Ref: A064977

Date: 09th June 2010

Tom Pratt
The Hayloft
Ratcliffe Lane
Sheepy Magna
Nr Atherstone
Warwickshire
CV9 3QZ

Dear Tom,

**External & Internal Building Assessment for Bats;**
**Arden View, Sheepy Parva**

This letter provides the results and interpretation of the external and internal building assessment for the presence or potential presence of bat roosts at Arden View, Sheepy Parva, Warwickshire (OSGR – SK332013). The survey was undertaken on the 28th May 2010 to enable the client to satisfy a planning application for redevelopment of the property.

The assessment is based on the condition of the building at the time of survey. The assessment of the ecological constraints to the proposed development is based on our understanding that the building is due to be re-roofed and have a wall of red facing brickwork constructed on the exterior of the existing structure.

## Methodology

Bat surveys are undertaken in accordance with guidance set out in the following documents:

Bat Conservation Trust (2007). *Bat Surveys: Good Practice Guidelines.* Bat Conservation Trust, London (BCT 2007 hereafter).

English Nature (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough (EN 2004 hereafter).

In accordance with BCT 2007, buildings are either confirmed as bat roosts, or assessed as having high, moderate, low or negligible potential to support bat roosts. Negligible is used as it is not possible to determine complete absence of bats.

The external building assessment was undertaken from the ground, and using ladders and endoscopes to survey features which were not accessible or fully visible such as air vents, holes and cracks/crevices.

The internal building assessment was undertaken using ladders to access the internal roof voids.

All areas of the study area were accessible on the day the survey was undertaken, therefore there were no limitations to the survey.



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## Data Search

Leicestershire and Rutland Environmental Resources Centre (LRERC) was contacted for any records of bats and/or bat roosts within 1km of the study site which may have relevance to this report.

LRERC returned five casual records for bat species within 1km of the study site. Species include common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*). The closest records were for both pipistrelle and brown long-eared bat occur approximately 100m to the north west of the site and were dated 2009.

LRERC returned ten records for bat roosts within 1km of the study site. Roots of both pipistrelle and brown long-eared were recorded approximately 100m to the north west of the site in 2009.

## Survey Results

External:

The building is a 1950's brick built house with a pitched tiled roof. The house has three ridged roofs all of which have gable ends which are sealed with mortar. The building is in good condition with no cracks or gaps in the brickwork and well sealed door and window fittings. Furthermore, the wooden soffit boxes surrounding the majority of the building are also in very good condition and offer no potential access.

The roof of the main section of the house has a few broken or missing tiles which could potentially provide access for roosting bats; however, these gaps were noted as being in use by nesting birds due to evidence of nesting material and staining from droppings. Two small gaps were recorded on either gable end of the main house which could also provide suitable access points for bats into the roof void; however, these are very heavily cobwebbed, indicating that they have not been used by either bats or birds.

Although the roof of the one storey extension to the eastern side of the property offers little potential in terms of access for bats, there is a large gap on either side of the building where the extension roof attaches to the main building. However, nesting birds were recorded in both of these holes, and the protruding nesting material would largely prevent bats from accessing the roof void in this area.

Internal:

There are two roof voids which have exposed wooden beams, purlins and rafters of Queen post construction. In both of the roof voids the roof is backed with felt which is well sealed and shows no signs of tears, holes or degradation. The floor of the main roof void is exposed rock wool insulation, and the floor of the extension roof void is predominantly wooden flooring. Both roof voids are relatively clean with the exception of numerous mouse droppings and occasional cobwebs. No evidence of bats was identified in either void.

## Recommendations

There are several farm buildings approximately 100m to the north and north west of the survey area which are known to support roosting bats, and these building are considered to offer more potential to support bats than the building surveyed. Furthermore, as no evidence of roosting bats was recorded during the survey, and potential access points were in use by nesting birds, or were otherwise discounted the building is considered to have negligible potential for roosting bats, and no further survey works are recommended.



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However, the following recommendations should be adhered to during the construction period;

- If any bats are found during the course of the development, all works should cease immediately and advice should be sought from a suitably qualified ecologist and/or Natural England prior to any works recommencing.

- **All nesting birds are legally protected and no works** should be undertaken on the building until all young have fledged and left the nest. Ideally work should take place outside of the nesting bird season (i.e. from October to February inclusive).

I hope that the information contained within this document meets your requirements. However, if you have any further queries or concerns regarding any of the above, please do not hesitate to contact either me or one of my colleagues.

Yours sincerely,

**Ross Phillips**
Consultant Ecologist
For and on behalf of WYG

**Dr Rossa Donovan**
Regional Director

**References**

Bat Conservation Trust (2007). *Bat Surveys – Good Practice Guidelines*. Bat Conservation Trust, London.

English Nature (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.



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