

New instructions: Bat scoping survey - Casa Mia, Stortford Road, Clavering, Saffron Walden, CB11 4PE

From: Megan Bird (megan@crossmanassociates.co.uk)

To: alainb2005@yahoo.co.uk

Cc: [Redacted]

Date: Thursday, 26 October 2023 at 14:09 BST

Dear Alain

Thank you for instructing Crossman Associates to undertake a bat scoping survey at Casa Mia.

To help me capture the correct information for our records including accurate invoicing details, please could you complete the relevant sections of the table below and return to me? (I have pre-populated some sections, please confirm if the clients have a different correspondence address?)

In the meantime, I have forwarded your instructions to our surveyor for your area who will get in touch with Kristina and Jan to make arrangements.

Client details:	Name:	Ms Kristina Bernard & Mr Jan Stephens
	Company:	
	Full address:	
	Telephone no:	[Redacted]
	Email:	[Redacted]
Who should we invoice?: (if different to client details)	Name:	
	Company:	
	Full address:	
	Telephone no:	
	Email address:	
	Purchase order: (if applicable)	
Site details: (if different to the client address above)	Site name:	Casa Mia
	Site address:	Stortford Road, Clavering, Saffron Walden
	Site postcode:	CB11 4PE
	Site telephone no:	
Service(s) required:	e.g. bat survey, ecological survey	Bat scoping survey

If you are unable to add your details to the table above, please confirm the information requested in the text of an email instead.

Kind regards

Megan Bird
Administrator

the works and solutions to any ecological constraints. We will also advise on what further surveys may be required

Please note that a further survey may be required if we find evidence of bats or if the buildings are/is assessed as having between Low and High Roosting Potential. For example, if the buildings on site have complex features such as deep voids in the walls or sealed loft spaces then further assessment is likely to be required during the summer months, between May and September.

We look forward to hearing from you soon.

Kind regards

Megan

P.S. Why choose Crossman Associates?

✓ We are pro-development ecology experts who provide robust surveys and reports to help you get planning.

✓ We are trusted by the UK's most prestigious planners and house builders including Savills, Jones Lang LaSalle, Barratt Homes and Persimmon.

✓ Uniquely amongst ecology companies, our key people have worked in planning and development, which means we can give you the best possible advice to progress your project

Megan Bird
Administrator



I am available Tuesdays and Thursdays



Welcome! Find out how you will benefit - [click here](#).

For the attention of New Enquiries

Alain Bernard called to speak with you regarding a bat survey for an extension.

Add: Casa Mia, Stortford Road, Clavering, Saffron Walden, CB11 4PE

Email: alainb2005@yahoo.co.uk

Please could you call back on 020 8372 6691.



Bat Survey Success leaflet.pdf
450.5kB



I am available Tuesdays and Thursdays



Welcome! Find out how you will benefit - [click here](#).

From: Alain Bernard <alainb2005@yahoo.co.uk>
Sent: 26 October 2023 1:53 PM
To: Megan Bird <megan@crossmanassociates.co.uk>
Cc: [Redacted]

Subject: Re: Bat scoping survey quote - Casa Mia, Stortford Road, Clavering, Saffron Walden, CB11 4PE

Dear Ms Bird

Re : Casa Mia, Stortford Road, Clavering, Saffron Walden, Essex CB11 4PE : Bat Scoping Survey Quote

Further to my telephone conversation with you this morning, the Clients have agreed for your company to carry out the **first stage of the Bat Scoping Survey** for the [Redacted]

Please contact Ms Kristina Bernard [Redacted] or Mr Jan Stephens [Redacted] directly for your company to arrange a time and date when the survey can be carried out next week.

Please note that your company should invoice the Client directly for agreed payment.

Regards

Alain B

On Thursday, 12 October 2023 at 17:35:33 BST, Megan Bird <megan@crossmanassociates.co.uk> wrote:

Hi Alain

Thanks for asking us to quote for a bat scoping survey at the above property. Here are the details of what's included in our fixed fee, so you know what work we will do, how long it will take and how much it will cost.



When will it be done: The survey and report will be delivered within 10 working days.

Attached to this email is a copy of our bat survey leaflet, which explain a bit more about the bat survey process. We aim to be clear about everything, but if you have any questions, please get in touch.

What you'll get

- o Bat scoping survey: All buildings on site would be inspected externally and internally for evidence of roosting bats. The buildings would also be assessed for their potential to support roosting bats on a scale between Negligible and High as specified within Bat Surveys for Professional Ecologists: Good Practice Guideline (BCT, 2016)
- o Data search: Review of online records of protected species and sites in the area
- o Reporting: The right information to support your planning application. This includes a comprehensive mitigation and compensation strategy to show how important ecological features can be protected within

BAT SURVEY SUCCESS

STEP 1: Bat Scoping (Phase 1) Survey (from £495.00)

We will survey the building internally and externally for evidence of bats, such as droppings or feeding remains.

We will also assess whether the building is suitable for bats (see **Bat Roosting Suitability road sign below**).

STOP! If there is evidence of bats or if there is suitability for bats, then further surveys will be required in order to achieve planning permission.

Continue to Step 2.

GO! If there is no evidence of bats and Negligible Suitability for bats, that's it, job done, works can continue.



Step 2: Emergence (Activity) Surveys (usually between £750 and £2,250 per building)

We will attend the site in the evening between May and September, when bats are most active, and watch and record if bats fly out or fly into the building. The number of times we attend depends on the suitability of the building for bats (see **Bat Roosting Suitability road sign below**).

STOP! If bats fly out of the building then a bat roost has been confirmed. Our detailed report will be sufficient for planning permission but you will need to get a licence or implement a mitigation strategy.

Continue to Step 3.

GO! If no bats fly out of the building, that's it, job done, your development can continue.



Step 3: Mitigation and Licencing (from £650.00)

Following discussions with you or your architect, we will assess whether bats will be affected by the development.

STOP! If the development will damage or disturb where bats are roosting then you will need to get a licence to do the work. We will guide you through this process and make it as effortless as possible.

You can only get a licence after you have received planning permission, so you won't have to pay for this until you are sure you have your permission.

GO! If works can proceed without damaging or disturbing the areas where the bats are living then, your development can continue, but you may need a mitigation strategy to make sure bats are protected.



BAT ROOSTING SUITABILITY

Negligible Suitability	Low Suitability	Medium Suitability	High Suitability
No further action	1 activity survey	2 activity surveys	3 activity surveys
Small Modern Man made materials Well-maintained Urban Disturbed			Large Old Natural materials Neglected Rural Quiet

←—————→

Small
Modern
Man made materials
Well-maintained
Urban
Disturbed

Large
Old
Natural materials
Neglected
Rural
Quiet