

Bat Scoping Survey: 45 High Street, Wargrave

Client Lee Norris Design

Reference L1147.001

Issue One

Date 31 January 2023



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Non-technical Summary

Background

In December 2022, Crossman Associates was commissioned to undertake a bat survey of 45 High Street, Wargrave RG10 8BU. Development proposals include internal conversion of the main building and the outbuilding into flats.

Methods

The scoping survey was undertaken by Miguel Canovas, an experienced ecologist and bat worker. The building was inspected both externally and internally for any evidence of bat / bird presence, such as droppings, food remains, staining or actual bats / birds.

Results

The dwelling is located within an urban area. The main building and the outbuilding are unoccupied for many years and provide no features suitable for roosting bats or nesting birds. The buildings are surrounded by hard standing.

The buildings have **negligible** suitability for roosting bats.

Recommendations

It is recommended that the following be undertaken as part of the development:

- A precautionary approach to development regarding bats and nesting birds.
- Install a house sparrow nest terrace.
- Exterior lighting planned sensitive to nocturnal wildlife.

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1. Background

- 1.1. In December 2022, Crossman Associates was commissioned to undertake a bat survey of 45 High Street, Wargrave RG10 8BU. (Ordnance Survey grid reference: SU 78586 78698). Development proposals include internal conversion of the main building and the outbuilding into flats.
- 1.2. Figure 1 under Appendix II provides a site location map.
- 1.3. The objectives of the survey were to:
 - Make an assessment of the likely presence or absence of bats
 - Identify any legislative or planning policy constraints relevant to the site
 - Determine the need for further surveys, compensation or mitigation

Site Description

- 1.4. The site comprises a two-storey commercial building and an outbuilding which are in the urban centre of Wargrave, Berkshire. The property has a hard standing backyard.
- 1.5. The property is adjoined on all sides by similar buildings with well-maintained gardens.
- 1.6. The environs are predominately urban/residential with a mix of medium/large properties. The wider landscape includes farmland, woodland and the River Thames is approximately 300m to the west of the site.

Legislation

- 1.7. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species (Amendment) Regulations 2017. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully consider bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.
- 1.8. In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act (1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

2. Methodology

Desktop Study

Data search

- 2.1. The MAGIC website was accessed to gain information on any statutory site designations within 4 km of the site that are designated for bats.

National Planning Policy

- 2.2. National Planning Policy has been reviewed for policies that relate to nature conservation relevant to the site.

Field Survey

Bat scoping survey

- 2.3. A bat scoping survey was carried out on the 15th December 2022 by Miguel Canovas, an experienced ecologist and bat worker.
- 2.4. The building was methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.
- 2.5. The building was also assessed for its suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the building and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;

- **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural
- **Moderate Suitability** – some roosting opportunities. Buildings tend to be old, rural with some recent maintenance
- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

Birds

- 2.6. The building was also inspected for the presence of birds including house sparrow *Passer domesticus*. The building was checked for field signs including nesting material, accumulations of droppings and/or pellets.

3. Results

Desktop Study

Data Search

- 3.1. The MAGIC website informed that there are no statutory sites within 4 km of the site designated for bats.

Planning Policy

- 3.2. National policy guidance is provided by National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how they should be applied to planning applications;

Conserving and enhancing the natural environment

Planning decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Habitats and Biodiversity

3.3. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Field Survey

Bat scoping survey

- 3.4. The external and internal conditions of the buildings are described in the table below and photographs can be found in Appendix II.
- 3.5. A table within Appendix III; information sheets set out the criteria for the way a building is assessed for its potential to support roosting bats.

45 High St,
Wargrave



Building	Feature	Feature Description	Bat suitability
45 High Street, Wargrave	Overview	Two-storey commercial building and an outbuilding. The buildings are unoccupied. No bats or evidence of bats were found inside or outside of the buildings.	Negligible Suitability ☒
	Exterior	The brick walls are in good condition; no gaps or cracks were observed. The windows and doors are all well-sealed. A medium size well managed garden, dominated by lawns and ornamental/ introduced plants, occupies the rear of the property.	
	Interior	Interior areas were found only on floorboards and timber frames for future refurbishment with plaster and painted walls and ceilings. There is no roof void. The roof frame is composed of exposed timbers with old type of lining.	
	Roof	Flat roof tiles with no gaps observed, there are few broken tiles, however, do not give access to interior. All roof verges remain sealed, areas of soffit and where lead flashing is used to seal roof abutments remain tightly fitted in place. There is	

45 High St,
Wargrave



Building	Feature	Feature Description	Bat suitability
		an open section of the soffit at the western elevation, however, the building has no roof void. The chimneys brick work is in good condition and the flash work/ concrete which seals the chimneys to the roof remains well fit in place.	
	Garage	Unattached outbuilding built by brick walls and slate roof tiles. The outbuilding is in good condition and has no roof void or roof lining.	Negligible Suitability ☒

Birds

- 3.6. No birds or bird nesting activity was recorded in any aspect of the dwelling.
- 3.7. The back yard is composed of hard standing.

Evaluation

- 3.8. The property is located within an urban area, however, lies near to the river Thames and mature tree lines with habitats likely to function as commuting and foraging resource for bats.
- 3.9. During the scoping survey, no droppings, staining, feeding remains or actual bats were observed. The buildings are unoccupied, do not have roof void, no heating system, and no significant roost features. The roof tiles will not be affected by the refurbishment, as only the few broken tiles will be replaced. The buildings in overall lack any significant abiotic roosting opportunities.
- 3.10. The buildings have **negligible suitability** for roosting bats.

4. Recommendations

- 4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a public authority must 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 4.3. The NPPF (2021) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Species recommendations

Bats

- 4.4. Due to the lack of evidence of roosting bats within any aspect of the building on site, it is not considered necessary or beneficial to undertake any further survey work.
- 4.5. Due to the transitory nature of bats, there remains a very small possibility that bats could be encountered during the works; therefore, all works must proceed under a precautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry will be dismantled using

a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is found, then works must stop immediately and advice should be sought from a suitably qualified ecologist.

Lighting

- 4.6. The site lies near to river and mature tree lines, these habitats are likely to support a number of species of bat; typical species that would be likely to be present include common pipistrelle and soprano pipistrelle, therefore any exterior lighting that is to be employed should be of the modern LED-type and should take into account the presence of bats and avoid over illumination of the garden, trees and adjacent properties. This can be achieved by using directional lights and or cowl.

Biodiversity enhancements

Birds

- 4.7. During the construction phase of the internal conversion, there is an opportunity to incorporate inexpensive ecological enhancements that aim to increase the biodiversity of the site.
- 4.8. New nesting opportunities will be provided for the local bird population with a particular emphasis on house sparrows (which have suffered significant decline) and it is recommended that a sparrow nest box is installed within the development.
- 4.9. Sparrow nest boxes are ideally fitted below eaves. Suitable models include the Vivara Woodstone Sparrow Nest Box, which is suitable for integral and surface mounting. This model is strong, durable, long lasting and available in brown or stone colour; models can be found at vivira.co.uk.

5. Limitations

- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

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Joint Nature Conservation Committee (JNCC) *Common Standards Monitoring Guidance for Reptiles and Amphibians* (2004) JNCC

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Mitchell-Jones, A.J , & McLeish A.P. (2012) *The Bat Worker's Manual* (4th Edition)

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Website at www.magic.gov.uk

Stace, C. (1997) *New Flora of the British Isles 2nd Edition*. Cambridge University Press

TSO (2021) *National Planning Policy Framework*. TSO

TSO (2006) *Natural Environment and Rural Communities Act* TSO

Appendix I – Site Figures