

Inspired Education Group
12th June 2025.

Dear James Parsons,

Planning reference 243228; initial bat survey results to inform proposed new boarding house.

This letter is written to outline the findings from the phase 2 bat surveys undertaken on trees and Maintenance Building at Reddam House, where their removal and demolition is required to build a new boarding house.

Recommendations for further surveys were made within a Preliminary Ecological Appraisal (PEA, Ethos Environmental Planning, Dec 24) on trees and one building with potential roosting features. Further surveys were requested by the council to inform their decision on the planning application.

This letter outlines the findings from the first survey only.

Background

The following was recommended within the PEA:

“The following further surveys will be required and the results presented within an Ecological Impact Assessment:

- *One emergence survey should be carried out on the maintenance building during the active bat season (May – August inclusive) to ascertain the buildings status in regard to roosting bats.*
- *T13, T18 and the double trunked beech tree from G5 should be subject to further aerial inspection surveys to determine whether they support roosting bats. All of these trees are accessible from the adjacent car park and the features may be able to be inspected through use of a MEWP. If not, tree climbing surveys will be required to identify whether the features are suitable for roosting bats. The surveys will determine whether bats are present as well as the requirements for mitigation, compensation and licensing to allow the trees to be removed legally without impacting bats.*
- *T21 is to be retained as part of the development however, if it is likely to be impacted by the introduction of artificial lighting, surveys would also be required on this tree, similar to T18 and T13. The surveys should be spread across the survey season where possible, but at least 1 month apart.”*

Surveys Undertaken Onsite

Maintenance Building

A single emergence survey was undertaken on the Maintenance Building on 3rd June 2024 and did not record any emerging bats or other use of the building by bats and concluded that this is unlikely to be a roost. It was noted that the damaged roof tiles, had a patch repair of roofing felt since last surveyed in December 2024.

Two surveyors and one thermal camera (Flir t540) were utilised to survey the building with suitable coverage of any potential roosting features. The survey started 15 minutes before sunset and concluded 1.5hrs post sunset. Each surveyor was equipped with a EMT2 Pro as a bat detector. One surveyor was positioned at the north of the building, covering NE and NW elevations, the second surveyor was at the south of the building with thermal camera covering SW and SE elevations. The footage from the thermal camera was reviewed post survey to ensure no bats were missed.

A summary of the survey found very little bat activity with Soprano and Common pipistrelle bats only, with minimal foraging behaviour noted around the building and occasional commuting.

It is concluded that the building is unlikely to support roosting bats and no further surveys are recommended on this building prior to its demolition.

Tree climbing surveys

Four trees with potential features for bats that could be impacted by the proposals have had one initial climbing survey conducted. All features could be suitably accessed. Two of the trees can be downgraded, with the remaining two (T13+T18) offering good PRF-m features and a further survey is recommended for these trees. A summary of findings for all trees is presented below:

Recommendations

A single further ariel inspection of T13 and T18 is recommended to be conditioned in the first instance as the bat activity around the trees was recorded low, and suitable mitigation and compensation can be adequately secured through condition for the provision of a derogation bat licence and bat boxes should the trees be found to be bat roosts.

Further survey is required at the site to satisfy best practice.

All PRF-I features identified within the surveys, ground level assessment and climbing surveys, should be compensated on a 1:1 ratio as recommended by best practice. These compensation boxes should be secured by condition once the final surveys are completed onsite.

Bird boxes, with a range of entrances should be installed as compensation for the loss of potential nesting habitat within onsite trees. Bird boxes should be conditioned in the first instance.

Another letter or EcIA will be required to outline the findings of further surveys onsite.

Conclusions

A single further survey of onsite trees and building has been undertaken at Reddam House to facilitate the planning process of the proposed new boarding lodge. Further surveys were

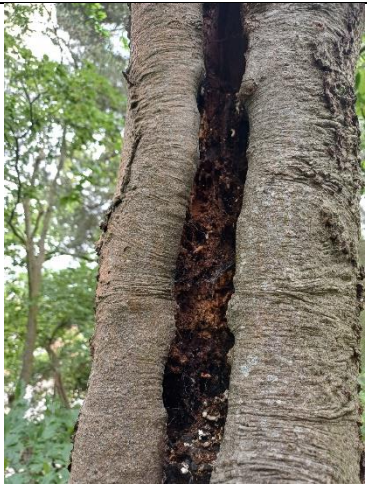
undertaken in line with the recommendations of the PEA. The findings did not identify any roosting bats within building or trees, and the overall bat activity was low onsite. The Maintenance building requires no further survey and is unlikely to support roosting bats. Onsite trees were found two trees offering PRF-m features and further investigation is required but should be conditioned in the first instance.

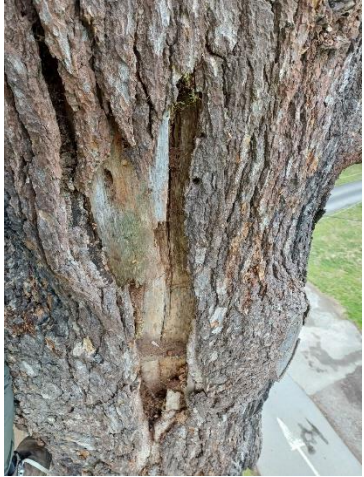
Yours sincerely,

Matthew Attrill
Principal Ecologist,
Ethos Environmental Planning

Table 1: Results summary of tree climbing survey

Tree reference	Results	Recommendation	Photo
G5 (double trunked sweet chestnut)	Both trunks missing the top section of trunk with minor rotting and damage to tip. Damage did not form cavities in the trunk to offer any suitable features for bats.	Downgrade tree to negligible suitability.	 Southern trunk  Northern trunk
T13	Tree offered 3x PRF-m features after climbing investigation. -Tear out extending 30cm into trunk at 15m -Woodpecker holes at 8m high. Two features linked internally extending up 5cm into a wedge features. Old bird nest also found at 5cm down. -Decaying tear out extended up into tree, extending at least 1.2m into trunk. -Remaining features investigated and downgraded to PRF-i or negligible.	Single further survey on suitable features.	 Tear out at 15m  Internally linked woodpecker holes

			 Tear out with internal cavity
T18	Tree offered a single PRF-m feature on southern trunk at 10m. A good feature that extended in 30cm which was clean and dry with minor webbing. Other features on this tree previously identified were downgraded to negligible on further inspection.	A further survey on single suitable feature	 Tear out with cavity
T21	Tree fully climbed and inspected. No woodpecker holes found on close inspection. Desiccation cracks not wide/deep enough to support multiple bats. Lifted bark across the trees was quite exposed and insecure. Multiple bird nests found.	Reduce feature suitability from PRF-m to multiple PRF-I and no further surveys required.	 Largest desiccation crack

			 Example lifted bark  Example birds nest
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