



Greenleaves, Sheepy Magna

Protected Species Survey Report

January 2026



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Cover photograph by Dan Cook @ <https://danscape.co/>

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Executive Summary

This report presents the findings from a protected species survey of the house and garage at Greenleaves, Pinwall Lane, Sheepy Magna, CV9 3PE, which are hereafter referred to as “the buildings”. The central Ordnance Survey grid reference of the buildings is SP 32025 99776. They can be viewed on Google Maps [here](#) and on Figure 1.2.1.

Redevelopment of the buildings is proposed which requires planning consent. The buildings were subject to a protected species survey focused on roosting bats and nesting birds because these are sometimes found in buildings and they are legally protected, and legally protected species are a Material Consideration within the planning system - see Section 2.

The findings of this appraisal dictate any requirements for further protected species survey work and / or mitigation, compensation, or site enhancements. This appraisal has been completed by Matt Cook BSc (Hons) MSc MCIEEM, a suitably qualified and experienced professional ecologist. The bat survey was undertaken according to current professional bat survey guidelines (Collins (ed.) 2023).

No evidence of roosting bats was identified inside the buildings or on any of their external surfaces. There were five PRF for bats identified within the two buildings on the survey – see Appendix 1. These all have limited suitability for roosting bats and their use is unlikely. Both buildings are therefore categorised to have “negligible suitability” for roosting bats in accordance with current bat survey guidelines – see Table 3.2.1. On this basis no further bat surveys or mitigation are required for this project.

There was evidence of recent house sparrow activity within the main roof void of the house. Section 6.2 provides mitigation measures in respect of nesting birds and the project. Given the proposed renovations of the house roof may exclude house sparrows from a valuable nesting area, alternative compensatory nesting habitat for this species is recommended; a ‘sparrow terrace’ should be installed along the eaves or the gable of the dwelling upon completion of the work.

The desk study undertaken to inform this appraisal did not identify any constraints to the proposals.

Given the inherent time constraints to ecological surveys the findings of this report are usually valid for 18-24 months.

1 Introduction

1.1 Background

- 1.1.1 This report presents the findings of a protected species survey of the house and garage at Greenleaves, Pinwall Lane, Sheepy Magna, CV9 3PE, which are hereafter referred to collectively as “the buildings”.
- 1.1.2 Redevelopment of the buildings is proposed which requires planning consent. The buildings were subject to a protected species survey focused on roosting bats and nesting birds because these are sometimes found in buildings and they are legally protected, and legally protected species are a Material Consideration within the planning system - see Section 2.
- 1.1.3 The findings of this appraisal dictate any requirements for further protected species survey work and / or mitigation, compensation, or site enhancements.

1.2 Buildings Location

- 1.2.1 The central Ordnance Survey (OS) grid reference of the buildings is SP 32025 99776, and they can be viewed on Google Maps [here](#). The locations of the buildings are shown by Figure 1.2.1.



Figure 1.2.1: The surveyed buildings are shown above. The yellow polygon depicts the dwelling. The blue polygon depicts the garage. Image downloaded from Google Earth 19/01/2026. Imagery date 30/04/2025. Eye altitude 255 m.

- 1.2.2 The buildings are located on Pinwall Lane c.600 m to the west of the village of Ratcliffe Culey and c.1.5 km to the south of the village of Sheepy Magna in the Hinckley and Bosworth District of Leicestershire, and c.1.5 km to the north of the town of Atherstone in North Warwickshire.
- 1.2.3 The buildings are situated within a relatively large residential plot on the north aspect of Pinwall Lane, c.50 m to the east of the intersection with Ratcliffe Lane.

1.3 Buildings Description

1.3.1 Photographs 1.3.1 to 1.3.6 show the surveyed buildings. Further photographs are provided in Appendices 1 and 2.

Photograph 1.3.1: View of the front (south) and side (west) elevations of the house.



Photograph 1.3.2: View of the side (west) and rear (north) elevations of the house.



Photograph 1.3.3: View of the rear (north) elevation of the house.



Photograph 1.3.4: View of the garage from its south-east corner.



Photograph 1.3.5: View of the garage from its west corner.



Photograph 1.3.6: View of the north elevation of the garage.



House

1.3.2 The house comprises a semi-detached two-storey dwelling in an L-shape with cavity brick and concrete block walls.

- 1.3.3 The house has two pitched roofs each with a gable which face broadly north-east and north-west. The rear (north) pitched roof of the house is slightly lower than the roof apparent from the front (south) aspect. The roof of the porch on the front south aspect of the dwelling is also pitched.
- 1.3.4 All the roofs of the house are covered with interlocking concrete tiles underlined with a modern 'breathable' roofing membrane. The ridge tiles are also concrete.
- 1.3.5 The eaves of the roofs are finished with uPVC soffit boxes. There are no bargeboards on the gable verges.
- 1.3.6 The void within the highest elevated roof on the front aspect is 2.4 m from the joists / floorboards to the internal apex. The void within the lower elevated roof to the rear has a height of c.1.5 m.
- 1.3.7 The roofs are pre-trussed with no ridge board present along the apex.
- 1.3.8 Fibreglass or wool insulation is present between the joists within the roof voids, and these are partially boarded for access and storage.

Garage

- 1.3.9 The single-storey garage is L-shaped with mainly concrete block walls. It has two pitched roofs with three gables, which face broadly south-west, north-west, and south-east.
- 1.3.10 The garage roofs are covered with interlocking concrete tiles underlined with a modern 'breathable' roofing membrane. The ridge tiles are also concrete.
- 1.3.11 The eaves of the roofs are finished with uPVC soffit boxes. There are no bargeboards on the gable verges.
- 1.3.12 The roofs of the garage are pre-trussed. There are false ceilings with boards within the garage to provide storage. The voids above these ceilings are c.1.5 m from the floorboards to the internal apexes. There are no ridge boards present along these apexes.

Wider Area

- 1.3.13 The buildings are situated on the eastern aspect of the relatively large plot of Greenleaves which includes an established garden to the west of them.
- 1.3.14 There are neighbouring dwellings with gardens to the north and south-east of the buildings.
- 1.3.15 An established woodland is located within 30 m to the south of the buildings, on the opposite side of and along Pinwall Lane, and beyond this, c.175 m to the south / south-east of the buildings is the River Spence.
- 1.3.16 The landscape beyond the dwellings in this area is otherwise predominantly arable countryside incorporating several villages; however, there are several areas of woodland and some water bodies, and riparian habitat associated with the River Sense, River Tweed, and River Anker.

2 Relevant Wildlife Legislation and Planning Policy

2.1 General

- 2.1.1 The following provides a *guide* to the relevant wildlife legislation and planning policies. This report does not provide legal or planning advice, and reference should be made directly to the relevant Acts and policies for precise wording.

2.2 Legislation - Bats

- 2.2.1 All bats and their roosts are principally protected in England and Wales via the Conservation of Habitats and Species Regulations 2017 (as amended), which are commonly referred to as 'the Habitats Regulations', as well as the Wildlife and Countryside Act (WCA) 1981 (as amended).
- 2.2.2 This legislation collectively makes it an offence to:
- Deliberately capture, injure, or kill a bat.
 - Deliberately disturb any bat; in particular, any disturbance which is likely to (i) impair a bats' ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.
 - To be in possession or control of any live or dead bat or any part of, or anything derived from a bat.
 - Damage or destroy a breeding site or resting place of a bat.
 - Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection.
 - Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
- 2.2.3 The term 'roost' is not used in the above legislation, however, a site that a bat uses for breeding, resting, shelter or protection is called a roost in ecological terms. Bats tend to re-use the same roost sites and sometimes over many years but may not always be in residence. Current legal opinion is that a roost is protected irrespective of whether the bats are present.
- 2.2.4 Note that Damaging or Destroying a place used by a bat for breeding or resting anywhere in the UK is an absolute offence carrying strict liability under the Habitats Regulations. This means that no element of intent, recklessness, or deliberate action needs to be evidenced to establish guilt; the prosecution only needs to demonstrate that the accused performed the prohibited act.
- 2.2.5 Where an activity will result in any Destruction, Damage, or Obstruction of any bat roost, whether occupied or not, or it risks harming or significantly disturbing bats, then a protected species mitigation licence is required from the Statutory

Nature Conservation Body, Natural England, to derogate the law to facilitate this activity.

- 2.2.6 A protected species mitigation licence for bats is also sometimes referred to as a 'development licence', or a European Protected Species (EPS) Mitigation Licence (EPSML) because the original legislation which provides the framework for licensing in respect of bats was transposed from European Union (EU) directives.
- 2.2.7 In determining whether to grant a licence for an activity affecting a legally protected species Natural England must apply the requirements of Regulation 53 of the Habitats Regulations, and, in particular, the following three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b):
- Regulation 53(2)(e) states that: a licence can [only] be granted for the purposes of "*preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment*".
 - Regulation 53(9)(a) states that the appropriate authority (i.e., Natural England) shall not grant a licence unless they are satisfied "*that there is no satisfactory alternative*" to the proposed actions; and,
 - Regulation 53(9)(b) states that the appropriate authority shall not grant a licence unless they are satisfied "*that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*".
- 2.2.8 These three tests are often referred to as the 'purpose test', the 'NSA test' and the 'FCS test' respectively.
- 2.2.9 The UK left the EU on 31 January 2020 and is therefore no longer bound by European legislation; however, the related domestic legislation has been retained and therefore bats receive the same level of protection as prior to Brexit and will continue to do so until this is changed by specific national legislation.
- 2.2.10 Additional legal protection for bats in England is provided via the Environmental Damage (Prevention and Remediation) (England) Regulations, 2015, and the Environment Act, 2021.
- 2.2.11 The Environment Act (2021) has also amended parts of the WCA, providing a potential pathway for the derogation of certain disturbance offences for projects with negligible or low bat presence. This may allow for certain low-level or incidental disturbances without a licence, in specific conditions and subject to appropriate measures managed by a suitably qualified professional ecologist (potentially including notifying Natural England in advance of works).

2.3 Legislation - Birds

- 2.3.1 All species of bird are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). This protection was extended by the Countryside & Rights of Way Act, 2000. This legislation makes it an offence to:
- Kill, injure, or take any wild bird.
 - Take, damage, or destroy the nest of any wild bird while that nest is in use or being built.
 - Take or destroy an egg of any wild bird.
- 2.3.2 In addition to the above, certain species of bird (e.g., the barn owl *Tyto alba*) are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and receive protection under Sections 1(4) and 1(5) of this Act. This protection was extended by the Countryside & Rights of Way Act, 2000. This legislation confers special penalties where the above offences are committed for any such bird, and it also makes it an offence to intentionally or recklessly:
- Disturb any such bird, while building its nest or it is in or near a nest containing dependant young; and / or,
 - Disturb the dependant young of such a bird.

2.4 Relevant Planning Policy

- 2.4.1 All legally protected species are a [Material Consideration within the planning system](#).
- 2.4.2 In 2005, ODPM (Office of the Deputy Prime Minister) Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System stated that *"the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat"*. It also stated that it is *"essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision"*.
- 2.4.3 In 2006, Section 40 (S40) of the Natural Environment and Rural Communities (NERC) Act 2006 placed a statutory duty on every public authority to have due regard to conserving biodiversity. Furthermore, Section 41 (S41) of this Act required the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity, and the Secretary of State must then take steps, as appear reasonably practicable, to further the conservation of the living organisms and habitats in any list published under this Section.
- 2.4.4 The list of Species of Principal Importance currently comprises 943 species, including seven bat species and 49 bird species. The list of Habitats of Principal Importance comprises 56 habitat types.

- 2.4.5 In 2012, the National Planning Policy Framework (NPPF) was introduced to help deliver sustainable development in the UK, and environmental objectives comprise one of three key elements within this policy framework. The NPPF includes a range of statements and policies intended to contribute to conserving and enhancing our natural and local environment (primarily chapter 15), including the protection and enhancement of biodiversity by, for example, minimising impacts on and providing net gains for it, and by promoting the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. The NPPF has been updated several times since 2012.
- 2.4.6 The National Planning Practice Guidance (NPPG) adds further context to the NPPF. In relation to the natural environment, amongst other things, it provides guidance on how protected and priority species and biodiversity should be considered in preparing a planning application. The NPPG states that:
- information on biodiversity and geodiversity impacts and opportunities needs to inform all stages of development (including site selection and design, pre-application consultation and the application itself);
 - an ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate; and
 - where an Environmental Impact Assessment is not needed it might still be appropriate to undertake an ecological survey, for example, where protected species may be present.
- 2.4.7 The NPPG also states, however, that LPAs should only require ecological surveys where clearly justified, and that assessments should be proportionate to the nature and scale of the development proposed and the likely impact on biodiversity.
- 2.4.8 On behalf of the UK Government and the Department for Environment, Food and Rural Affairs (Defra), Natural England provides standing advice for Local Planning Authorities (LPAs) regarding protected species which is also useful for developers. This can be viewed [here](#).

3 Methods

3.1 General

- 3.1.1 The protected species survey was undertaken on 12 January 2026 by a suitably qualified and experienced professional ecologist – see Section 3.5.

3.2 Bat Roost Inspection and Assessment

- 3.2.1 The bat survey was undertaken in accordance with [Collins, J \(ed.\) \(2023\) *Bat Surveys for Professional Ecologists: Good Practice Guidelines \(4th edition\)*. The Bat Conservation Trust, London.](#)
- 3.2.2 The bat roost inspection comprised a thorough search of the buildings for evidence of roosting bats, as well as accessible external building surfaces and **potential roost features – PRF**.
- 3.2.3 Evidence of bat roosts typically comprises bat droppings, the remains of their prey (such as moth wings), characteristic staining from urine or fur, marking from bat movement, a distinctive smell, and / or the presence of live or dead bats.
- 3.2.4 The surveyor also appraised the *suitability* of each building for roosting and hibernating bats based on the presence or absence of PRF.
- 3.2.5 This aspect of the appraisal is necessary because a lack of bat evidence on an initial daytime survey does not necessarily mean that a building is unsuitable for bats and that there are no roosts. Buildings can provide suitable bat roost habitat in concealed or inaccessible features, particularly externally and at height, and as such evidence of roosts is not always apparent from a ground-level daytime inspection.
- 3.2.6 For buildings, PRF often include but are not limited to apertures beneath and interstices between roof tiles and lead flashing; features associated with roof timbers; accessible soffit boxes and roof voids; gaps between and behind weatherboarding, cladding, bargeboards, and fasciae; and recesses and cavities within masonry and around window and door frames.
- 3.2.7 For a bat roost suitability assessment of a building, Collins (ed.) 2023 requires a category from Table 3.2.1 to be assigned. This categorisation applies irrespective of whether a roost is identified.

Table 3.2.1: Guidelines for assessing the potential suitability of buildings for roosting bats based on the presence of habitat features, to be applied using professional judgement. Table adapted from Collins (ed.) 2023 (Table 4.1, p.44).

Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e., a complete absence of crevices / suitable shelter at all ground / underground levels).
Negligible*	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.

Suitability	Description
Low	A building with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions**, and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats).
Moderate	A building with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions** and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A building 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 buildings have the potential to support high conservation status roosts e.g., maternity, or classic cool / stable hibernation site.

* Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

** For example, in terms of temperature, humidity, height above ground level, light levels, or levels of disturbance.

3.3 Nesting Birds

- 3.3.1 During the above survey any evidence of nesting bird activity within the buildings was also recorded, for example, any active or old nests, any accumulations of droppings, or any regurgitated pellets or prey items.
- 3.3.2 The likelihood of the buildings being used by nesting birds during the annual bird breeding season was also assessed.
- 3.3.3 The main breeding period for most birds is March through August, but nesting can sometimes occur before and after this period.

3.4 Desk Study

- 3.4.1 Using an eight-figure OS grid reference for the buildings of SP 3202 9977, a search of the Natural England [Multi-Agency Geographic Information for the Countryside \(MAGIC\) web portal](#) was undertaken for:
- Any statutory designated sites of national nature conservation importance within a 2 km radius of the building, e.g., Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), or Special Areas of Conservation (SAC); and,
 - Any mitigation licences issued for bats within 2 km of the buildings.
- 3.4.2 Aerial images (Google Earth) and OS maps were also reviewed to assess the value of the habitats near the buildings for bats and nesting birds.

3.5 Personnel

- 3.5.1 The protected species survey was undertaken by [Matt Cook BSc \(Hons\) MSc MCIEEM](#), who also authored this report.
- 3.5.2 Matt has been licensed by Natural England to undertake professional bat surveys since 2011, and to an advanced level (CL19 and CL20) since 2013.
- 3.5.3 Matt has been the Named Ecologist or Registered Consultant on various bat mitigation licences covering a range of bat species and roost types since 2013, including Bat Mitigation Class Licences and Bats in Churches Class Licences.
- 3.5.4 Matt has been undertaking professional surveys for nesting birds since 2011. Matt has held a barn owl survey licence from Natural England since 2010.
- 3.5.1 Natural England survey licence reference numbers can be provided upon request.
- 3.5.2 Matt is a Full Member of the [Chartered Institute of Ecology and Environmental Management \(CIEEM\)](#) and is therefore bound by its [Code of Professional Conduct](#).

3.6 Equipment

- 3.6.1 Equipment used on the survey comprised a 1000 lumen Lenser P9R Core LEP (Laser Excited Phosphor) hand-torch, a 450 lumen Lenser P7 LED (Light-Emitting Diode) hand-torch, and close-focusing 8 x 42 German Precision Optics binoculars.
- 3.6.2 A telescopic ladder was used to access the internal roof voids and some building features at height.
- 3.6.3 Notes and photographs were taken with an Apple iPhone 16 or an Apple iPad Air using the [Notability](#) app.

4 Findings

4.1 Bat Roost Inspection and Assessment

- 4.1.1 No evidence of roosting bats was identified inside the buildings or on any of their external surfaces.
- 4.1.2 There were five PRF for bats identified within the two buildings on the survey – see Appendix 1. Three of these PRF are within the roof of the house and two are within the roof of the garage.
- 4.1.3 All five of the identified PRF have limited suitability for roosting bats. They are only sizeable enough for an individual bat and any such use is reasonably unlikely or would be opportunistic. None of the PRF are suitably sizeable and sheltered to support multiple bats.
- 4.1.4 There are no other PRF apparent within either building as demonstrated by the photographs in Appendices 1 and 2; for example, there are no notable interstices between or beneath ridge or roof tiles, there are no apertures within or associated with soffits, and there are no PRF within external masonry.
- 4.1.5 Based on the above, both buildings are categorised to have “negligible suitability” for roosting bats in accordance with Collins (ed.) 2023 – see Table 3.2.1 above - i.e., there are *“no obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion”*.

4.2 Nesting Birds

- 4.2.1 There was evidence of recent house sparrow *Passer domesticus* activity within the main roof void of the house below the roof membrane within the rear north valley.
- 4.2.2 It is most likely that house sparrows have accessed this area via an aperture at the base of the valley but above the soffit – see PRF B within Appendix 1.
- 4.2.3 Aside from the feature described above the roof of the building appears inaccessible to nesting birds.
- 4.2.4 There was no evidence of nesting birds within the garage.

4.3 Desk Study

- 4.3.1 There are no statutorily designated sites of nature conservation importance within 2 km of the buildings.
- 4.3.2 There are no bat mitigation licences shown on MAGIC within 2 km of the buildings.
- 4.3.3 The following habitats within 2 km of the buildings are likely to be of value for roosting, foraging, and commuting local bat populations:
 - Other buildings including some dwellings

- Interconnected gardens
- Mature scattered trees, tree lines, and hedgerows
- Woodland and riparian habitat
- Water courses and water bodies.

4.3.4 Many of the above habitat types will also be important for nesting, foraging, and commuting birds.

5 Evaluation

- 5.1.1 The protected species survey and this report have been completed by a suitably qualified and experienced professional ecologist.
- 5.1.2 The bat survey was undertaken in accordance with Collins, J (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.
- 5.1.3 Collins (ed.) 2023 is widely considered best practice guidance regarding professional bat surveys, and as such it should be referenced by all professional ecologists, developers, planners, and the policy-makers responsible for reviewing and assessing the implications of professional bat surveys.
- 5.1.4 There is a second roof void on the east side of the house (near the adjoining dwelling) for which access was not provided. Access was not provided because this part of the loft was full of stored items and this area of the roof will not be impacted by the redevelopment proposals.
- 5.1.5 Bat records near to the building were not acquired from the Local Ecological Records Centre to inform the desk study because of the relatively high cost of acquiring such data given the limited intended scope of this appraisal and small scale of the proposals for the site.
- 5.1.6 Notwithstanding the above every effort has been made during this study to provide a comprehensive ecological assessment pertaining to the relevant protected species within the scope of the commissioned works. It is considered that the desk study and survey findings provide a robust platform for the recommendations contained within this report.
- 5.1.7 However, it remains important to note that no investigation can completely characterise or predict the natural environment because wild animals are inherently unpredictable, all habitats and sites are subject to change, and species may colonise or vacate areas for a variety of reasons after surveys have taken place.
- 5.1.8 The results, conclusions, and recommendations within *any* ecological report therefore become less reliable over time. The findings of a report such as this for planning purposes are typically considered valid for 18-24 months.

6 Conclusions and Recommendations

6.1 Bats

- 6.1.1 No evidence of roosting bats was identified inside the buildings or on any of their external surfaces.
- 6.1.2 There were five PRF for bats identified within the two buildings on the survey – see Appendix 1 – which all have limited suitability for roosting bats and their use is unlikely. Both buildings are therefore categorised to have “negligible suitability” for roosting bats in accordance with Collins (ed.) 2023 – see Table 3.2.1 above.
- 6.1.3 Based on the above, no further bat surveys or mitigation are required for this project.

6.2 Nesting Birds

- 6.2.1 There was evidence of recent house sparrow activity within the main roof void of the house.
- 6.2.2 All wild birds and their nests are protected by law – see Section 2 – which applies from when the nest starts being built until all birds have left it naturally.
- 6.2.3 House sparrows are sociable colonial nesters, and once nests are established, they can be used throughout the breeding season, which is typically March through August but can extend into September.
- 6.2.4 On the above basis it is recommended that work affecting the main roof of the house is completed within the period October to February in any year i.e., outside the bird nesting period. If this timing is not possible, however, then a suitably experienced person should undertake a pre-start check for nesting birds within the house roof and the advice of this person should then be followed.
- 6.2.5 The house sparrow is ‘[red-listed](#)’ in the UK¹, meaning it’s a species of high conservation concern due to population declines of over 70% in recent decades, mainly due to habitat loss and reduced food availability.
- 6.2.6 Given the proposed renovations of the house roof may exclude house sparrows from valuable nesting areas, alternative compensatory nesting habitat for this species is recommended.
- 6.2.7 A ‘sparrow terrace’ should be installed along the eaves or the gable of the dwelling upon completion of the work. This nest box should be constructed from

¹ Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. 2021. The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds* 114: 723-747. Available online at <https://britishbirds.co.uk/content/status-our-bird-populations>.

a durable, environmentally friendly material such as woodcrete, woodstone, or ecostyrocure.

6.3 Desk Study

- 6.3.1 There are no statutorily designated sites of nature conservation importance within 2 km of the buildings.
- 6.3.2 There are no bat mitigation licences shown on MAGIC within 2 km of the buildings.
- 6.3.3 On the above basis the desk study identified no constraints to the proposals for the buildings.

6.4 General

- 6.4.1 As a matter of *standard* good practice, all persons working onsite on this project should remain vigilant for the potential presence of roosting or hibernating bats and nesting birds, no matter how unlikely this may seem.
- 6.4.2 **Irrespective of the findings of this appraisal, if any bat or bat roost, or an active bird nest, is discovered during demolition of this building then work in this area should cease immediately to reduce the risk of committing a legal offence. A suitably experienced ecologist should then be consulted.**

Appendix 1: Survey Results





PRF

House

- A - small gap between lead sheets at NW corner of front chimney.
- B - aperture at base of valley behind soffit box (likely used by house sparrows).
- C - small gap beneath apron around flue within rear roof pitch.

Garage

- D - missing ridge tile at NW gable, may give access to ridge and / or beneath adjacent ridge tile.
- E - small aperture where mortar missing from verge east gable.

Appendix 2: Additional Photographs

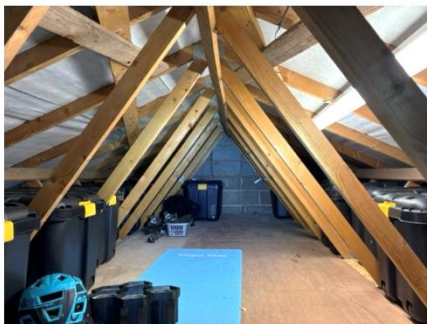
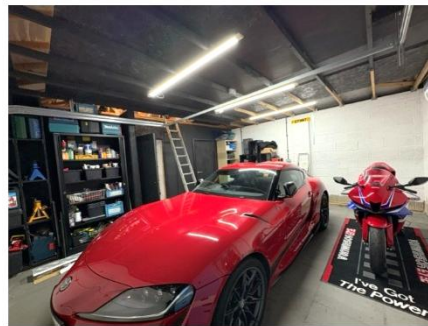
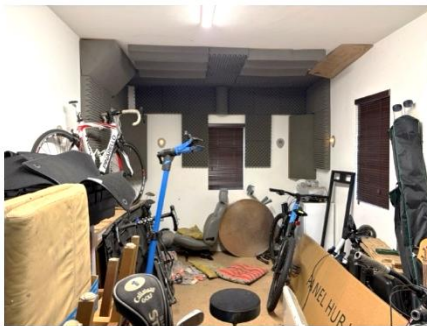
House





Garage





END OF REPORT



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