



PRELIMINARY ROOST APPRAISAL (PRA)

9 Mountbatten Road, Poole, Dorset BH13 6JE

Prepared for: J Andrews, 9 Mountbatten Road, Poole, Dorset BH13 6JE

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Executive Summary

The property has been assessed as having negligible potential to support roosting bats. No bats, evidence of bats or potential roost features for bats were observed during the survey. No further surveys are required. This household application is exempt from Biodiversity Net Gain requirements (Defra, 2024 and 2023).

1.0. Introduction

1.1. Survey - The preliminary bat roost appraisal aimed to assess the building for the presence of bats and to confirm the presence/absence of bats and/or potential bat roosting features.

Local Planning Authorities must consider nature conservation issues, including species and habitats protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife & Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework 2023 (NPPF), Environment Act 2021 and Poole Local Plan, 2018 (PP24 & PP33)) and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment & Communities (NERC) Act 2006. Poole Local Plan 2018 states that 'development will not result in any adverse impacts and secure a net gain for biodiversity.'

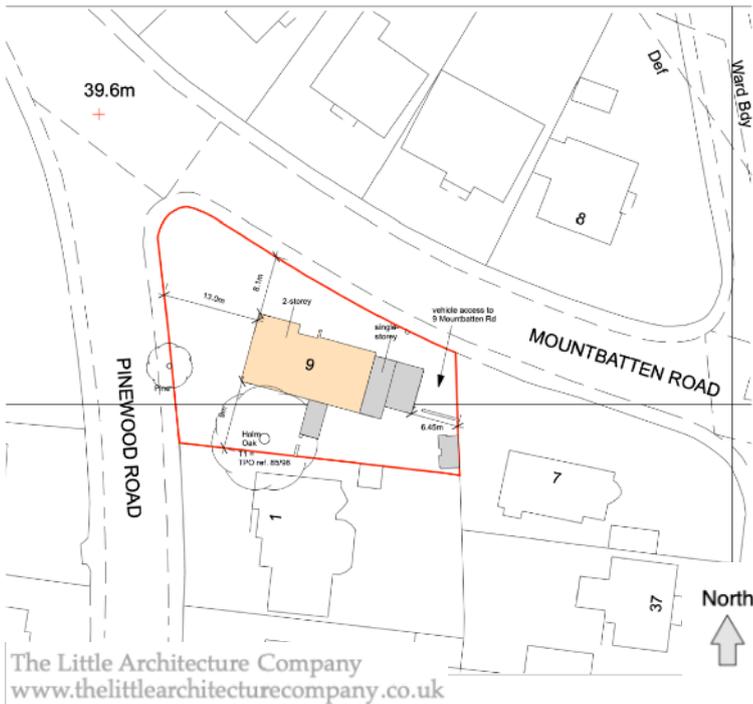
1.2. Report - The report aims to set out the survey results, highlighting any effects of the proposed development on bats and providing appropriate mitigation and/or enhancement.

1.3. Site Location - 9 Mountbatten Road, Poole, Dorset BH13 6JE (Fig. 1). Grid Reference SZ 06743 90407.

1.4. Description of Site - The site is in the Branksome Park area of Poole. It is a large detached two-storey property with a mature, well-maintained garden and a single-storey garage. Similar-sized dwellings and gardens surround the site, with mature trees, and Branksome Chine is nearby.

1.5. Description of Proposals - Alterations to the existing building and construction of a two-storey side extension to form an annexe. The type and scope of the survey are appropriate to the nature and extent of development and scale of impact.

Figure 1. Site Location Plan



2.0. Method

2.1. Desk Study - The Multi-Agency Geographical Information for the Countryside (MAGIC) was used to search for data on protected sites and bat mitigation licences for bats within 1km of the site.

2.2. Field Survey - Local Planning Authorities must consider nature conservation issues, incl. species and habitats protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife & Countryside Act 1981 (as amended) when making planning decisions. For this project, only bats and nesting birds were considered due to the nature and location of the buildings.

Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework (NPPF) 2023 and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment & Communities Act (NERC) 2006. Surveys were carried out following all relevant guidelines (see Reference section). The weather was rainy and cold.

2.2.1. Bats & Buildings - All the external walls, roof coverings, soffits, fascias, internal spaces, beams, ledges, windowsills, floors, holes and cavities, etc., were checked for evidence of use by bats. Staining, droppings and worn surfaces indicate regular use. Bat roost features were noted, i.e., gappy tiles, lifted lead flashing, gaps/holes in soffits/fascias, missing mortar around the roof, etc.

2.2.2. Bats & Trees - The trees on site were assessed for their potential to support roosting bats based on suitable bat roosting features, such as cracks, splits, woodpecker holes, deadwood, scratch marks and ivy. An assessment was also made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The tree was assessed as having high, medium or low bat potential.

2.3. Field Equipment - Equipment used to carry out the survey, incl. torch, ladder, endoscope, binoculars, compass, notebook and pen.

2.4. Details of Surveyor - Katie Pollard BSc, MSc, PhD, MCIEEM. Director and Principal Ecologist at KP Ecology. Ecologist for over 20 years. Natural England Licences held: Bat Class Licence 2015-11253-CLS-CLS and Barn Owl Class Licence CL29/00032.

3.0. Constraints to Survey

The site visit provides a 'snapshot' of the ecological features and habitats present on-site during the survey. It doesn't take into account the seasonal variation of flora or fauna. Therefore, habitats and species may have been overlooked due to the constraints of the season.

4.0. Results

4.1. Ecological Assessment

The results of the Ecological Assessment carried out on 17th April 2024 are as follows;

- House & Garage

The property consists of a two-storey block and brick, rendered detached house with concrete pantile roof tiles. There are dormer windows on the N and S elevations of the house. The soffits and fascias are uPVC, the windows are metal framed, and the doors are a mix of wood and metal. No potential roost features were observed at the rear elevation of the roof (Figs. 3 & 4).

The loft space has fibreglass insulation on the floor, with a water tank and is used for low-level storage. The tiles are lined with bitumen underfelt (Figs. 5 & 6). No bats, or evidence of bats, i.e. bat droppings, feeding remains (beetle elytra, butterfly/moth wings), or urine staining was found in the loft space.

No bats are using the house or the garage to roost. No further surveys are required.

- Trees

There is one holm oak *Quercus ilex* in the rear garden of the property. This will be protected during work, and it will not be affected by the proposed works. It had no potential roost features for bats, although bats may use it to forage around for insects during the night.

Figure 2. Front & side of dwelling (N & W)



Figure 3. Rear and side of dwelling (S & W)



Figure 4. E elevation of house and garage



Figure 5. S elevation of garage & house



Figure 6. N & E elevation of garage & house



Figure 7. View of loft space



Figure 8. Thick cobwebs at ridge of loft



Figure 9. Cobwebs from ridge to floor in loft



Figure 10. Conservatory between house & garage



Figure 11. Interior of garage



4.2. Results from MAGIC

The site is within 400m of Branksome Chine Local Nature Reserve (LNR) and 1km of Poole Bay Cliffs Special Site of Scientific Interest (SSSI). There is also one granted European Protected Species Licence within 1km of the site for common pipistrelle *Pipistrellus pipistrellus* bats.

4.3. Bat Roosts

There are known bat roosts within 1km of the site, and bat records from previous bat surveys were carried out by KP Ecology—species incl. Brown long-eared *Plecotus auritus*, Soprano pipistrelle *Pipistrellus pygmaeus*, Serotine *Eptesicus serotinus* and Noctule *Nyctalus noctula*.

5.0. Conclusion

Bats are not using the property to roost. No further surveys are required. The building of the annexe will not have an adverse impact on the LNR or SSSI within 1km of the site.

This Preliminary Roost Appraisal provides a 'snapshot' of conditions during the survey and does not account for seasonal changes. Bats may move into the building in the future, and therefore, it is recommended that if work has yet to begin in two years, a further bat survey will be undertaken to confirm whether bats are still absent from the building.

In the unlikely event that bats are found at any stage of work, all work will stop immediately, and the qualified bat ecologist will be contacted for advice on how to proceed. This is required by law, as all bats are protected by The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats & Species Regulations 2017 (as amended).

Biodiversity enhancements on site are required under NPPF 2023, Environment Act 2021 and Poole Local Plan, 2018 (PP24 & PP33).

6.0. Biodiversity Enhancements

6.1. Bats

An integral bat box will be built into the S elevation of the new annexe to the house (Fig. 12). The bat brick's exact make, model and position will be discussed and agreed upon with the ecologist. There will be no lighting near the bat brick entrances. Integrated bat bricks are available from various suppliers.

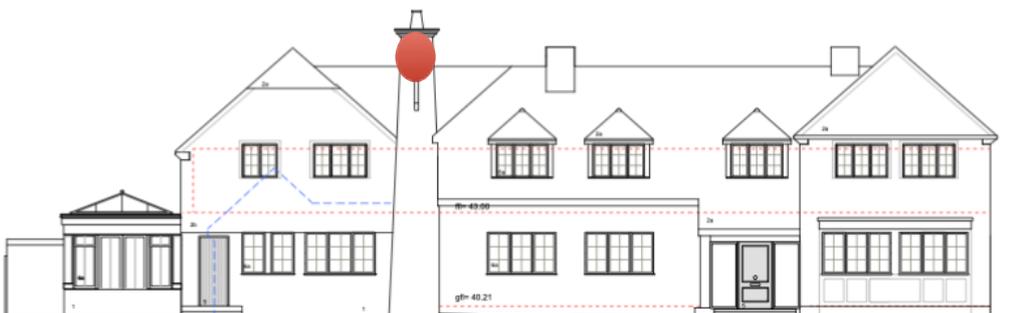
Figure 12. South elevation of house with bat brick



6.2. Swifts

An integral swift brick will be built into the N elevation of the house (Fig. 13), as close to the eaves as possible. For more details on swift bricks, please refer to https://www.swift-conservation.org/universal_swift_nest_brick02.pdf.

Figure 13. North elevation of house with swift brick



7.0. References

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Ecologist Signature



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