

13 Ellis Road

Preliminary Roost Assessment

Prepared on behalf of Mr Webb

December 2024

13 Ellis Road
Ecology 8714
Version 01

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Appendix A: Site Location

1.0 Executive Summary

- 1.1 The Client is proposing to apply for planning permission for a rear extension of the property at 13 Ellis Road, Crowthorne. Pro Vision were commissioned to provide the ecological assessment for this application.
- 1.2 The site is situated within Crowthorne in Wokingham, in an area surrounded by residential housing but with large areas of woodland to the east of the site. The habitats to the east of the site provide suitable foraging and commuting habitat for bats with multiple records of bat licences in the area.
- 1.3 The site comprises a single-storey bungalow with a rear garden and the front of the property is paved to form a parking area.
- 1.4 The property at 13 Ellis Road was assessed in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2023). The building was assessed as having **no** potential to support roosting bats as the building is in good condition with no suitable access points present. No further survey effort for bats is considered necessary in this instance.
- 1.5 The site is likely used by local foraging and commuting bats and recommendations for the inclusion of bat friendly lighting has been included in **Section 5.0**.
- 1.6 The development can provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Background

- 2.1 Pro Vision Ecology were commissioned in November 2024 to carry out a Preliminary Roost Assessment (PRA) of the residential property at 13 Ellis Road, Crowthorne, Wokingham, RG45 6PU. For the site location refer to **Appendix A**. This report will contribute to a planning application for a rear extension.
- 2.2 This report summarises the findings of the initial PRA. The results set out within this report are valid for 18 months from the issue date.

Site Description

Surrounding area

- 2.3 The application site is located within Crowthorne in Wokingham. The site is located within a semi-urban setting and is surrounded by residential properties. The local area includes large wooded areas to the east with further urban areas to the south, north and west. The urban areas are bisected by mature tree lines which create green corridors.
- 2.4 The wider areas of woodland and trees provide suitable foraging habitat for the local bat populations.

Development site

- 2.5 The site comprises a single-storey residential property, with the front area paved for parking and a rear garden.

Brief

- 2.6 To conduct a PRA of the residential dwelling at 13 Ellis Road to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.7 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, *inter alia*, to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;

- o to affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

2.8 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
- Lesser horseshoe bat (*Rhinolophus hipposideros*);
- Bechstein's bat (*Myotis bechsteinii*);
- Barbastelle (*Barbastella barbastellus*);
- Greater mouse-eared bat (*Myotis myotis*).

2.9 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Desk Study

- 3.1 A data-gathering exercise was undertaken to obtain records of granted European Protected Species Licences (EPSLs) within two kilometres of the development. The data-gathering exercise and EPSL search was conducted using the Defra interactive website MAGIC.

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- 3.2 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the building was conducted by licenced ecologist Louisa Standbrook-Jones MCIEEM (Licence number available upon request) on the 28th November 2024. During the survey the weather was clear and still with an ambient temperature of 3°C. Any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 1** below.

Table 1: Assessment of buildings to support roosting bats

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

Site constraints

- 3.3 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the buildings on site for bats, due regard was paid to the noting of features that have the potential to support crevice dwelling species. Consequently, it is not possible to definitively conclude that bats are absent from these areas.

4.0 Results and Analysis

Desk Study

- 4.1 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). Records of fifteen EPSL's granted within two kilometres of the site were recorded for:
- Common pipistrelle (*Pipistrellus pipistrellus*)
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)
 - Brown long-eared (*Plecotus auritus*)
 - Brandt's (*Myotis brandtii*)
 - Whiskered (*Myotis mystacinus*)
- 4.2 Licences included impacts to breeding sites for licences which included the following species whiskered, Brandt's, brown long-eared, common pipistrelle and soprano pipistrelle. The information did not confirm which species the maternity roosts related to. The closest licence was located approximately 0.6 kilometres to the south west of the site.
- 4.3 The presence of bat records in the area indicate that bats might use the site for foraging, commuting, and roosting if suitable habitat and roosting locations are present.

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External inspection

- 4.4 The residential property at 13 Ellis Road is a detached bungalow comprising red brick walls which is partially rendered at the front of the property. The building includes a newer extension to the rear (**Figure 1**). The original section of the building has a pitched slate tile roof which is in good condition (**Figure 2**). The mortar along the ridge tiles was recently repaired across this section of the building.



Figure 1 and 2: Front and rear elevation at 13 Ellis Road

- 4.5 The rear extension is lower than the original building and includes a half pitch section which extends to the south. Lead flashing is present along the join between the original building and the

extension, which is well-sealed. The building includes modern double glazed windows and uPVC fascia boards which are all in a good condition

- 4.6 The exterior of the building is in good condition. All the roof tiles appear to be well sealed, with no loose or missing tiles observed on any elevation. The fascia boards are well sealed against the wall, with no gaps present which bats could utilise.

Internal inspection

- 4.7 Two voids are present across the building, one over the original section of building and one over the more recent extension. The two sections of void are joined by a small hole through the breezeblock wall allowing access to both voids from the main void.
- 4.8 The void over the original section of building is approximately 2.5 metres high and extends over the entire building and is approximately 8 metres in width and length (**Figure 3**). The roof is unlined with wooden ridge beams. A small window is present on the northern elevation which allows light into the void. Dust was evident in the void from the recent repair works to the ridge. This section of void is boarded.



Figure 3: Void over the original building with hole leading to second void.

- 4.9 The second void is slightly lower and 1.5 metres in height and 'L-shaped' where the southern end of the building comprises a half pitch (**Figure 4**). This void is approximately 8 metres long at its longest point and six metres wide.



Figure 4: Void over the extension

- 4.10 The second void is lined with bitumen style roofing felt and has wooden beams and ridge. The void is unboarded with insulation material present across the void. The roof lining is in good condition and there were no gaps or visible light in the void.
- 4.11 No signs of bats, including droppings, feeding remains, urine stains, or bats themselves, were observed within the interior, or around the exterior of the building. There were no suitable access points identified on the building which is in good condition.

Summary

- 4.12 No evidence of roosting bats was recorded either externally or internally within the property. The building is considered to have **no potential** to support roosting bats. This is due to the good condition of both the exterior and the interior of the building leaving no obvious external roosting features or access points into the void. The exterior of the property is well sealed, with the roof structure and fascia boards all in good condition. No further survey effort for bats is considered necessary in this instance.

Foraging and commuting

- 4.13 The site was assessed as being of **low suitability** for foraging and commuting bats with the garden proving suitable foraging habitats.
- 4.12 Recommendations have been provided in **Section 5.0** to ensure that any proposed lighting does not impact foraging and commuting bats.

5.0 Mitigation and Enhancements

Mitigation

Bats - Lighting

- 5.1 The site provides potential habitat for commuting and foraging bats. The site has been assessed as having low suitability for foraging and commuting bats, primarily due to the presence of the vegetated garden that could be used for foraging and bat roosts recorded in the area.
- 5.2 The proposals will require the inclusion of lighting to adhere to the following guidelines (ILP, 2023):
- Minimise the light spill on the site boundaries.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the properties.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.
- 5.3 It is recommended that the linear features should be retained and enhanced where possible to ensure the site continues to provide foraging and commuting habitat for bats.

Enhancement Measures for the Proposed Development

- 5.4 In accordance with the Natural Planning Policy Framework (NPPF, 2024) whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. The development will be a homeowner application and is therefore exempt from mandatory Biodiversity Net Gain as outlined by the Environment Act 2021.
- 5.5 Due to the nature of the development proposals, there is the potential for the development to include:
- Any planting of trees and shrubs for any supplementary planting scheme should incorporate native species which benefit a range of wildlife.
 - Bat or bird boxes should be included within the development, with integral boxes preferred.

6.0 References and Bibliography

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

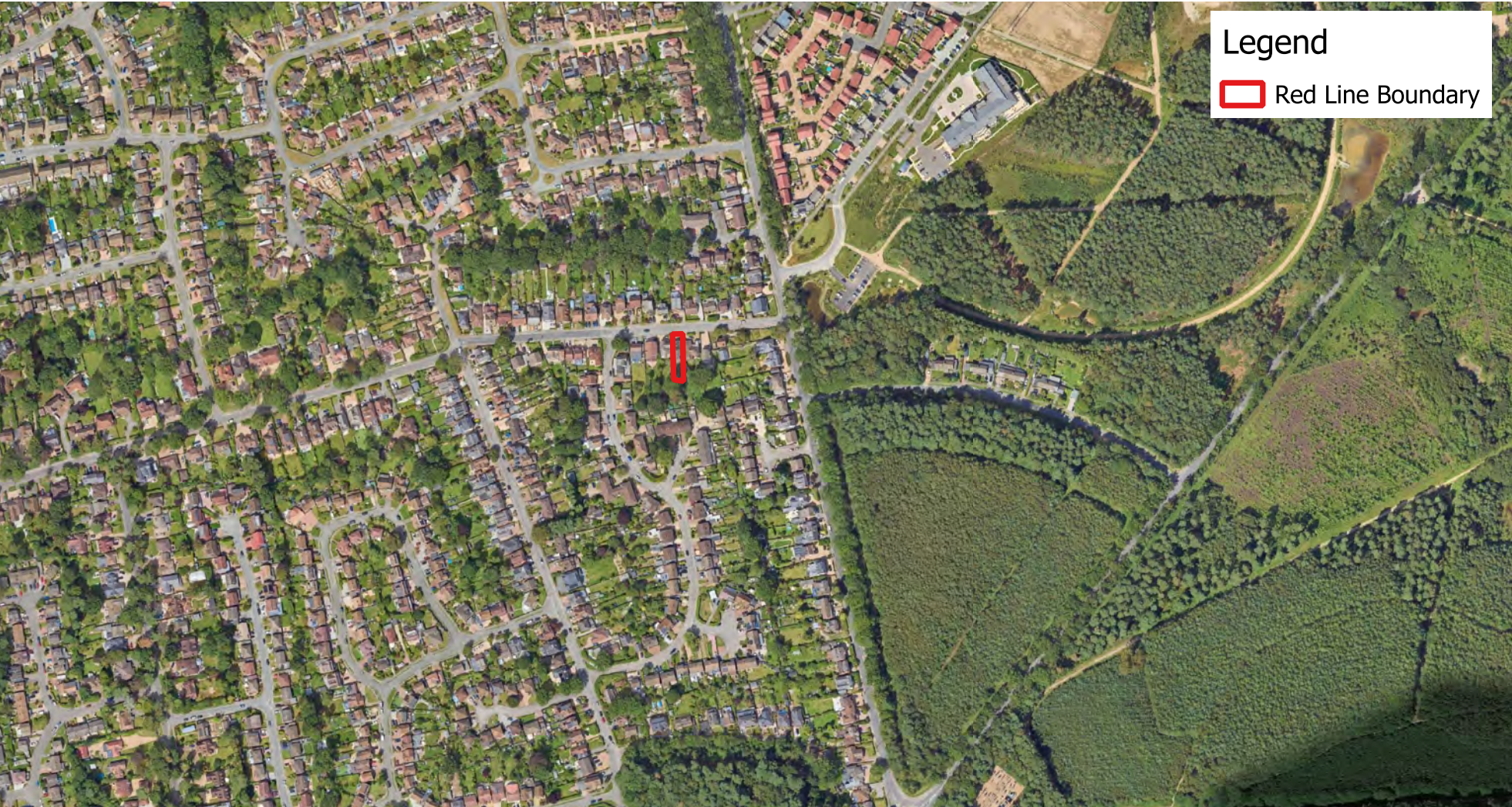
National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

Appendix A: Site Location

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



0 0.07 0.15 km



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	16.12.24	Mapping	U	AH

CLIENT:	Mr Webb		
PROJECT:	13 Ellis Road		
DRAWING:	Site location	1:5000	
NUMBER:	8714-XX-E0-01	A4	
ISSUE:	v1	16.12.24	

