <b>Date:</b> 26/05/23	<b>PM:</b> Mark Gash  <b>Surveyor:</b> Gareth Blockley	<b>Survey Date:</b> 22/05/23 <b>Survey Type:</b> Preliminary Roost Assessment
<p><b>General</b></p> <p><i>This document provides initial information following the site visit and promotes exchange of information between client and ecologist. This document is <u>not</u> appropriate for planning purposes and will <u>not</u> fulfil planning requirements. Results may be updated following return of further information such as background data and DNA results. Accordingly, survey requirements are indicative and only provide general further survey requirements. Full details of the required surveys will be provided in due course following confirmation of all survey results and proposed project details.</i></p>		
<p><b>Proposed Works</b></p> <p>The site is the Rose and Crown Public House, Islip, Northamptonshire. SP 98765 79103.</p> <p>The proposal is for the change of use and conversion of the public house and partial residential property into a full residential property. This would involve the demolition of exiting extensions of the main structure and an outbuilding and new extensions to replace the demolished ones (over a similar footprint), as well as associated landscaping. Access would remain the same.</p>		
<p><b>Desk Study (protected species records, EPS records, designated sites,)</b></p> <ul style="list-style-type: none"> <li>• There are no apparent records of bats or Natural England protected species licences for bats within 2 km of the proposed development site.</li> <li>• Upper Nene Valley Ramsar site and Special Protection Area (SPA), Upper Nene Valley Gravel Pits Special Site of Scientific Interest (SSSI), Titchmarsh Local Nature Reserve (LNR) and Thrapston Station Quarry SSSI are all within 2 km of the proposed development site.</li> <li>• The proposal is almost certain to not have any impact on these designated sites.</li> </ul>		
<p><b>Brief Description of Habitats and Building(s)</b></p> <p>Main building:</p> <ul style="list-style-type: none"> <li>• A large two-storey (with further third storey in converted roof space) end of terrace stone building with a pitched stone tile roof, three chimney stacks and ridge tiles. There are two small dormers on the front (west) and there is a large dormer/extension on the rear (east). The building is Grade II listed.</li> <li>• Various modern single and two-storey extensions to the rear with a mixture of modern construction, with hanging tiles and barge boards etc.</li> <li>• Simple timber roof structure with bitumen felt liner. A loft void at the southern end of the roof with no access (a former priest hole) and possibly shallow loft space over the two second floor bedrooms within the roof space. None of which there is any way of accessing or being able to undertake internal inspection.</li> </ul> <p>Outbuilding:</p> <ul style="list-style-type: none"> <li>• A simple single storey brick building with rendered walls and pitched terracotta tile roof with ridge tiles.</li> <li>• Gutter boards along the southern and northern sides.</li> <li>• A false ceilings creates an internal loft space, with no entry point or access for internal inspection.</li> </ul> <p>The majority of the rest of the site is hardstanding access road and car park and a small area of outgrown amenity grassland, all boarded by occasional shrubs and encroachment of ruderal species.</p>		
<p><b>Summary of Roost Entry Points</b></p> <p>Main building:</p> <ul style="list-style-type: none"> <li>• Gaps under the roof tiles, although they are mostly mortared in place.</li> <li>• Gaps under ridge tiles, other roof and hanging tile areas.</li> <li>• Gaps under barge boards.</li> </ul> <p>Outbuilding:</p> <ul style="list-style-type: none"> <li>• Gaps under tiles and ridge tiles.</li> <li>• Gaps under gutter boards and black board on the eastern wall.</li> </ul>		
<p><b>Summary of Evidence of Roosting Bats</b></p> <ul style="list-style-type: none"> <li>• No evidence of roosting bats was found externally or internally on either building.</li> <li>• A small bat dropping (characteristic of a Pipistrelle species) was found on the wall of the outbuilding but not associated with a potential roost feature.</li> </ul>		

<b>Survey Required</b>	<i>Jan/Feb</i>	<i>Mar/Apr</i>	<i>May/Jun</i>	<i>Jul/Aug</i>	<i>Sep/Oct</i>	<i>Nov/Dec</i>
Activity Surveys			3 visits			
<b>Evidence of Other Protected Species (e.g. Barn Owl, breeding birds)</b>						
<ul style="list-style-type: none"> <li>• No evidence of other protected species was found, although there were bird droppings noted in the loft space (priest hole) so there is some internal access possible.</li> <li>• The shrubs around the boundaries of the site are suitable for use by nesting birds.</li> <li>• There is a lack of habitat on site suitable for use by other protected species.</li> </ul>						
<b>Summary of Impacts and Possible Mitigation</b>						
<ul style="list-style-type: none"> <li>• Up to three bat activity (dusk emergence or dawn re-entry) surveys, using five surveyors to adequately survey all potential roosting features, is required in the optimal survey period between May and August/September. This will determine if the buildings are used by bats, the species and numbers.</li> <li>• If bat roosts are found any work impacting roost sites will have to be undertaken with a licence granted from Natural England and appropriate mitigation and working methods during site work to avoid death or injury of bats.</li> <li>• Mitigation for any impacted roosts will be required, appropriate for the species found and the numbers/types of roosts.</li> <li>• Additional mitigation and enhancements, such as appropriate external lighting to limit light spill may be required.</li> <li>• Timing of works to avoid bird nesting season or to inspect for nesting birds prior to work will be required.</li> </ul>						