

Preliminary Roost Assessment

Survey site:

Springfield Barn Hatch Gate Lane, Wargrave, RG10 8QD

Client:

Magrun Ltd

Survey date:

16th May 2024

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

The construction of a partial demolition and re-build of the eastern half of the building

[Unsubmitted]

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Consultant (2023-11066-CL17-BAT and 2024-11998-CL08-GCN)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
16/05/2024	17	74	100	4	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		Site description The site is located at National Grid Reference SU 80154 80862 and has an area of approximately 0.02ha comprising one barn within a residential property with its associated driveway, and surrounding garden. It is surrounded by arable fields interspersed with residential properties, within the village of Crazies Hill, with woodland to the east. The wider landscape comprises agricultural fields connected with hedgerows to each other and the adjacent residential properties, as well as the town of Maidenhead to the east and the town of Reading to the south-west. A site location plan is provided in Appendix 1. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. This has been undertaken with due consideration to the “Bat Surveys for Professional Ecologists —Good Practice Guidelines” publication (Collins, 2023). To the author’s knowledge, no previous ecology reports have been produced for this site. Limitations			

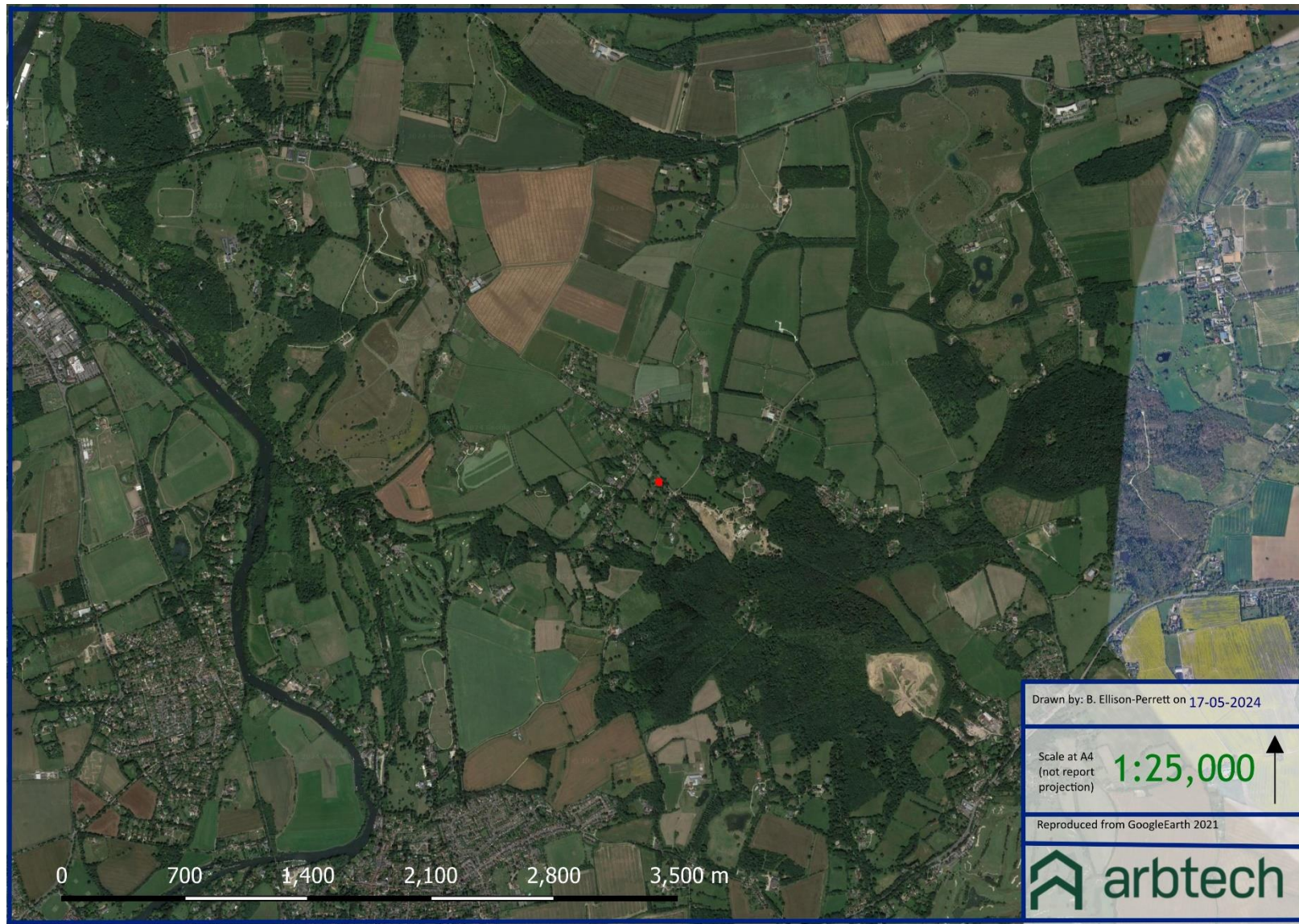
	A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation. Designated Sites No statutory designated sites with bat qualifying interests were identified within 2km of the site. EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are seven EPSL licences within 2km of the site, with the closest located 335m south involving the destruction of a resting place for brown long eared bats.
Field survey results	
<i>Summary of Survey Findings</i>	B1 Exterior B1 is a detached two-storey brick-built building with a pitched and gabled roof clad in interlocking clay roof tiles. The roof tiles are in moderate condition with some raised tiles under which bats could roost. The doors and windows are wooden framed and appear in excellent condition with no suitable bat roosting sites. However, multiple windows have missing glass panes which will allow access internally. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. The brick gable ends are in very good condition with no gaps around the tops of the gable ends. There are no soffits or barge boards on the building as it has open eaves. The eaves have multiple gaps between the wooden cladding and the roof, allowing direct access internally into B1.

	All four elevations (except for a small section of the eastern and western elevations) are clad in wooden weatherboarding. The boarding is in relatively poor condition with many sections having warped, allowing direct access behind for crevice dwelling bats to roost. There is one chimney located on the roof of the building. The brickwork on the chimney is in good condition. The roof tiles around the chimney are raised which could allow direct access internally. Within the centre of the roof, is a large roof lantern. The roof lantern has a hipped roof, clad in clay tiles which are in poor condition with many raised under which bats could roost. Additionally, the wooden weatherboarding on the roof lantern is also warped, creating further access for crevice dwelling bats to roost. The windows within the roof lantern have missing panes on the southern elevation, allowing direct access internally and into the loft space. B1 Interior There is one loft space within the main roof void of B1. The roof structure is built from timber beams including the ridge beam. The roof is lined with bitumen felt which is in poor condition with gaps and tears. The floor of the loft space is lined with mineral wool insulation and there are timber boards in places. Daylight enters the loft space through the windows on the roof lantern. Additionally, a brown long eared bat was observed roosting on the ridge beam within the eastern side of the loft space. Foraging and commuting habitat The site and its surrounding area provide suitable habitat for bats to forage, roost and commute due to the mix of open gardens and corridors of trees and hedges connecting the habitat areas.
<i>Foreseen Impacts</i>	Roosting habitat B1 has high habitat value for roosting bats and is a confirmed roost for a brown long eared bat (as a BLE was observed during the survey within the loft space). The proposed development will result in the partial demolition and repairs to this building. This could result in damage and modification of any bat roosts present and could cause disturbance, death or injury to bats. Artificial lighting

	The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat Three bat emergence and re-entry surveys are required during the active bat season (May – September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive. One of these surveys should be a dawn re-entry survey or infra-red cameras should be used as an aid. Surveys should be a minimum of two weeks apart. Two surveyors are required to provide full coverage of the building. Surveys are likely to be required before planning permission can be granted. An EPSL application to Natural England will be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. If bat droppings were found during the PRA, a sample will need to be sent off for DNA analysis to confirm the bat species present, to inform the EPSL application. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2

Nesting Birds	
<i>Summary of Survey Findings</i>	Building Multiple bird's nests were observed internally within B1, located on the exposed beams on the ground floor and within the chimney breast. Barn owls The site does not appear to provide any suitable nesting sites for barn owls.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Suggested biodiversity enhancements The installation of one bird box at the site will provide additional nesting habitat for birds. The bird box will be installed on a retained tree. General purpose bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Species-specific bird boxes should be installed in line with manufacturers specifications.

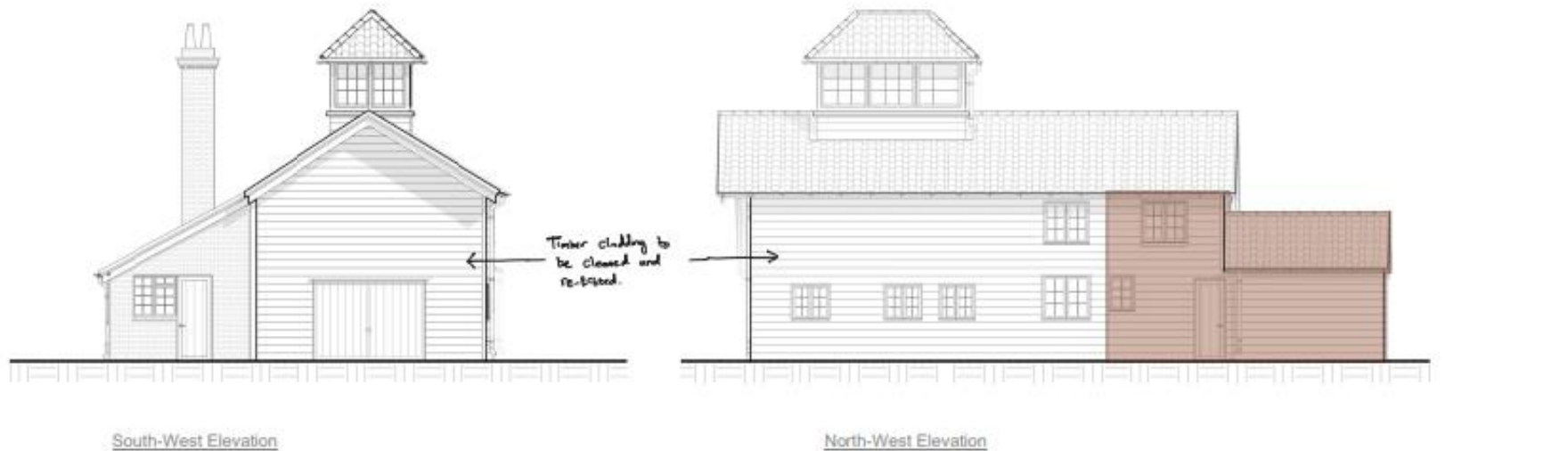
Appendix 1: Location map



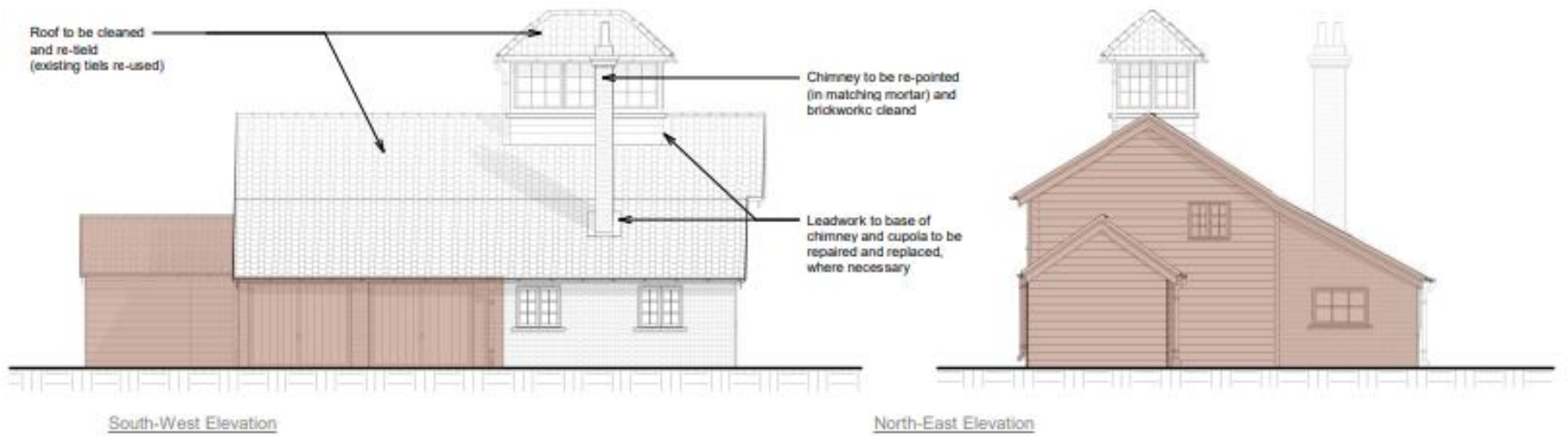
Appendix 2: PRA plan



Appendix 3: Proposed plan



Project name:	
Springfield Barn	
Drawing Title:	
Barn Proposed Elevation	
Drawing Number:	
SPH-BARN-PROP-ELEV-03	
Scale:	Date:
1:100 (SJA3)	April 2024



Project name:	
Springfield Barn	
Drawing Title:	
Barn Proposed Elevation	
Drawing Number:	
SPH.BARN.PROP.ELEV.01	
Scale:	Date:
1:100 @A3	April 2024

Appendix 4: Photos



Photo 1: the southern and western elevations of B1.



Photo 2: the northern and eastern elevations of B1.



Photo 3: the raised tiles around the chimney on the northern elevation of B1.



Photo 4: the missing mortar from under a single ridge tile on the northern elevation of B1.



Photo 5: the warped weather boarding on the southern elevation of B1.



Photo 6: the raised roof tiles on the southern elevation of B1.



Photo 7: the loft space within B1. The daylight entering the loft is from the roof lantern.



Photo 8: the loft space within B1- southern elevation. The daylight entering the loft is from the roof lantern.



Photo 9: the BLE bat found during the survey on the ridge beam in the loft space within B1. The daylight entering the loft is from the roof lantern.



Photo 10: a bird's nest located on the open beams on the ground floor of B1.

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.