



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Windrush
Hawsley Hill
Lydbrook
Glos
GL17 9SS

December 2023

ENVIRONMENTAL CONSULTANT:
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 **Environmental
Methods**
Ecology & Environmental Consultancy

REPORT SUMMARY

1. INTRODUCTION

- This report presents the findings of a preliminary ecological appraisal for a house called Windrush at Hawsley Hill. The survey which followed best practice was undertaken by Environmental Methods Consultancy.
- The owner proposes to construct an extension to the north gable and rebuild the west lean-to extension.

2. SURVEY

- Following scoping, the external areas of the building were inspected for potential bat roosting features and signs of any current or past use by bats and nesting birds.

3. ASSESSMENT RESULT

- **Bats**
No evidence of use by bats was found. The building has negligible scope for use by bats.
- **Nesting birds**
No bird nesting activity was found, past or present.

4. RECOMMENDATIONS

- No formal planning control or timing constraints will be necessary relating to protection of bats or nesting birds.
- **Wildlife habitat enhancement**
For any new development, national planning policy seeks to contribute to reversing the decline in wildlife habitats by introducing opportunities for biodiversity enhancement. Permanent bat roosting and bird nesting boxes will therefore be incorporated into this development.

1.0 Introduction

The owner proposes to construct an extension to the north gable and rebuild the west lean-to extension.

This scoping survey was undertaken to establish if the building is hosting bird nesting habitat, and/or has potential to provide a roost for bats, protected species whose disturbance may require consent by law (The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended)).

2.0 Methodology

2.1 Building inspection survey

A physical inspection of the building was carried out by licensed bat surveyor Haydn Brookes in daylight in December 2023.

Where necessary binoculars were used to examine features beyond close range. The inspection also provided opportunities to search for any live bats present. Features were examined for signs of present and past use by bats including presence of bat droppings (a very useful indicator of species), surface smoothing, staining, urine deposits, crevice clearing and prey remains.

The following equipment was used:

- Bright LED torches
- Digital camera and binoculars
- Google and Ordnance Survey mapping.

3.0 Survey results

3.1 Building location and habitat

The property is situated at Hawsley Hill within a dispersed hamlet.

The wider landscape comprises distinct areas of woodland, with lines of trees and pasture farmland on all sides. The habitat surrounding the property is of high quality for supporting bats.

- The property is situated at OS grid ref: **SO 60721 16323**
- Postcode: **GL17 9SS**



Figure 1 – 2023 Ordnance Survey map showing property location



Figure 2 – Close aerial view of building outlined red

3.2 Results of the building inspection survey

3.2.1 External features

The house is semi-detached, of traditional masonry construction. The walls are in good condition with no cracks, and no gaps around windows, doors etc. The eaves and verges are also sealed with no suitable gaps.

The roof is clad with close-fitting slates with no gaps at ridges, verges or lead flashings.

All external areas were carefully inspected. There is negligible potential for the external areas to be used by bats or nesting birds.

3.2.2 Internal features

The interior comprises occupied living space. The first floor has part-vaulted ceilings with no accessible attic spaces. The interior has no scope for use by bats.



Photo 1 – General north-west elevation view



Photo 2 – North elevation



Photo 3 – Ground floor lean-to – sealed soffits



Photo 4 – Close-fitting tiles – no gaps at verges

4.0 Conclusions

The survey confirmed that the building provides negligible potential for use by bats. No evidence of use by bats or nesting birds was found at the building.

5.0 Recommendations

5.1 Bats and nesting birds

No formal planning control or timing constraints will be necessary relating to protection of bats or nesting birds. In accordance with national bat survey guidelines therefore, no further survey for bats will be necessary.

5.2 Wildlife habitat enhancement

For any new development, national planning policy seeks to reverse the current decline in wildlife habitats by implementing opportunities for biodiversity enhancement.

The following permanent features will therefore be incorporated into this development for bats and nesting birds, which are proportionate and suitable for the characteristics of the site and scale of development.

- One **Vivara Pro Seville WoodStone Nest Box with 32mm Oval Hole** will be permanently attached to the west façade of the house at eaves level, as shown below. It will not be disturbed while occupied.
- One **Beumaris Woodstone Bat Box (midi size)** will be permanently attached to the east façade of the house at eaves level, as shown below. It will not be disturbed while occupied.

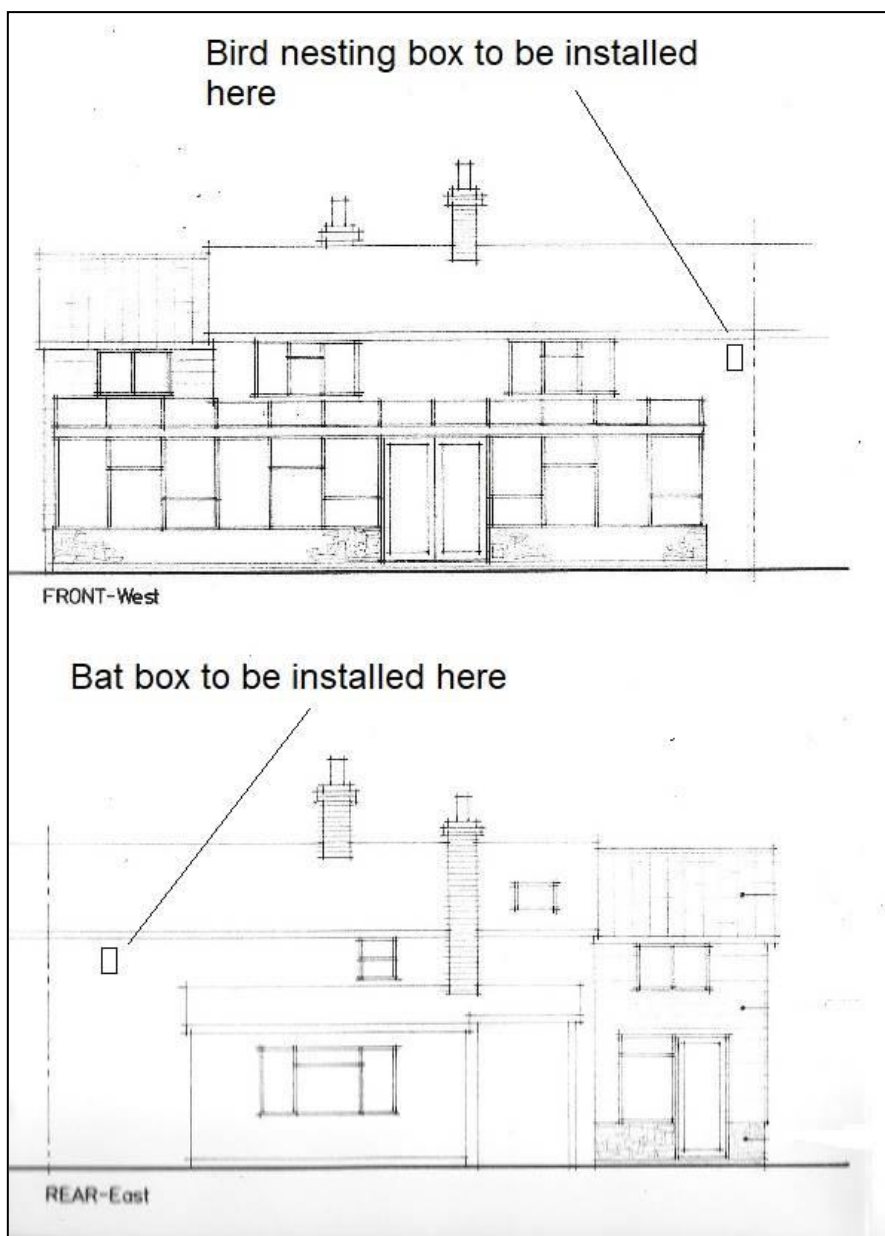


Figure 3 – Positions to install bat and bird nesting boxes

6.0 References

- Bat Surveys for Professional Ecologists – Good Practice Guidelines, Bat Conservation Trust, third edition 2016;
- Bat Workers Manual, Ed: T. Mitchell-Jones & A. P. McLeish, JNCC 2001
- Bat Mitigation Guidelines version Jan 2004 A.J.Mitchell-Jones, English Nature 2004, ISBN 1 85716 781 3
- Natural Resources Wales website: www.gov.uk
- Legislation.gov.uk website: www.legislation.gov.uk

7.0 Surveyor

Haydn Brookes BSc (Hons) REnvH MCIEH

- Over ten years' experience of conservation field study and ecological consultancy surveying, including trained Phase 1 habitat surveys, SSSI impact assessments, reptile, GCN, badger, dormouse and bat surveys;
- Member of Gloucestershire Bat Group (former Underground Officer, chairman 2018 and Bat Care Coordinator);
- Natural Resources Wales bat licence to disturb and take (science, education and conservation) **no. S085825/1**;
- Natural England Volunteer Bat Roost Visitor licence registration number **2016-15125-CLS-CLS**;
- Natural England Level 2 Bat Class Survey Licence registration number **2016-15126-CLS-CLS**;
- Local authority Environmental Protection and Licensing Officer/Manager 2000 to 2015;
- Fully EBLV vaccinated with experience of handling many bat species. Registered bat carer and trainer.

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