



**ATW
ECOLOGY**

18 Lamintone Drive,
Leamington Spa,
Warwickshire, CV32 6SJ

for John Whigham

PRELIMINARY BAT ROOST APPRAISAL



November 2023

5457

ATW Ecology Ltd.


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Report control

Site address	18 Lamintone Drive, Leamington Spa, Warwickshire, CV32 6SJ		
Survey date	30 November 2023		
Surveyor	Dr Giles King-Salter Andrew Tillson-Willis MRSB MCIEEM MIFM Mem.RES		
Version	Date	Ecologist	Action
1.0	01 December 2023	Giles King-Salter	Document created
1.0	08 December 2023	Andrew Tillson-Willis	Document completed & issued
Signed Disclosure			
<p>The information/ data/ evidence/ advice/ opinion which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.</p>			
			
<p>Andrew Tillson-Willis MRSB MCIEEM MIFM Mem.RES Director & Principal Consultant ATW Ecology Ltd, Malvern Hills Science Park, Geraldine Road, Malvern, Worcestershire, WR14 3SZ</p>			

Summary

18 Lamintone Drive, Leamington Spa was subject to a preliminary roost appraisal on 30 November 2023.

Potential roosting features were identified in the southern pent-roofed section scheduled for removal, in the form of raised tiles along the lower edge and gaps under verge tiles at the ends. These features provide potential roosting opportunities for individual crevice-dwelling bats, however endoscopic inspection of these features found no signs of bat usage. No evidence of bat activity was found in the roof void. The dwelling has been assessed as having 'Negligible–Low' suitability for bat roosting.

On this occasion no further surveys are recommended, however a precautionary approach is advised, to include a pre-works inspection and supervision of the soft strip of roofing materials by a bat-licensed ecologist. In the unlikely event that bats or evidence of bat activity are found during works, roofing materials shall be reinstated until such time that further surveys can be conducted during the appropriate season.

As enhancement for local bat populations, one general purpose bat box (e.g. Vivara Pro, Beaumaris or Low Profile Woodstone Bat Box) shall be installed.

+++
IMPORTANT

Please note, due to the dynamic nature of the natural environment, our reports can only provide a snap-shot of what was present at the time of survey and as such often have a limited period of validity. Many statutory authorities regard one year as the maximum time that should elapse before a report will need to be updated. Where a protected species licence is required, a walk-over of the site should be conducted within three months of an application being submitted to check that the habitats have not changed significantly since the survey was conducted. Any information relating to legal matters in this report is provided in good faith but does not purport in any way to give any advice on or interpretation of the law whatsoever. Professional legal advice should always be sought. Any designs, specifications, advice, suggestions, or comments written or verbal relating to construction or supervision of building-related work of any kind are provided for consideration only and under no circumstances are to be interpreted as provision of design, management or supervision *sensu* the Construction (Design and Management) Regulations 2007.

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Methods & Objectives

Methods

A thorough inspection was undertaken of 18 Lamintone Drive, Leamington Spa, Warwickshire, CV32 6SJ on 30 November 2023 for any bat field signs or evidence of, or potential for, bat roosting. The inspection was conducted by Dr Giles King-Salter and Andrew Tillson-Willis MRSB MCIEEM MIFM Mem.RES, appropriately experienced ecologists. Andrew Tillson-Willis Natural England CL18 level 2 bat class licence registration number 2020-48784-CLS-CLS.

An inspection was made of all interiors and exterior using 8x42 binoculars, LEDLenser P7 torch, CentBest Red LED torch, telescopic mirror, AlpKit Gamma 111 headtorch, Ridgid CA-350x endoscopic inspection camera, telescopic ladder, and a Panasonic Lumix camera for any bat field signs or evidence of, or potential for, bat roosting such as faeces, feeding remains, oil staining, scratch marks, access points, loose cladding, cavities and hollows etc.

Methods followed those outlined in the Bat Conservation Trust's 2016 survey guidelines (Collins 2016).

Objectives

The objectives of this survey were:

- to provide specialist advice on the possible presence of protected species (bats) in relation to planning requirements;
- to inspect all built structures proposed for development for evidence of roosting bats;
- to report the survey findings, make any appropriate recommendations and point out actions that may be required to ensure compliance with wildlife law and recognised best practice;

Project Details

Removal of conservatory and pent-roofed single-storey outcrop to south and replacement with a single-storey extension.

Survey findings

Known history of bats

None known.

Habitat description

Located at OS grid reference SP 30629 66958, the building subject to planning is a two-storey detached residential property located in Leamington Spa.

Immediate surrounding land use is primarily suburban residential. There is a small park 30m to the west, a large area of allotments 70m to the east and arable land 60m to the north. The River Avon runs approximately 700m to the south-west and 1km to the north. These habitats provide some suitable foraging and commuting habitat for bats in the vicinity.

A search using DEFRA's Magic Map online identified two statutory designated sites within a 2km search radius:

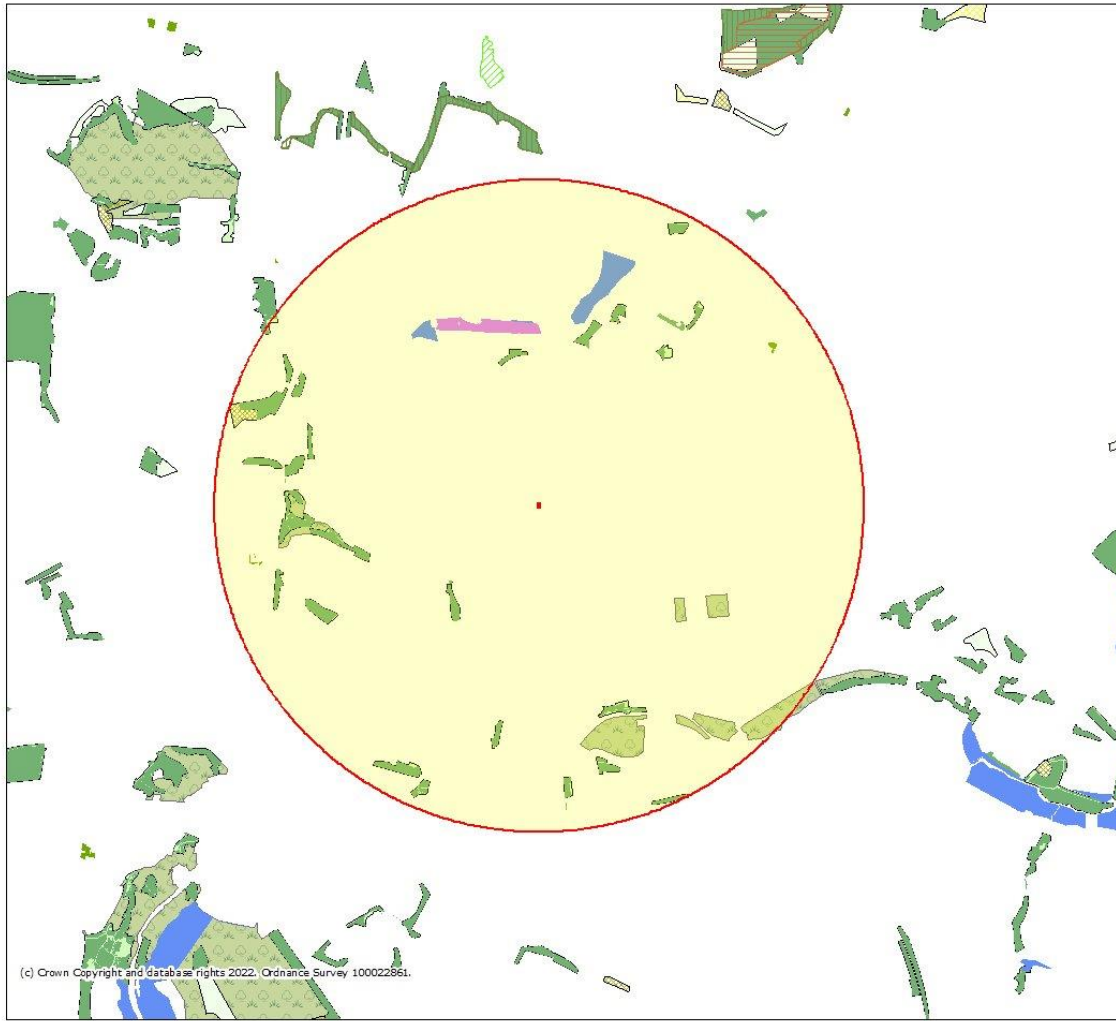
- Guy's Cliffe SSSI
- Oakwood and Blacklow Spinney LNR

A search for granted EPS licences revealed 8 licences granted for works affecting bat roosts within a 2km radius:

- 2011 licence for destruction of a non-breeding roost of Common Pipistrelles.
- 2012 licence for destruction of a non-breeding roost of Common Pipistrelles.
- 2012 licence for destruction of a non-breeding roost of Common Pipistrelles, Soprano Pipistrelles and Daubenton's Bats.

MAGiC

Priority habitats 2km



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Legend

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> ■ Priority Habitat Inventory - Calaminarian Grassland (England) ■ Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) ■ Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) ■ Priority Habitat Inventory - Lowland Calcareous Grassland (England) ■ Priority Habitat Inventory - Lowland Dry Acid Grassland (England) ■ Priority Habitat Inventory - Lowland Meadows (England) ■ Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) ■ Priority Habitat Inventory - Upland Calcareous Grassland (England) ■ Priority Habitat Inventory - Upland Hay Meadows (England) ■ Priority Habitat Inventory - Lowland Heathland (England) ■ Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England) | <ul style="list-style-type: none"> ■ Priority Habitat Inventory - Upland Heathland (England) ■ Priority Habitat Inventory - Limestone Pavements (England) ■ Priority Habitat Inventory - Blanket Bog (England) ■ Priority Habitat Inventory - Lowland Fens (England) ■ Priority Habitat Inventory - Lowland Raised Bog (England) ■ Priority Habitat Inventory - Reedbeds (England) ■ Priority Habitat Inventory - Upland Flushes, Fens and Swamps (England) | <p>OS Priority Ponds with Survey Data (polygons)</p> <ul style="list-style-type: none"> Clean Water for Wildlife and Priority Pond Clean Water for Wildlife Priority Pond <p>Surveyed Priority Ponds Points (points)</p> <ul style="list-style-type: none"> ● CWW no OS pond within 30m ● CWW within 30m of OS pond ● CWW within OS pond ● PP no OS pond within 30m ● PP within 30m of OS pond ● PP within OS pond <p>Chalk Rivers</p> <ul style="list-style-type: none"> — High certainty — Low certainty | <p>Ancient Woodland (England)</p> <ul style="list-style-type: none"> Ancient and Semi-Natural Woodland Ancient Replanted Woodland |
|---|--|---|--|

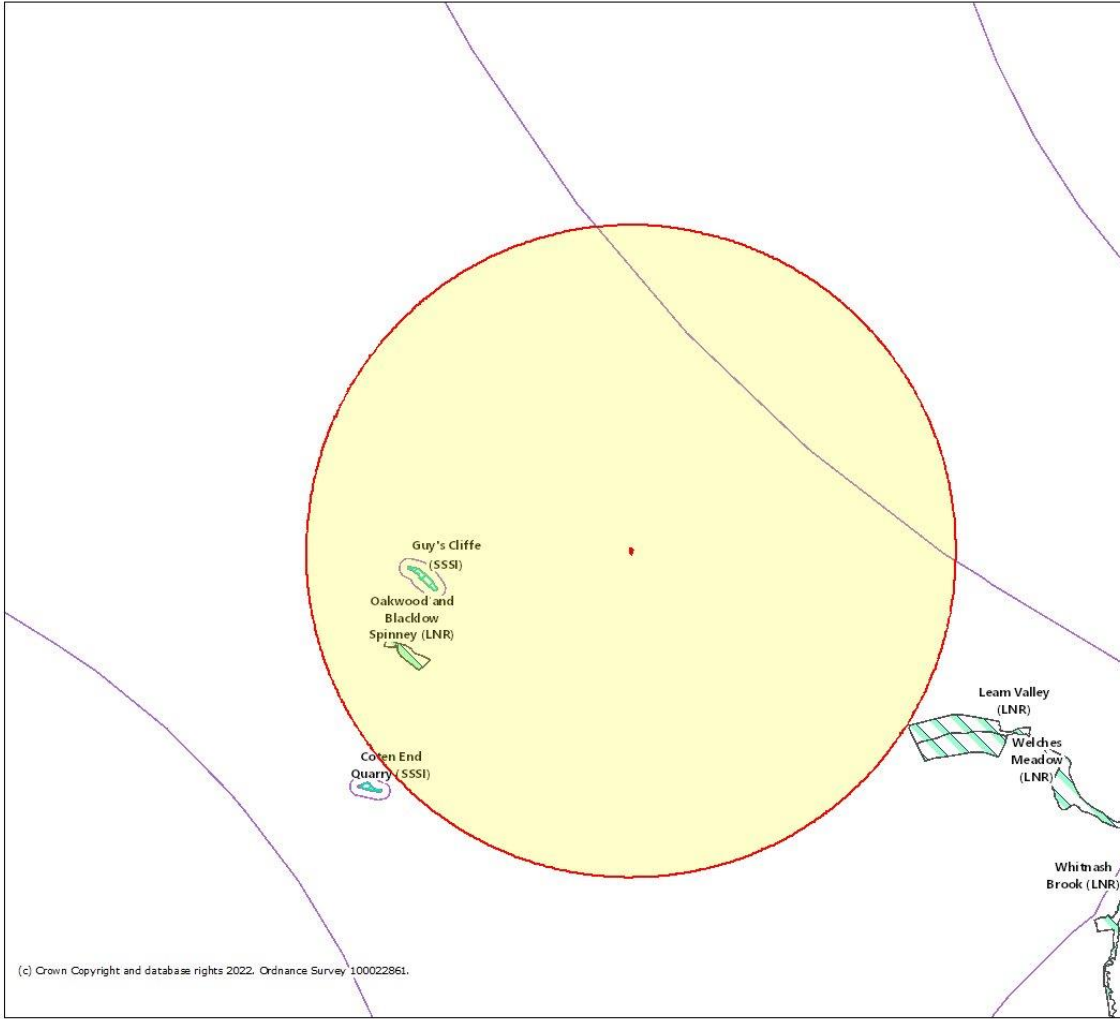
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Map produced by MAGiC on 1 December, 2023.
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.





Designated sites 2km



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Legend

-  Areas of Outstanding Natural Beauty (England)
-  Limestone Pavement Orders (England)
-  Local Nature Reserves (England)
-  National Nature Reserves (England)
-  Ramsar Sites (England)
-  Sites of Special Scientific Interest (England)
-  SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
-  Special Areas of Conservation (England)

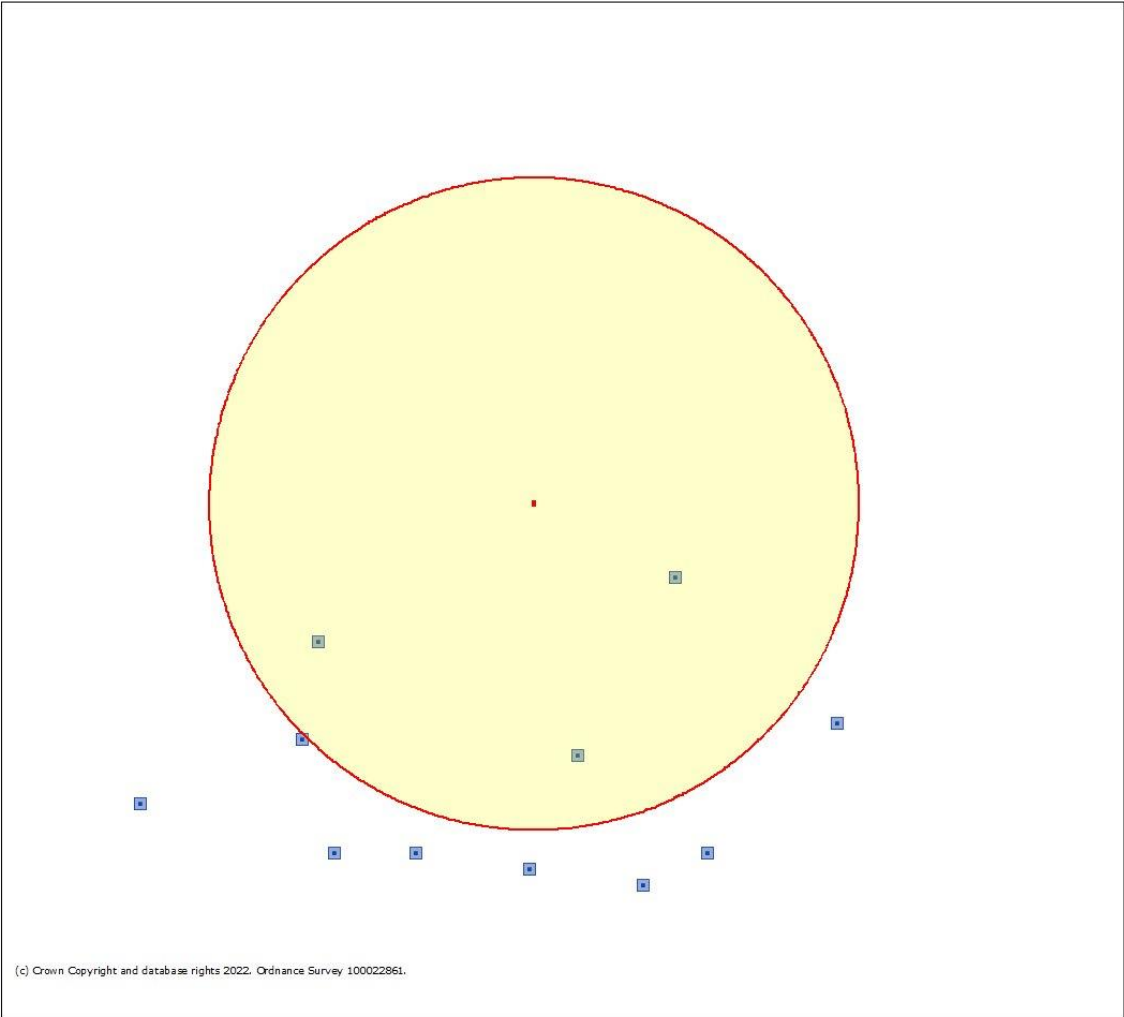
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Granted EPSML 2km



Legend
Granted European Protected
Species Applications (England)

- Amphibian
- Bat
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

Projection = OSGB36
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ymax = 270100

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Limitations

A third-party data search was not commissioned as part of this appraisal.

These limitations are not considered to have altered key recommendations detailed within this report.

Results – Diurnal survey 30 November 2023

The building subject to inspection is a two-storey detached residential property.

Walls are of red brick in a stretcher-bond, with an internal cavity. Brickwork and pointing are in good condition. Doors and windows on northern and southern aspects are of PVCu, in good condition and tight to apertures. On the northern aspect, an attached single garage has previously been converted into living space with brick walls and a PVCu window to match the rest of the property. To the east of this is a flat-roofed brick and PVCu porch, joining onto a pent-roof covering a ground floor bay window. Soffits and fascias are of PVCu, in good condition and tightly fitted.

The main roof is of double roman interlocking concrete tiles, which are in good condition and well-seated. Photovoltaic panels have been installed on the southern aspect. Ridge tiles are well-seated and pointed. Soffits, fascias and bargeboards are of PVCu, in good condition.

On the southern aspect, there is a pent-roofed section and attached conservatory. The pent roof is of Double Roman interlocking concrete tiles to match the main roof, lined with a breathable roofing membrane. Tiles at the eastern end are well-seated and sealed with plastic weather seals, however tiles along the lower edge of the remaining length are lifted preventing water seals from sealing and allowing potential bat access beneath the tiles. Endoscopic inspection along this feature found no bat droppings or other signs of bat usage in any of the areas that droppings would usually accumulate. On the eastern end of the pent-roofed section, there are gaps beneath the overhanging verge tiles providing further potential bat access. However, these gaps were cobwebbed with no signs of entry on the PVCu fascias. The western end is covered with PVCu cladding in good condition. There may be similar gaps under verge tiles at this end, although the smooth plastic surface provides little grip for bats attempting to gain access. The conservatory is of PVCu-framed glass on a brick footing, flat-roofed with twin-wall polycarbonate sheets providing no potential points of bat access.

Internally, there is a single large roof void. Timbers are modern, machine-cut, butted and joined by nail plates in fink arrangement. Tiles are lined with hessian-reinforced bituminous roofing felt, which was mostly in good condition but there were some tears and one section was sagging. The base of the void was lined with glass fibre roll insulation, with partial boarding. There was minor daylight ingress and a light coating of wind-blown debris around the flue at the eastern end. This was coming through the raised vent tile, which external inspection showed to be blocked with mesh, preventing bat access. Cobwebbing was very light and no rodent droppings were visible. A thorough inspection found no bat droppings or other signs of bat usage.

Legislation & protection

Bats and their habitats are protected under The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulation 2010. Formal policies and recognised best practice include the UK Post-2010 Biodiversity Framework (former UK Biodiversity Action Plan), PAS2010 Planning to Halt the Loss of Biodiversity, Circular 06/2005 Biodiversity and Geological Conservation, BS 42020: 2013 and BS 8583: 2015 on Biodiversity, the National Planning Policy Framework.

All bat species are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places (even when bats are not present)
- possess, control or transport them (alive or dead)

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb bats while they occupy a structure or place used for shelter or protection
- obstruct access to a place of shelter or protection

Several species of bats are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). You must have regard for the conservation of Section 41 species as part of your planning decision.

National Planning Policy

In accordance with the National Planning Policy Framework 2012, the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing biodiversity net gain where possible, promote the preservation, restoration and re-creation of priority habitats, and the protection and recovery of priority species populations and ecological networks.

Local planning authorities should aim to conserve and enhance biodiversity by applying the following principles when determining planning applications:

- Planning permission should be refused if harm resulting from a development cannot be avoided, adequately mitigated, or compensated.
- Opportunities to incorporate biodiversity in and around developments should be encouraged.
- Planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

Additional advice set out in the National Planning Practice Guidance (2014) section 'Natural Environment' emphasizes the need for biodiversity to be taken into account when preparing a planning application, as detailed above, and sets out how biodiversity can be protected and enhanced by: seeking to include habitat restoration; re-creation and expansion; improved links between existing sites; buffering of existing important sites; new biodiversity features within a development; and securing management for long term enhancement.

Conclusion and recommendations

18 Lamintone Drive, Leamington Spa, Warwickshire, CV32 6SJ was subject to a preliminary roost appraisal on 30 November 2023, a thorough inspection to identify evidence of bat activity and potential for bat roosting.

A thorough and systematic inspection of the roof void found no evidence of bat activity.

Potential roosting features were identified:

- Raised tiles on lower edge of the southern pent-roofed section, providing access beneath tiles.
- Gaps beneath overhanging verge tiles on ends of the southern pent-roofed section, providing access beneath tiles.

These features provide access to the space between the tiles and the breathable roofing membrane, providing potential roosting opportunities for individual crevice-dwelling bats. No access to the roof void was identified, and verge tiles were found to be cobwebbed.

Endoscopic inspection of the raised tiles on the pent-roofed section found no evidence of bat activity in the places bat droppings would usually be expected to accumulate.

The dwelling has been assessed as having 'Negligible–Low' suitability for bat roosting.

In this instance, no further surveys are recommended, however a precautionary approach is advised. Suitable precautionary working methods shall include:

- Works to the roof should ideally be timed to begin between November and mid-April to avoid the peak roosting season.
- Pre-works endoscopic inspection of gaps beneath tiles on the pent-roofed extension.
- Toolbox talk to contractors.
- Soft strip of sensitive areas of the roof under direct supervision of a bat-licensed ecologist.
- In the unlikely event that bats or evidence of bat activity are found during works, roofing materials shall be reinstated until such time that further surveys can be conducted during the appropriate season.

In line with local planning policy, as enhancement for local bat populations, one general purpose bat box (e.g. Vivara Pro, Beaumaris or Low Profile Woodstone Bat Box) shall be installed beneath the eaves on the southern aspect of the dwelling.

Photographs

All photographs taken 30 November 2023.



Plate 1. Northern aspect.



Plate 2. Eastern gable end.

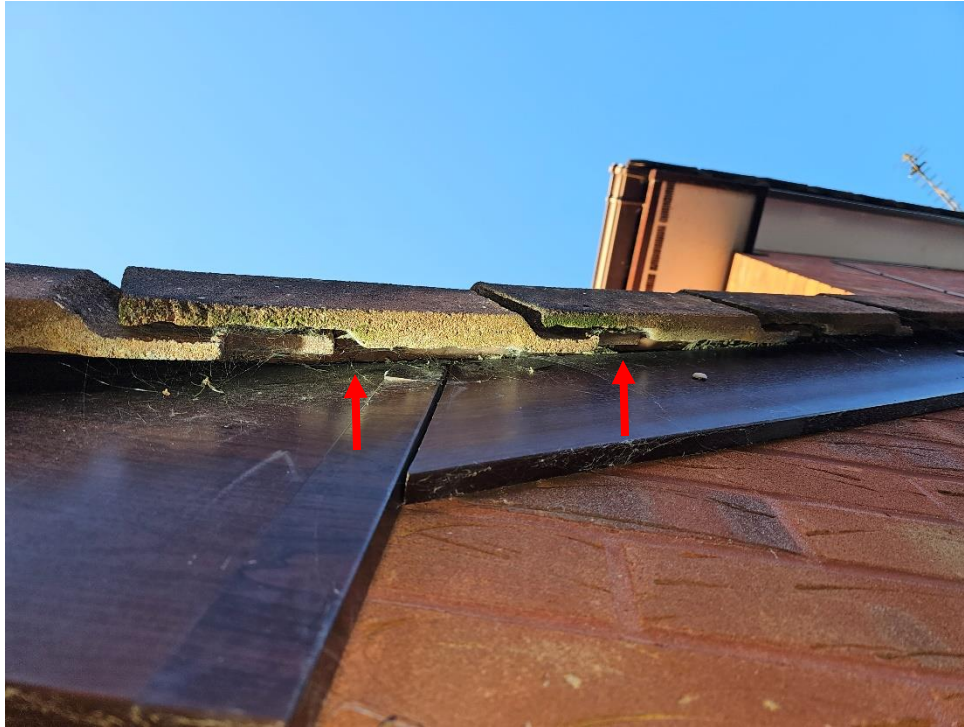


Plate 3. Gaps beneath verge tiles on eastern gable end of pent-roof section, allowing potential access beneath tiles.



Plate 4. Southern aspect, showing the conservatory and pent-roofed section to be removed.

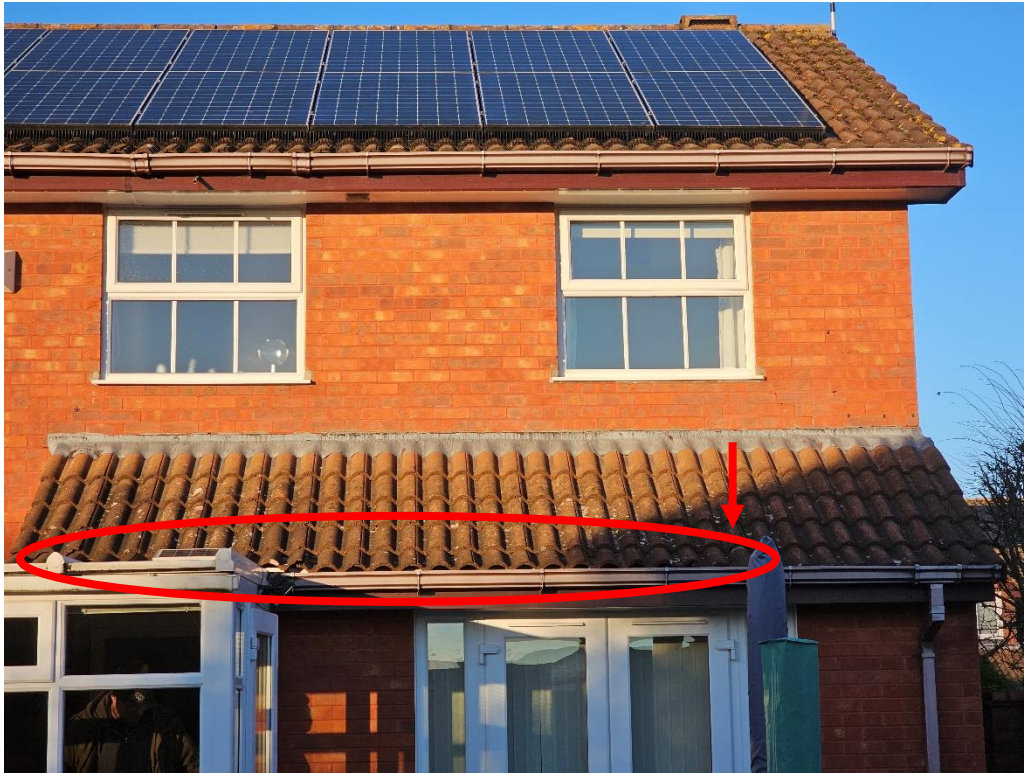


Plate 5. Pent-roofed section, showing location of raised tiles (ellipse) and broken tile (arrow).



Plate 6. Raised tiles (A) and broken tile (B) on the pent-roof section.



Plate 7. PVC cladding at western end of pent-roof section.

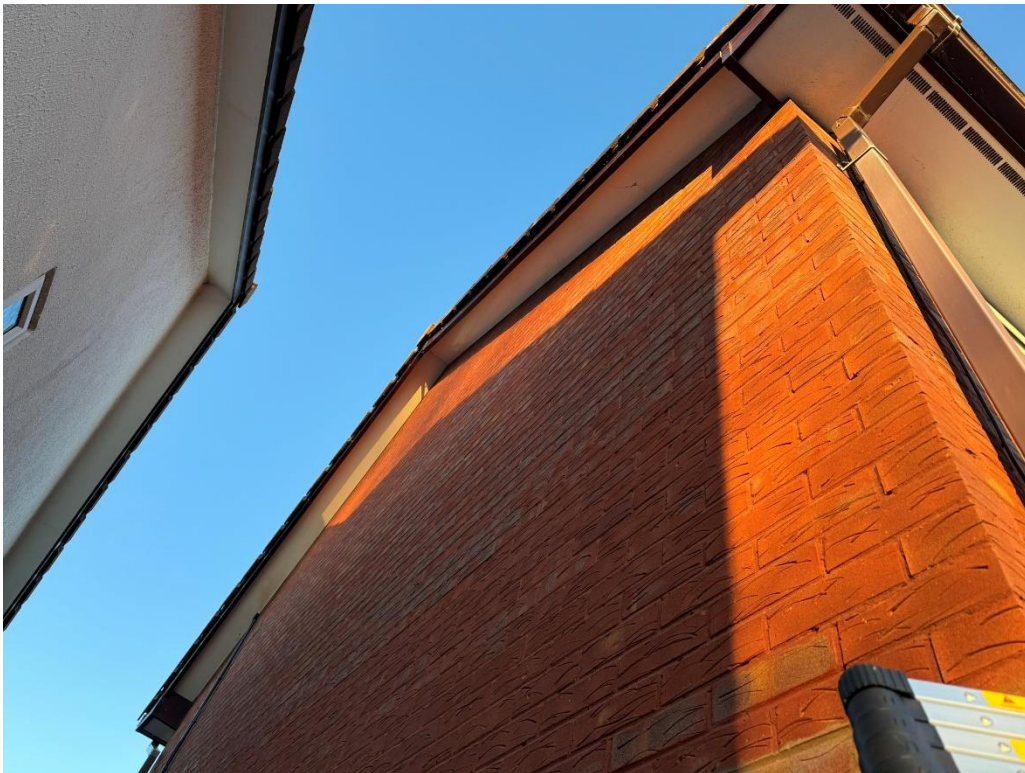


Plate 8. Western gable end.



Plate 9. Roof void, looking towards western gable.



Plate 10. Roof void, looking towards eastern gable.

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- <https://osmaps.ordnancesurvey.co.uk/>
- <https://gridreferencefinder.com>

Quality Assurance

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Andrew Tillson-Willis *MRSB MCIEEM MIFM Mem.RES — Director & principal consultant*

Andrew is an experienced ecologist, herpetologist, and entomologist with nineteen years' experience as a zoological consultant and eight years as a freelance ecological surveyor before joining full time ecological consultancy four years ago. He holds Natural England survey licences for great crested newt (personal licence), bats (level 2 class licence), and white-clawed crayfish (class licence), a Natural Resources Wales survey licence for great crested newt, is registered under the Construction Skills Certification Scheme (CSCS), is a registered member of the Royal Society of Biology, and Institute of Fisheries Management, a full member of the Chartered Institute of Ecology and Environmental Management, and Royal Entomological Society. In his spare time Andrew is co-ordinator and recorder for the Worcestershire Reptile & Amphibian Group, long-standing committee member of the Herefordshire Amphibian & Reptile Team, committee member of Worcestershire Mammal Group, steering member of the Malvern Hills Crayfish Group, and an active member of the Worcestershire Bat Group, and Herefordshire Mammal & Bat Group.

Dr Giles King-Salter — Ecologist

Giles is an ecologist, botanist and entomologist. He studied botany at the University of Reading before completing a PhD on arbuscular mycorrhizal fungi in grasslands at University College Dublin. He has a particular interest in Coleoptera, recording water beetles as a member of the Balfour-Browne Club and carrying out surveys of saproxylic beetles in England and Northern Ireland. He is an experienced recorder of aquatic invertebrates and has a particular interest in Ice Age ponds. He holds a Natural England survey licence for great crested newts (class licence). He is an active member of national and local wildlife groups including the Botanical Society of Britain and Ireland, Herefordshire Mammal Group, Herefordshire Ornithological Club and Herefordshire Amphibian & Reptile Team.

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Please note that this report is a baseline ecological site audit of factors and features that may be significant for regulatory compliance and biodiversity policies relating to change of use or other disturbance. Such reports may not, on their own, contain sufficient information for a planning application and may require further more detailed study to assure compliance.



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