



PRELIMINARY ROOST ASSESSMENT

Client: S. Kathirgamathamby

Site: Grange Lodge, Wallington

18.01.2023

Version 001





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Report	This report remains valid for 12 to 18 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should this change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

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The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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1. Summary

Site Details
<ul style="list-style-type: none">• Site Address: Grange Lodge, London Road, Wallington, SM6 7BT.• OS grid reference: TQ 2875 6525.• Approximate Area (Ground Floor Footprint of Property): 115 m².
Scope of Works
<ul style="list-style-type: none">• aLyne Ecology Ltd was commissioned by S.Kathirgamathamby to undertake a Preliminary Roost Assessment, comprising an external and internal inspection for bats of the property to inform an assessment of the potential for summer roosting and winter hibernating bats. An assessment of habitats for their potential to support foraging and commuting bats, was also made.
Development Proposals
<ul style="list-style-type: none">• The development proposals are for the demolition of the existing property and the construction two new dwellings.
Key Ecological Constraints and Opportunities
<ul style="list-style-type: none">• All British bat species and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).• There have been two granted European Protected Species Licences (EPSLs) for roosting bats within 2 km of the site.• The property has been assessed as having high potential to support roosting bats, owing to the presence of a high number of high value potential external and internal roosting features (lifted roof tiles/gaps under roof tiles and lifted lead flashing) and potential access for bats into the roof void. The property is also situated close to habitats of high value to foraging and foraging bats.
Further Survey Requirements
<ul style="list-style-type: none">• As the property has been assessed as having high potential to support roosting bats, which could be impacted on by the proposals, two dusk emergence surveys and one dawn re-entry survey (or three dusk emergence surveys) during May to August/September are required, in accordance with best practice guidelines (Collins, 2016). The visits should be conducted at least two weeks apart and during optimal weather conditions for surveying bats.

2. Introduction

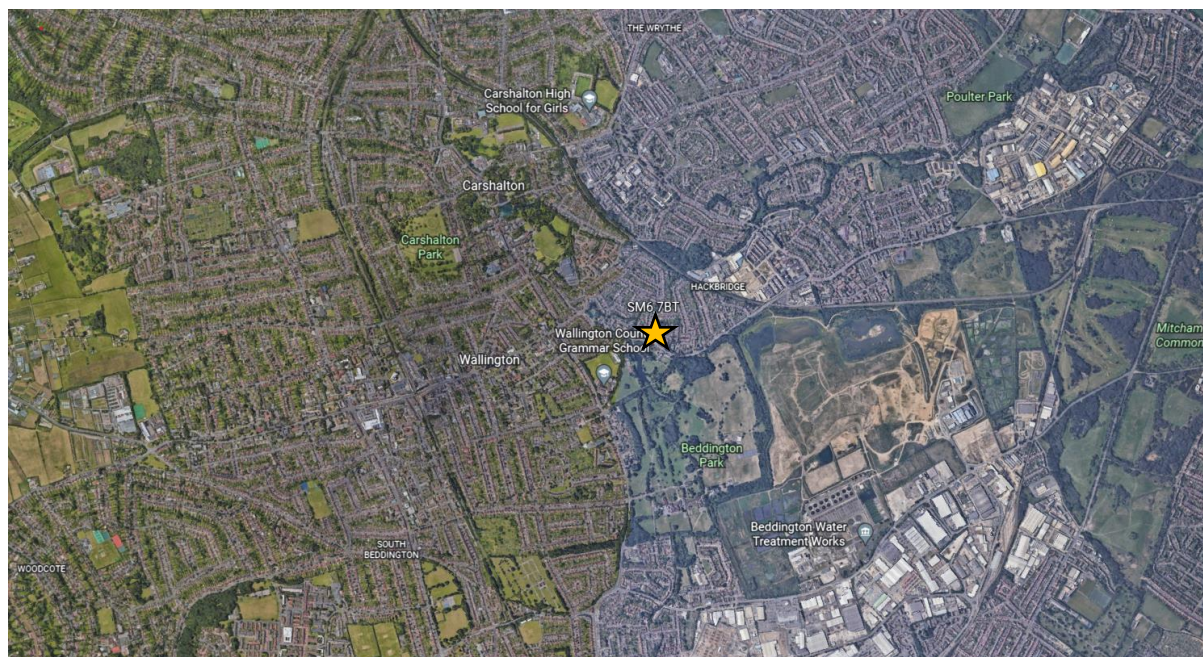
2.1 Site Details

Table 1 provides details on the site, intended as a summary of key features. Information provided in Tables 1 and 3 have been derived from www.magic.gov.uk.

Table 1. Site Details

Site Name	Grange Lodge, Wallington
Site Address	Grange Lodge, London Road, Wallington, SM6 7BT
OS Grid Reference	TQ 2875 6525
Approximate Total Area (Ground Floor Footprint of Property)	115 m ²
Landowner and Local Authority	Shan Kathirgamathamby, London Borough of Sutton
Geology and Soils	Loamy soils with naturally high groundwater
Hydrology	Naturally wet
Nature Conservation Designations	Beddington Park Site of Importance for Nature Conservation (SINC)
Other Designations	None on site
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	Unknown
National Habitat Network	None on site
Primary Habitats	Buildings, lawns
Protected Species	Roosting bats (high potential)
Current Land Use	Occupied dwelling

An aerial plan showing the location of the site is provided below.



Site Location (© Google Earth Pro, accessed 13th January 2023).

Table 2 provides detailed descriptions of the Property.

Table 2. Description of Property

Building Reference	External Structure	Internal Structure
Property	This is a single-story building of brick and stone/pebbledash construction. Roofs are pitched, with gable ends on the western and northern elevations. Roofs comprise clay tiles, with two red brick chimneys. Roof is open at the eaves. There are UPVC windows. Ornate hanging tiles are present on the south elevations.	The roof lacks lining. There are timber beams and rafters, with some trussing.

2.2 Site Context

Table 3 provides details on the context of the site in terms of habitats, land use and connectivity to the wider landscape.

Table 3. Site Context

Surrounding Habitats and Land Use	Extensive areas of residential and commercial development, as well as scattered parkland. Beddington Park, which is extensive open parkland and wetlands and is associated with Beddington Farmlands, borders the site.
Urban Context / Locality	The site is located on London Road, Wallington.
Connectivity to Wider Landscape	High connectivity to habitats with extensive trees and ponds, as well as woodland and open grassland, which are good foraging grounds for bats.
Priority Habitats within 1 km	<ul style="list-style-type: none"> • Deciduous woodland. • Woodpasture and parkland. • Ponds. • River (River Wandle).
Ancient Woodland within 1 km	There are no parcels of ancient woodland within 1 km of the site
Non-Statutory Designated Sites within 1 km	Beddington Park SINC
Statutory Designated Sites within 1 km	<ul style="list-style-type: none"> • Wilderness Island Local Nature Reserve (LNR) located approximately 420 m to the northwest of the site. • The Spinney, Carshalton LNR, located approximately 780 m to the northwest of the site.
European Designated Sites within 5 km	None
(European Protected Species Licences) EPSLs within 2 km	<p>Two granted EPSLs for roosting bats including:</p> <ul style="list-style-type: none"> • Destruction of a resting place for common pipistrelles (<i>Pipistrellus pipistrellus</i>) and soprano pipistrelles (<i>Pipistrellus Pygmaeus</i>) located approximately 440 m to the southeast. • Destruction of a resting place for brown long-eared bats (<i>Plecotus auritus</i>), located approximately 1625 m to the southwest.

2.3 Proposed Development

The development proposals are for the demolition of the existing property and construction of two replacement dwellings.

2.4 Brief and Objectives

The purpose of the Preliminary Roost Assessment was to:

- Assess the potential of the property on site to support bat roosts, including those used by winter hibernating bats.
- Search for potential access/egress points for bats.
- Search for signs of bats.
- Assess the value of the immediate environs for their use by bats.
- Make recommendations for mitigation and/or further survey work, as appropriate to ensure the works remain within the law in relation to wildlife.

3. Relevant Legislation and Planning Policy

All UK bat species and their roosts are fully protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). All bats are also included in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), which defines "European protected species of animals" and are afforded further protection through the Countryside and Rights of Way (CRoW) Act, 2000.

The combined legislation makes it illegal to:

- Intentionally kill, injure, or capture bats.
- Deliberately disturb bats (whether in a roost or not).
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport a bat or any part of a bat, unless acquired legally.
- Sell, barter or exchange bats, or parts of bats.

As a signatory to the Bonn Convention (Agreement of Bats in Europe), the UK is also required to protect their habitats, requiring the identification and protection from damage or disturbance of important feeding areas.

In this interpretation, a bat roost is "*any structure or place which any bat uses for shelter or protection*". Because bats tend to reuse the same roosts, legal opinion is that the protection of bat roosts are considered to apply regardless of whether bats are present or not. There is currently no guidance on when a roost ceases to be protected if it is not used by bats.

Under S.9(4)(b) of the Wildlife and Countryside Act 1981 (as amended) it is an offence to intentionally or recklessly disturb a bat '*while it is occupying a structure or place which it uses for shelter or protection*'. However, R.39(1)(b) of the Habitats Regulations states: '*A person commits an offence if they - (b) deliberately disturb animals of any such species (including bats) in such a way as to be likely significantly to affect — (i) the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young, or (ii) the local distribution or abundance of that species*'. The loss or damage of habitats, which are important for foraging and commuting bats, could result in roosts being abandoned and bats not being able to forage. Therefore, it can be concluded that the Habitat Regulations affords protection to bat foraging and commuting habitats.

If planned works would constitute an offence, they may only be carried out under licence from Natural England. Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker (with a Natural England Bat Licence).

Furthermore, the Natural Environment and Rural Communities Act (NERC Act) 2006, requires due consideration be given to biodiversity and its potential enhancement when considering proposed developments. Several bat species are listed as species of principal importance.

The National Planning Policy Framework, 2021 (NPPF) sets out government policy on biodiversity in planning decisions. Under the NPPF, the presence of a protected species is a material consideration when a planning authority is considering a development proposal.

4. Methods

The property on site was surveyed both externally and internally for evidence of (and potential for) bats. The survey was undertaken by Josh Brown BSc (Hons) (Accredited Agent under Bat Class Licence WML-CL17, Class Registration Number: 2016-23866-CLS-CLS; Accredited Agent under Bat Class Licence WML-CL18, Class Registration Number: 2017-32546-CLS-CLS) and Lucie Bloomfield BA (Hons) on 16th January 2023.

The assessment was carried out following current best practice guidance, published by the Bat Conservation Trust (Collins, 2016).

4.1 External and Internal Inspection

The external inspection was undertaken during daylight hours from ground level using binoculars and a high-powered torch. The following evidence was sought:

- The presence of potential access and egress routes for bats into and out of likely roosting sites and evidence of the use of such potential access points by bats such as scattered droppings, urine staining or scratching around entrances.
- Feeding remains.
- Bat droppings.
- Likely commuting routes and nearby habitat assessment for potential use by bats.
- Any other signs of use by bats including the presence of bats themselves.

The internal inspection was undertaken during daylight hours and was aided by a high-powered torch. All areas accessible to bats were searched for evidence of bat droppings and feeding remains. Internal signs of roost access and egress points were also identified, for example light shining into internal building spaces from the exterior of the buildings, or damage to the internal lining of the roof.

Bats regularly utilise specific areas within buildings (see below), which were searched as a priority for any bat field signs.

- Dividing walls/chimney breasts.
- Underneath ridge beams.
- Beneath hip joints and junctions.
- Timber/wall joints.
- Staining above/around gaps.
- Droppings around ridge tiles and gaps.

Roosting bats and signs of their presence are not always visible, so any potential bat roosting locations were also noted during the survey.

The building was assessed for its potential to support winter hibernating bats, considering aspects such as temperature and humidity conditions during the winter period and depth and exposure of features, which could be used by hibernating bats.

4.2 Foraging and Commuting Habitats

Habitats within and adjoining the site, which could support foraging and commuting bats were also recorded during the survey, including connectivity to the wider landscape. Habitats, which typically support foraging and commuting bats, include the following examples:

- Woodland.

- Lines of trees.
- Hedgerows and woodland edges.
- Streams and rivers.
- Grazed grassland.

4.3 Categorisation of Summer Roosting and Winter Hibernation Potential

Following the assessment, the property was categorised as having negligible, low, moderate, or high potential or a confirmed bat roost. The categories were based on the observations and information set out in Table 4. The Rationale is adapted from Collins J, 2016 Table 4.1 page 35 and ‘Assessing Sites for Hibernation Potential. A Practical Approach, including a Proposed Method & Supporting Notes’, Middleton, 2019.

Table 4. Guidelines for Assessing Summer Roosting and Winter Hibernation Potential

Level of Potential	Summer Roosting and Winter Hibernation Potential Rationale
Negligible	<p>Building or tree with no or very limited roosting opportunities for bats, no evidence of use by bats and where the structure is isolated from foraging habitat.</p> <p>No features suitable for hibernation.</p>
Low	<p>Building with a low number of roosting opportunities and with limited connectivity to foraging habitat. Building has no evidence of current use by bats. Examples of features include gaps under fascia boards, under lifted roof tiles, or under lifted lead flashing in an urban setting.</p> <p>A tree, of sufficient size and age, with only a very limited number of potential roosting opportunities and has no evidence of current use by bats. The tree has limited connectivity to foraging habitat.</p> <p>Limited external features suitable for hibernation, which are exposed and/or shallow (less than 10 cm deep) and/or could be fully viewed. Features, which cannot support more than one or two bats, and will not provide protection from the weather or provide favourable temperature and humidity conditions. Features, which could support summer roosting bats, have been assessed as having low potential.</p>
Moderate	<p>Building with features present that are suitable for roosting bats and with connectivity to foraging habitat. Building has no evidence of current use by bats. Examples of features include cracks in walls and presence of a wooden soffit box with access points in a suburban/rural setting.</p> <p>A tree, of sufficient size and age, with one or more potential roosting opportunities and has no evidence of current use by bats. The tree is surrounded by potential roosting, foraging and commuting habitat but is unlikely to support a roost of high conservation status.</p> <p>Non-classic features, which could support hibernating bats, such as cracks in walls, lifted roof tiles, crevices in roof void. Likely to support no more than about three bats, where full protection from the weather is offered. The potential for suitable temperature and humidity conditions exists. Features, which could support summer roosting bats, have been assessed as having moderate potential.</p>
High	<p>Building with features that are highly suitable for roosting bats and with good connectivity to quality foraging habitat such as woodland or lakes. Building has no evidence of current use by bats. Examples include large uncluttered, draft-free loft spaces with access points or gaps under hanging tiles in a rural setting.</p>

Level of Potential	Summer Roosting and Winter Hibernation Potential Rationale
	<p>A tree, of sufficient size and age, with one or more potential roosting opportunities that are likely to support a large number of bats on a regular basis but has no evidence of current use by bats. The tree is surrounded by potential roosting, foraging and commuting habitat and could potentially support a roost of high conservation status.</p> <p>Classic features, which could support hibernating bats, such as caves, tunnels, ice houses and cellars. Features are present externally and/or internally. Temperature and humidity conditions are stable. Could support larger numbers of bats.</p>
Confirmed Roost	<p>Presence of bats or evidence of use by summer roosting bats.</p> <p>Presence of bats or evidence of use by winter hibernating bats.</p>

4.4 Categorisation of Foraging and Commuting Potential

The site was assessed for its potential to support foraging and commuting bats, which is set out in Table 5.

Table 5. Guidelines for Assessing Potential for Foraging and Commuting Bats (adapted from Collins J, 2016 Table 4.1 page 35)

Level of Potential	Foraging/Commuting Potential Rationale
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. 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, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

4.5 Survey Limitations

There were no limitations considered to negatively influence the Preliminary Roost Assessment in relation to the following:

- Personal competence, i.e., qualifications, training, skills, understanding, experience.
- Resources (equipment and personnel).
- Time spent surveying.
- Data (e.g., arising from incomplete or inappropriate surveys).
- Timing or seasonal constraints and suboptimal survey periods.

During the Preliminary Roost Assessment, we were unable to access the main roof void and thus were unable to fully search for signs and evidence of bats. However, as further survey for bats is recommended, it is anticipated that the roof void will be accessed at a later date.

5. Results

For the results of the Preliminary Roost Assessment, see Figure 1. Table 6 provides the results of the external and internal inspection of the property.

5.1 External and Internal Inspection

Table 6. Results of Preliminary Roost Assessment

Building Reference	External Potential Roosting Features	Internal Potential Roosting Features	Potential Access/Egress Points	Signs of Bats
Property	Lifted lead flashing Gaps under coping and ridge tiles Lifted, slipped and missing roof tiles Hanging tiles Crevices in stonework and brickwork Gaps in timber fascia on southern aspect	Crevices in the timber framework	Gap at the eaves on all aspects Gaps in tiles Gap at roof apex on Northern gable end	None found

5.2 Foraging and Commuting Habitats

Table 7 details the habitats, which were recorded on and adjoining the site, which could potentially support foraging and commuting habitats.

Table 7. Foraging and Commuting Habitats

Habitat / Feature Description	Connectivity to Potential Roost	Connectivity to Wider Landscape
Parkland, lines of trees, waterbodies, grassland	Property is located within Beddington Park SINC, which comprises habitats of high value to foraging/commuting bats	Via woodland corridors and treelines along railway line

5.3 Categorisation of Summer Roosting and Winter Hibernation Potential

Table 8 details the categorisation of summer roosting and winter hibernation potential for the property.

Table 8. Categorisation of Summer Roosting and Winter Hibernation Potential

Building Reference	Categorisation of Summer Roosting Potential	Categorisation of Winter Hibernation Potential	Justification
Property	High potential	Low potential	<p>Numerous areas of parkland, woodland, wetland, and open grassland located within 1 km of the site. There have been two granted EPSLs for roosting bats within 2 km of the site.</p> <p>The building comprises a high number of external roosting features including lifted, slipped and missing roof tiles/gaps under roof tiles, lifted lead flashing, and lifted coping and ridge tiles. There is access into the roof void for bats via a gap in the roof apex on the northern aspect, gaps in the eaves on all aspects. Gaps under tiles also provide access on multiple aspects as the roof is not internally lined. There are internal potential roosting features in the form of crevices in the timber framework.</p> <p>Gaps under tiles and the roof void could also be used by small numbers of winter hibernating bats. The features offer more or less stable temperature and humidity conditions.</p>

5.4 Categorisation of Foraging and Commuting Potential

Table 9 details the categorisation of habitats within/adjointing the site for their potential to support foraging and commuting habitats for bats.

Table 9. Categorisation of Bat Foraging and Commuting Potential

Habitat / Feature	Categorisation of Potential	Justification
Parkland, lines of trees, waterbodies, grassland	High	High connectivity to key foraging and commuting habitats for bats in the wider landscape.

6. Evaluation

The property has been assessed as having high potential for supporting summer roosting bats, and low potential for winter hibernating bats. Therefore, further survey is required to confirm the presence/absence, species and numbers of bats, and number and locations of access and egress points (see Section 7).

The features, which could be used by summer roosting bats, could also be used by individual/small numbers of winter hibernating bats. It should be assumed that the same species of bat that could be using the property during the summer, would be using the property for hibernation during the winter period and this should be taken into account during the licensing and mitigation process.

7. Recommendations

As the property has been assessed as having high potential to support roosting bats which could be impacted on by the proposals, two dusk emergence surveys and one dawn re-entry survey (or three dusk emergence surveys) during May to August/September are required, in accordance with best practice guidelines (Collins, 2016). The visits should be conducted at least two weeks apart and during optimal weather conditions for surveying bats.

Recommendations to minimise the potential impacts of artificial external lighting on bat activity, are provided below (Institute of Ecology and Environmental Management, 2006; Institute of Lighting Engineers, 2007 and Bat Conservation Trust, 2018):

- Avoid prolonged use of outside lighting during the period dusk to dawn, particularly during the bat active season (April to September).
- Security lighting should be avoided on the eastern boundary of the site and be on a motion sensor and short duration timer (1 minute).
- Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps.
- LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than 550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used.
- Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane.
- Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., grassland and lines of trees.

8. References

Bat Conservation Trust. (2018). *Bats and Artificial Lighting in the UK, Guidance Note 08/18*. Institution of Lighting Professionals.

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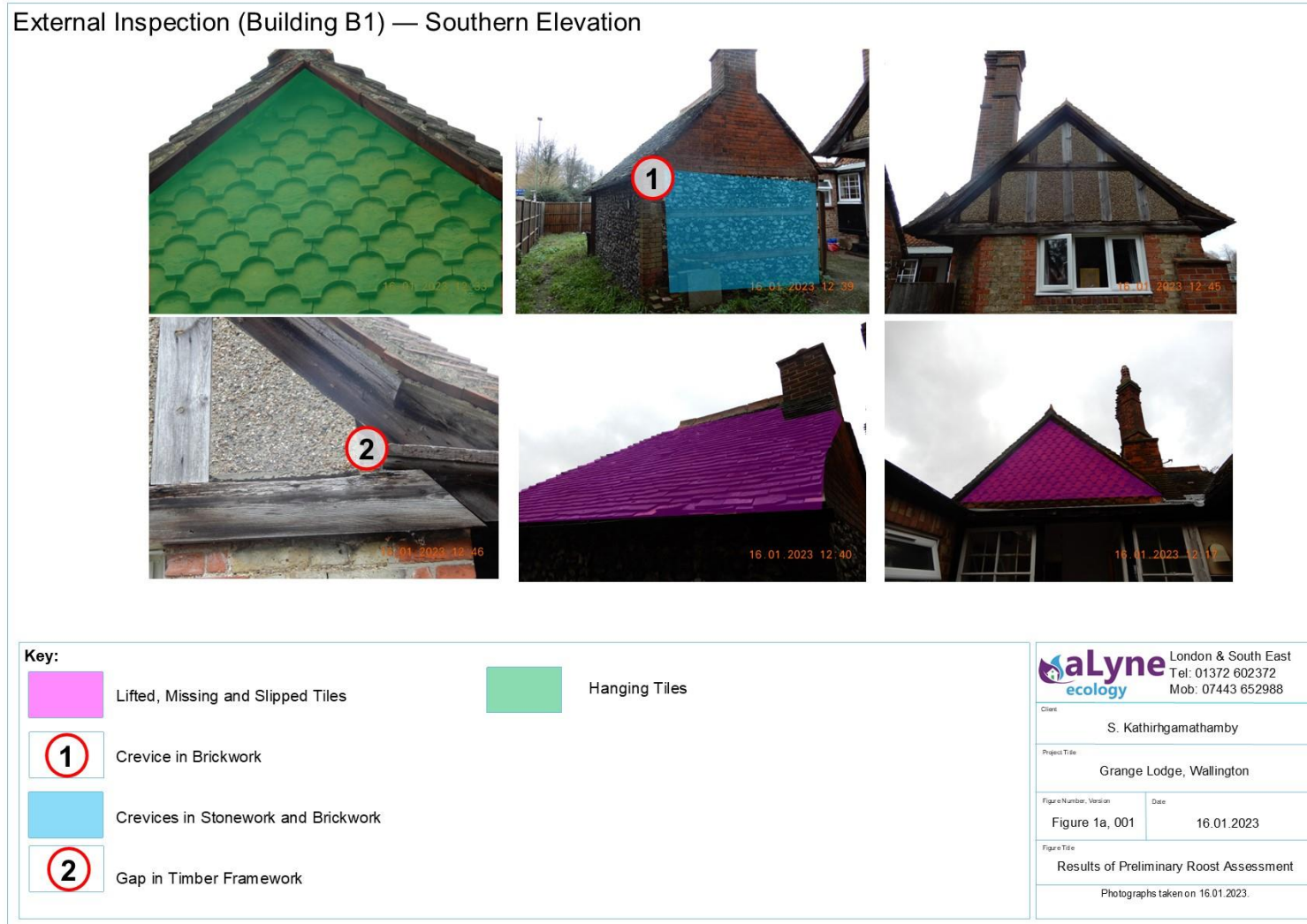
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9. Figure 1 – Results of Preliminary Roost Assessment




External Inspection (Building B1) — Western Elevation



Key:




-  Lifted, Missing and Slipped Tiles
-  Lifted Lead Flashing
-  Lifted Coping and Ridge Tiles

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Figure 1b, 001	16.01.2023
Figure Title	
Results of Preliminary Roost Assessment	
Photographs taken on 16.01.2023.	

External Inspection (Building B1) — Northern Elevation



Key:

-  Lifted Lead Tiles
-  Lifted, Missing and Slipped Tiles
-  Gap in Roof Apex


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Figure Title: Results of Preliminary Roost Assessment		
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External Inspection (Building B1) — Eastern Elevation



Key:

-  Lifted Coping and Ridge Tiles
-  Open Eaves
-  Lifted, Missing and Slipped Tiles

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Figure Number, Version: Figure 1d, 001	Date: 16.01.2023
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Photographs taken on 16.01.2023.	

Internal Inspection (Building B1)



Key:



Crevices in Timber Framework

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Project Title:
Grange Lodge, Wallington

Figure Number, Version	Date
Figure 1e, 001	16.01.2023

Figure Title:
Results of Preliminary Roost Assessment

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