



**BJ Collins**  
PROTECTED SPECIES SURVEYORS

PRELIMINARY BAT ROOST ASSESSMENT  
OF  
86 CAYTHORPE ROAD  
CAYTHORPE  
NOTTINGHAMSHIRE

A report to:

**Mr and Mrs Groves**  
86 Caythorpe Road  
Caythorpe  
Nottinghamshire  
NG14 7EB

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|---------------|---|
| Report to:    | Mr and Mrs Groves                                     |
| Report Title: | Preliminary Bat Roost Assessment of 86 Caythorpe Road |

|                    |   |
|--------------------|---|
| Survey Site/Job:   | 86 Caythorpe Road, Caythorpe, Nottinghamshire, NG14 7EB |
| OS Grid Reference: | SK 6822 4605  |

|                 |                                |
|-----------------|--------------------------------|
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| Surveyed by:    | Mr P A Collins BSc (Hons)      |

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## Contents

|   |    |
|---|----|
| SUMMARY .....                                     | 4  |
| 1. INTRODUCTION .....                             | 5  |
| 1.1 Legislation applicable to bats .....          | 5  |
| 1.2 Legislation applicable to birds .....         | 5  |
| 2. SITE DESCRIPTION.....                          | 6  |
| 2.1 Location of 86 Caythorpe Road .....           | 6  |
| 2.2 Description of the dwelling.....              | 7  |
| 3. SURVEY METHODOLOGY .....                       | 8  |
| 3.1 Preliminary Bat Roost Assessment .....        | 8  |
| 3.2 Survey constraints .....                      | 8  |
| 3.3 Personnel .....                               | 8  |
| 4. SURVEY RESULTS .....                           | 9  |
| 4.1 Preliminary Bat Roost Assessment Results..... | 9  |
| 5. EVALUATIONS AND RECOMMENDATIONS.....           | 12 |
| 5.1 Bats in buildings .....                       | 12 |
| 5.2 Breeding Birds.....                           | 12 |
| 6. REFERENCES.....                                | 12 |

## SUMMARY

This report has been prepared by BJ Collins – Protected Species Surveyors Limited for the site owners. The report provides the results of a protected species survey, which consisted of a preliminary bat roost assessment, of the dwelling and land located at 86 Caythorpe Road, Caythorpe, Nottinghamshire, NG14 7EB.

The objective of this survey was to assess the building with regards to its potential to support protected species and to inform the proposed development works, ensuring that they remain lawful. The development proposal comprises of an extension of the two-storey section of the dwelling at the rear of the property, including a full replacement of the roof covering.

The findings of the preliminary bat roost assessment concluded the presence bat roosting within the roof void. This was confirmed by the discovery of droppings of the shape and size of those usually voided by one of the *Myotis* or *Plecotus* species of bat, the amount indicative of low-level occupancy by an individual or small number of bats.

**The presence of dropping evidence categorises the dwelling of being of at least “Moderate Bat Roost Suitability” as per the Good Practice Guidelines (Collins 2023).** As a result of this categorisation, the requirement for further phase II bat emergence and activity surveys will be necessary to ascertain the status of the roost.

These surveys can only be undertaken within the active survey season for bats, which is specified as between May-September annually.

The current evidence is such that it is highly likely the development project will require the need to be covered by a European Protected Species Derogation Licence, to render it lawful. The limited evidence found is indicative of a roost of low conservation significance and therefore the proposal is likely to qualify for the CL21 – Bat Low Impact Class Licence.

No evidence of breeding birds was found associated with the buildings during the surveys.

The established garden landscape was abundant with birds and supports both potential nesting and foraging habitat for many common garden bird species. As such, any work to remove any trees or shrubs should be completed outside of the breeding bird season, which runs from March to September inclusive on an annual basis.

If there is a requirement for any pruning or removal works within the breeding bird season then before any work commences a nesting bird check will be required, by a suitably qualified ecologist.

No other protected species will be negatively affected by the development proposals.

# 1. INTRODUCTION

This report has been prepared by BJ Collins – Protected Species Surveyors Limited for the site owners, Mr and Mrs Groves.

The report provides the results of a protected species survey, focused on bats (*Chiroptera*), of the dwelling and land located at 86 Caythorpe Road, Caythorpe, Nottinghamshire, NG14 7EB. The site is centred upon the OS grid reference, SK 6822 4605.

The protected species survey, which consisted of a preliminary bat roost assessment, was undertaken outside of the active survey season for bats, in December of 2023. The objective of this survey was to assess the building with regards to its potential to support protected species, specifically bats, and to inform the proposed development works, ensuring that they remain lawful.

The development proposal comprises of an extension of the two-storey section of the dwelling at the rear of the property, out over the existing footprint of the single storey section, including a full replacement of the roof covering.

The legislation with regard to bats (*Chiroptera*) is listed below.

## 1.1 Legislation applicable to bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

Under section 55(9) of the Regulations licences can only be issued if Natural England is satisfied that:

- there is no satisfactory alternative to the work specification
- and the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

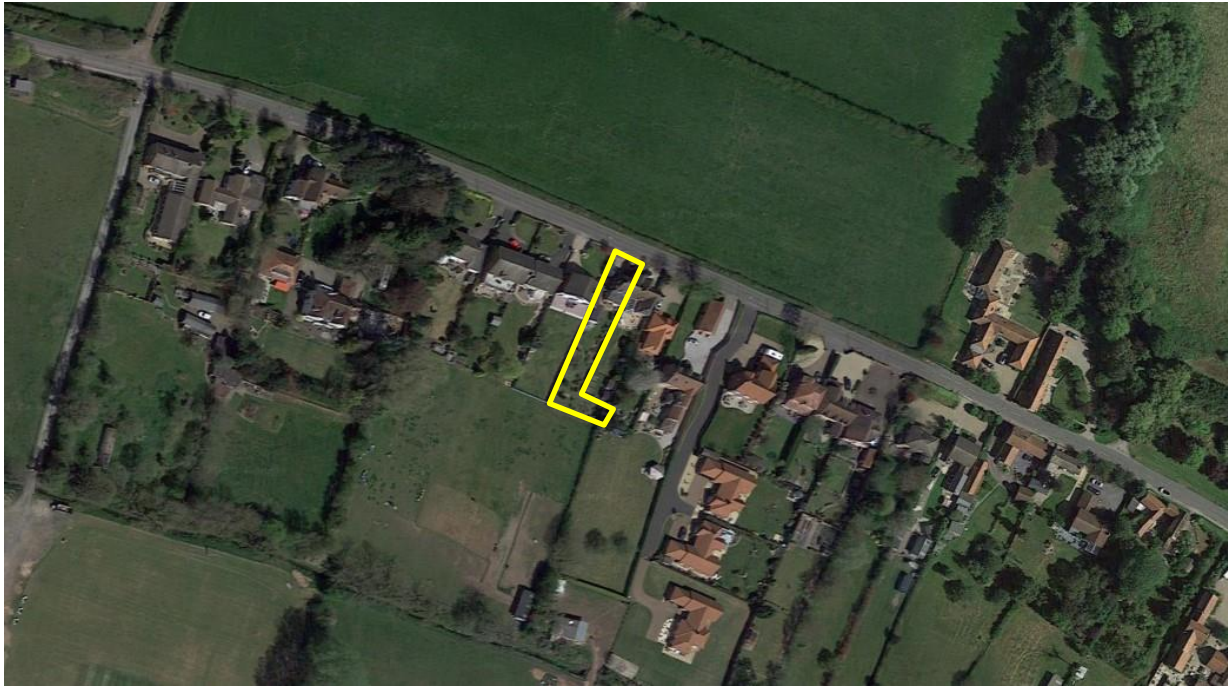
Natural England aim to process EPS licence applications within 35 working days of receipt and Low Impact Class licenses are typically registered within 14 working days of receipt.

## 1.2 Legislation applicable to birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

## 2. SITE DESCRIPTION

### 2.1 Location of 86 Caythorpe Road



**Figure 1: The situation of 86 Caythorpe Road, encircled in yellow, in relation to the surrounding landscape, courtesy of Google Earth.**

The survey site, which contains the two-storey dwelling, with single storey extension to the rear, is located in the village of Caythorpe, Nottinghamshire. The site is set in a row of residential properties which are surrounded by agricultural farmland.

The immediate surrounding habitat is abundant in hedgerow, shrub and tree species associated with the established garden landscapes of the dwellings; and is therefore considered favourable to potential roosting bats due to the presence of cover during emergence, as well as an immediate foraging resource and access to commuting routes across the landscape.

The wider surrounding landscape is dominated by agricultural farmland, the majority of which is arable land, with fields bounded by mature hedgerow interspersed with tree species, creating a good network of commuting pathways across the area for bat species. Within a 1 km radius of the site, there are a handful of woodland copses and multiple bodies of water, including the River Trent and the former Hoveringham gravel pits, providing a good level of foraging habitat for most of the bat species found in Nottinghamshire, with a high level of connectivity between them.

The surveyor searched the Magic Mapping Application online resource looking for Statutory Designations as well as optimal habitat for bats such as Ancient Woodland. The search returned one result for a Local Nature Reserve, namely Gunthorpe, located 2.3km to the south, as well as two areas of Ancient Woodland, 2.3km to the north, associated with Spital Wood, and 2.4km to the east, associated with Ewan's Wood and Shipman's Wood.

Additionally, the surveyor searched for previous granted European Protected Species Licences within a 2.5km radius and located two licences pertaining to bats, located 800m to the south-east and 1.5km to the north respectively. The licence to the north dates from 2010 and includes the impact upon a breeding site and resting places for the species Common pipistrelle, Soprano pipistrelle, Brown long-eared, Whiskered and Brandt's.

## 2.2 Description of the dwelling

The dwelling is constructed from a mixture of solid and cavity brick walls, with a timber purlin and rafter roofing frame topped with a concrete interlocking tile and underlined with a bitumen felt. The building is fitted with uPVC windows and doors.

The two-storey section is constructed from solid brick and sits over an L-shaped footprint. The main pitch runs from west to east with a north facing gable to create the L-shape. The gables display an exposed purlin feature with timber fascia and the eaves have overhanging rafter ends.

The single-storey extension to the rear is constructed from a cavity brick and has a slanted roof angled toward the south. This section also displayed an exposed rafter end feature at the eaves.



Photograph 1: 86 Caythorpe Road, taken from the north-west, showing the two-storey dwelling and its L-shaped footprint, along with the interlocking roof tile feature and exposed timbers on the gables and eaves.



Photograph 2: 86 Caythorpe Road, taken from the south, showing the single-storey extension to the rear of the property.

## **3. SURVEY METHODOLOGY**

### **3.1 Preliminary Bat Roost Assessment**

A preliminary bat roost assessment was undertaken to the dwelling on the 12<sup>th</sup> of December 2023. This survey was completed in accordance with the Good Practice Guidelines (Collins 2023), comprising a visual inspection of all areas of the building (formerly referred to as a bat scoping survey).

The methodology included examining the dwelling for potential roost features and assessing the likelihood of these features being used by bats. This included searching for evidence of bat roosting in the form of feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead).

Equipment used included a powerful torch, collapsible ladders, camera, and binoculars.

### **3.2 Survey constraints**

The surveyors did not encounter any significant constraints upon the survey effort. Weather was favourable for a visual inspection with enough natural light despite being a cloudy day, and all areas of the roof voids were accessed.

### **3.3 Personnel**

The survey was carried out by Mr. P A Collins BSc (Hons), a Level 2 licensed bat ecologist. Natural England License Number: 2022-10788-CL18-BAT.



## 4. SURVEY RESULTS

### 4.1 Preliminary Bat Roost Assessment Results

The internal search of the dwelling found evidence of bat roosting in the form of droppings, of the shape and size of those usually voided by one of the *Myotis* or *Plecotus* species of bat. These droppings were found largely to be scattered through the void, with a small aggregation located beneath some sagging bitumen felt along the ridge, approximately above where the ridge board of the north facing gable extends into the main pitch. This was considered the most likely access point into the roof space.

The roof space was an uncluttered void, free from heavy cobwebbing along the ridge board but heavily cobwebbed at the gable ends, with a general layer of detritus across the thick layer of insulation. Cobwebs at the gable ends were checked for evidence though none was found.



Photograph 3: Dropping evidence within the roof void.



Photograph 4: The section of bitumen felt adjacent to the ridge board which has sagged, beneath which the aggregation of droppings were located.



**Photograph 5: The roof void of the dwelling, pointing toward the western gable of the main pitch, showing the uncluttered space, the timber frame and the bitumen felt underlining. Note the relative lack of cobwebs along the ridge.**

The search of the external fabric located potential bat roost features suitable for crevice dwelling species such as the Pipistrelle bats, including a space beneath roof tiles in the approximate area of the potential access point located within the void, on the northern elevation of the roof.

Features consisted of a space behind the lead flashing around the chimney breasts, gaps beneath roof tiles, potential space around the mini roofs above the bay windows, gaps around exposed timbers in the eaves of the south facing extension, and on both the west and north facing gables, and a section of missing bedding mortar on the gable verge of the north facing elevation.

The following photographs demonstrate the types of features present:



**Photograph 6: Evidence of gaps beneath roof tiles and around the mini roof structures associated with the bay windows.**



**Photograph 7:** Evidence of space behind exposed timber features on the gable ends and at the eaves. This image shows the western gable.



**Photograph 8:** Evidence of missing bedding mortar on the gable verge of the north facing extension.

## 5. EVALUATIONS AND RECOMMENDATIONS

### 5.1 Bats in buildings

The findings of the preliminary bat roost assessment of the dwelling, 86 Caythorpe Road, concluded the presence bat roosting within the roof void. This was confirmed by the discovery of droppings of the shape and size of those voided by one of the *Myotis* or *Plecotus* species of bat, with the amount indicative of low-level occupancy by an individual or a small number of bats. The presence of dropping evidence categorises the dwelling of being of at least “Moderate Bat Roost Suitability” as per the Good Practice Guidelines (Collins 2023).

As a result of this categorisation, there is a requirement for further phase II bat emergence and activity surveys in order to ascertain the status of the roost, as well as species present and to determine access points. These surveys must be undertaken within the active survey season for bats, which will be within the months of May-September, as seen in figure 2 below:

| Low roost suitability or PRF-I      | Moderate roost suitability   | High roost suitability or PRF-M  |
|-------------------------------------|--|--|
| May to August (structures)          | May to September <sup>a</sup> , with at least one of surveys between May and August <sup>b</sup> | May to September <sup>a</sup> , with at least two of surveys between May and August <sup>b</sup> |
| No further surveys required (trees) |  |  |

**Figure 2: Taken from the Good Practice Guidelines (Table 7.1 – Collins 2023) showing the need for further survey work in the form of presence/absence surveys for low bat roost suitability determinations to structures.**

The current evidence is such that it is highly likely the development project will require the need to be covered by a European Protected Species Derogation Licence, to render it lawful. Given the limited extent of evidence, and that pointing to a roost of low conservation significance, it is considered likely that the project will qualify for the CL21 – Bat Low Impact Class Licence (Collins 2023).

### 5.2 Breeding Birds

No evidence of breeding birds was found associated with the buildings during the 2023 surveys.

The established garden landscape was abundant with birds and remains a valuable nesting and foraging habitat for many bird species, and as such, any works which will impact upon the suitability of the established garden landscape will require the need for a search by a suitably experienced ecologist, if this works are to take place inside the breeding bird season of March to September (Inclusive).

## 6. REFERENCES

Collins, J. (ed) (2023) **Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4<sup>th</sup> Edition**, Bat Conservation Trust, London.