

Ecological Assessment for Bats

Site Name: 41 Mayfield Drive, Kenilworth,
Warwickshire CV8 2SW.

Grid Reference: SP 3011 7156

Date of Survey: 2nd April 2024

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A - Executive summary

There are plans for an extension of living space at 41 Mayfield Drive, Kenilworth. The plans will not disturb the existing roof of the main house, but will result in the replacement of the existing single story areas of the house including the garage. This report provides an assessment of the potential impact of the proposed development on local bat populations.

The site was subject to a daytime survey for bats on 2nd April 2024, using 4 metre ladders, close focusing binoculars, endoscope and high-powered torch as appropriate to search for evidence of or suitable roost sites for bats in accordance with current survey guidance. Any evidence of breeding birds was also recorded.

The property is situated in a moderately good location for use by less light sensitive species of bats in suburban Warwickshire. The property is surrounded by suburban housing with small gardens, although there is a line of deciduous trees 300 metres from the survey site. A variety of species are known to inhabit the wider area including roosts that have been subject to licence within 2km of the survey site, although no records of bats have been found much less than 1km from the survey site.

No evidence of bats or breeding birds was found during the survey, and no potential roost features for bats were found in the exceptionally well sealed building.

There is therefore no predicted impact of the proposed works on local bat populations. No potential roost features and no evidence of breeding birds were found.

B – Introduction

B.1 Background to activity/development

The proposed works are an extension to the existing property involving the demolition and redevelopment of the existing single story parts of the building including the garage, but which will not disturb the existing second story roof structure of the house.

This ecological appraisal for bats will indicate any likely impacts of the proposed development on bats, and any ecological constraints or further surveys required in order to predict the likely ecological impacts of the proposed development. Any appropriate mitigation or enhancement measures will be specified in accordance with best practice.

B.2. Legislative Background

It is known that certain species of bats typically roost in buildings, and that a significant proportion of buildings may be used by bats at some time in the year. Bats are also known to use trees, caves and other crevices as places of rest or shelter.

All species of bat, both vesper bats (*Vespertilionidae*) and horseshoe bats (*Rhinolophidae*) are protected by law.

Bats are protected under schedule 5 of the Wildlife and Countryside Act (1981) (As amended) from being disturbed whilst occupying a place of rest or shelter; and under the CROW Act 2000 (which adds ‘reckless’ to ‘deliberate’).

The Conservation of Habitats and Species (Amendment) (EU Exit Regulations 2019) continue the protections held under Habitats Regulations 2017 which state that:

‘A person who

- (a) deliberately captures, injures or kills any wild animal of a European Protected Species;
- (b) deliberately disturbs wild animals of any such species

(d) damages or destroys a breeding site or resting place of such an animal.’

is guilty of an offence.

It also emphasises that disturbance, particularly includes disturbance likely to impair ability to breed, reproduce, or rear or nurture young, to hibernate or migrate, or to affect significantly the local distribution and abundance of the species.

Bats are a material consideration for planning with councils having a duty to consider biodiversity.

Therefore ecological surveys are often requested to inform planning applications.

Note: this is an interpretation of the legal position. For a definitive guide to the law, the reader is referred to the original legislation.

C - Survey and site assessment

C.1. Objectives of Survey

- To evaluate the potential importance of the building to the local bat population and identify any further survey effort required for evaluation.
- To predict the impact of the proposed development on local bat populations.

C.2 Desk Study

A desk study was undertaken using Google maps satellite views, NBN Atlas and the MAGIC website, as well as looking at previous local applications on the planning portal.

There are no statutory protected areas for nature conservation on or adjacent to the site, and no local nature reserves are shown on the MAGIC website within a 1km radius of the site - although there are local nature reserves within 2km to the north west of the survey site.

The site consists of a detached house with single story garage and mature gardens in rural Warwickshire. The immediate area is dominated by suburban housing with small, mature gardens. The nearest row of deciduous trees, connecting to patches of woodland, is some 300 metres to the east of the site bordering the amenity grassland of sports fields. The general habitat thus has low to moderate potential for less light sensitive species of bats which could forage in domestic gardens and commute across the suburban matrix to more open areas.



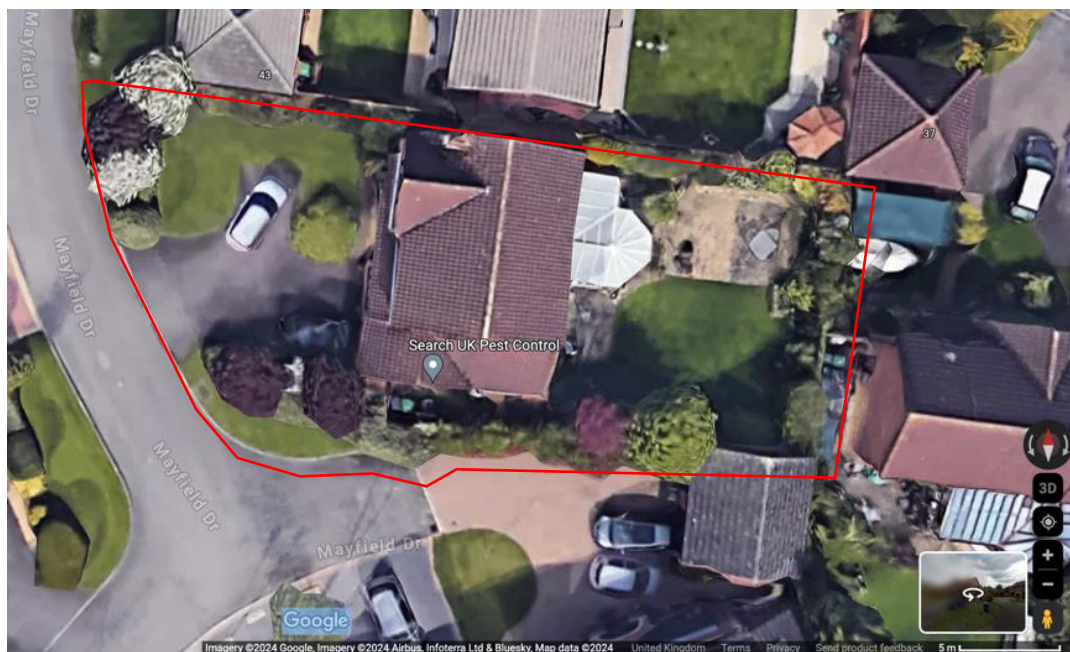
Google screenshot showing area surrounding the property (shown in red)

There are no records of bats much less than 1km from the survey site on MAGIC or NBN Atlas.

A search of publicly available bat data for the area on the NBN Atlas revealed 4 records of noctule bats, on the same night, 1km to the north east of the survey site (BCT Roadside Bat and Mammal survey, CC-BY licence 2005). There is 1 record of a Leisler's bat (BCT Roadside Bat and Mammal survey, CC-BY licence 2007) some 2km to the north east of the survey site, and 13 records of Daubenton's bats from the BCT Waterways Survey (OGL 2007-2023) between 1km and 2km from the survey site.

There are no bat roosts subject to licence within a 1km radius of the survey site shown on the MAGIC website, but there are 4 sites with a history of licencing within a 2km radius of the site, including licences to destroy breeding and resting places of brown long eared, common pipistrelle, and soprano pipistrelle bats.

C.3 Scaled plan/Map of survey area



Google screenshot of the property subject to survey. Approximate site boundary shown in red

C.5 Field survey(s)

C.5.1 Survey Methods

A daytime assessment for bats was conducted on the 2nd April 2023 by licenced bat worker Dr Penny Angold. The house and garage were searched internally, and externally for potential for or evidence of use by bats, using high power Cluson torch, 4m ladders, close-focussing binoculars, mirrors and endoscopes as appropriate, in accordance with BCT survey guidance. Evidence would include droppings, urine splash, grease marks from fur, scratch marks etc as well as live or dead bats and assessing potential for bats in accordance with current guidance. Any evidence of breeding birds was also recorded.

C.5.2 Personnel

Experience of surveyors:

Dr Penny Angold CBiol, CEcol MCIEEM has over 18 years' experience of ecological surveying and holds Natural England class licences for Bats, Barn owls, and Great crested newts.

C.5.3 Constraints

The survey was undertaken outside the bats' active season; but this poses no constraint on the results as the weather was good and any potential roost features could be easily seen and inspected.

C.6 Survey results

No trees will be affected by the proposed works.

The building subject to survey is a domestic property in an excellent state of repair. The roof is composed of large, concrete style tiles which are close fitting with no potential access for bats. No external potential access for bats was found in the property.



The ridges and verges are completely sealed with no potential roost features for bats.



The doors and windows are tightly fitted UPVC, and the soffits are UPVC with grilles and no potential roost features for bats



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The side door to the garage was wood, but did not allow potential access for bats.



The garage building had no loft, and the roof was lined with intact bitumastic felt.



The garage interior was generally clean, although the underside of the roof was cobwebbed. No evidence of bats was found, but mouse droppings were found within the garage.

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The main house loft was lined with intact bitumastic felt, cluttered with roof trusses, and was relatively light from the grilles in the eaves. There was boarding to the central area, and very clean, thick insulation to the loft floor which has been in place at least 6 years (householder information). The ridge was lightly cobwebbed throughout. No evidence of bats was found, and no evidence of mice was found within the roof void.



D – Interpretation and Evaluation of Results

The property is situated in a moderately good location for use by less light sensitive species of bats in suburban Warwickshire. The property is surrounded by suburban housing with small gardens, although there is a line of deciduous trees 300 metres from the survey site. A variety of species are known to inhabit the wider area including roosts that have been subject to licence within 2km of the survey site, although no records of bats have been found much less than 1km from the survey site.

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E – References

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