



ROAVR | GROUP

Project: 24_PRA_02_56
Site: 3 England Crescent, Leamington Spa, CV31 3JH
Client: Justin Cunningham



Project Number:	24_PRA_02_56
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	3 England Crescent, Leamington Spa, CV31 3JH

Role:	Name:	Position:	Date:
Surveyor	Connor Harmsworth	Field Ecological Consultant	12/03/2024
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Revision History		
Date:	Version number:	Summary of changes:
18/03/2024	1.0	First Draft
18/03/2024	1.0	First Issue

Summary:

1. ROAVR Group were appointed by Justin Cunningham to undertake a preliminary roost assessment survey and report at 3 England Crescent.
2. It is proposed to redevelop the site with the renovation of the existing dwelling which requires alterations to the roof space. Warwick District Council as the Local Planning Authority have requested a PRA due to the alterations to the roof and the proximity to suitable foraging habitat.
3. Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 21st March 2024, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.
4. A site survey was carried out by Connor Harmsworth on the 12th March 2024 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Connor has 4-years continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.
5. 3 England Crescent, Leamington Spa, CV31 3JH is a two storey semi-detached property most likely of 1900's origin. The building is set in a residential street surrounded by hard standing with a small area of modified grassland and vegetated garden to the rear.
6. An internal and external examination discovered no known potential roosting features. No known evidence of bats was seen within the void space. The building was assessed as holding **negligible suitability** for roosting bats.
7. Located close to the Grand Union Canal (116m to the north of the site) and bordered by residential properties with attached private gardens as well as Fords Fields 200m to the west there is the moderate potential for foraging bats to sporadically and opportunistically utilise the site through the adjacent linking gardens. Eight EPSM licences have been granted within 2km of the site for Soprano Pipistrelle (*Pipistrellus pygmaeus*), Common Pipistrelle (*Pipistrellus pipistrellus*) and Daubetons bat (*Myotis daubentonii*).
8. No further survey work is recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

9. With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database, and NBN Atlas.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 3 England Crescent, Leamington Spa, CV31 3JH.
- 1.2 The survey was comprised of a desktop study, which was undertaken in March 2024 and a site survey, which was carried out by Connor Harmsworth on the 12th March 2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 285.7 sq metres and is centred on grid reference 'SP 3142 6503'.
- 1.7 The site is situated in the Warwick District Council control area. The site is located 1.35 km to the west of the centre of Royal Leamington Spa and 400m to the south west of Leamington Spa train station.
- 1.8 The site is a semi-detached residential dwelling house located in a residential area surrounded by similar properties with small vegetated rear gardens.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the construction of a extension and general improvements as shown on drawing 'Proposed Plans and Elevations MRA640-002b' provided to me for inspection in February 2024.

POLICY AND LEGISLATION

- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.

SCOPE OF WORKS

1.11 The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building;
- Identify potential access/egress points for bat species;
- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).



Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZOI) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

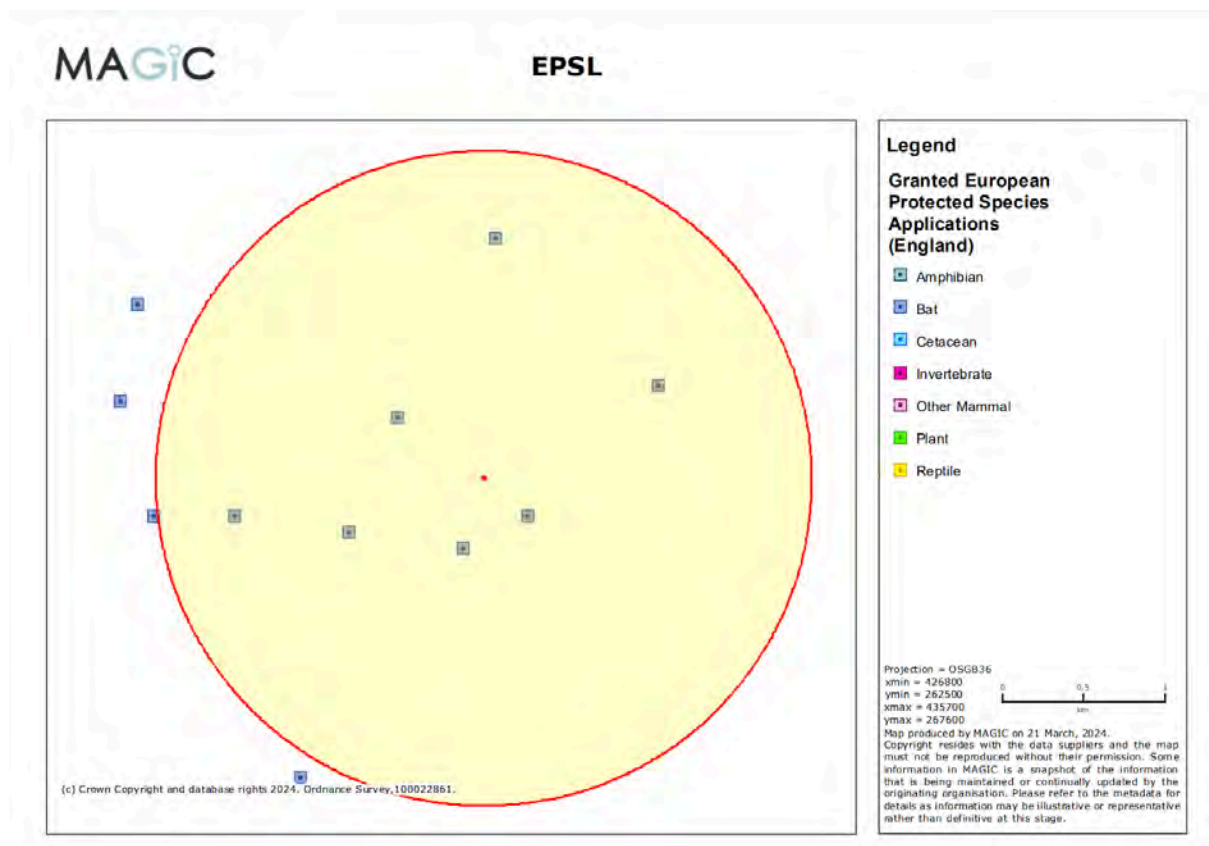


Figure 2 - EP SL licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
2020-50752-EPS-MIT	23/02/2021 - 1.3 km northeast	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)
EPSM2013-5714	01/04/2016 - 0.4 km south	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>)
EPSM2012-5054	31/07/2015 - 0.6 km northwest	Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) and Daubetons bat (<i>Myotis daubentonii</i>).
2018-37035-EPS-MIT	08/10/2018 - 1km southwest	Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)
2018-37035-EPS-MIT-1	19/12/2018 - 1km southwest	Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)
2014-2713-EPS-MIT	02/09/2019 - 0.3 km southeast	Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)
2014-2713-EPS-MIT-1	14/03/2016 - 0.3 km southeast	Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)
2014-3570-EPS-MIT	30/11/2016 - 1.6 km west	Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2023).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) Assessment, was undertaken by Connor Harmsworth on the 12th March 2024. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	<p>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).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.</p>	<p>Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat).</p> <p>Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	<p>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.</p>
High	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	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats.

	<p>due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.</p>	<p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.</p> <p>Site is close to and connected to known roosts.</p>
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Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

<i>Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)</i>		
<i>PRFs formed by disease and decay</i>	<i>PRFs formed by damage</i>	<i>PRFs formed by association</i>
<ul style="list-style-type: none"> ● Woodpecker holes ● Squirrel holes ● Knot holes ● Pruning cuts ● Tear outs ● Wounds ● Cankers ● Compression forks ● Butt rots 	<ul style="list-style-type: none"> ● Lighting strikes ● Hazard beams ● Subsidence ● Cracks ● Shearing cracks ● Transverse snaps ● Welds ● Lifting bark ● Desiccation ● Fissures ● Frost cracks 	<ul style="list-style-type: none"> ● Fluting ● Ivy

<i>Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. reproduced from Table 6.6. (Collins, 2023.)</i>	
<i>Suitability</i>	<i>Description</i>
NONE	<i>Either no PRFs in the tree or highly unlikely to be any</i>
FAR	<i>Further assessment required to establish if PRFs are present in the tree</i>
PRF	<i>A tree with at least one PRF present</i>

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12 months inline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 2km of the site including common pipistrelle (*Pipistrellus pipistrellus*); Daubenton's bat (*Myotis daubentonii*); and soprano pipistrelle (*Pipistrellus pygmaeus*). In order to obtain this information, a record search was undertaken on the 21st March 2024 using DEFRA's MAGIC Database.
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.
- 3.4 All bat species are also a Local Biodiversity Action Plan priority species. The Warwick District Local Plan 2017-2029 provides advice on the design of development proposals and reference should be made to Section 5 'Natural Environment' and its policies 'NE2 Protecting Designated Biodiversity and Geodiversity Assets' and 'NE3 Biodiversity'.

SITE DESIGNATIONS

3.5 There are four designated sites within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes.
LEAM VALLEY LNR	SP 3243 6584	41.8	1.2 km	Flood meadows, marsh, woodland and dry grassland in the Leam Valley. The site has a variety of plants and animals including butterflies and birds. Birds such as meadow pipits, skylarks and barn owls are increasing because of changes to grassland mowing. The river attracts dragonflies and damselflies including banded demoiselle and white legged damselfly. Kingfishers are regularly seen.
WELCHES MEADOW LNR	SP 3248 6570	6.66	1.2 km	The site has wetland areas and supports birds, dragonflies and butterflies.
SSSI Impact Risk Zones	SP 3262 6361	NA	1.7 km	Consultation with Natural England is not required as the proposal does not fall within Airports, helipads and other aviation proposals.
Green Belt (England)	SP 3292 6591	20543.88 59	1.8 km	The site falls within the Birmingham Area Greenbelt.

*Data from DEFRA MAGIC.

LOCAL HABITAT

3.6 The entire site is a residential site and is not located within any known priority habitats. B1 is a semi-detached residential property accessed of the public highway. There is a small area of vegetated garden to the rear (east) of B1. The garden contains a small area of overgrown modified grassland with a sward height of 500mm and dense Laurel bushes (*Prunus laurocerasus*) running along the eastern perimeter.

HISTORICAL SPECIES RECORDS

3.7 Records for bats are present within 2km of the site, including records for Common Pipistrelle (*Pipistrellus pipistrellus*); Daubenton's Bat (*Myotis daubentonii*), Leisler's Bat (*Nyctalus leisleri*), Brown Long-eared Bat (*Plecotus auritus*), Noctule Bat (*Nyctalus noctula*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*). These records were obtained through a search of NBN Atlas on the 21st March 2024.

4 Site Survey

4.1 The site survey was undertaken by Connor Harmsworth on the 12th March 2024. The survey was undertaken during sunny conditions with an air temperature of 10°C and light winds with light precipitation.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains and feeding remains. The void was well lit and no artificial light was required.

In terms of limitations of this survey, the access was good with the loft void being accessed via a pre-installed loft ladder. The loft void was lined with damp course lining which was ripped in most areas, a full and thorough inspection was carried out.

Building B1:

3 England Crescent, Leamington Spa, CV31 3JH, is a semi-detached 2 storey residential dwelling situated to the west of Royal Leamington Spa. The surrounding area is predominantly urban with good foraging opportunities to all cardinal points. These opportunities include vegetated residential gardens and more significantly, Ford's Fields located 200m to the west of the site which contains pockets of grassland, shrubs and trees.

B1 was built between 1900-1929. The house is made of brick with a plastic fascia and clay roof tiles. A single storey flat roof utility area lays to the south of B1 and is attached (no void spaces).

No 3 has been lived in for a significant amount of time, with moderate levels of disturbance.

There was no known evidence of bats found during the internal inspection, including: staining, feed remains or droppings.

The void space covers most of the floor plan of B1.

Field Results:

External	Feature of value to bats	Notes
External Stonework	None.	All in good condition.
Window/Door Frames	None.	Well sealed and in good condition.
Eaves Coverings	None.	Well sealed and in good condition.
Roof Coverings	None.	Well sealed and in good condition.
Internal	Feature of value to bats	Notes
Membrane Coverings	Low	Damp course lining, with rips on all elevations.
Roof Void Floor Covering	None.	Ceiling level insulation present.
Protruding Daylight	None.	NA
Evidence From Bats	None.	NA
Restrictions	None.	NA

FORAGING & CONNECTIVITY

The building is based in a residential street, the surrounding landscape does provide extensive foraging and commuting habitats including vegetated residential gardens to the north, south, east and west of the site. Fords Field to the west provides pockets of tree cover, scrub and grassland that could be utilised for foraging in calm weather conditions.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the north of the site, along the south of the Grand Union Canal). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the linear feature of mature trees to the north are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

Number 3 is situated 1.3 km to the west of Royal Leamington Spa and located in England Crescent which is a residential street surrounded by similar style properties with a mix of vegetated gardens and scattered introduced shrubs and trees.

The wider landscape consists of a mixture of similar residential properties and open parks containing pockets of deciduous woodland, grassland and shrubs.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of 3 England Crescent, Leamington Spa, CV31 3JH. The external inspection noted no potential roosting features. The site has good connectivity to good foraging habitat to the west at the Fords Fields via vegetated gardens.
- 5.3 There was no known evidence of bats utilising the property, however a small level of uncertainty remains and there are numerous records of crevice dwelling bats within the local area. Therefore, based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having **negligible suitability** for roosting bats
- 5.4 Given the latest guidance released in late 2023 it is recommended that a single dusk activity survey is carried out to determine presence / absence at the site.
- 5.5 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible	<p>Building B1 had no known potential for roosting features for bats, but given the amount of activity in the local area and inability to fly the drone due to rain, a small amount of uncertainty does still exist.</p> <p>No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.</p>	<p>The proposed development may result in both short-term disturbance to roosting bats (if present) if appropriate mitigation strategies are not put in place.</p> <p>BCT Guidance states:</p> <p>5.2.44 If the structure has been classified as having low suitability for bats (see Table 4.1), an ecologist should make a professional judgement on how to proceed based on all of the evidence available and the balance of probabilities. Thought processes and decision making should be adequately recorded as a paper trail. If all areas (including voids, cracks and crevices) of a structure have been inspected and no evidence found (and is unlikely to have been removed by weather or cleaning or be hidden), then further surveys are not appropriate. If complete inspection is not possible then proportionality must be considered. A single</p>	<p>As such we recommend one bat presence/absence survey is recommended to be carried out. This should include one dusk emergence survey. The surveys should be carried out between May and September (with September considered to be sub-optimal), a minimum of three weeks apart should further surveys be required.</p> <p>The survey should be supported with night vision and thermal camera equipment.</p>

			survey during the summer months may be adequate to ensure nothing obvious has been missed and/or precautionary measures could be applied during works. This is likely to be a more proportionate approach than carrying out multiple surveys.	
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Low	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The Fords fields to the east of the site and the wider Riparian corridor have good foraging potential.	The proposed development may result in the loss of suitable foraging / commuting habitats if suitable mitigation strategies are not put in place.	<p>Care must be taken to ensure that flight paths are not obstructed.</p> <p>Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity.</p> <p>The use of artificial lighting should be limited where possible.</p> <p>Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.</p>

All activity surveys should be carried out inline with the guidance outlined by the Bat Conservation Trust in Chapter 7 of Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th Edition)* The Bat Conservation Trust, London

7 Conclusions

- 7.1 The property at 3 England Crescent is to be redeveloped with a two-storey side and rear extension and alterations. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs (if present).
- 7.2 A local record search using NBN Atlas and DEFRA Magic on the 21st March 2024 highlighted that a number of bat species are present within the local landscape.
- 7.3 There are no obvious features present at the property which are suitable for crevice dwelling bats species which are present in the local area., however a small amount of uncertainty still exists.
- 7.4 It is recommended that a single dusk activity survey is carried out in late May 2024 to determine presence/absence at per BCT guidance:

5.2.44 If the structure has been classified as having low suitability for bats (see Table 4.1), ...a single survey during the summer months may be adequate to ensure nothing obvious has been missed and/or precautionary measures could be applied during works. This is likely to be a more proportionate approach than carrying out multiple surveys.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).

The Bat Conservation Trust, London.

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9 Report Limitations

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Appendix 1: Site Location and Assessment Boundary



Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

<i>Detail</i>	<i>Photograph</i>
<p><i>Image showing western elevation of B1 and condition of roof tiles.</i></p>	<p>Photographic plate showing general condition of the roof tiles. (West)</p> 
<p><i>Image showing the condition of fascia and soffits.</i></p>	<p>Photographic plate showing general condition of fascia and soffits.</p> 
<p><i>Image showing eastern elevation of B1.</i></p>	<p>Photographic plate the eastern elevations (rear garden).</p> 

Image showing garden vegetation and Laurel bush running the eastern boundary.



Image showing western elevation from inside loft void, with insulation and ripped membrane coverings.



Image showing the northern gable end from inside the loft void.



Image showing the loft hatch entrance, looking south west in the loft void.



What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs**, or if the features found are assessed as offering **negligible potential** for bats, the customer can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually this involves drawing up mitigation measures which are implemented **after planning** is determined.