

Preliminary Roost Assessment

Survey site:

Manor Cottage, Barkham Street, Barkham, Wokingham, Berkshire, RG40 4PJ

Client:

Charlotte Poncia

Survey date:

16th April 2024

Project:

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

Single and two-storey extensions on the existing dwelling.

[Unsubmitted]

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

The site survey was undertaken by Romany Poole (Accredited Agent on Natural England Bat Licence Number: 2018-37888-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
16/04/2024	13	55	10	14	None
PRA Survey Factor	Detailed using desk study and site survey (carried out under suboptimal weather conditions). 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	<u>Site description</u> The site is centred on [SU 78067 66734] and has an area of [0.2ha]. The site is characterised by a residential dwelling, driveway and large garden. It contains scattered trees, shrubs and hedgerows which provide foraging and commuting opportunities for bats. There are further large trees in the gardens of neighbouring properties and patches of woodland in close proximity to the site, all of which likely provide foraging and commuting opportunities for bats. The woodlands may also provide roosting opportunities. There are interconnected tree lines and hedgerows along field boundaries. These create a network of commuting routes for bats, connecting woodlands and other suitable bat habitats in the surrounding area. A site location plan is provided in Appendix 2. To the author’s knowledge, no previous ecology reports have been produced for this site. <u>Historical records</u>			 Figure 1: An ariel view of the site marked in yellow.	

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. EPSL records for bats are summarised in Table 1.

Table 1: Granted EPSLs for bats within 2km of the site

EPSL reference	Approx distance from site	Bat species affected	License start date	License end date	Impacts allowed by licence
EPSM2011-3236	0.13km south	Common pipistrelle	10/08/2011	30/09/2013	Destruction of a resting place
EPSM2013-6034	0.6km northwest	Common pipistrelle and brown long-eared bat	30/07/2013	30/09/2014	Destruction of a resting place
2017-31502-EPS-MIT	1km northwest	Common pipistrelle	29/09/2017	30/04/2023	Destruction of a resting place
2016-24999-EPS-MIT	1km southwest	Common pipistrelle and soprano pipistrelle	12/09/2016	11/09/2026	Destruction of breeding site Destruction of a resting place
2015-7687-EPS-AD2	1.1km southwest	Common pipistrelle and brown long-eared bat	25/08/2015	31/08/2020	Destruction of a resting place
EPSM2011-2952	1.2km southwest	Soprano pipistrelle and brown long-eared bat	20/04/2011	01/09/2014	Destruction of a resting place
EPSM2012-5339	1.3km southeast	Common pipistrelle, brown long-eared and natterer's	12/09/2013	30/09/20015	Destruction of a resting place
2016-26319-EPS-MIT	1.4km west	Common pipistrelle, soprano pipistrelle and brown long-eared bat	21/11/2016	21/11/2016	Destruction of a resting place
2016-26319-EPS-MIT-2			26/02/2019	31/12/2021	

Statutory and non-statutory designated sites

	No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known). A review of the magic.gov.uk database shows the presence of two statutory site within 2km <u>Longmoor Bog Site of Special Scientific Interest (SSSI) and Local Nature Reserve (LNR) - 1.2km to the south</u> ➤ The mixed woodland and stream will provide roosting, foraging and commuting habitat for bats.
Field survey results	
<i>Summary of Survey Findings</i>	B1 is a confirmed roost with high habitat value as identified by approximately >150 bat droppings located below the ridge beam throughout the loft. B1 is a detached two-storey brick built house (figure 1) with a gable and sloped pitch roof clad in concrete roof tiles which appear to be lifted in areas on all elevations (figure 2) aswell as gaps between the ridge tiles (figure 2 and 3) which can provide roosting opportunities and access into the roof structure for both void and crevice dwelling bats. There are UPVC soffits, fascia and bargeboards around the property, the soffits appear to be in excellent condition with no rot gaps, or linear soffit gaps between the soffit and the brick walls. There are UPVC windows and doors around the property which are all well-sealed and tight-fitting to the surrounding structure, providing no roosting sites for bats. There is one chimney located on the roof of the building. The brickwork on the chimneys is in good condition. There is lead flashing around the base of the chimney, which is flat and without gaps.



Figure 2: The southern elevation of B1.



Figure 3: Lifted roof tiles on the western sloped roof.



Figure 4: Missing mortar between the ridge tiles.



Figure 5: Gaps between the ridge tile and roof tiles.

Interior

There are two connecting loft spaces within the interior of B1. It comprises a L-shaped and gabled side sections. The approximate internal dimensions of the whole loft area are: 9.8m (L) and 9.1m (L) x 3m (W) x 1.7m (H) [Height is measured to the highest point of the loft space].

It is constructed from modern timber beams, including the ridge beam, rafters and struts. The beams provide roosting sites for void-dwelling bats. One section of the loft has no roof lining; however the other section is clad in bitumen felt which has some gaps in places and may provide internal roosting sites for bats. Bats can roost between the lining and the roof tiles, or within pockets created by sagging roofing felt.

Light could be seen entering the loft at the base of the roof which could be used as an access point into the loft (figure 6).

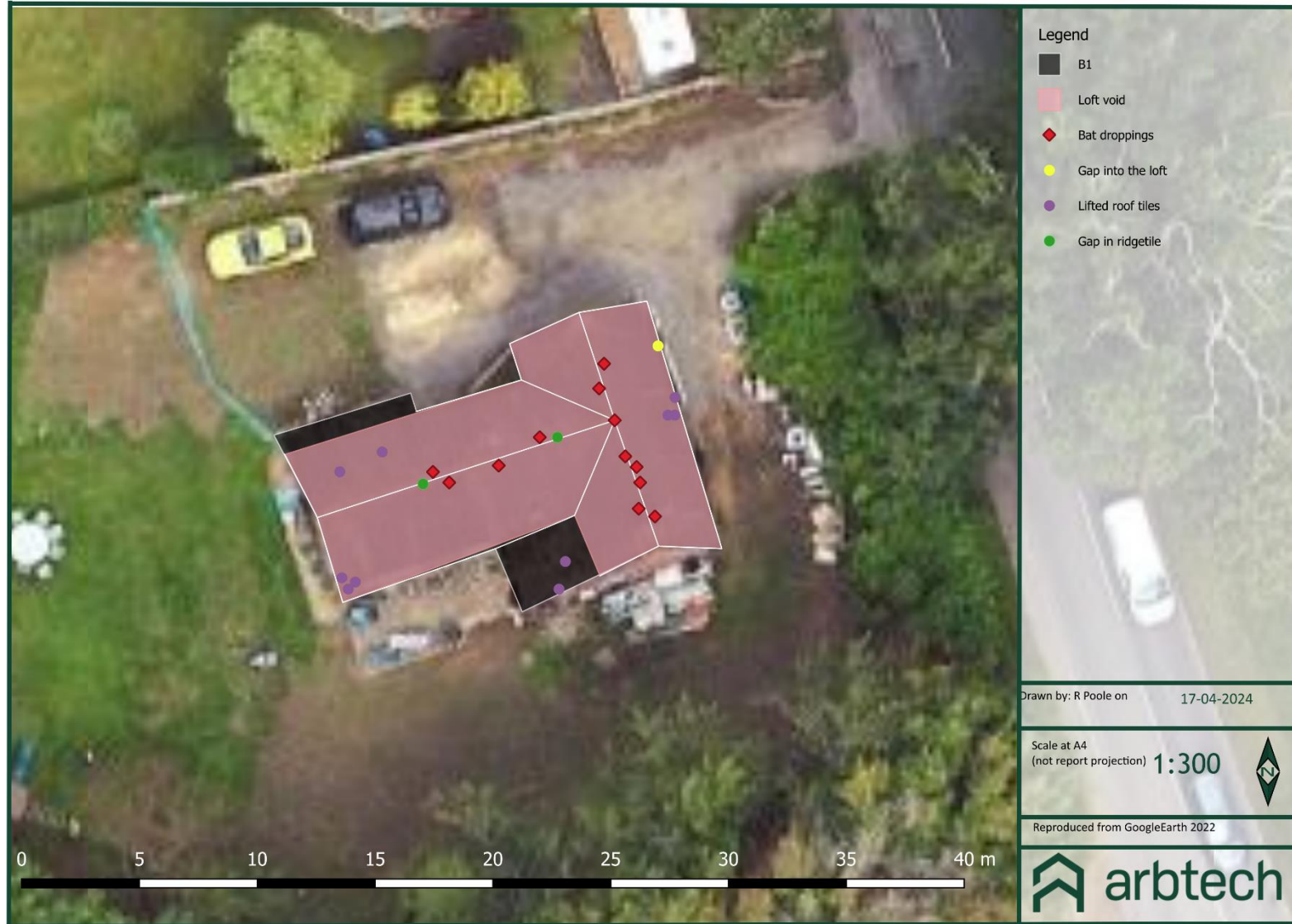
Evidence of bats in the form of approximately >150 droppings were identified scattered below the ridge beam (figure 7) throughout both sections of the loft (figure 8). They appeared to be a mixture of ages indicating repetitive use of the roost.

	   <i>Figure 6: A gap into the loft on the eastern elevation.</i> <i>Figure 7: Bat droppings located below the ridge beam in the eastern section of the loft.</i> <i>Figure 8: Bat droppings located in the western section of the loft.</i>
Foreseen Impacts	The proposed development will include single and two storey extensions which will result in the removal of the single storey section on the southern elevation. The two-storey extensions will join into the existing roof line and could block access points into the loft and modify the bat roost present there. This could result in damage or destruction of any bat roosts present and could cause disturbance, death or injury to bats.
Recommendations	<u>Bat Emergence and Re-entry Surveys</u> Three bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart. Four surveyors are required to provide full coverage of the building. Bat droppings will need to be sent for DNA analysis. 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. Biological records data will also need to be obtained to inform the application. <u>Biodiversity enhancements</u> Enhancements are dependent on the outcome of further surveys. <u>Lighting mitigation</u> 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>	No evidence of nesting birds was found on site during the surveys; however, birds could use the building and scattered trees for nesting.
<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 or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation or building should be undertaken immediately, 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.

	<u>Biodiversity enhancements</u> The installation of two integrated swift bricks (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022). Swift bricks should be integrated into the fabric of the extension during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. The boxes should be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds' flight path up to 5m from the brick. Swift bricks are a "universal nest brick" for small bird species, including red-listed species such as common swift, house sparrow, house martin, and starling.
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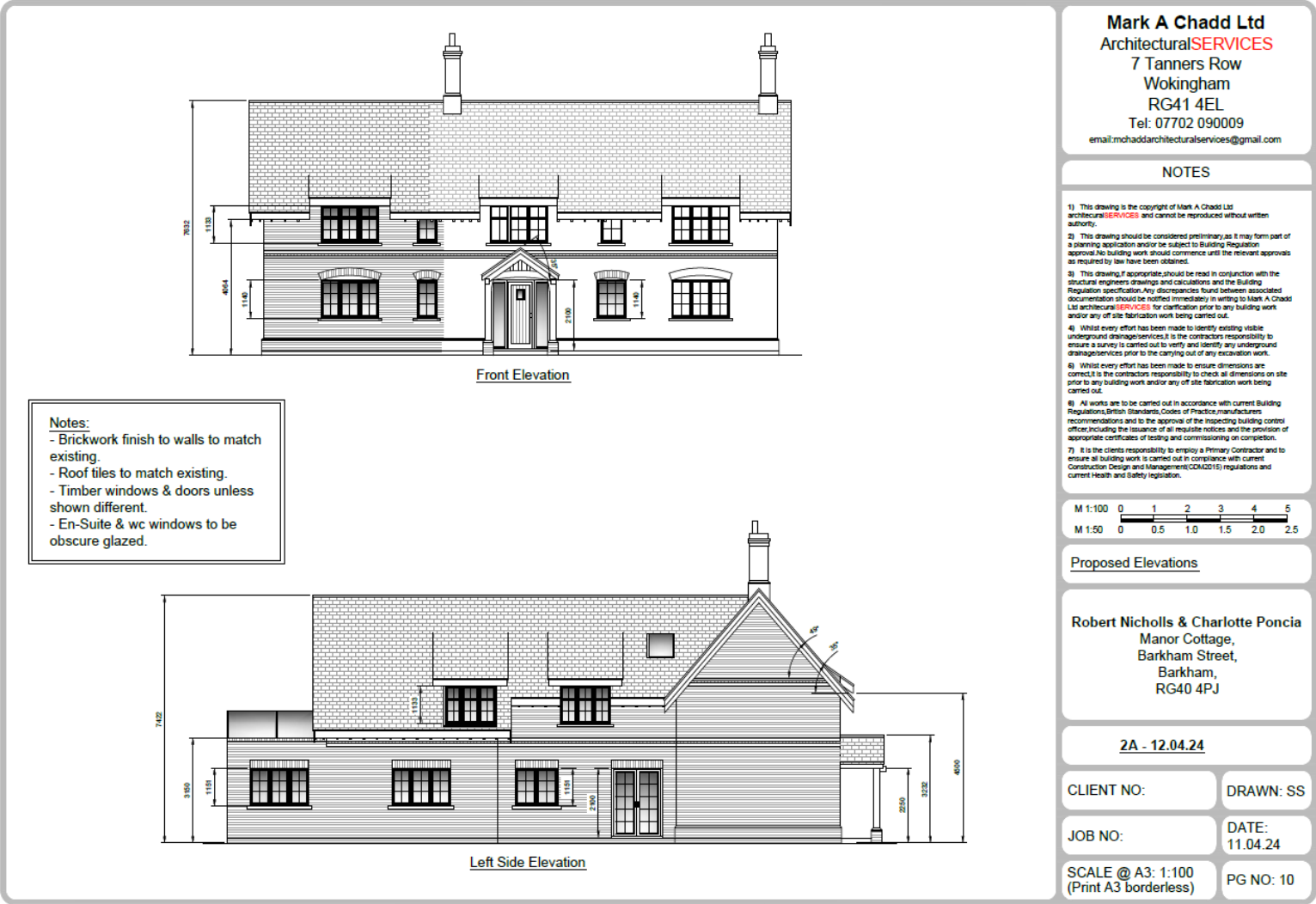
Appendix 1: PRA plan

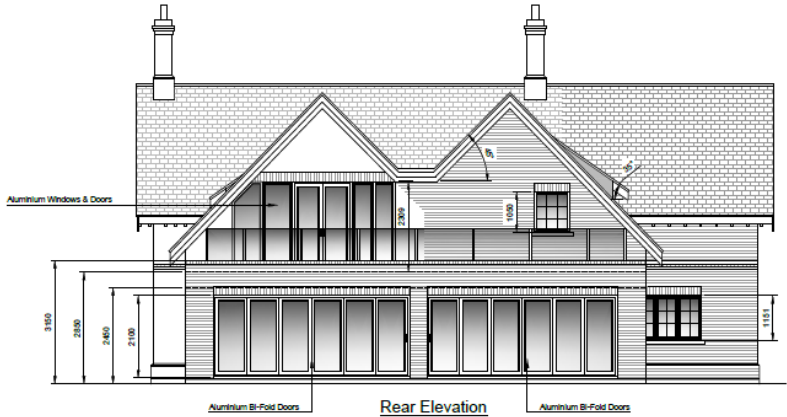


Appendix 2: Location map



Appendix 3: Proposed plan





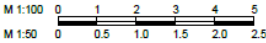
- Notes:
- Brickwork finish to walls to match existing.
 - Roof tiles to match existing.
 - Timber windows & doors unless shown different.
 - En-Suite & wc windows to be obscure glazed.



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NOTES

- 1) This drawing is the copyright of Mark A Chadd Ltd architecturalSERVICES and cannot be reproduced without written authority.
- 2) This drawing should be considered preliminary as it may form part of a planning application and/or be subject to Building Regulation approval. No building work should commence until the relevant approvals as required by law have been obtained.
- 3) This drawing if appropriate should be read in conjunction with the structural engineers drawings and calculations and the Building Regulation specification. Any discrepancies found between associated documentation should be notified immediately in writing to Mark A Chadd Ltd architecturalSERVICES for clarification prior to any building work and/or any off site fabrication work being carried out.
- 4) Whilst every effort has been made to identify existing visible underground drains/services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drains/services prior to the carrying out of any excavation work.
- 5) Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and/or any off site fabrication work being carried out.
- 6) All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- 7) It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety legislation.



Proposed Elevations

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2A - 12.04.24

CLIENT NO: DRAWN: SS
JOB NO: DATE: 11.04.24
SCALE @ A3: 1:100 (Print A3 borderless) PG NO: 11

Appendix 4: Photos



Photo 1: The eastern elevation of B1.



Photo 2: Lack of roof lining and insulation in the eastern section of the loft.



Photo 3: Looking south along the boundary of the site showing the tree line which will provide foraging and commuting habitat.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Romany Poole BSc (Hons) MSc, Graduate Ecologist	23/04/2024
Proof	0.2	Natalie Evans Bat Licence 2018-37888-CLS-CLS Principal Consultant and Bat Licence lead	24/04/2024
Final	1.0	Romany Poole BSc (Hons) MSc, Graduate Ecologist	25/06/2024