

# BAT SURVEY REPORT

**Five Acres, Wallingwells Lane, Wallingwells  
Worksop, Nottinghamshire**



**Produced by:** Protected Species Surveys  
**Contact:** Email: [protectedspssurveys17@gmail.com](mailto:protectedspssurveys17@gmail.com)  
**Client:** Clay Architectural Designs  
**Location:** **Five Acres, Wallingwells Lane, Wallingwells, Worksop**  
**Date:** July 2023

## CONTENTS

<b>1.0 INTRODUCTION</b> .....	3
<b>2.0 METHODOLOGY</b> .....	4
<b>3.0 RESULTS</b> .....	6
<b>4.0 DISCUSSION AND RECOMMENDATIONS</b> .....	9

## FIGURES

*Figure 1:* Site Location Plan

*Figure 2:* Building and Nocturnal Survey Plan

## 1.0 INTRODUCTION

1.1 Protected Species Surveys was instructed by Clay Architectural Designs to conduct a Preliminary Roost Assessment (PRA) of a detached bungalow (Five Acres) off Wallingwells Lane, Wallingwells, Worksop. The purpose of the survey was to determine the potential of the building to support roosting bats in support of a planning application for the demolition to facilitate construction of a new residential dwelling. The PRA was undertaken on 13<sup>th</sup> May 2023 with subsequent nocturnal survey completed on 23<sup>rd</sup> June 2023.

The site is located along Wallingwells Lane on the western periphery of North Carlton within a rural setting approximately 4.8km north of Worksop. The site is centred on grid reference: SK 5756 8445 (Figure 1). The bungalow is situated centrally within the site which measures an area of approximately 1ha with a large fishing lake (0.18ha) to the south-west of the overall site. Wallingwells wood borders the eastern boundary connecting to Carlton Wood. Woodland also borders the western site boundary and further to the north of the site. Mixed agricultural land surrounds the site leading to the wider area.

### Site Proposals

1.2 Current proposals include the demolition of the on-site bungalow to facilitate construction of a new residential dwelling.

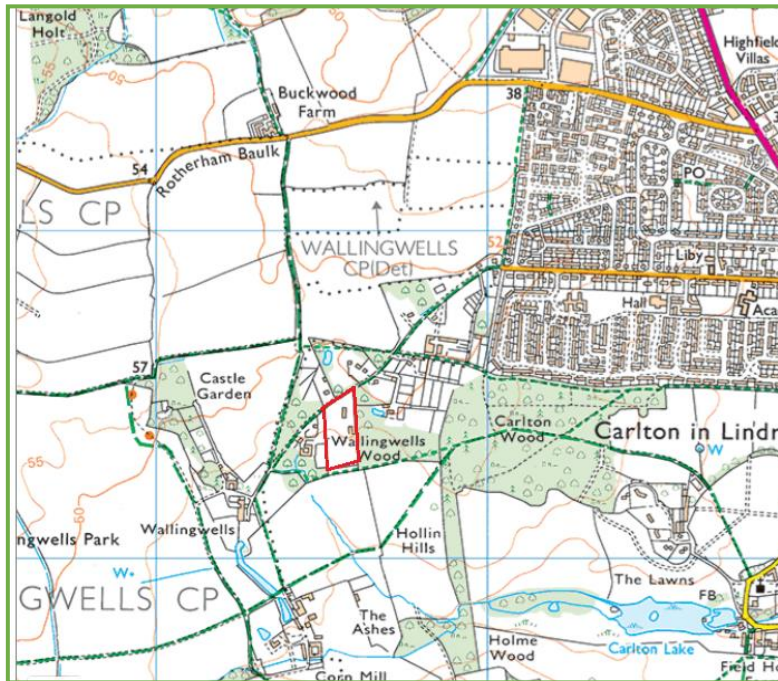


Figure 1: Site Location (denoted by redline)

## 2.0 METHODOLOGY

### External / Internal Building Assessment

- 2.1 The internal / external PRA was undertaken on 13<sup>th</sup> May 2023 to search for potential bat access points and evidence of bat activity in accordance with BCT, 2016<sup>1</sup>.
- 2.2 A licensed bat worker from Protected Species Surveys (Natural England Licence Number: 2015-10587-CLS-CLS) with over 14 years' experience of bat work completed the building assessment of all buildings affected by the proposals within the site boundary.
- 2.3 The external elevations of the buildings were assessed for features that could provide suitable access points for bats. Such features comprise:
  - small gaps at the eaves;
  - gaps underneath over lapping asbestos roof sheeting;
  - gaps under lifted and raised flashings;
  - gaps in stonework and masonry where degradation of mortar has occurred.
  - gaps around or over the top of doors;
  - gaps at broken or missing windows;
  - gaps around wall ventilation points;
- 2.4 The internal building survey was focused on roof timbers and other cavities where bats could potentially roost. During the survey the evidence of current or previous occupation by bats was sought. Such evidence comprised:
  - the presence of dead or live bats;
  - concentrated piles or scattered bat droppings;
  - food remains such as insect wing fragments;
  - urine staining on woodwork, stored items or pipe work.
- 2.5 Where access to potential access points was possible a full inspection using an endoscope was completed to identify current or previous evidence of use such as the physical presence of bats or bat droppings. Indicators that potential access points had not recently been used included the presence of cobwebs and general detritus within the access. From this, features of likely / potential value for bats can be broadly identified and a decision made over the selection of locations for more detailed work if required.

---

<sup>1</sup> Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> Edn). Bat Conservation Trust, London.

## Nocturnal Surveys

- 2.6 A single nocturnal survey was completed by experienced ecologists including a licensed bat worker. During the survey three surveyors were positioned such that all aspects of the buildings were covered (Figure 2). The dusk emergence survey started approximately 15 minutes before sunset and finished at least 90 minutes after sunset.
- 2.7 During the nocturnal survey, the location and species of any bat observed emerging from / returning to the building was recorded and, the level of activity within the vicinity was also recorded. To aid species identification ultrasonic bat detectors (Bat Box Duet) were used.
- 2.8 The survey was conducted in appropriate conditions, i.e. ambient temperature above 10°C with little wind and no rain.
- 2.9 This methodology takes into account the statutory guidance from English Nature<sup>2</sup> (now Natural England) and further guidelines introduced by the Bat Conservation Trust<sup>3</sup> (BCT).
  - Dusk Survey 23<sup>rd</sup> June 2023 – 21:18 – 23:02 (sunset 21:32) 20°C, no rain, 80% cloud and no wind.

## Birds

- 2.11 During the survey evidence of current or previous usage of the building by other avifauna was also sought. Evidence sought included the presence of active or redundant nests in the building.

---

<sup>2</sup> Jones AJ (2004) Bat Mitigation Guidelines, English Nature

<sup>3</sup> Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust

### 3.0 RESULTS

#### Building Assessment

- 3.1 Building 1 (B1) comprised a single-storey, brick-built rendered detached bungalow with a hipped clay tiled roof (photo 1). Other features of note comprised a brick chimney and lead flashing. A single-storey extension with a shallow pitched roof adjoining the north-western aspect of the bungalow. A single-storey rendered entrance porch with flat roof adjoined the north-eastern aspect. The building well maintained with potential bat access points limited to gaps within missing mortar of the hipped tiles and occasional gaps in the roof tiles. No external evidence of use by bats was identified during the survey.



**Photo 1: View of Five Acre bungalow with single-storey extension.**

- 3.2 A roof void was present which was lined with bitumen underfelt throughout (Photo 2). The roof was uncluttered with loft insulation present. A light was fitted within the roof void for storing items within the loft. No internal evidence of use by bats was identified during the survey. The building was considered to offer **low** potential to support roosting bats.



**Photo 2: View showing roof void and underfelt.**

- 3.3 Building 2 (B2) was a single-storey, timber swimming pool building with a shallow pitched slate effect roof (photo 3). Barge boards were present. The building appeared well-maintained with no obvious gaps observed from the ground level PRA. No external evidence of use by bats was identified during the survey.



**Photo 3: View of timber constructed swimming pool building (B2).**

- 3.4 Internally no roof void was present with timber sarking underlining the shallow pitched roof (photo 4). No internal evidence of use by bats was identified during the survey. The building was considered to offer **negligible** potential to support roosting bats.



**Photo 4: Internal view of B2**

### Nocturnal Survey

#### *Dusk Survey 23<sup>rd</sup> June 2023 (Figure 2)*

- 2.12 During the survey the first bat recorded was a faint soprano pipistrelle *Pipistrellus pygmaeus* although not seen although likely to have been commuting along the hedgerow along the northern site boundary at 21:41. A faint soprano pipistrelle was recorded foraging although not seen at 22:27. Bat activity during the survey was limited to occasional soprano pipistrelle commuting along the north and west of the

bungalow. A single unidentified *Myotis sp.* was recorded commuting north of the bungalow at 22:34 and noctule *Nyctalus noctula* recorded commuting over the survey area at 22:35. During the survey no bats were observed emerging or entering the outbuilding.

### **Birds**

- 3.5 During the survey evidence of current or previous usage of the building by other avia was also sought. No evidence of nesting birds was observed.

### **waterbody**

- 3.6 The on-site lake was checked for its suitability to support Great Crested Newt (GCN) during the initial PRA. The lake is heavily stocked with ornamental carp (photo 5) and considered unsuitable to support GCN..



**Photo 4: View of ornamental carp in the on-site lake**



## 4.0 DISCUSSION AND RECOMMENDATIONS

### Site Proposals

- 4.1 Current proposals include the demolition of the on-site bungalow to facilitate construction of a new residential dwelling.

### Bats

- 4.2 All species of bats are listed on the Conservation of Habitats and Species Regulations 2010 making it illegal to deliberately disturb any such animal or damage / destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection.
- 4.3 The PRA comprised an internal and external building survey categorised the timber constructed swimming pool (B2) as offering negligible potential to support roosting bats. As such bats are not considered a statutory constraint to the demolition of the building.
- 4.4 Five Acres bungalow (B1) was considered to offer low potential to support roosting bats due the presence of occasional gaps via missing mortar of the hipped roof tiles and gaps in the clay roof tiles. Therefore, in accordance with industry guidelines (BCT, 2016), a single nocturnal bat survey was carried out on 23<sup>rd</sup> June 2023.
- 2.13 Bat activity during the dusk nocturnal survey was limited to occasional soprano pipistrelle commuting through the survey area and foraging likely along the northern site boundary hedgerow. A single noctule and unidentified *Myotis sp.* was also recorded commuting through the site. No bats were observed emerging or entering B2 during the nocturnal survey.
- 2.14 From the results of the completed PRA and nocturnal bat survey, it has been concluded bats are not a statutory constraint to the proposed demolition works.
- 2.15 In the unlikely event that evidence of bat occupation or live bats are discovered during any stage of works, all works must stop immediately, and further advice should be sought from Protected Species Surveys.
- 2.16 In the event works have not commenced within 12 months of the nocturnal survey, it is recommended that an updated nocturnal survey is undertaken to determine the current status of the site in terms of bats.

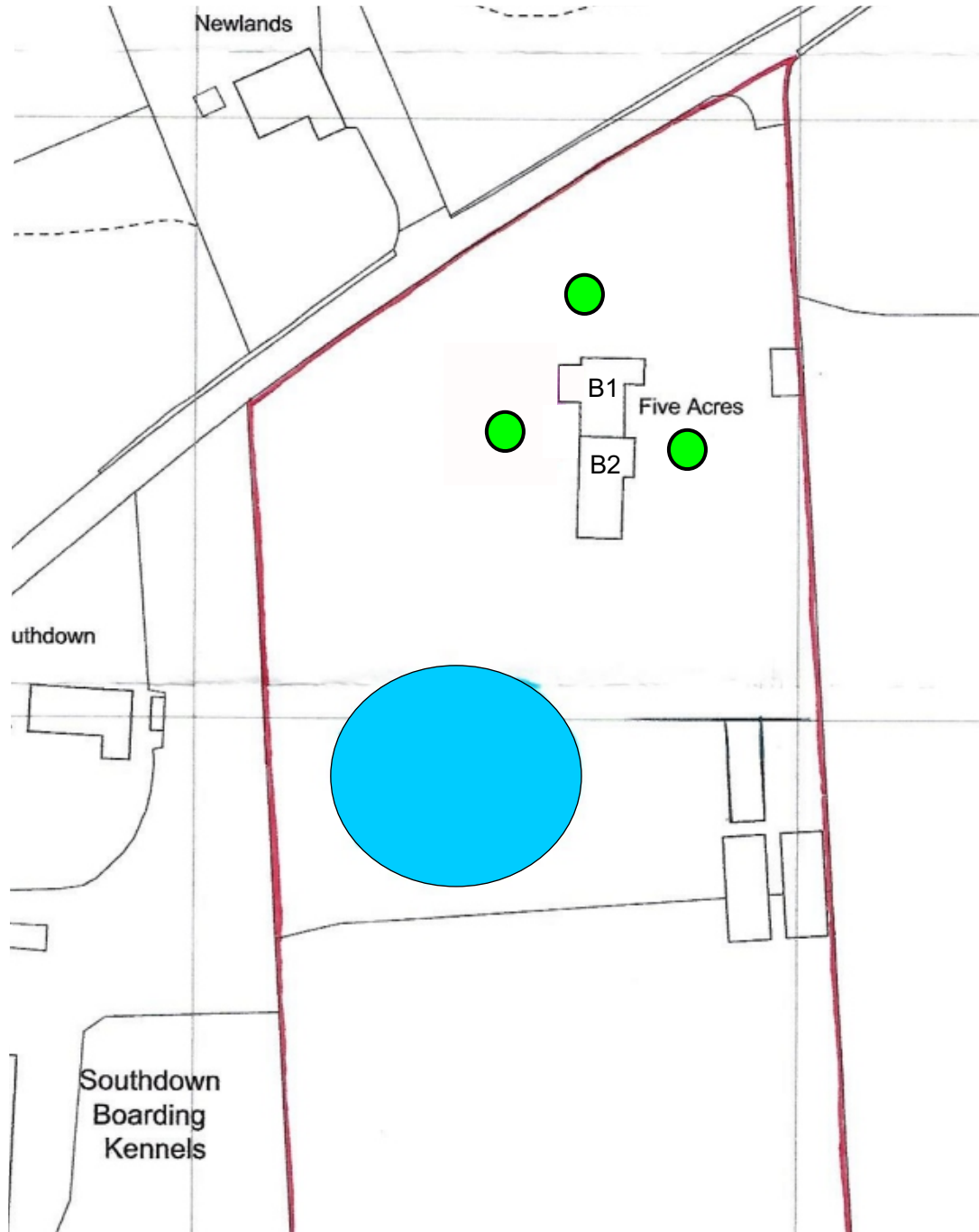
### **Birds**

- 4.5 All birds are protected whilst on the nest under the Wildlife and Countryside Act 1981 (as amended). During the building assessment no evidence of nesting birds was recorded. As such nesting birds are not a statutory constraint to the proposed works.
- 4.6 In the unlikely event bird nests are confirmed prior to, or during works all works should stop and further advice sought.

### **Waterbody**

- 4.7 Due to the high density of ornamental carp observed, the on-site waterbody is not considered suitable to support GCN and therefore not considered a statutory constraint to the proposed works.

## Figure 2: Building and Nocturnal Survey Plan



**Client:** Clay Architectural Designs

**Site:** Five Acres, Wallingwells Lane,  
Wallingwell, Worksop, Nottinghamshire

**Date:** June 2023

### Key:

- B1 Building with low bat roosting potential
- B2 Building with negligible bat roosting potential
- Surveyor Location (23.06.23)
- On-site fishing lake

