



JM ECOLOGY

GRACEMACHIN

**7 & 8 ROEWOOD LANE
WINKBURN
NEWARK-ON-TRENT**

BAT SURVEY REPORT

Project Code: JME_1987

Document reference: JME_1987_BR_01_V1

Verified by: Alison Sharkey MSc BA MCIEEM

NOVEMBER 2023

Notice

- All results contained in this report, including any recommendations, are based on the information made available to JM Ecology during surveys and assessment. The conclusions drawn by JM Ecology could therefore differ if the information is found to be superseded, inaccurate or misleading.
- JM Ecology accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.
- JM Ecology is not obliged to and disclaims any obligation to update this report for events taking place after the assessment is complete and when the final report is released. This is only likely permissible where such changes have been agreed between JM Ecology and the client directly.
- This document is for the sole use of the Client in accordance with the terms of the appointment. JM Ecology accepts no responsibility for reliance or use of the contents by a third party. No part of this document shall be edited, copied or reproduced in any form without the prior written permission of JM Ecology Limited.

CONTENTS

1.	BACKGROUND INFORMATION	3
	Site Context	3
	Purpose of Report	3
2.	LEGISLATION AND POLICY	4
	Bats	4
	Birds	4
3.	METHODOLOGY	6
	Preliminary Bat Roost Assessment	6
	Zone of Influence	6
	Assessment of Effects	6
	Significance Criteria	7
	Limitations	7
4.	BASELINE DATA	8
	Bats	8
	Foraging	9
	Nesting Bird	9
5.	DISCUSSION AND RECOMMENDATIONS	10
	Roosting Bats	10
	Foraging Bats	10
	Nesting Bird	10
	Enhancement Opportunities	11
	Bats	11
6.	REFERENCES	12
	APPENDIX 1: SITE PHOTOS	13

FIGURES

Figure 1-1: Site Context
Figure 4-1: Building Locations

TABLES

Table 4.1: PBRA Summary



1. BACKGROUND INFORMATION

- 1.1 This Preliminary Bat Roost Assessment (PBRA) has been undertaken on behalf of GraceMachin for the Site at 7 & 8 Roewood Lane, Newark-on-Trent. It has been produced to inform proposed extension of the property from the single storey lean to (B1) towards the existing rear garage (B2). None of the main properties roof will be impacted by the proposal.

Site Context

- 1.2 The Site is located in rural Newark. The property is set within hardstanding/associated gardens. The surrounding land supports woodland and agricultural land with roads, hedgerows, watercourses and tree lines dissecting the landscape.

Figure 1-1: Site Context



Image Reproduced From Google Earth Pro

Purpose of Report

- 1.3 The purpose of this assessment is to provide detail on the features which were assessed in term of suitability to roosting bats. Scoping for nesting bird was a secondary objective of the survey.



2. LEGISLATION AND POLICY

Bats

- 2.1 British bats are fully protected within UK Law under Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from:
- Intentional or reckless killing, injury, taking;
 - Damage to or destruction of or, obstruction of access to any place of shelter, breeding or rest;
 - Disturbance of an animal occupying a structure or place;
 - Possession or control (live or dead animals);
 - Selling, bartering or exchange of these species, or parts of.
- 2.2 This law is reinforced by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. These Regulations also prohibit:
- the deliberate killing, injuring or taking of bats;
 - the deliberate disturbance of any bat species in such a way as to be significantly likely to affect:
 - their ability to survive, hibernate, migrate, breed, or rear or nurture their young; or
 - the local distribution or abundance of that species.
 - damage or destruction of a breeding site or resting place;
 - the possession or transport of bats or any other part of.
- 2.3 In addition, seven British bat species are listed as Species of Principal Importance (SPI) under the Natural Environment and Rural Communities (NERC) Act, 2006. These are barbastelle (*Barbastellus barbastellus*), Bechstein's (*Myotis bechsteinii*), noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*), greater horseshoe (*Rhinolophus ferrumequinum*) and lesser horseshoe (*Rhinolophus hipposideros*).
- 2.4 The Wild Mammals Act 1996 (as amended) also affords protections to wild mammals.

Birds

- 2.5 The Wildlife and Countryside Act 1981 (as amended) is the principal legislation affording protection to UK wild birds. Under this legislation all birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to recklessly or intentionally:
- Kill, injure or take any wild bird;
 - Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - Take or destroy the egg of any wild bird.
- 2.6 For birds listed on Schedule 1 of the Act, it is an offence to disturb any bird while it is building a nest, is at or near a nest with young; or disturb the dependant young of such a bird.



- 2.7 Species listed in Annex 1 of the EU Birds Directive 1994 are required to have special conservation measures taken to preserve their habitats and sites to be classified as Special Protection Areas (SPAs) where appropriate.



3. METHODOLOGY

Preliminary Bat Roost Assessment

- 3.1 A Site survey was undertaken in November 2023 by a competent surveyor who has a BSc (hons) in biological sciences and is a full member of CIEEM (MCIEEM). The lead is also registered to use a level 2 personal bat licence (2016-26529-CLS-CLS), acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence (RC210); all of which further demonstrates their competence to lead this type of work.
- 3.2 The aim of the visit was to gather baseline survey data on the building and adjacent land in respect of roosting bats. In addition, the methodology was extended to include a search for incidental evidence of nesting bird. The survey and reporting were complete in accordance with best practice (Collins, 2023 & CIEEM 2017 and 2019).
- 3.3 Whilst not a primary consideration of this survey surveyors scoped for the potential presence of nesting bird presence within the surveyed structure.

Zone of Influence

- 3.4 The 'zone of influence' for a project is the area over which ecological features may be affected by changes as a result of the proposed project and associated activities.
- 3.5 For bats, the zone of influence may extend beyond the Site boundaries as far as 30km depending on the proximity of International Sites designated for bat species and if those qualifying species occur on the project Site. For this Site however, the zone of influence is unlikely to extend far beyond the ownership boundary.

Assessment of Effects

- 3.6 In order to assess the significance of effects, ecological features that could potentially be affected by the development have been identified and the potential effects quantified (e.g. extent, magnitude and duration).
- 3.7 For this assessment a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives or for biodiversity in general. Conservation objectives may be specific (for a designated site) or broad (for a national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity) (CIEEM, 2019).
- 3.8 Only where significant effects are predicted has mitigation been proposed. Additionally, precautionary measures have been included and these are detailed within this document for robustness. The potential for mitigation and enhancement measures were then considered to avoid, reduce or compensate for any significant adverse effects, where possible in accordance with the principles of the mitigation hierarchy (CIEEM, 2019).
- 3.9 The current guidelines identify various bat species/roost characteristics and their associated habitat features likely to be important to bat conservation. In the context of bat work these include:



- Bat roost size and class;
- Bat species that are rare or uncommon, either internationally, nationally or more locally, including those that may be seasonally transient;
- size of bat population, particularly large populations of bat species or concentrations of species considered uncommon or threatened in a wider context;
- bat species on the edge of their range, particularly where their distribution is changing as a result of global trends and climate change;
- ecosystems and their component parts, which provide the habitats required by bat populations and/or assemblages; and
- habitat connectivity and/or synergistic associations;

Significance Criteria

- 3.10 Significance of effects is defined using geographical context. Which is adapted on a project by project basis to suit the location of the assessment to accommodate regional variation in species/habitat distribution. These include international, national, regional, county; and, local.

Limitations

- 3.11 Despite efforts made during the field survey to provide a comprehensive account of the site, it is important to acknowledge that no investigation can guarantee complete characterisation and accurate prediction of the natural environment. Moreover, it is crucial to recognise that habitats are dynamic entities prone to changes, including the potential colonisation of species subsequent to the surveys complete as part of this report.
- 3.12 In line with standard guidance, the results and recommendations within this report are valid for one year from the date of survey, assuming there are no significant changes to the survey Site or its immediate surroundings. Updated survey work may be required to support any future planning applications outside of this time period.
- 3.13 Specific guidance on the valid period of ecological survey data can be found at:

<https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>



4. BASELINE DATA

Bats

4.1 Two Buildings are located on-Site. These are shown in the figure below (B1 & B2).

Figure 4-1: Building Locations



4.2 A Summary of the Preliminary Bat Roost Assessment is provided below under Table 4.1

Table 4.1: PBRA Summary

Building	Description	Potential Roosting Features	Bat Roosting Potential	Further Survey Required
B1	<p>Single storey brick lean to with a pantile roof forming part of the main property (roof not connected to main property roof).</p> <p>Internally the lean-to was part of the kitchen and had a vaulted ceiling with no loft.</p>	<p>This part of the building was in good state of repair with gables and eaves tightly mortared with no gaps suitable to bats.</p> <p>Flashing was tightly finished</p>	Negligible	No



Building	Description	Potential Roosting Features	Bat Roosting Potential	Further Survey Required
B2	<p>Single storey, brick garage with a pitched clay pantile roof</p> <p>Internally the garage had exposed brick walls, concrete floor and concrete roof with no loft void and no underlining.</p> <p>No evidence of bats was found internally, and the garage was considered to be sub-optimal for roosting.</p>	<p>Numerous gaps between tiles and the garage door was open allowing ingress.</p> <p>Highly exposed due to gaps in roof/door with light and weather exposure and therefore sub-optimal for roosting; however transient individuals cannot be entirely ruled out.</p> <p>No evidence of bats internally after extensive searches.</p>	Low Suitability	No; Mitigation Provided in Section 5

Foraging

- 4.3 A significant assemblage of foraging bats was considered unlikely on-Site due to its function as a residential property. However, impacts to those individuals that do likely utilise the Site or the adjacent habitats cannot be ruled out as a result of any new artificial lighting installed as part of the development. Where new lighting is installed, in the absence of mitigation, a minor adverse effect on local foraging bats is likely.

Nesting Bird

- 4.4 No nesting birds were seen during the survey and nests were considered possible within the garage itself. Surrounding shrubs and trees could support nesting birds.
- 4.5 In the absence of mitigation bird nests could be destroyed and individual birds could be killed or injured (or disturbed when nesting) during demolition. This would be a potentially minor adverse effect at a local level.



5. DISCUSSION AND RECOMMENDATIONS

Roosting Bats

- 5.1 **B1 was assessed as providing ‘Negligible’ suitability to roosting. As such roosting bats do not present a major constraint to the proposals.**
- 5.2 **B2 was assessed as having ‘Low’ suitability to roosting bats.** However, due to the levels of exposure this is an extremely low likelihood and whilst routinely a single nocturnal would be complete in this scenario nocturnal survey is considered disproportionate. Instead, mitigation is recommended for implementation during soft stripping/demolition of the building as follows:
- When the roof is stripped contractors should work by hand removing tiles checking the wall top, lathes and the back of the tiles for individual bats. If a bat is observed the roof should be re-dressed, the bat left in situ and a bat licensed ecologist contacted for further advice.
 - In the extremely unlikely event a bat or evidence is found, works must stop, an ecologist must be contacted and further surveys and/or a mitigation licence may required from Natural England to legitimise the works.
- 5.3 Potential for roosting in the wider adjacent property and surrounding mature trees cannot be entirely ruled out. As such mitigation to reduce risk of disturbance of any such roost is provided below in support of this proposal:
- Night work must be avoided during construction;
 - No surrounding **mature trees** should be impacted as part of this proposal; and,
 - No impacts to the main properties roof are permitted.

Foraging Bats

- 5.4 Any new lighting associated with the proposal should follow best practice guidelines outlined in Bats and Artificial Lighting in the UK (2023) to maintain suitable foraging habitats. No artificial light spill should occur towards trees or hedgerows (both on and off-Site).
- 5.5 Where no new lighting is installed or a bat friendly lighting strategy is implemented effectively potential adverse effects are reduced to negligible levels.

Nesting Bird

- 5.6 As all species receive legal protection during nesting, it is advised initial demolition works and any facilitative vegetation clearance (**if required**) should be complete outside the nesting season between November and February (inclusive). Where this is not possible such de-veg/ demolition/ soft stripping work should be preceded by a nesting bird check conducted by an ecologist. Active nests found at any time will remain unaffected until all chicks have fledged.
- 5.7 With the mitigation proposed above risk of potential minor adverse effects on nesting bird are reduced to negligible levels.



Enhancement OpportunitiesBats

- 5.8 Opportunities for roosting bats should be incorporated into the final plan. These should be wall mounted or installed on mature trees within the land ownership boundary.
- 5.9 These should be positioned on mature trees within the same landownership 3-5 metres high. They should be positioned in locations sheltered from strong winds and away from direct sunlight for a significant proportion of the day, usually south to south-west.
- 5.10 A total of two bat box features are recommended for the Site to provide an attractive addition to the Site for local bat assemblages.



6. REFERENCES

- Bat Conservation Trust (2023) Bats and Artificial Lighting in the UK – Guidance Note 08/23.
- British Standards Institution (2013) BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London.
- Chartered Institute of Ecology and Environmental Management (2019) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
- Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat Conservation Trust, London.
- Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework.
- Multi-Agency Geographic Information for the Countryside Website <http://www.magic.gov.uk/>



APPENDIX 1: SITE PHOTOS

Building 1





Building 2









JM ECOLOGY