

**Whitcher Wildlife Ltd.  
Ecological Consultants.**



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**2 BROAD LANE, UPPERTHONG.**

**OS REF: SE 133-080.**

**BAT SURVEY.**

**Ref No:- 180268.**

**Date: 19<sup>th</sup> February 2018.**

## **TABLE OF CONTENTS.**

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	Page Number
<b>1. INTRODUCTION.</b>	<b>3</b>
<b>2. SURVEY METHODOLOGY.</b>	<b>4</b>
<b>3. SURVEY RESULTS.</b>	<b>6</b>
<b>4. EVALUATION OF FINDINGS.</b>	<b>9</b>
<b>5. RECOMMENDATIONS.</b>	<b>10</b>
<b>6. REFERENCES.</b>	<b>12</b>
<b>Appendix I. BAT INFORMATION.</b>	<b>13</b>
<b>Appendix II. PROPOSED PLANS.</b>	<b>15</b>

# **1. INTRODUCTION.**

1.1. Mr and Mrs Johnstone are proposing to extend the current property which is located at 2 Broad Lane, Upperthong. The extension is to remove a small single storey section and extend to a two-storey extension on the north western corner of the building. Proposed extension plans are included in Appendix II of this report.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. This survey was carried out on 19<sup>th</sup> February 2017 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

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## 2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites by looking for the following signs:-

- \* Holes, cracks or crevices.
- \* Bat droppings.
- \* Prey remains.
- \* Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascia's and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All window cills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety. Any access constraints encountered are outlined within the following report.

2.5. All survey work was carried out in line with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edition)*, with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. A dusk emergence survey was not carried out during his survey as we are currently outside the dusk emergence survey season.

2.7. This survey was carried out by James Campbell MCIEEM. Since 2003 James has had experience in a professional capacity as a Wildlife Consultant carrying out Ecology Surveys and Phase 1 Habitat surveys and is a full member of CIEEM. James holds licences with several licensing bodies including:-

- Natural England Survey Licences in respect of bats, great crested newts, white clawed crayfish, water voles and barn owls.
- Scottish Natural Heritage Licences in respect of bats and great crested newts.
- Natural Resources Wales Licences in respect of bats and great crested newts.

He has also successfully completed numerous courses run by CIEEM, BCT and FSC regarding protected species and in carrying out Phase 1 Habitat surveys. He is also confined spaces trained and qualified to NVQ Level 2 in tree climbing and aerial rescue.

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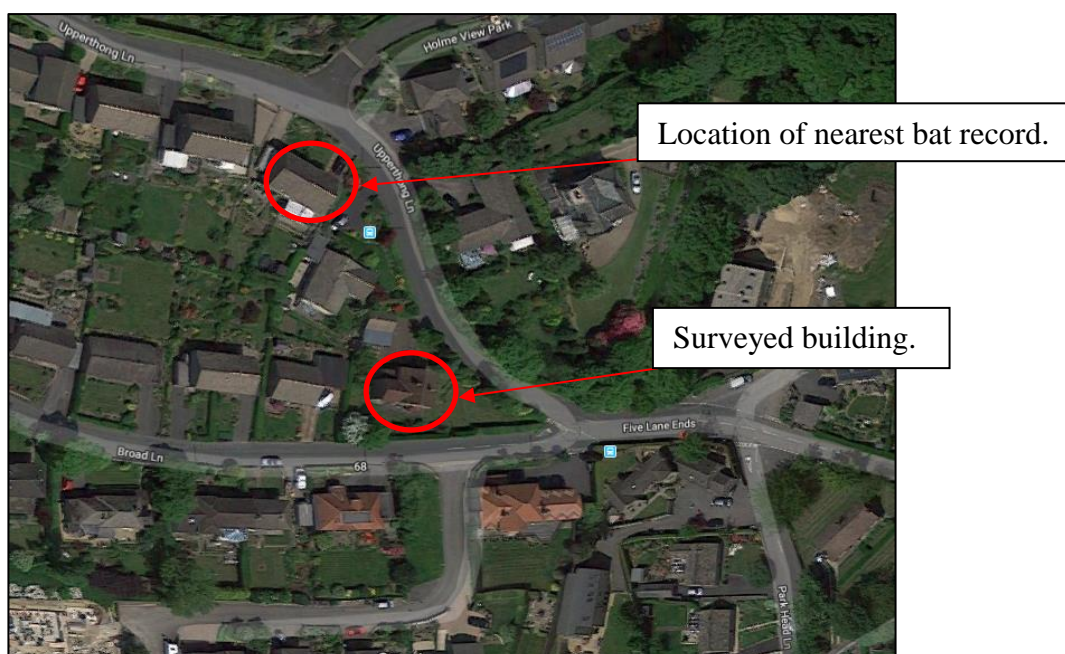
### 3. SURVEY RESULTS.

#### 3.1. Data Search Results.

3.1.1. A data search request was submitted to West Yorkshire Bat Group for records of bats and bat roosts within 2km of the site.

3.1.2. The nearest record is 10m from the site and is of a Pipistrelle bat. The next nearest record is 390m away and is a large Pipistrelle roost in a residential property.

3.1.3. The aerial photograph below shows the location of the surveyed building and the nearest bat record.



#### 3.2. Site Description.

3.2.1. Two Broad Lane, Upperthong is a large residential property located within an extensive garden. The site is located in central Upperthong in an area of residential housing surrounded by open farmland and woodland.

3.2.2. The aerial photograph below shows the location of 2 Broad Lane and the direct surrounding area.



### **3.3. Daytime Survey Results.**

3.3.1. The surveyed building is a two-storey residential property with a small single storey extension on the north western corner of the building.

3.3.2. The walls of the building are dressed stone with tight pointing and all windows and doors are in situ with no gaps or crevices which could provide access for roosting bats.

3.3.3. The roof of the two-storey section of the building is pitched with a valley and three gable ends. The roof is covered with tight fitting Rosemary tiles, ridge tiles and has well pointed tight fitting gables. The leadwork on the building is tight fitting with no gaps or crevices suitable for roosting bats. The eaves of the two-storey section are tight fitting with no gaps or crevices suitable for roosting bats.

3.3.4. The single storey section of the building is a lean to roof with one gable end on the northern elevation which is well pointed and tight fitting with no gaps or crevices suitable for roosting bats. The roof of the single storey section is also covered with Rosemary tiles which are all tight fitting with no gaps or crevices suitable for roosting bats. The eaves of the single storey section are tight fitting with no gaps or crevices suitable for roosting bats.

3.3.5. The photograph below shows the north western corner of the property that will be affected by the proposed works.



3.3.6. Internally the loft space in the two-storey section has a standard rafter and purlin frame which is lined with a breathable membrane throughout and wooden boarding in several sections. There is no access for bats into the loft space from the external aspect of the building.

3.3.7. There is no loft space in the single storey section of the building as the internal roof is constructed to the rafters.

3.3.8. The photograph below the loft space in the two-storey section of the building.



3.3.9. There were no bat roosts or bat access points identified throughout the building and no bat field signs were identified internally or externally during this survey.

3.3.10. The surrounding habitat will provide a suitable habitat for foraging bats as there are ample features including buildings, hedgerows, and linear structures providing connectivity to the extended surrounding area.

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## **4. EVALUATION OF FINDINGS.**

4.1. The proposed works will not have an impact on the nearest record of bats as it is of the site.

4.2. The internal and external masonry work around the buildings is well pointed with no gaps or crevices and is tight up to the eaves and the gable ends. The roof covering is tight fitting with no gaps or crevices suitable for roosting bats.

4.3. There were no gaps or crevices suitable for roosting bats identified internally or externally and no bat field signs were identified during this survey.

4.4. The building is in such a good condition that the building is assessed as having negligible potential for roosting bats. Therefore, there will be no impact on bats during the proposed works.

4.5. The surrounding habitat is assessed as having moderate potential for foraging bats as there is good potential foraging in the direct surrounding area and good connectivity to other suitable surrounding habitats.

4.6. The proposed works will not cause the fragmentation of any potential bat foraging habitat, therefore impact upon any foraging bats present has been assessed as minimal. Any lighting schemes which are to be introduced should incorporate low level down lighting rather than up lighting as this could disturb the bats foraging patterns.

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## 5. RECOMMENDATIONS.

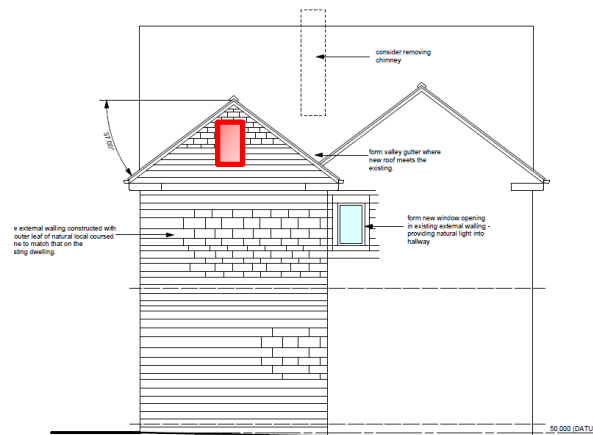
5.1. No further bat survey work is recommended prior to the works commencing.

5.2. It is recommended that a bat brick is installed in the proposed extension to enhance the biodiversity of the property and the surrounding area.

5.3. An example of this bat brick is shown below which is an integrated stone bat brick which isolates the bats into the brick rather allowing them access into the property. These can be found on the internet in various different styles.



5.4. The plan below shows the proposed suitable location for the bat brick.



West Elevation

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Prepared by:	
James Campbell MCIEEM.	Date: 19 <sup>th</sup> February 2018.

Checked by:	
Steven Whitcher, MCIEEM.	Date: 19 <sup>th</sup> February 2018.

## 6. REFERENCES.

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- Collins J. (ed.) 2016. *Bat Surveys for Professional Ecologist: Good Practice Guidelines*. 3<sup>rd</sup> ed. The Bat Conservation Trust, London.
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## **Appendix I. BAT INFORMATION.**

### ***Ecology***

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

### ***Surveys***

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

### ***Legislation***

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are

also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

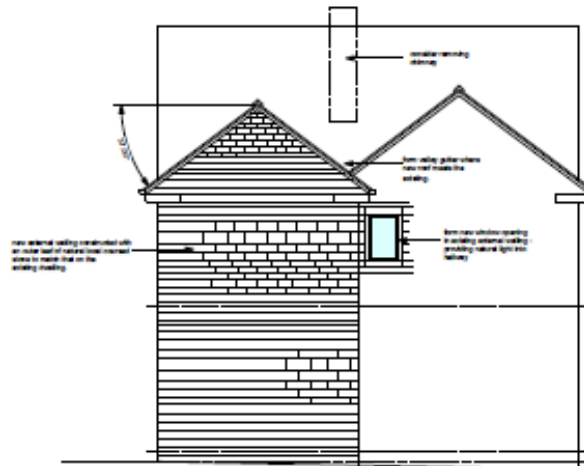
The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.



North Elevation

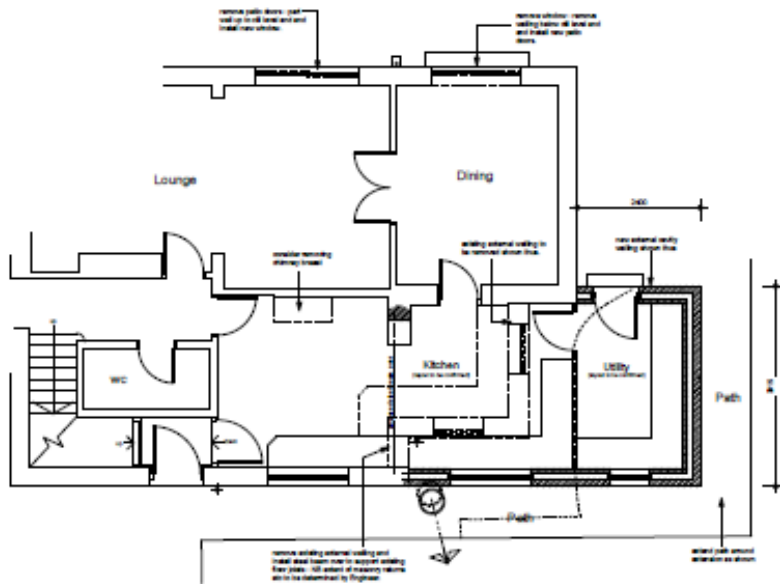
new external walling constructed with an outer leaf of red brick and inner leaf of white render to match that of the existing walling



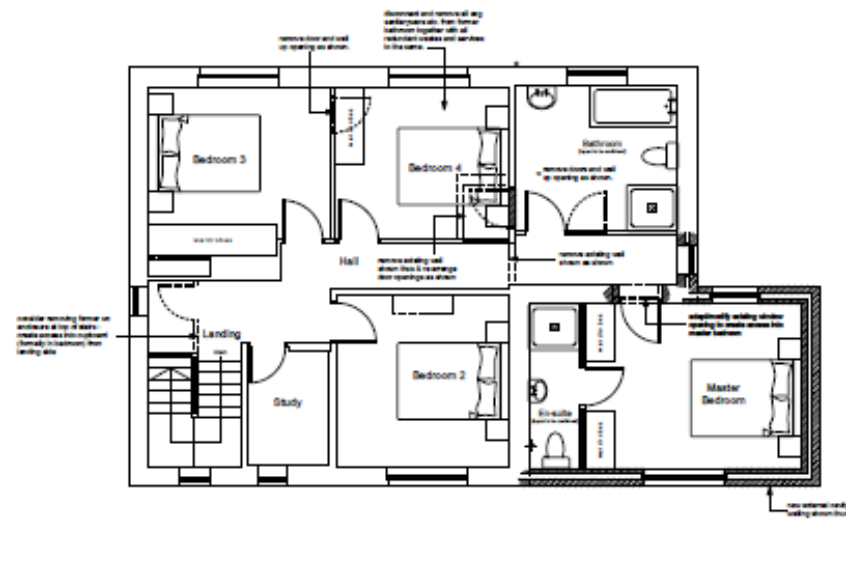
West Elevation



Part South Elevation



Part Ground Floor Plan



First Floor Plan



LOCATION PLAN 1-1250

WALLACE PROPERTIES  
Architectural Design Services  
7 Haverfield Road  
Haverfield, CV9 4AA  
Tel: 01843 861111  
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Simon Johnson

Proposed 21 ability extension at 2 Wood Lane, Upperthorpe, Leicestershire

Planning Drawing

Scale	Drawn	Checked	Drawn
1:100	Simon Johnson	Simon Johnson	Simon Johnson