

**Preliminary Bat Roost Assessment and Bird
Survey for the,
Mr. D. Swift.
Buildings at,
Atherstone Hunt Kennels,
Longford Lane,
Witherley,
ATHERSTONE,
Warwickshire,
CV9 3LJ.**

**Map Ref SP 3276 9727
13th September 2022.**

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Natural England Bat Mitigation Class License

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Summary.

- **There is evidence of Brown long eared bats using the buildings as a place of shelter. This is Day Roosting and Night Roosting.**
- **There is evidence of Common pipistrelle bats using the buildings as a place of shelter. This is Day Roosting.**
- **There was evidence of birds nesting in the building.**
- **A European Protected Species license will be required from Natural England to undertake any development of the site due to the need to destroy a place of shelter for bats.**
- **Bat lofts will be required to be created to replace the roosting in Buildings 3 and 5 if planning permission for conversion to dwellings is granted. These are proposed to be in the new Garages of plots 6 and 8 to be built on the site.**
- **Ridge tile bat roosting for Common pipistrelle bats can be created in the Garages of plots 6 and 8 if planning permission is granted for conversion to dwellings to provide enhancements for bats as required by the National Planning Policy Framework (2019).**
- **The conversion of the buildings, if approved by the Local Authority must not occur if birds are nesting in the building until the young have fledged.**
- **New bird nesting is to be created by installing brick built bird boxes into the Garages of plots 6 and 8.**
- **A method of working must be put in place with contractors to ensure that in the event of bats being found they will not be injured.**

Introduction.

An original inspection and building survey for bats was requested by Rob Duncan Planning Consultancy Ltd on behalf of the Michael Lillingstone Voluntary Settlement. The survey was to be undertaken in relation to the submission of a planning application to develop the existing buildings as possibly dwellings. The property was visited throughout the summer of 2020, the initial building survey being undertaken on the 22nd July 2020 when the surveyor spent a total of 4 hour on site. The site has now been purchased by Swift Developments and this report updates the earlier reports.

Temperature; 17°C Wind; 1-2 Beaufort Scale Cloud Cover; 6/8th.



Legislation concerning bats.

The Wildlife and Countryside Act 1981 (WCA) protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 (CRoW) which applies only in England and Wales, and by the Nature Conservation (Scotland) Act 2004 which applies in Scotland.

The Conservation and Habitats Regulations 2010 (better known as the Habitats Regulations) implements the Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. All bats are listed as 'European protected species of animals'

Under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 it is illegal to:

- Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS),

- Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
- Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
- Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
- Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
- Damage or destroy a breeding site or resting place of a wild animal an EPS.

Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- Recklessly or intentionally kill, injures or take any wild animals included in Schedule 5.
- Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,
- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

Legislation concerning birds.

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- kill, injure or take any wild bird
- take, damage or destroy the nest of any wild bird while it is in use or being built
- take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

Methodology for bats.

The building surveys have been undertaken in accordance with Bat Surveys for Professional Ecologists- Good Practice Guidelines, 2016, the Bat Conservation Trust. Surveys of the buildings were undertaken during the daytime to look for evidence of bats using the buildings, or likely roosting sites. The evidence of bats using a building as a place of shelter can include bat droppings, grease marks, urine stains or actual bats. This evidence is then considered when planning evening emergence counts and activity surveys, using bat detectors. These surveys provide evidence of where bats are roosting and activity across the site by foraging or commuting bats.

The Bat Surveys for Professional Ecologists- Good Practice Guidelines, 2016, specify that emergence surveys are undertaken dependent upon the roost potential of the buildings on the survey site, as set out below;

Roost potential.	Number of surveys.
High.	3
Low to moderate.	2
Low.	1

The surveys are started at sunset, with bats emerging from roosts at different times, dependent upon the species, and continued for two hours. Emergence surveys can only be undertaken from the beginning of April to the end of September when bats are active. The optimum period of undertaking surveys is the beginning of May to the end of August. Their emergence is dependent upon the weather, the bats only leaving their roost on warm nights when there will be sufficient insect prey around to make flight worthwhile. While bats will emerge in light rain and moderate winds, the surveys would not be undertaken when there is heavy rain and/or strong winds as this would not provide reliable data upon which to base the conclusions of the surveys. Mild weather in April and September will produce bat activity, particularly providing information on forage areas, commuting routes and pre-maternity group roosting.

Any trees on site are surveyed following the methodology set out in the Bat Tree Habitat Key, Henry L Andrews et al 2013, which produces a key for identifying Potential Roost Features in trees and their likleyhood of being used by bats. Trees on any site being surveyed will have Potential Roost Features identified from ground level surveys and highlighted in the report.

Bat records and habitats.

A search of public records has revealed the presence of the following bats within 3km of the site;

Nyctalus noctula.

Pipistrellus pipistrellus.

Plecotus auritus.

A search of the DEFRA MAGIC Dataset shows that there are no habitats adjacent to the site which of a special nature conservation status or significance. There is agricultural land surrounding the site. The small areas of deciduous woodland on the Priority Habitat Inventory in the landscape will provide forage opportunities for bats to forage and there is moderate connectivity between the woodlands, the hedgerows being a mixture of hedgerows with some mature trees and some being post and wire fences. The site is surrounded an area designated as Network Expansion Zone of the National Habitat Network All Habitats Combined.

A search of the DEFRA MAGIC Dataset shows that the site falls inside of a Farm Wildlife Package area where there is support for Lapwings through Countryside Stewardship targeting. The site does not fall into the buffer zones around the Deciduous Woodland to the north east and south west of the site. There are no other biodiversity enhancement areas adjacent to the site.

A search of the DEFRA MAGIC Dataset shows that there have been a number of European Protected Species licenses granted locally. No sites are within 3km of the property being surveyed.

Species.	Destruction of or damage to a breeding site for bats.	Destruction of or damage to a resting place for bats.
Common pipistrelle, Brown long eared bats	Yes	Yes
Common pipistrelle bats.	No	Yes
Common pipistrelle bats.	No	Yes
Brown long eared bats.	No	Yes

Constraints.

The building survey was undertaken in the summer when evidence of bats internally can still be seen but external evidence may be unavailable after heavy rain. The surveyor does not believe that the weather masked any evidence or access points for bats. There were no constraints to the surveyor for access in the building survey for bats. The survey was undertaken during the Covid-19 period of social distancing but there were no constraints to the surveyor for access in the building survey for bats.

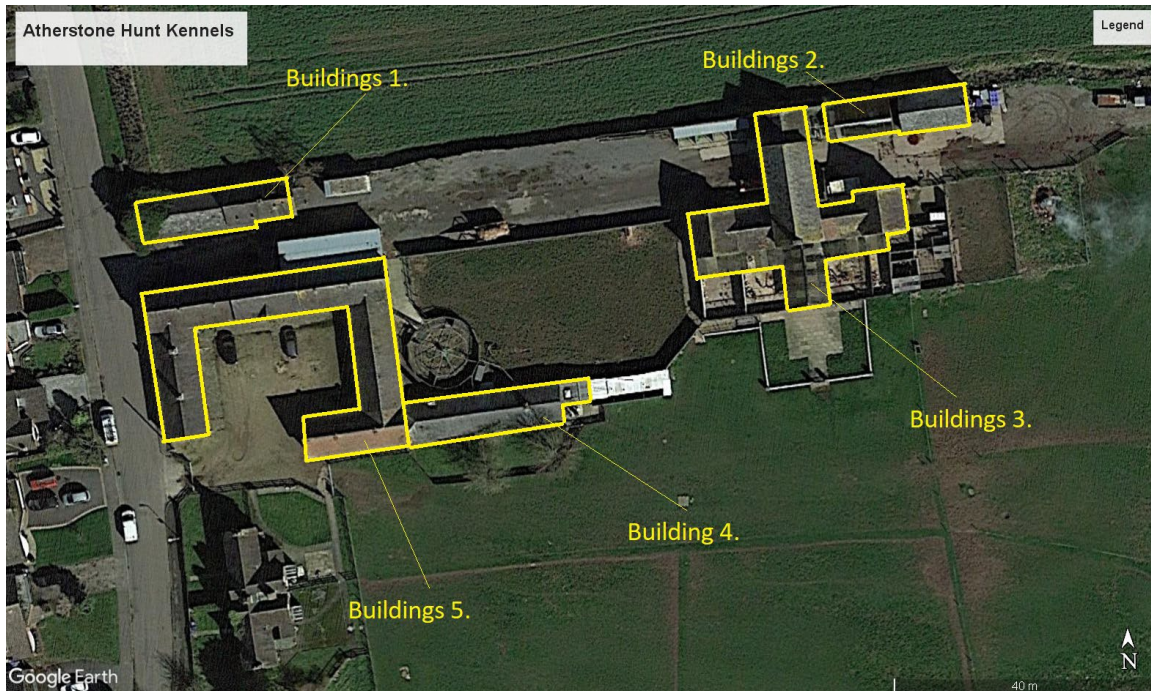
Building Survey.

The buildings to be surveyed consisted of the former Atherstone Hunts kennels.





The site has low value to biodiversity and comprises predominantly hard standing with small areas of amenity grassland that has been allowed to become overgrown with brambles and weeds.



The results of the building survey are presented as the likelihood of bats using an area/feature;

- None.** Bats are unlikely to use the feature/area in any way.
- Poor.** Bats may use the feature/area but it is not thought to be likely.
- Possible.** The feature/area provides an area that may be used by bats but no direct evidence of occupation was found.
- Definite.** Clear evidence of the use of a feature/area as a place of shelter, such as droppings.

Building 1.

These are single storey solid brick stores and dog kennels with a pitched roof.



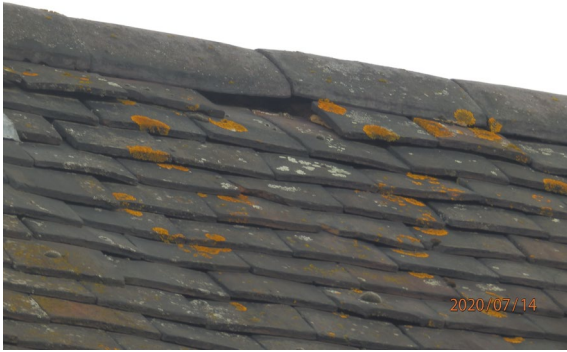
The roof is supported on timber rafters and purlins with slates above on the largest part of the building and plain tiles on one part of the building.



There are gaps in the slates and plain that allow bats to access the building but the only roosting for bats is against the ridge board or under the ridge tiles.



The holes in the roof allow weather penetration which makes any bat roosting poor.



Bat roosting opportunities; Poor.

Building 2.

These are solid brick stores with pitched roofs.



One building has corrugated iron roof sheets and offers no places of shelter for bats. The other building has slates on the roof over a bitumous underfelt.



There is a broken ridge tile that allows access and roosting for bats.



There is access to the ridge board for bats to roost but the presence of cobwebs indicate no use by bats.

Bat roosting opportunities; Possible.

Buildings 3.

This is a set of two storey solid brick stables, stores, and first floor accommodation.



There are pitched roofs with plain tiles on the roof. The roofs are supported on machine cut timber king post trusses and purlins. There have been repairs to the roofs in the past so that there are areas of bitumous underfelt beneath some of the plain tiles.





There is access to the ridge board for bats but the rear of the ridge tiles can be seen from within the building showing that there are no roosting opportunities for bats under the ridge tiles.



There was no evidence of bats using the roof space as a place of shelter.



The verge and barge boards are closed to bats but the timber battens that support the plain tiles can be seen and there are gaps between the battens that individual bats could use as a place of shelter.



There are corbel brick eaves on the building with no access for bats.



Bat roosting opportunities; Possible.

Building 4.

This is a solid brick single storey dwelling with a pitched roof.



There are slates on the roof with no access for bats and no access under the ridge tiles.



The building has been extended to the east with a flat roofed section, some of which has become dilapidated. The flat roof offers no place of shelter for bats.

There are exposed rafter ends at the eaves with sarking board closures to the rear of the slates. There is no access for bats.



The building offers no places of shelter for bats.

Bat roosting opportunities; None.

Buildings 5.

This is a set of two storey solid brick stables, stores, and first floor hayloft storage.





There are pitched roofs with plain tiles on the roof. The roofs are supported on machine cut timber king post trusses and purlins. There have been repairs to the roofs in the past so that there are areas of bitumous underfelt beneath some of the plain tiles.





There is no access under the ridge tiles from the outside of the buildings.



There is access to the ridge board for bats but the rear of the ridge tiles can be seen from within the building showing that there are no roosting opportunities for bats under the ridge tiles. There is boarding to the rear of the rafters in some of the roof spaces with no roosting for bats against the ridge board.





There was no evidence of bats using the roof space as a place of shelter.



The verge and barge boards are closed to bats but the timber battens that support the plain tiles can be seen and there are gaps between the battens that individual bats could use as a place of shelter. On some parts of the building the barge board sits on corbel brickwork and there is no access for bats.



There are corbel brick eaves on the building with no access for bats.

Bat roosting opportunities; Possible.

Barn 1.

This is a solid brick building with a pitched roof covered with plain tiles.



There is no access at the verge or the eaves for bats.



There are missing tiles that allow access to the roof space for bats but the 'torch on' mortar finish means there are no places of shelter for bats under the plain tiles. There is access at the ridge where there are missing plain tiles but the rear of the ridge tiles can be seen from within the roof space indicating that any roosting for crevice dwelling bats is exceptionally poor.



There is access to the ridge board for bats to roost against.



The building offers places of shelter for bats.

Bat roosting opportunities; Possible.