

ASTUTE ECOLOGY

Ecological Consultants

PRELIMINARY ROOST ASSESSMENT

55 WESTHORPE, SOUTHWELL, NG25 0NE

Report Reference: AE24.101
January 2024

Client:	Mr & Mrs Dunne	
Site:	55 Westhorpe, Southwell, NG25 0NE	
Grid Ref:	SK 69035 53646	
Report Ref:	AE24.101	
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1 Summary

- Astute Ecology were commissioned by Mr & Mrs Dunne to undertake a Preliminary Bat Roost Assessment pertaining to a residential building located at 55 Westhorpe, Southwell, NG25 0NE. The purpose of this assessment was to identify the suitability of the building on site to support bats, identify any evidence of bats having used or using the building, and to identify key ecological constraints to the proposed development. The survey was undertaken on the 11th January 2024.
- The building was assessed to hold a minimum of Low Potential to support roosting bats. Areas of roosting potential will be impacted and/or lost during the proposed works to the building. As it is not possible to conclude during a daytime assessment that bats are not using potential roost features identified on/within the building, further survey will be required to confirm if bats (what species, number, type of roost etc) are actively using the building or not before works can continue (to prevent any potential infringement of the law and direct impacts to bats and their roosts).
- The further survey must comprise a minimum of:
 - 1 x Bat Dusk Emergence surveys including the use of night vision aids covering potential roost features on the building.
- The dusk emergence survey can only take place between **May and August** in suitable weather conditions in accordance with Bat Conservation Trust (2014) and Natural England Guidelines. As bats are a material consideration at planning, these surveys are usually required before planning permission can be granted.
- In the event no bats are found during the further surveys, the application will be able to proceed without the requirement of a derogation licence.
- In the event bats are found, further roost characterisation surveys will be required.
- Data from these further survey/s is a prerequisite for a European Protected Species derogation licence application, which can allow the development to proceed legally whilst maintaining the favourable conservation status of UK bats.
- It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally, or recklessly disturb a bat, or intentionally kill, injure, or take any bat.
- The building on site was assessed to have potential to support common nesting birds. Therefore, proposed works to the building should be preceded by a check for nesting birds (within 24 hours prior to the commencement of works) to avoid infringing on legislation which protects all nesting birds.

2 Introduction

- 2.1 Astute Ecology were commissioned by Mr & Mrs Dunne to undertake a Preliminary Bat Roost Assessment pertaining to a residential building located at 55 Westhorpe, Southwell, NG25 0NE. The purpose of this assessment was to identify the suitability of the building on site to support bats, identify any evidence of bats having used or using the building, and to identify key ecological constraints to the proposed development. An assessment for nesting birds is included as per standard industry guidelines.
- 2.2 The survey pertains to a two storey (extended bungalow) detached building (See Appendix 4 for plans) located within a semi-rural area bounded by gardens with scattered trees, agricultural land and strips of woodland within the local area.
- 2.3 It is understood that the development proposals include an extension and external modifications such as re-roofing and new soffits.
- 2.4 The legislation relevant to protected species within the United Kingdom is summarised within Appendix 2.
- 2.5 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Astute Ecology. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Desk Study

Data regarding any known statutory or non-statutory sites and priority habitats in addition to any bat European Protected Species License (EPSL) application records within 2km of the site were searched for using The Multi-Agency Geographic Information for the Countryside (MAGIC Maps).

3.2 Surveyors

Survey undertaken by Andrew Bird BSc. (Hons.) Senior Ecologist of Astute Ecology Ltd., Natural England WML-A34 - Level 2 Bat Licence Number:2018-37905-CLS-CLS.

3.3 Reporting

This report was prepared in accordance with the Chartered Institute of Ecology and Environmental Management; *Guidelines on Ecological Report Writing* CIEEM (2017).

3.4 Survey Conditions

The survey was undertaken at 11:00 on the on the 11th November 2024.

The ambient temperature was recorded as 5°C, with 7/8 cloud cover and good visibility.

3.5 Protected Species

3.5.1 Roosting Bats

Structures on site were assessed for their suitability to support roosting bats in accordance with Collins (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (4th edition), Bat Conservation Trust, London. During the external and internal assessment of the structure, features including suitable enclosed spaces such as slipped or missing roof tiles, gaps and cracks in brickwork, enclosed roof voids, gaps along ridge rafters and joints in roof beams were assessed to evaluate the potential suitability of the structure to support roosting bats. Evidence of bat presence was also searched for including feeding remains, bat droppings and staining around potential access points. Bats often use different roosting sites at different times of the year, and the absence of evidence does not always equate to the absence, or lower suitability of a structure to support a bat roost. The potential suitability of each structure was categorised following Collins (2023), and the resulting survey effort to establish confidence in a result is summarised within Appendix 2.

3.5.2 **Foraging and Commuting bats**

Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats and provides information on the likeness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration. The suitability of the sites commuting, and foraging habitat was assessed and evaluated against the proposed impacts to the site to allow categorisation of the habitat (See Appendix 2).

3.5.3 **Breeding Birds**

The building to be impacted from the proposed development was the subject of a search for evidence of breeding birds, active or previously used nests including the recording of any droppings, feathers, pellets (barn owl), down and chick remains. Following standard techniques, as recommended within Gilbert, Gibbons, and Evans (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393) and Shawyer (2011) *Barn Owl (Tyto alba) Survey Methodology and Techniques for use in Ecological Assessment: Developing Best Practice in Survey and Reporting*, IEEM, Winchester.

3.6 **Limitations**

It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected and notable species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats, known distribution of the species in the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.

3.7 **Report Lifespan**

Given the transient nature of the subject we would consider the survey results contained to be accurate for 12 months.

4 Results

4.1 Desk Study Results

4.1.1 Designated Sites

No Statutory Designated sites were recorded within 2km of the site.

4.1.2 Priority Habitat

No Priority Habitat was recorded on site or directly adjacent to the site. Priority Habitat in the form of Deciduous Woodland (National Forestry inventory 2020) was recorded adjacent 275m from the site (Appendix 3).

4.1.3 Species Records

No bat European Protected Species Licence (EPSL) applications were recorded within 2km of the site.

4.2 Protected Species Results

4.2.1 Roosting Bats

- The building was assessed to hold a minimum of **Low Potential** to support common crevice dwelling roosting bats evidenced by a number of potential roost features (PRFs).
- An assessment of the building's features and inspection are described below. Associated photographs can be found within Section 4.3.

4.2.2 Bat Building Assessment

- *Areas of Potential:*
 - Rear roof aspect tile has single area of gappy tile.
 - Rear elevations hanging tiles have low number of slight gappy tiles
 - Gap running along soffit on eastern elevation suitable for common crevice dwelling species
 - Soffit broken/hole on rear left corner providing potential access
 - Internal roofs feature bitumen lining which could support roost between lining and roof tiles where access permits externally
 - Small round hole in wall on side of house
 - Small gap on verge west elevation.
- *Areas of lacking potential / evidence:*
 - No evidence of roosts in roof spaces – two roof spaces were inspected: Front left of house roof space: heavy cobwebbing with lined bitumen, no evidence. A main loft roof space over the top floor – no evidence, bitumen lining, 2-3 mouse droppings noted.
 - Rear roof verges and ridge tiles lacking any obvious PRF.
 - Hanging tiles on rear right side not gappy
 - Front roof has two tiles slight gap and potential gap under tile above roof valley
 - Western elevation soffits all tight against wall.
 - Gap under lean too at side of house but heavily cobwebbed and highly unlikely to be used.
- *Summary:*
 - No evidence of bats recorded internally or externally (note to avoid impacts to potential roosts and bats, PRF's cannot be inspected by means of a destructive search).
 - Due to the buildings location, age, number and type of PRF's, overall the building has a minimum of 'Low Potential' to actively support crevice dwelling bats within the PRF's identified.

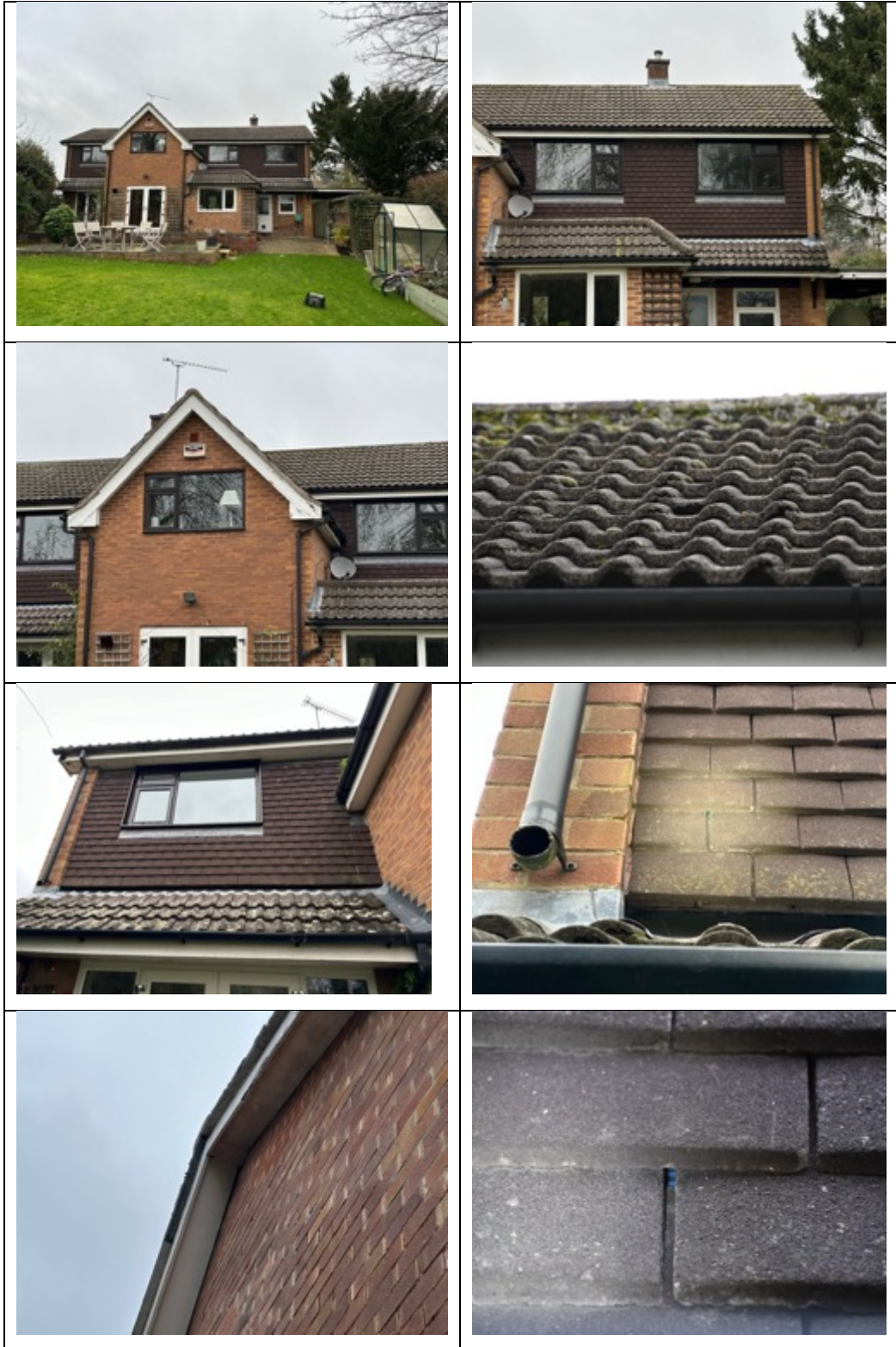
4.2.2 **Foraging and Commuting Habitat for Bats**

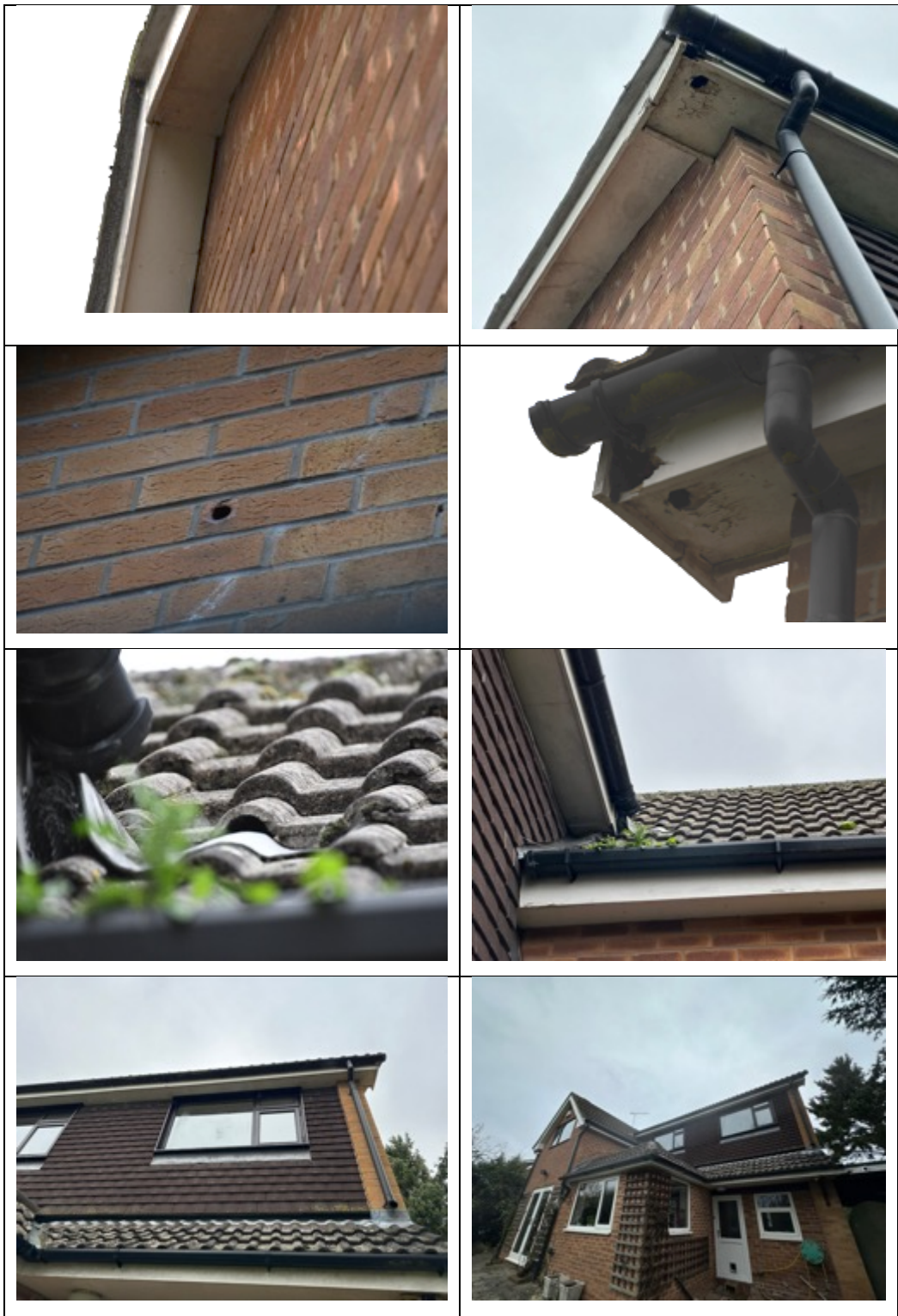
The building is located within a semi-rural area adjacent to associated garden areas with scattered trees, grassland and broadleaved woodland within the local area. The local area is likely to be of value to foraging bats.

4.2.3 **Breeding Birds**

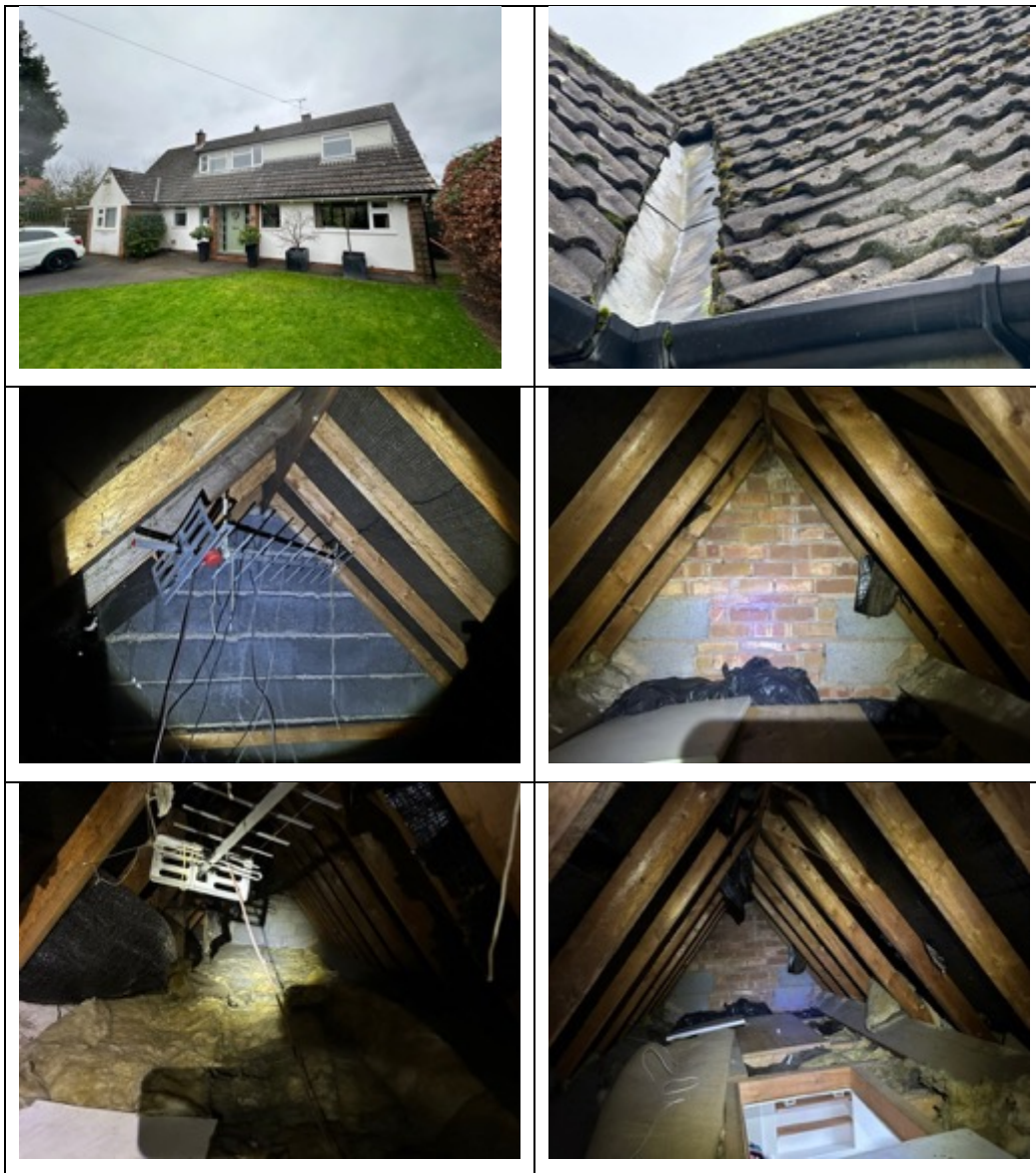
No recent or active evidence of previous nesting birds was found within or on the building, however many of the features identified as potential for roosting bats are also of potential to common nesting birds species.

4.3 Site Photographs









5 Evaluation and Recommendations

5.1 Desk Study Impacts

The proposed development site is not designated for its wildlife interest at an international or national level. There will be no impacts to designated sites within 2km as a result of the proposed development due to the works being contained within the site boundaries, there being no direct ecological connection to any statutory sites, and there being no significant change of use.

5.2 Roosting bats

5.2.1 Impacts

- The building was assessed to hold a minimum of Low Potential to support roosting bats. It is not possible to conclude during a daytime preliminary survey if bats are actively or seasonally using the potential roost features present.
- Areas which have potential to support bat roosts will be impacted/lost during the proposed works. Therefore, without further survey to prove likely absence of roosting bats within the building, there is a potential risk of direct harm to legally protected roosting bats and their habitats during the proposed/current roof works.

5.2.2 Recommendations

- To avoid a potential breach of legislation and negative impacts to bats, in accordance with bat conservation trust and Natural England guidelines, it is recommended that a minimum of 1x bat dusk emergence including the use of night vision aids is undertaken on the building between May and August.
- In the event bats are found, further roost characterisation surveys will be required. Data from the further surveys is a prerequisite for a European Protected Species derogation licence application (should bats be present), which can allow the development to proceed legally whilst maintaining the favourable conservation status of UK bats.
- In the event no bats are found during the further surveys, the application will be able to proceed without the requirement of a derogation Licence.
- All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2010 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally, or recklessly disturb a bat, or intentionally kill, injure, or take any bat.

5.3 Foraging and Commuting Bats

5.3.1 Impacts

- Direct Impacts to foraging and commuting bats as a result of the proposed works are considered to be negligible.
- There is a risk of indirect impacts to potential foraging and commuting bats within the area from any new lighting. The further presence/absence surveys required at this site will likely help to inform this section.

5.3.2 Recommendations

- To avoid any potential indirect impacts to potential foraging and commuting bats, the following lighting scheme is recommended:
- Where any new lighting is used on site, they should avoid light spill and be:
 - Fully shielded (enclosed in full glass cut-off fittings)
 - Directed downwards (mounted horizontally to the ground and not tilted upwards)
 - Switched on only when needed (no dusk to dawn lamps)
 - White light low energy lamps (Philips Cosmopolis or fluorescent) and not orange or pink sodium sources.

5.4 Breeding Birds

5.4.1 Impacts

- The building was assessed to hold potential for breeding birds. Therefore, there is a risk of negative impacts such as disturbance, injury, or death to nesting birds and their young should they be present during works.

5.4.2 Recommendations

- If proposed works are to be undertaken during the breeding bird season (March to August inclusive), then they should be preceded by a check for nesting birds (within 24 hours prior to commencement of works) to avoid infringing legislation which protects all nesting birds.
- Any potential clearance of vegetation should be undertaken outside of the breeding bird season (March to August inclusive), **or** (if undertaken during the breeding season) be preceded by a check for nesting birds (within 24 hours prior to commencement of works).
- In the event, that breeding birds are found to be using any of the buildings or habitats on site, no work should be undertaken within 5m of the breeding bird nest and a 5m

buffer shall be maintained until the young have fledged and the adult birds are no longer using the nests.

- All wild birds, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure, or take any wild bird whilst nesting, or take, damage or destroy the nest of any such bird while in use or being built.

Appendix 1. References

- Barn Owl Trust (2012). *Barn Owl conservation handbook : a comprehensive guide for ecologists, surveyors, land managers and ornithologists*. Exeter: Pelagic Publishing.
- BCT & ILP (2023). *Guidance Note 08/23 Bats and artificial lighting in the UK*. Bats and the Built Environment series
- BSI Standards Limited (2013). BS42020:2013 Biodiversity: Code of practice for planning and development
- CIEEM (2017). *Guidelines for preliminary ecological appraisal, 2nd edition*. Chartered institute of Ecology and Environmental management, Winchester
- Collins, J. (ed.) (2023). *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.
- Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.
- Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3rd Edition). Joint Nature Conservation Committee.
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Appendix 2. Legislation, Guidance and Methodology

Roosting Bats

All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2010 (as amended).

It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Areas of concern; can be encountered in many types of structure and care should therefore be taken when undertaking maintenance or demolition of suitable structures and trees.

Site assessments of buildings, commuting and foraging habitat and trees are undertaken in accordance with:

Collins (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (4th edition), Bat Conservation Trust, London.

Preliminary Ecological Surveys look for evidence of bat presence such as feeding remains, bat droppings, roosting individuals and staining around potential access points.

The suitability of site features was also assessed because absence of bat evidence, is not confirmation of a negative result. Within buildings these features include suitable enclosed spaces such as slipped or missing roof tiles, gaps and cracks in brickwork, enclosed roof voids, accessibility into wall spaces, gaps along ridge rafters, joints in roof beams and the presence of suitable soffits and fascia's.

Within tree features searched for include; natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, hollows, and dense cover of ivy over the tree.

If evidence is found, or a building supports features conducive to supporting roosting bats then further presence / absence bat surveys and/or roost characterisation surveys are recommended.

The following tables are only to be used as a basic indication as to how potential is judged. They are not to be used as a complete definitive source of guidance. The final result is based upon the surveyor's professional opinion, experience and knowledge from various in depth sources.

Category	Description of roosting habitat	Number of presence / absence surveys required
No Potential	The building is wholly unsuitable for a bat roost.	None
Negligible Potential	Suitable cavities may exist but these are open to wind, rain or disturbance.	None
Low Potential	This category describes a structure with one or more potential roost sites that could be used by individual bats opportunistically, that less than ideal in some way. For example, the feature may be subject to intermittent disturbance, and does not provide enough shelter, conditions* space and/or suitable surrounding habitat (e.g. unlikely to support a maternity or hibernation roost). This category described a tree of sufficient size and age to support rooting bats, but with	One survey between May and August

	no features observed from the ground, or the features only have a limited potential to support roosting bats.	Trees – No further surveys required
Moderate Potential	<p>This category describes a structure or tree considered to have one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but are unlikely to support a roost of high conservation status (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed)</p> <p>Features considered to have adequate potential would include cavities of appropriate dimensions that are generally free from disturbance and free from fluctuations in the weather.</p>	<p>Two surveys between May and September (with at least one survey undertaken between May and August)</p> <p>One Dusk emergence and One Dawn re-entry survey to be ideally undertaken at least two weeks apart.</p>
High Potential	A structure or tree 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.	<p>Three surveys between May and September (with at least two surveys undertaken between May and August)</p> <p>One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn.</p> <p>The surveys should ideally be undertaken at least two weeks apart.</p>
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	<p>Three surveys between May and September (with at least two surveys undertaken between May and August)</p> <p>One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn.</p> <p>The surveys should be undertaken at least two weeks apart.</p>

If bats are discovered emerging or re-entering any structure, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information for roost characterisation can be collected to advise the planning application or EPS development license.

Foraging and Commuting bats

Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats, and provides information on the likeness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration.

Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins (2016). The following tables are only to be used as a basic indication as to how potential is judged. They are not to be used as a complete definitive source of guidance. The final result is based upon the surveyors' professional opinion, experience and knowledge from various in-depth sources.

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Potential	Negligible habitat features on site likely to be used by commuting or foraging bats.	None
Low Potential	<p>Habitat which could be used by low numbers of commuting bats such as an isolated hedgerow with gaps, or an unvegetated stream unconnected to suitable habitat in the wider environment.</p> <p>Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.</p>	<p>Transect /spot count/ timed search survey: One survey visit per season: Spring- April/ May Summer- June/July/ Aug Autumn – Sept/ Oct In weather conditions conducive to finding bats</p> <p>AND</p> <p>Static automated surveys: One location per transect, over a five-night period, per season: Spring- April/ May Summer- June/July/ Aug Autumn – Sept/ Oct In weather conditions conducive to finding bats</p> <p><i>Further surveys may be required if surveys reveal higher activity than predicted from habitat alone</i></p>
Moderate Potential	<p>Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens.</p> <p>Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.</p>	<p>Transect /spot count/ timed search survey</p> <p>One survey visit per month (April to October) In weather conditions conducive to finding bats</p> <p>At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period.</p>

		<p>AND</p> <p>Static automated surveys: Two locations per transect, over a five-night period, per month (April to October) In weather conditions conducive to finding bats</p>
High Potential	<p>Continuous, High-quality habitat that is well connected to the wider landscape which is considered to be highly conducive to commuting bats including river valleys, stream, hedgerows, and woodland edge</p> <p>High-quality habitat that is well connected to the wider landscape, that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourses, and grazed parkland.</p> <p>Site is close to and connected to known roosts.</p>	<p>Transect /spot count/ timed search survey Up to two survey visit per month (April to October) In weather conditions conducive to finding bats</p> <p>At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period.</p> <p>AND</p> <p>Static automated surveys: Three locations per transect, over a five-night period, per month (April to October) In weather conditions conducive to finding bats</p>

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

The bird breeding season is typically accepted to start in February and continue through until August, however breeding birds can be found all year round depending on the given species and climatic conditions.

A sites' habitat composition, locality, association to designated sites as well as current usage and management are all considered in the decision as to whether further bird-related surveys are required. In addition, surveys may be recommended based on incidental bird records collected during a Preliminary Ecological Appraisal, species identified within an ecological data search or target species listed within a local biodiversity action plan.

Bird surveys are carried out in accordance with:
Gilbert, Gibbons, and Evans (1998) *Bird Monitoring Methods*, RSPB.

Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981 which affords them protection against disturbance whilst nesting. Specifically, under Part 1, Section 1 (5) it is an offence to intentionally or recklessly:

- Disturb any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young.
- Disturb dependent young of such a bird.

Ecological Enhancement

In March 2012 the Department for Communities and Local Government published the National Planning Policy Framework. This sets out planning policies on protection of biodiversity through the planning system. The document states - *opportunities to incorporate biodiversity in and around developments should be encouraged.*

Usually when reviewing how ecological enhancements can be implemented the Local Biodiversity Action Plan for the area is considered.

For new buildings guidance such as in the following will be used:

Williams (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*, Riba Publishing.

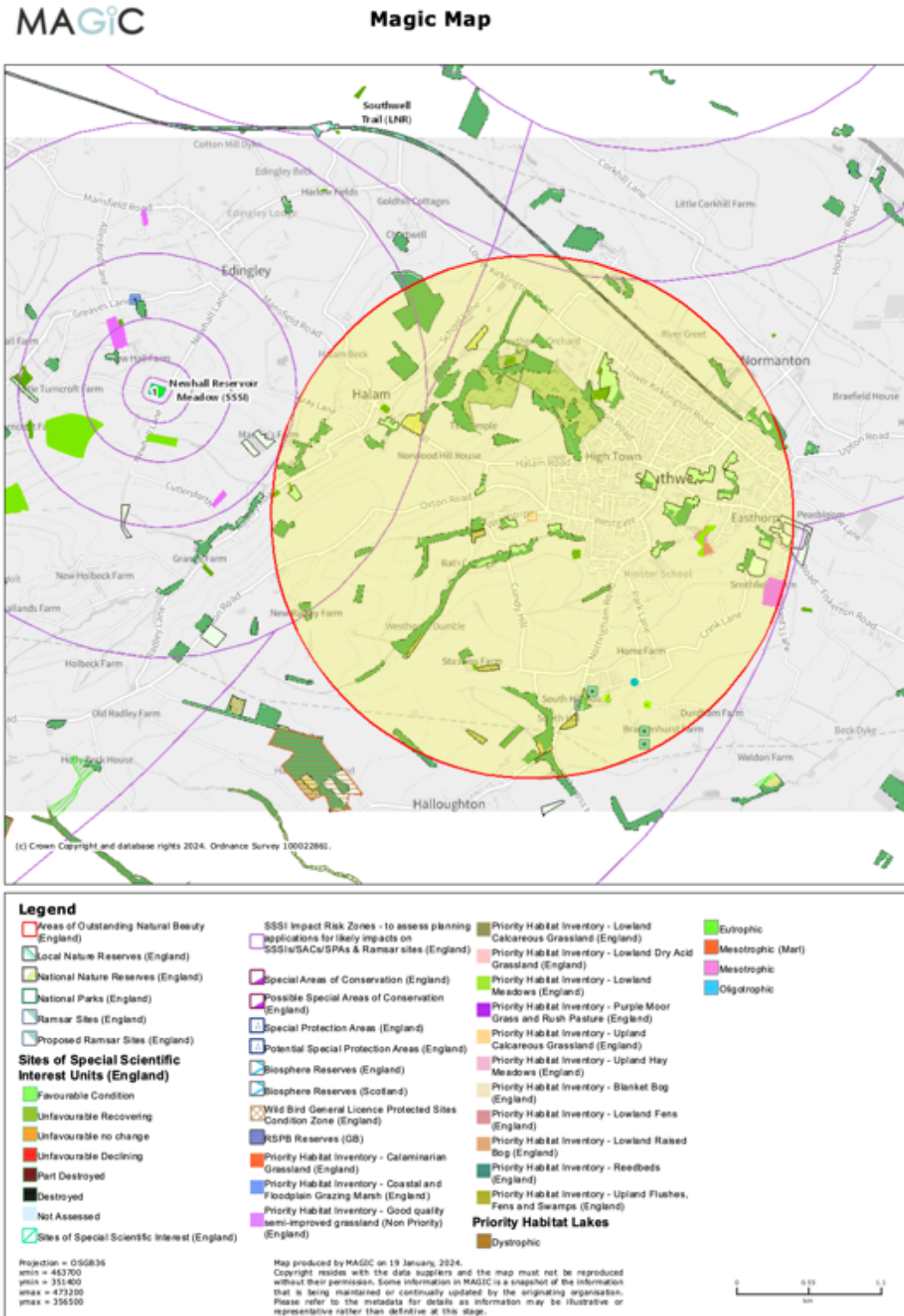
Designated Protected Areas

Designated areas are Sites of Special Scientific Interest (SSSI) while others have been designated as having European protection status. Local authorities can also designate areas for nature conservation and in doing so may impose local authority byelaws to support local nature conservation objectives.


European designated status includes Special Protection Areas (SPAs) that preserve areas for birds and Special Areas of Conservation (SACs) which provides protection for habitats and the species which these habitats supports. Laws stipulate that SSSIs, SPAs and SACs have to be maintained in a 'favourable condition' which requires efforts to preventing any potential impacts to these sites.

Information of Designated Protected Areas is received through Ecological Data Searches and Magic Map searches.

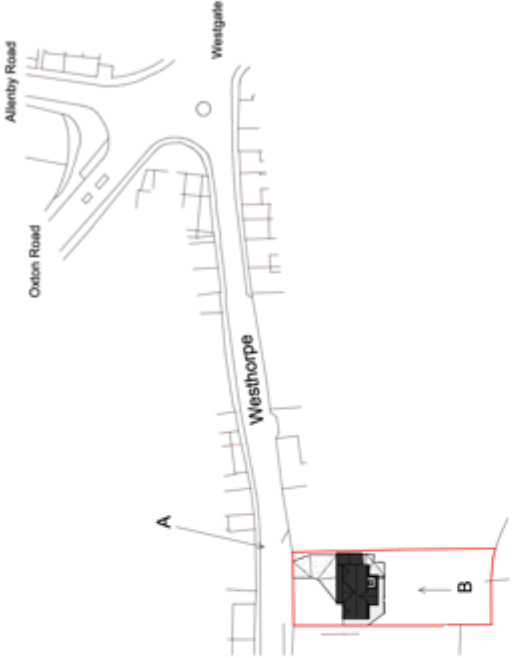
Appendix 3. Magic Maps



Appendix 4. Plans




Proposed Block Plan
1:500




Proposed Block Plan
1:500

A View of existing front facade where eaves will be raised.

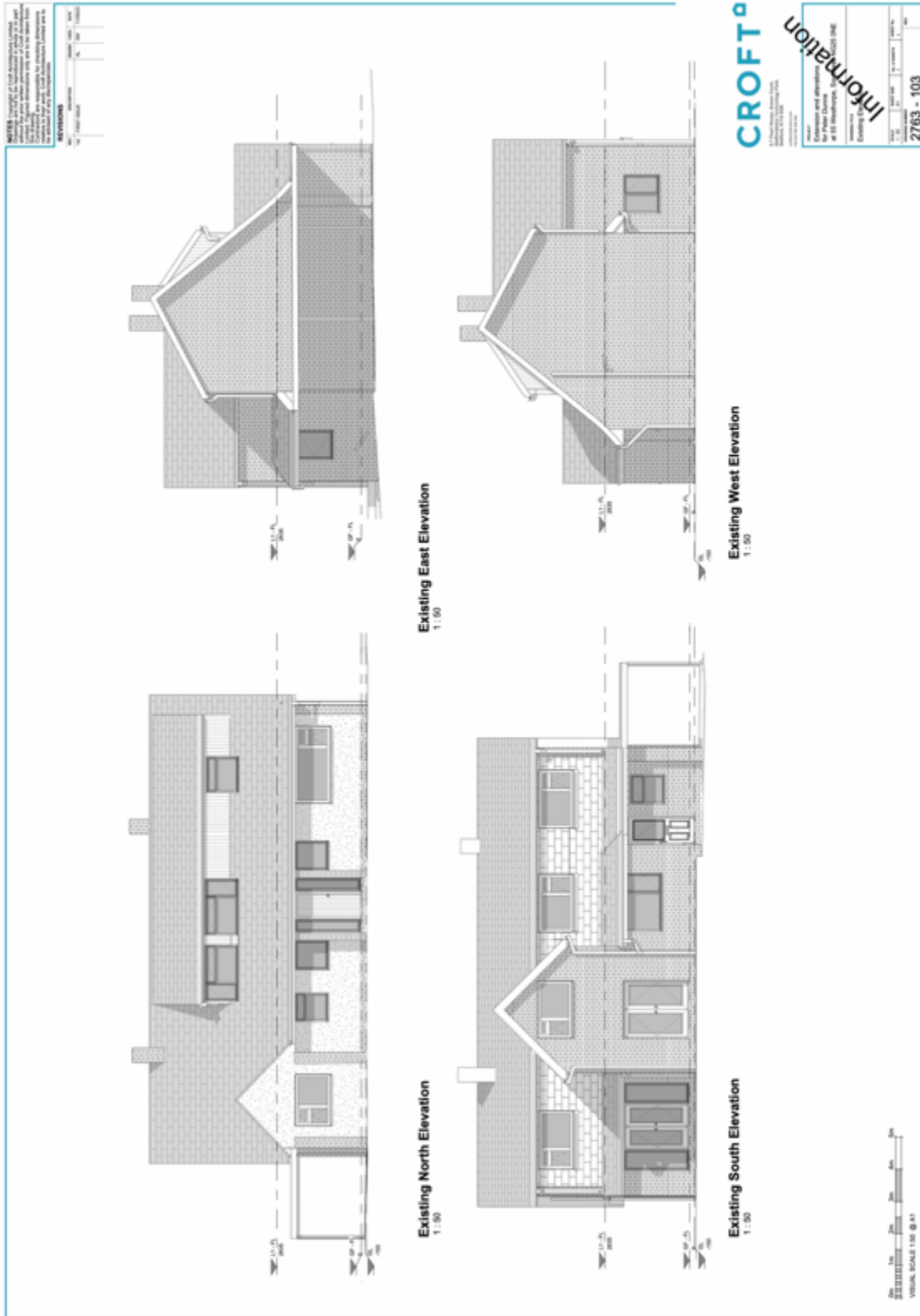


B View of rear front facade where patio doors will be added.



NOTES: CROFT's work is based on the information provided to it by the client. The client is responsible for the accuracy and completeness of the information provided. CROFT is not responsible for any errors or omissions in the information provided. CROFT is not responsible for any damage to property or persons arising from the use of the information provided.

CROFT	
www.croft.co.uk	
Enquiries and alterations to this plan should be made to: 41 St Westhorpe, Southwell NG22 0NE	
PLANNING	
Photographs of Existing Property and	
2763 - 307	
1:500	10/2023





Appendix 5. Site Location



