

Preliminary Roost Assessment

The Outbuilding at Honeypot Cottage, Binfield Road, Binfield, RG42 4LY

Survey conducted 6th November 2023

Document Control Sheet

Project Name: Outbuilding at Honeypot cottage, Binfield
Project Ref: 805
Report Title: Preliminary Roost Assessment
Date: 09/11/2023

	Name	Position	Signature	Date
Prepared by:	Lisha Price	Senior Ecologist		09/11/2023
Checked by:	Nick Kirke	Ecologist	NK	19/11/2023

Contents

Preliminary Roost Assessment	1
SUMMARY	4
1. INTRODUCTION	5
1.2 Proposed Works	5
1.3 Aims of the Survey	5
1.4 General Information about Bats and Buildings	5
2. METHODOLOGY	6
3. RESULTS	7
4. ASSESSMENT	8
5. RECOMMENDATIONS	9
6. REFERENCES	11
APPENDIX 1: Photographs.....	12
APPENDIX 2: Proposed elevations.....	19
APPENDIX 3: Biodiversity Enhancements.....	21

SUMMARY

An internal and external daytime inspection for evidence of bats and bat roosting potential was conducted by ecologist Lisha Price and Nick Kirke of Plan Ecology at the outbuilding at Honeypot Cottage, Binfield on the 6th of November 2023.

The proposed works seek to demolish the existing timber outbuilding and build a single dwelling and garage in its place.

The Site consists of a timber clad building which sits adjacent to honeypot cottage within the garden area.

The simply constructed single storey building could be fully inspected and was assessed as having negligible bat roosting potential. The building has a loft space, but no gaps were identified around the cladding, roof tiles or any other of the external features. No bats or evidence of bats was found during the internal or external inspection.

As no potential bat roosting features were identified, no further surveys are recommended at this time.

Should materials need to be stored in the back garden it is recommended that they be covered overnight, and no open holes be left uncovered to avoid any fauna falling in and unable to escape.

It is also recommended that works only take place in the daytime to avoid any light or noise disturbance to bats or birds which may be nesting or foraging nearby.

The result of a survey can never completely rule out the presence of bats at a building as use may be obscure or occasional. If bats or evidence of bats such as bat droppings are discovered, the works must be paused, and you should seek advice from Plan Ecology or Natural England via the Bat Conservation Trust bat helpline Tel 0845 1300 228.

Biodiversity enhancements including a bat brick, bird nesting brick and a bee brick within the garage construction have been recommended.

1. INTRODUCTION

1.1 Site Description

The Site consists of a timber clad outbuilding which sits adjacent to honeypot cottage along with a patio and garden. The wider landscape is characterised by wooded areas, arable and pastoral field, and residential streets and businesses to the south of the property.

1.2 Proposed Works

The proposed works seek to demolish the existing building and build a single dwelling and garage in its place.

See APPENDIX 2 Proposed Elevations.

1.3 Aims of the Survey

A Preliminary Roost Assessment was carried out with the aim to look for evidence of bats roosting and for the presence of structures within the buildings which hold bat roosting potential.

1.4 General Information about Bats and Buildings

Loft spaces can potentially be utilised by bat species such as e.g. Brown Long-eared bats or Serotine bats which are known to commonly roost inside loft spaces. This can generally be discovered via droppings inside the loft as the droppings will stay protected from weather elements.

External features of the building can potentially be used as roosting sites by e.g. Pipistrelle bat species (*Pipistrellus* spp). Pipistrelle bats are the most common bats out of the British species, and they are known to roost inside buildings utilising areas such as cavity walls, soffits and fascia boards, and between tiles and roofing felt. It is not practical to carry out a full physical examination of such building features, which is why activity surveys have to be done during summer months (May-September) when the bats are fully active.

Access points of 1-2 centimetres only are used by bats to enter and exit their roosting sites. Most buildings will have gaps of such size in roof areas, as ventilation of the roof void would otherwise not be possible.

2. METHODOLOGY

The survey was undertaken in accordance with the methods described in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn), Bat Conservation Trust (BCT).

External and internal inspection – Preliminary Roost Assessment

The building was surveyed during the daytime on the 6th of November 2023 by Lisha Price (Natural England bat licence No. 11503-CLS) and Nick Kirke (Bat licence 2020-50736) of Plan Ecology. Lisha has over 18 years of experience conducting ecology surveys.

The building was inspected for evidence of bats in the form of live or dead bats, droppings, urine staining and insect feeding remains such as moth and butterfly wings. A careful visual search using a Clulite torch was conducted, and an endoscope (Ridgid) was used for spot checks of internal and external gaps. The exterior of the building was surveyed for droppings on walls and window ledges.

The building was examined internally and externally to identify structural features that hold bat roosting potential.

The bat roosting potential was assessed according to the scale negligible, low, moderate, high or confirmed:

Negligible: Negligible habitat features on site likely to be used by roosting bats. For example; a simple wooden garden shed, a corrugated iron barn or precast concrete modular garage may fit this category.

Low: A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost Sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).

Moderate: A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.

High: A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Confirmed: This category is used where evidence of bats such as live or dead bats or bat droppings are present, or where there are records of a bat roost in the building.

3. RESULTS

External and internal inspection results – Preliminary Roost Assessment

Bat roosting potential:

The simply constructed single storey building could be fully inspected and was assessed as having negligible bat roosting potential. The building is simply constructed with cladded walls and pvc windows and doors, the roof is slate tiles, well-constructed without gaps. The building has a loft space, but no gaps were identified around the cladding, roof tiles or any other of the external features. The loft was insulated on the floor with fibre glass insulation and the loft liner was a plastic sheeting. No bats or evidence of bats was found during the internal or external inspection.

No bats or evidence of bats was found during the internal inspection.

See APPENDIX 1 for photographs.

4. ASSESSMENT

Constraints on study information

All accessible areas of the building could be surveyed without restrictions.

Bat survey results are generally considered to be valid within two years of the survey date or until the next active bat season of May-September. The County Council Ecologists and/or Natural England may ask for updated surveys if the reports are older than one year.

Potential impacts on bat foraging and commuting habitat.

The works are small and localised and will not be detrimental to foraging or commuting bats.

Legislation and policy guidance

As population numbers have fallen, all bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Under this legislation it is an offence to:

- deliberately capture (or take), injure or kill a bat;
- intentionally, recklessly or deliberately disturb a bat (in relation to the Wildlife and Countryside Act 1981 (as amended) the offence applies whilst the species is occupying a structure or place which it uses for shelter or protection; in relation to the Conservation of Habitats and Species Regulations 2017 it applies anywhere);
- damage or destroy the breeding or resting place (roost) of a bat;
- possess a bat (alive or dead), or any part of a bat;
- intentionally or recklessly obstruct access to a bat roost;
- sell (or offer for sale) or exchange bats (alive or dead), or parts of bats.

Please refer to the original legislation for the definitive interpretation.

5. RECOMMENDATIONS

Discussion of results

The building could be fully inspected and was assessed as having negligible bat roosting potential. The shed has a loft space, but no gaps were identified around the cladding, roof tiles or any other of the external features. No bats or evidence of bats was found during the internal inspection.

As no potential bat roosting features were identified, no further surveys are recommended at this time.

It is also recommended that works only take place in the daytime to avoid any light or noise disturbance to bats or birds which may be nesting or foraging nearby.

Biodiversity enhancements including a bat brick, bird nesting brick and a bee brick within the garage construction have been recommended.

Further Survey Effort

No further surveys are recommended for bats at this time.

The result of a survey can never completely rule out the presence of bats at a building as use may be obscure or occasional. If bats or evidence of bats such as bat droppings are discovered, the works must be paused, and you should seek advice from Plan Ecology or Natural England via the Bat Conservation Trust bat helpline Tel 0845 1300 228.

Ecological Enhancement Opportunities

The National Planning Policy Framework (NPPF), issued in March 2012 (Updated 2021), states that ‘development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.’

Proposed ecological enhancement are provided below....

- Minimising light and noise pollution on the site. In particular minimising the hours the construction site is lit.
- A bat brick on the side of the garage to be constructed has been recommended to provide bat roost potential on the Site.
- A nest brick on the side of the garage to be constructed has been recommended to provide bird nesting potential on the Site.
- A bee brick on the side of the garage to be constructed has been recommended to provide habitat for bees on the Site, bee friendly planting is recommended to encourage bees to the site and provide food for them.

Details of proposed biodiversity enhancement have been illustrated in Appendix 3.

6. REFERENCES

Collins, J. (ed.)(2016) *Bat Surveys for Professional Ecologists: Good Practise Guidelines* (3rd edn). The Bat Conservation Trust, London.

Mitchell-Jones A J & McLeish A P (Ed.), 2004. *The Bat Workers' Manual*. JNCC, Peterborough, United Kingdom.

Mitchell-Jones A J. 2004. *Bat Mitigation Guidelines*, English Nature. Peterborough, United Kingdom.

Natural England and Countryside Council for Wales, 2007. *Disturbance and protected species: understanding and applying the law in England and Wales. - A view from Natural England and the Countryside Council for Wales*. United Kingdom.

Parsons, K *et al* (Ed.) 2007. *Bat Surveys - Good Practise Guidelines*. Bat Conservation Trust, London, United Kingdom.

Richardson, P. 2000. *Distribution Atlas of Bats in Britain and Ireland 1980-1999*. Bat Conservation Trust, London, United Kingdom.

Russ, J. 1999. *The Bats of Britain and Ireland*. Alana Books, Alana Ecology Ltd. United Kingdom.

APPENDIX 1: Photographs



Photograph 1: Timber outbuilding.



Photograph 2: pvc windows.



Photograph 3: No gaps around cladding.



Photograph 4: No visible gaps in cladding.



Photograph 5: No gaps in soffits.



Photograph 6: Adjacent patio and garden.



Photograph 7: Adjacent patio and garden.



Photograph 8: Pvc French doors.



Photograph 9: no gaps in cladding or roof tiles.



Photograph 10: Tightly constructed cladding.



Photograph 11: Side of timber shed.



Photograph 12: Side of timber clad shed.



Photograph 13: No gaps in the cladding.



Photograph 14: No gaps around cladding.



Photograph 15: No gaps around soffits.



Photograph 16: Adjacent garden.



Photograph 17: Adjacent garden.



Photograph 18: Timber shed.



Photograph 19: No gaps under roof tiles.



Photograph 20: No gaps under ridge tiles.



Photograph 21: No gaps under roof tiles.



Photograph 22: Loft space.



Photograph 23: Loft space tightly constructed.

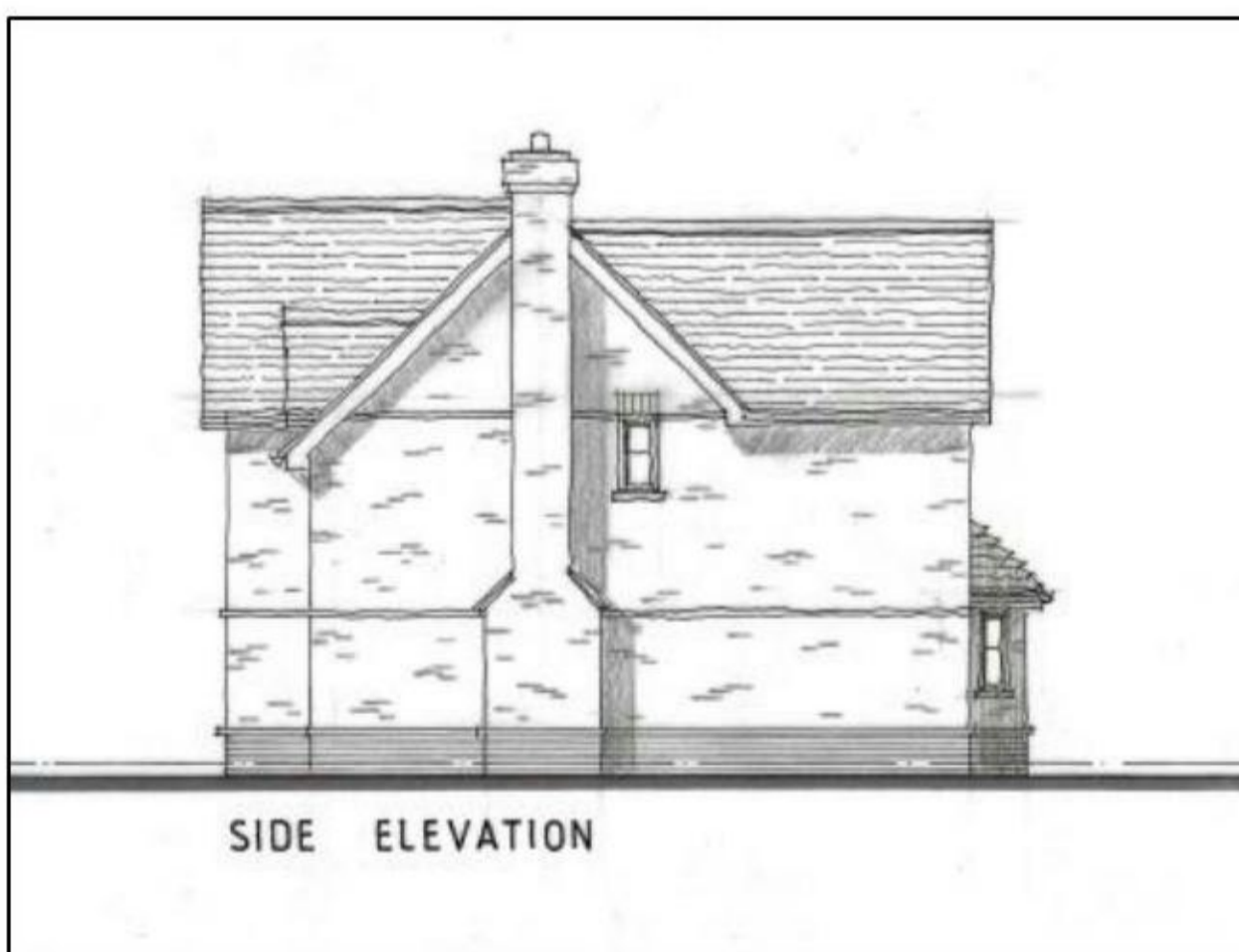


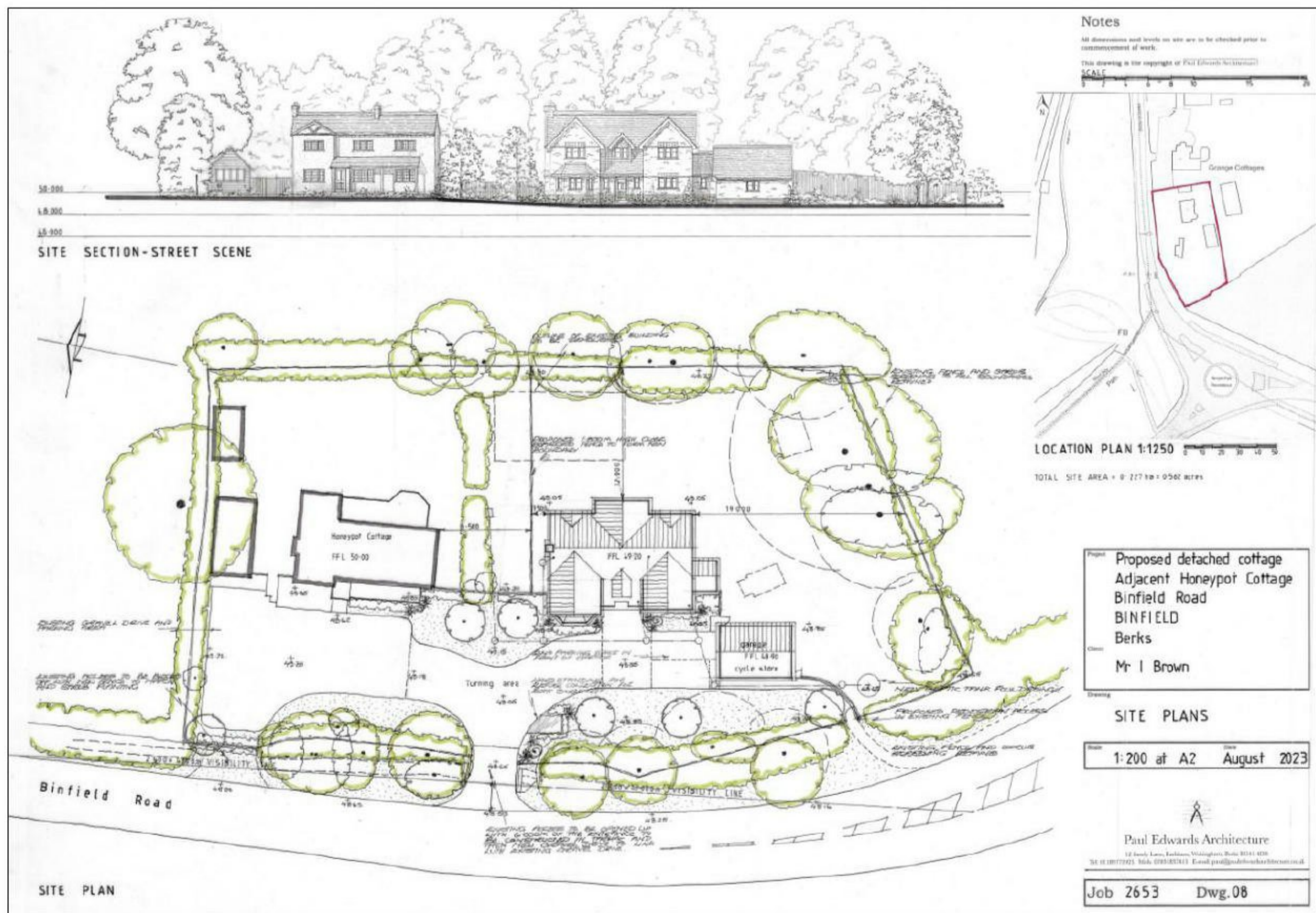
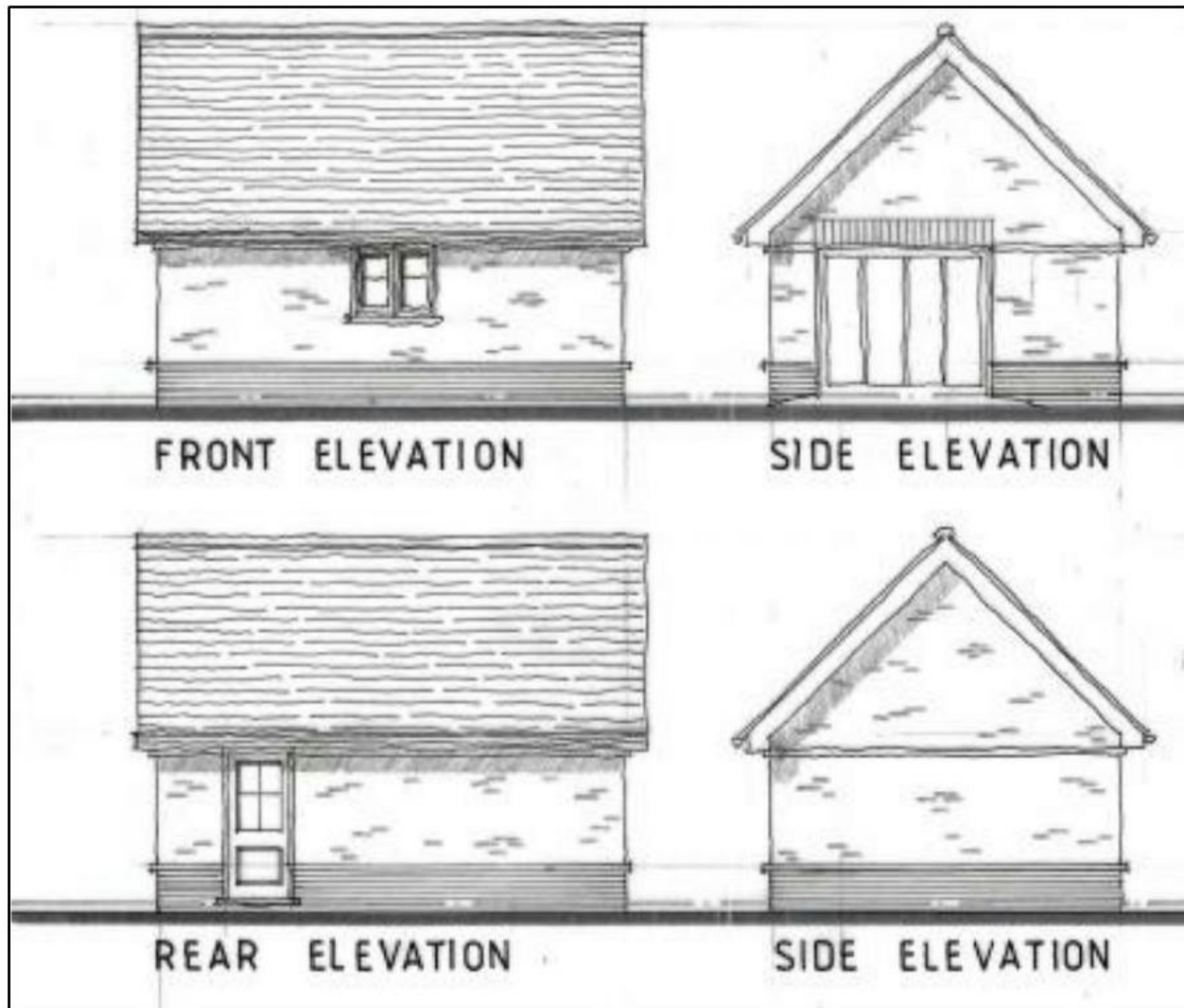
Photograph 24: Loft space.



Photograph 25: Loft space.

APPENDIX 2: Proposed elevations





Preliminary Roost Assessment

20.

The Outbuilding at Honeypot Cottage, Binfield Road, Binfield, RG42 4LY

Survey conducted 6th of November 2023

APPENDIX 3: Biodiversity Enhancements

Woodstone Built in Open nest box



Forticrete Bat brick



Bee Brick Nester Hotel Solitary Bee Hive House 21.5cm x 10.5cm x 6.5cm Red

£78.99



- ✓ Bee Brick 21.5cm x 10.5cm x 6.5cm
- ✓ The bee brick is a beautiful, stylish product which makes a great gift or a satisfying treat for yourself, great to introduce kids to learning more about the world about them.
- ✓ Each bee brick has cavities where the bees will lay their eggs, sealing the entrance with mud or chewed up vegetation.
- ✓ The bee brick can be used in urban spaces and places where there may not be alternative nesting sites for bees
- ✓ The bee brick won the Soil Association's 2014 Innovation Award, sponsored by the Duchy Future Farming Programme.

