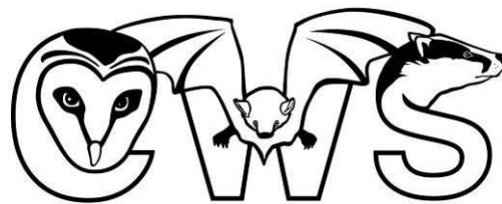


**Bat Survey Report for
10 Station Road, Shrewley,
Warwick, CV35 7LG**



Cotswold Wildlife Surveys

8th January 2024

Planning Reference No. W/23/1730

QUALITY CONTROL

Date	Version	Name
08.01.24	Daytime inspection	Andy Warren – BSc (Hons), MA (LM), Tech Cert (Arbor A), MCIEEM, TechArborA Director
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The information in this report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. The conclusions and recommendations expressed are reasoned judgements based on the evidence.

Every reasonable attempt has been made to comply with BS42020:2013 *Biodiversity – Code of practice for planning and development*, CIEEM *Guidelines for Ecological Report Writing* (CIEEM, 2017) and Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, Collins, 2023). If there has been deviation from recognised practice, justification/explanation has been given.

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SUMMARY

At 10 Station Road in Shrewley near Warwick, planning permission is being sought to extend the existing dwelling.

As this could impact on features used by bats as roosting sites, a diurnal inspection was undertaken on 8th January 2024 to assess the house and adjoined garage for signs of bat occupation.

All the external and internal structures, especially those associated with the roofs and walls of the buildings were examined.

No signs of bat activity or occupation were found, and the suitability for roosting pipistrelles *Pipistrellus sp* or other bat species was considered to be negligible.

At the time of the visit the house and garage were not identified as a bat roosts, and no further surveys or mitigation measures are required.

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No old or in-use birds' nests were found in or on the buildings.

There were no signs of Badger *Meles meles* activity in the garden, and no evidence of other protected species such as reptiles and amphibians.

1. INTRODUCTION

In January 2024, Cotswold Wildlife Surveys was instructed by Mr S Dowell, to undertake a bat survey of 10 Station Road in Shrewley near Warwick. On 8th January 2024, a visit was made to the property to carry out a diurnal inspection of the house and adjoining garage to check for signs of bat occupation.

The result of the survey is contained in this report.

In England, Scotland and Wales, all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended), through inclusion in Schedule 5. In England and Wales this Act has been amended by the Countryside and Rights of Way Act 2000 (CRoW) and the Natural Environment and Rural Communities Act 2006 (NERC), which add an extra offence, makes species offences arrestable, increases the time limits for some prosecutions, and increases penalties.

All bats are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations (the Habitats Regulations), which defines 'European protected species of animals'. In England this is the Conservation of Habitats and Species Regulations 2010, in Scotland the Habitat Regulations 1994 (as amended), and in Northern Ireland the Conservation Regulations 1995.

All bats are also protected under the Bern Convention Appendix II, the Bonn Convention Appendix II, and the Wild Mammals (Protection) Act 1996.

The above legislation can be summarised thus (Mitchell-Jones and McLeish, 2004):

- *Intentionally or deliberately kill, injure or capture (or take) bats;*
- *Deliberately disturb bats (whether in a roost or not);*
- *Recklessly disturb roosting bats or obstruct access to their roosts;*
- *Damage or destroy roosts;*
- *Possess or transport a bat or any part of a part of a bat, unless acquired legally;*
- *Sell (or offer for sale) or exchange bats, or parts of bats.*

The word 'roost' is not used in the legislation, but is used here for simplicity. The actual wording is 'any structure or place which any wild animal...uses for shelter or protection' (WCA), or 'breeding site or resting place' (Habitats Regulations).

As bats generally have both a winter and a summer roost, the legislation is clear that all roosts are protected whether bats are in residence at the time or not.

2. METHODOLOGY

In order to fully assess bat occupation of a particular site, the Bat Conservation Trust (2023) recommends that information gathered from a desk study of known bat records, and a daytime site walkover, is used to inform the type and extent of future bat survey work, potentially including nocturnal emergence surveys.

The preliminary roost assessment (PRA) is usually in the form of a diurnal walkover and can be carried out at any time of the year. It provides an opportunity to check for signs of bat occupancy and/or the suitability for bat roosting.

Evidence of bat activity includes droppings, scratch marks, feeding remains, carcasses, or even roosting animals, whilst suitability is determined by the type and number of potential roost features (PRFs) typically used by bats.

Roosting places vary depending on the species. Pipistrelles usually inhabit narrow cracks or cavities around the outside of buildings, but they will roost in similar niches inside larger barns. Typical sites include soffit spaces, gaps behind fascia boards and end rafters, crevices around the ends of projecting purlins, under warped or lifted roof and ridge tiles, or in gaps in stone and brickwork where mortar has dropped out.

Larger species such as Brown Long-eared Bats *Plecotus auritus*, Myotis bats (Natterer's *Myotis nattereri* and Whiskered/Brandt's *M. mystacinus*/*M. brandtii*), and Lesser Horseshoes *Rhinolophus hipposideros*, like to roost in the roof voids of buildings, and can often be found hanging singly or in small groups from ridge boards or roof timbers, especially where these butt up against gable walls or chimney breasts. They especially favour older structures with timber frames. Here they squeeze into tight crevices making them difficult to observe.

Where bats are found, or there is evidence of bat occupation or activity, i.e. that bat use is confirmed, a roost characterisation survey is undertaken. The results are used to inform the impact assessment and design of mitigation measures. Roost characterisation includes nocturnal emergence surveys, unless sufficient information has already been collected using robust survey methods with no significant constraints.

Nocturnal emergence surveys allow numbers and species of bats to be confirmed, and should only be undertaken when bats are out of hibernation and in their summer roosts.

The bat active period is generally considered to be between April and October, although particularly cold weather will affect the level and extent of bat activity. Indeed, the air temperature at the start of each survey should be at least 10°C or above, with no strong wind or heavy rain. The survey starts 15 minutes before sunset and continues for one and a half to two hours after sunset.

Visits will be a minimum of three weeks apart, and the number of surveys and timing is dependent on the evidence found or the suitability of the site to bats. This will be determined by the ecologist. In general, at least two emergence nocturnal surveys will be carried out, but a third visit may be necessary if the results are inconclusive or further information is required.

Nocturnal emergence surveys are also used to determine the presence or absence of bats, where signs of bat activity are indeterminate or absent but the suitability for bat roosting is considered to be low, moderate or high.

For a site with no evidence but low suitability, just one nocturnal emergence survey is required, this to be in the period May to August.

For moderate suitability a minimum of two visits are needed between May and September, of which one must be in the period May to August.

With high suitability, three visits will be necessary between May and September, of which two must be in the period May to August.

Where there is no evidence of bat presence, and no suitability for roosting, no nocturnal surveys will be needed.

The number of surveyors and/or the use of night vision aids (NVAs) is determined by the ecologist, and is dependent on the complexity of the structure. For simple structures just one surveyor using an appropriate number of NVAs will be sufficient, but for larger sites and/or more complex or irregularly shaped structures, e.g. those with multiple elevations and/or roof slopes, more surveyors will be required.

On 8th January 2024 a thorough inspection of 10 Station Road was made by Andy Warren (Natural England bat licence No. 2015-16489-CLS-CLS), including the exterior and interior walls, roof coverings, roof voids, eaves, gables, window casements and door frames.

10x42 binoculars and a Fenix TK75 torch were used for the inaccessible/unreachable areas. On this occasion an endoscope was not used, as there were no crevices and cavities that could not be inspected with a torch or by use of binoculars from a ladder.

The result of the survey is detailed in Section 3.

3. RESULTS

3.1 Desk Study

In view of the small scale of the proposed works, the likely low impact on bats, and in line with current guidance on accessing and using biodiversity data (CIEEM, 2016), a detailed background data search was not carried out in this case.

However, within 2.0 km of 10 Station Road, the following development licence for bats was issued by Natural England:

- 2016-21208-EPS-MIT – 1.1 km due south in 2016 for Common Pipistrelle *Pipistrellus pipistrellus*.

Furthermore, personal observations of bats in the area over the last 15 years have included the following species: Common Pipistrelle, Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long-eared Bat, Noctule *Nyctalus noctula*, Whiskered/Brandt's and Serotine *Eptesicus serotinus*.

3.2 Location

Shrewley is a small village situated approximately 6.0 kilometres west-northwest of Warwick town centre. Station Road runs north-south off the B4439, with No. 10 located 265 m north of the railway line, at Ordnance Survey Grid Reference SP 22299 66676 (Appendix 1).

3.3 Site Description

The survey site comprised a detached two storey dwelling with a flat roofed garage to the north side and a sloping roofed single storey extension to the rear, west elevation (Figs. 1 and 2).



Figs. 1 & 2 Front and rear views of 10 Station Road

The house had front and rear gardens with close mown lawns, scattered trees and shrubs (Fig. 3 and ref. Fig. 1).



Figs. 3 Rear garden

The layout of the site is shown in the aerial photograph in Appendix 2.

3.4 Building Survey

3.4.1 Bats

The daytime inspection was carried out on 8th January 2024 commencing at 10:00. The weather conditions during the time of the survey were recorded and are presented in Table 1 below.

Parameter	Value
Temperature (°C)	10.5
Cloud cover (%)	100
Precipitation	None
Wind speed (Beaufort scale)	0

Table 1 Weather conditions during the diurnal survey

The roof of the house was covered by concrete tiles, these and the ridge tiles all tightly overlapping with none dislodged, missing or broken (Figs. 4 and 5).



Figs. 4 & 5 Concrete tiled roof of house

The tiles of the sloping roofed rear extension were similarly all tightly overlapping, with no gaps, and the lead flashing was tightly moulded (Figs. 6 and 7).



Figs. 6 & 7 Extension roof tight

Some small areas of mortar were missing from the verges of the house and rear extension, but the gaps were shallow and exposed and not suitable for bat roosting (Figs. 8 and 9).



Figs. 8 & 9 Verges of house (L) and extension (R)

The garage roof was flat and covered by tarred felt, this intact and untorn, whilst the edges of the roof were finished with plastic fascia boards, this tight to the walls (Figs. 10 and 11).



Figs. 10 & 11 Garage

The eaves and gable ends of the house and extension were closed with timber and plastic boxed soffits, these tightly fitting against the walls (Figs. 12 and 13).



Figs. 12 & 13 Closed eaves

The brickwork was sound throughout, whilst the window casements and door frames were all tightly fitting, with no gaps or cavities.

No signs of bat activity were found around the outside of the house.

Internally the roof void of the house was lined with tarred felt, this fully intact and only lightly cobwebbed. There was no light penetration and the void was clearly inaccessible to bats (Figs. 14 and 15).



Figs. 14 & 15 Roof void of house

A much smaller void lay above the rear extension, this heavily cobwebbed (Figs. 16 and 17). Again there was no light penetration and no access to bats.



Figs. 16 & 17 Roof void of extension

There was no roof void in the garage, and it was not suitable for bat roosting (Figs. 18 and 19).



Figs. 18 & 19 Interior of garage

No signs of bat occupation were found in the house or garage.

3.4.2 Other species

No old or in-use birds' nests were found in or on the house or garage.

There were no signs of Badger activity in the garden, and no evidence of other protected species such as reptiles and amphibians.

4. CONCLUSIONS AND RECOMMENDATIONS

Bats tend to be seasonal visitors to properties, and are not usually in occupation all year round. The females normally form maternity colonies during May or June and then leave for adjacent trees and/or woodland during July or August once the young bats are able to fly and become independent. Here they will spend the winter months in hibernation before returning to the house or barn the following spring.

Male bats generally live alone and have a number of favoured roosts. During the summer they visit each of these for a few days at a time, before moving to their chosen hibernation site in mid-late October. Different species have different habits, but this seasonal movement is common to all.

Bats choose their roosts carefully. During the summer they look for sites which are warmed by the sun, and as a result are most often found on the south and western side of buildings.

Pipistrelles, our smallest and commonest bats, prefer to roost in very confined spaces around the outside of buildings, typical places being behind hanging tiles, weather boarding, soffit, barge and eave boarding, between roof felt and roof tiles or in cavity walls.

As such they can be difficult to find, so the suitability for roosting was also assessed.

This was considered to be negligible, as there were no suitable gaps under roof tiles, and the mortar gaps at the verges were too shallow and exposed to be used by roosting bats.

Another bat frequently encountered in buildings is the Brown Long-eared. This is also a common species, but unlike pipistrelles, they prefer the dry, warm space of the loft or roof void, and can often be found hanging from roof timbers, especially rafters and the ridge board next to chimney breasts.

No signs of Brown Long-eared Bat activity were found, nor indeed signs of other species which are commonly found in roof spaces, and the interior of the house was considered inaccessible to bats.

At the time of the survey 10 Station Road was not identified as a bat roost or hibernation site, and as such no further surveys or mitigation measures are required.

*

No old or in-use birds' nests were found in or on the buildings.

There were no signs of Badger activity in the garden, and no evidence of other protected species such as reptiles and amphibians.

5. REFERENCES

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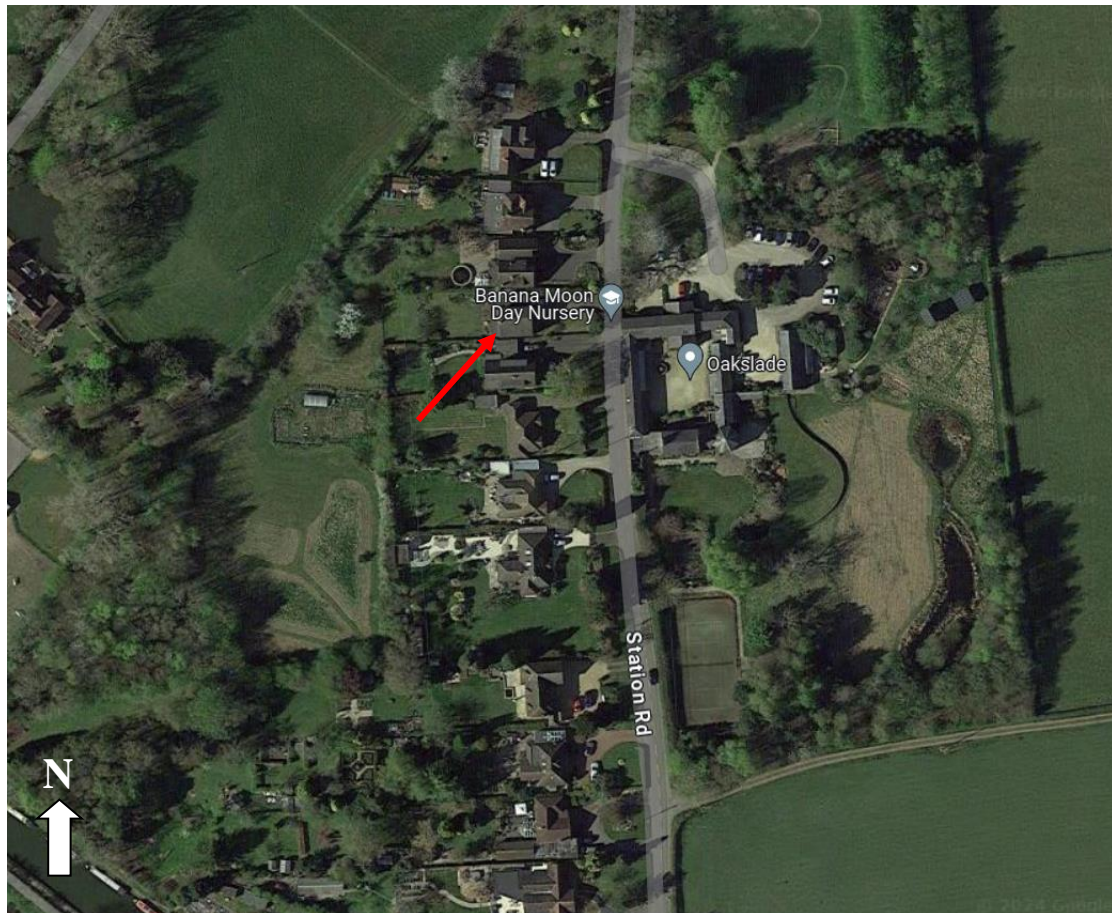
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APPENDICES

Appendix 1: Location plan

Appendix 2: Site layout

Appendix 1: Location plan



10 Station Road, Shrewley

Appendix 2: Site layout



10 Station Road

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