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PRELIMINARY ROOST ASSESSMENT

Golthorpe Hotel, Goldthorpe, South Yorkshire

Report Reference: BG19.318

November 2019



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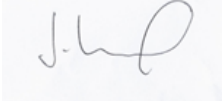


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1 Summary

- 1.1 Brindle & Green Ltd were commissioned by Jump Architects to undertake a Preliminary Roost Assessment at Goldthorpe Hotel, Goldthorpe, South Yorkshire. The purpose of this assessment was to provide an evaluation of the ecological value of the site, and to identify key ecological constraints to the proposed development in relation to bats and birds. The survey was undertaken on 17th October 2019.
- 1.2 Goldthorpe Hotel (B1) is the subject of a full application for the conversion into 10 flats with associated parking. Design proposals for the site are presented in Appendix 4 of this report.
- 1.3 The Goldthorpe Hotel (B1) was assessed to support low suitability for roosting bats, due to the presence of suitable gaps within the external walls, roof and internal brickwork. Furthermore, the building was lined throughout with bitumen felt creating a crevice between the felt and tiles which is accessible by gaps underneath ridge tiles. No evidence of current or historic nesting birds was recorded, however, suitable access points were recorded through open doors and windows.
- 1.4 Ecological constraints relating bats and birds within the building and surrounding environment were considered during the survey. A full description of the recommendations can be found within Chapter 7 (Page 25), below is a summary of the ecological issues recommended for further consideration as a result of our initial investigations:

Ecological Consideration	Recommendations (e.g. further survey, mitigation)	Timing
Breeding Birds	B1 and vegetation in close proximity to the building were considered suitable for breeding birds. Reasonable Avoidance Measures should be followed (See Chapter 7).	October - March.
Roosting Bats	B1 should be subjected to at least one bat presence / absence survey (See Chapter 7).	May - August

2 Introduction

- 2.1 Brindle & Green Ltd were commissioned by Jump Architects to undertake a Preliminary Roost Assessment at Goldthorpe Hotel, Goldthorpe, South Yorkshire. The purpose of this assessment was to provide a preliminary appraisal of the ecological value of the site for bats and birds and to identify key ecological constraints to the proposed development. The survey provides detail on the need for any additional, more detailed protected species surveys, and will allow the development of likely mitigation, compensation and enhancement measures to be developed.
- 2.2 The site is located off Doncaster Road, Goldthorpe within a residential and commercial area. The project area comprises The Goldthorpe Hotel (B1) positioned within hardstanding and scrub. B1 was a two-storey red-brick public house supporting a triple ridge and valley roof, with an enclosed loft space accessible by a set of steps. The application site is the subject of a full application for the conversion into 10 flats with associated parking. Design proposals for the site are presented in Appendix 4 of this report.
- 2.3 The legislation relevant to protected species within the United Kingdom is summarised within Appendix 2.
- 2.4 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Desk Study

Table 1 below lists organisations and/or resources used as part of the desk study process. Data regarding any known statutory or non-statutory sites in addition to any records for protected species were requested from the following sources:

Table 1. Ecological Data Resources

Consultee	Requested Data	Search Radius	Date Requested
MAGIC Maps	National and International Site Designations Granted EPS Development Licences	2km	11/11/2019

3.2 Surveyors

Survey carried out by John Harvey BA (Hons.), Consultant Ecologist, Natural England Bat Licence (2018-34117-CLS-CLS).

The survey was overseen by Dr Lucinda Sweet PhD, Principal Ecologist (Natural England Bat Licence 2019-39122-CLS-CLS).

3.3 Survey Conditions

The survey was undertaken at 10:00am on the 17th October 2019.

The outside temperature was recorded as 10°C, with sunny conditions and 2BF windspeed recorded.

3.4 Field Survey

The habitats on site were assessed for their suitability to support protected species following standard survey guidance (Appendix 3). It is important to assess the surrounding habitat, as in some cases the legal protection of a protected species extends to the habitat in which it occupies. Any incidental sightings of field signs were noted at the time of survey. Where evidence of, or the confirmed presence of a Protected Species is identified, further, species specific surveys may be recommended to establish with certainty the presence

and extent, or absence of a legally protected species prior to the determination of any planning approval.

3.5 Protected Species

3.5.1 Breeding Birds

The building and immediate vegetation to be impacted from the proposed development have been the subject of a search for active or previously used bird nests, and identification of features considered conducive to breeding birds, alongside noting the activity and behaviour of birds on site during the survey. Following standard techniques, as recommended by Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

3.5.2 Roosting Bats

3.5.2.1 Structures on site were assessed for their suitability to support roosting bats following Collins, J (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (3rd edition), Bat Conservation Trust, London. The potential suitability of each structure and the resulting survey effort to establish confidence in a result is summarised within Table 2.

3.5.2.2 During the external and internal (where possible) assessment of the structure potential roosting features (PRF's) such as slipped or missing roof tiles, gaps in brickwork, points in roof timbers and the presence of suitable soffits and fascia boards were recorded to evaluate the potential suitability of a structure to support roosting bats. Evidence of bat presence was also recorded including feeding remains, bat droppings and staining around potential access points. Bats often use different roosting sites at different times of the year, and the absence of evidence does not always equate to the absence/ or lower suitability of a structure to support a bat roost.

3.5.2.3 If bats are discovered emerging or re-entering any structure, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information for roost characterisation can be collected to advise the planning application or EPS development licence.

Table 2. Classification of roosting habitat within structures (Buildings and trees), to be applied to each structure using professional judgement. Adapted from Collins J (2016)

Category	Description of roosting habitat	Number of presence / absence surveys required
Negligible Suitability	Suitable cavities may exist, but these are less than ideal.	None
Low Suitability	A structure with one or more potential roost sites that could be used by individual bats opportunistically. The feature and surrounding habitat do not provide enough shelter, conditions* space for larger roost types such as a maternity or hibernation roost. A tree of sufficient size and age to support roosting bats, but with no features observed from the ground, or the features only have a limited potential to support roosting bats.	One survey between May and August Trees – No further surveys required
Moderate Suitability	A structure or tree considered to have one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but are unlikely to support a roost of high conservation status (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed).	Two surveys between May and September (with at least one survey undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to ideally be undertaken at least two weeks apart.
High Suitability	A structure or tree 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.	Three surveys between May and September (with at least two surveys undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn, undertaken at least two weeks apart.
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	

(* in this context conditions refers to the level of disturbance, light, height above ground, temperature, and humidity etc)

3.5.3 Foraging and Commuting Bats

Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats, and provides information on the likeness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative

roosting sites, foraging and migration. The suitability of the sites commuting and foraging habitat was assessed and evaluated against the proposed impacts to the site and Table 3 (below) to allow categorisation of the habitat.

Table 3. Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins J (2016)

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Suitability	Negligible habitat features on site likely to be used by commuting or foraging bats.	None
Low Suitability	Habitat which could be used by low numbers of commuting bats such as an isolated gappy hedgerow, or an unvegetated stream unconnected to suitable habitat in the wider environment. Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.	Transect /spot count/ timed search survey: One survey visit per active season AND Static automated surveys: One location per transect, over a five-night period, per season.
Moderate Suitability	Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens. Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.	Transect /spot count/ timed search survey One survey visit per month <i>At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period.</i> AND Static automated surveys: Two locations per transect, over a five-night period, per month (April to October)
High Suitability	Continuous, High-quality habitat that is well connected to the wider landscape which is highly conducive to commuting bats. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats Site is close to and connected to known roosts.	Transect /spot count/ timed search survey Up to two survey visit per month (As above) AND Static automated surveys: Three locations per transect, over a five-night period, per month

(** This is only a guide for survey effort required, the complexity of the site and the proposed disturbance / loss of features will determine the extent of works required on a site by site basis).

3.6 Limitations

3.6.1 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected species assessment provides a preliminary view of the likelihood of

these species occurring on site, based upon the suitability of the habitats, know distribution of the species in the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.

- 3.6.2 Due to the shape of the roof and lack of suitable ground vantage points, a full inspection of the central sections of the external roof was not possible during the preliminary roost appraisal.

3.7 Report Lifespan

Given the transient nature of the subject we would consider the survey results contained to be accurate for 2 years.

4 Site Context

4.1 Site Description

The application site can be found at SE 46640 04520, located off Doncaster Road, to the east of the town of Goldthorpe. The surrounding environment was dominated by residential and commercial land to the west and north of the site, with arable and pastoral land located within the wider environment. Several parkland and recreational areas were recorded, such as Phoenix Park 250m N and playing fields 100m SE of the site. However, due to the urban dominated immediate surroundings, good quality connective vegetative habitats were limited.

4.2 Zone of Influence

The zone of Influence is used to describe the geographic extent of potential impacts of a proposed development in relation to the target species, in this case bats and breeding birds. Due to the scale and nature of the proposals, it is not considered that the impacts of the proposed works would extend beyond the scheme footprint and its immediate surroundings



Figure 1. OS Map of the project site and surrounding area.

Red line boundary depicts the application area and black box depicts surveyed building, Goldthorpe Hotel.

5 Results

5.1 Desk Study

5.1.1 Designated Sites

The site was subjected to a search for designated sites within a 2km radius of the site using data supplied the online desk-based resource MAGIC.

5.1.2 The data was collected on 11th November 2019 and failed to show any statutory designated sites within the 2km search radius. The nearest designated site was Denaby Ings SSSI (Unfavourable recovering) located approximately 4.7km south-west of the site.

5.1.3 Protected Species

Magic maps also provides details of granted EPS licences within 2km from the application area. No EPS licences were recorded within the 2km search radius. The nearest granted EPS licence was located 3.9km north-east for the destruction of a natterers bat (*Myotis nattereri*) resting place in November 2011.

5.2 Field Survey

The redline application boundary included areas of hardstanding immediately to the north and south of the building. An area of alder (*Alnus sp*) dominated scrub (Figure 12) was recorded to the north of the application area, featuring a basal layer dominated by perennial rye grass (*Lolium perenne*), creeping thistle (*Cirsium arvense*) and bramble (*Rubus fruticosus*). These vegetative areas were isolated from habitats in the wider environment and are considered to be locally common, therefore presenting 'low' ecological value within a regional context.

5.3 Protected Species

5.3.1 Breeding Birds

5.3.1.1 There was no evidence to suggest that breeding birds had previously occupied the building during the external and internal inspection of the building, however the assessment was undertaken outside of the breeding bird season. Potential access points were present through broken windows and doors on all elevations of B1 and suitable nesting locations were identified within internal ledges and timbers.

5.3.1.2 Alder dominated scrub was recorded within the application area, to the north and east of B1. Common garden birds were recorded within the ornamental shrubs during the building appraisal including blackbird (*Turdus merula*) and robin (*Erithacus rubecula*). No nesting behaviour or activity was recorded within the areas of scrub and the birds recorded were observed to be passing through the site.

5.3.2 Roosting Bats

5.3.2.1 B1 was assessed to have low suitability to support roosting bats. External potential roosting features (PRFs) were recorded within gaps and cracks on the external walls and within gaps underneath ridge tiles and underneath lead flashing.

5.3.2.2 The internal roof void of the building offered features to support roosting bats, such as gaps within missing mortar on internal walls and within wall tops. Furthermore, a bitumen felt lined roof was recorded, creating a crevice between the felt and tiles which may be accessed underneath lifted ridge tiles. The main structural features of the building, and their suitability for supporting roosting bats are summarised below (Table 6), and associated figures can be found with Section 5.4.

5.3.3 Foraging and Commuting Bats

The application site was positioned within an urbanised area with numerous suitable vegetative foraging areas in the wider environment, such as areas of urban parkland 100m south-west and Phoenix Park 250m north of the site. Although vegetated areas comprising scrub and grassland habitat were recorded within the application boundary, similar and better-quality habitats

were abundant within the local area. The site is therefore considered to provide negligible suitability for commuting bats, however it is expected that bats may episodically utilise the site for foraging purposes.

Table 6. Summary of Bat Roost potential and evidence found within each of the buildings/structures on site (Supporting Figures within Section 5.4).

High

Moderate

Low

Negligible

None

Building Number	Description	Bat evidence / Potential Roosting Features (PRFs)	Roost Suitability
B1	Two storey red-brick, disused public house building supporting a triple ridge and valley roof structure (Figure 2 and 3) The external walls of B1 were constructed with red brick and windows had been boarded up on each elevation. The top of the walls were capped within coping stones on the northern elevation and southern elevations, with guttering recorded at the eaves of the eastern and western elevations. The external roof was constructed with slate tiles with clay decorative ridge tiles. The tiling was attached to the external parapet walls with lead flashing. The entire roof space of B1 (Figure 4) was accessed by an existing set of steps. The roof space was uncluttered with an open flying space recorded. The roof was lined entirely by bitumen felt with areas of plaster rendering. The bitumen felt was largely in good condition, felt had fallen away in places, giving potential access for bats into the roof void. Machine cut internal roof timbers were recorded throughout the void	• Gaps within brickwork on southern and northern elevations (Figures 5 and 6) • Gaps under ridge tiles (Figures 7 and 8) • Gaps underneath lifted lead flashing (Figure 9) • Gaps in missing brickwork on chimney (Figure 10) • Gaps between bitumen felt and tiles, where access is provided through gaps under ridge tiles. • Gaps between board and window. • Gaps in internal brickwork and access onto wall-tops (Figure 11) No evidence of previous bat activity was recorded during the assessment.	Low

5.4 Site Photographs

Photographs were taken to provide evidence of the survey findings.

Figure 2:

Southern Elevation

The southern elevation faced Doncaster Road and featured up windows and doors with walls capped by coping stones and parapet walls.



Figure 3:

Southern and western Elevations

Boarded windows and doors were recorded. The building supported a triple ridge and valley roof, restricting visibility of roof features.



Figure 4:

Internal roof space

Machine cut timbers were present throughout the building, with a bitumen felt lined roof. The bitumen lining was largely in good conditions, gaps were however present in overlaps.



Figure 5:

External PRFs

Gaps were present within the external brickwork on the southern elevation



Figure 6:

External PRFs

Gaps were present within missing mortar in areas on the northern elevation



Figure 7:

External PRFs

Ridge tiles had cracked or lifted on the eastern and western-most ridges, presenting a small gap into an internal crevice.



Figure 8:

External PRFs

Gaps were recorded underneath ridge tiles on the eastern-most ridge



Figure 9:

External PRFs

Several gaps were recorded underneath lifted lead flashing between roof tiles and parapet walls



Figure 10:

Eastern Elevation PRFs

A singular gap was recorded where a brick had fallen away on a chimney



Figure 11:

Internal PRFs

Missing mortar present suitable roosting crevices within internal brickwork. Access onto the wall top was also present.



Figure 12:

Alder dominated scrub habitat was recorded to the north of the application area. Covering an area of approximately 150m².



6 Evaluation

6.1 Development Proposals

The application site is the subject of a full application for the conversion into 10 flats with associated parking. Design proposals for the site are presented in Appendix 4 of this report.

6.2 Desk Study Impacts

Direct impacts on nearby designated sites as a result of the proposed development are considered unlikely. No designated statutory sites were recorded within the 2km search area. The extent of the development is to be contained within the application boundary. On the basis that the proposed development is to have no major negative effect on perceived connective corridors, the likelihood of indirect impacts to designated sites is considered negligible.

6.3 Breeding Birds

6.3.1 All wild birds, their eggs and nests are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure, or take any wild bird whilst nesting, or take, damage or destroy the nest of any such bird while in use or being built. In addition, species listed on Schedule 1 of the Wildlife and Countryside Act 1981 or their dependant young are afforded additional protection from disturbance whilst they are at their nests.

6.3.2 No evidence of current or historic nesting birds were recorded during the preliminary roost assessment. However, B1 supported several areas considered suitable for nesting birds such as internal ledges and timbers, with access points recorded through open windows and doors. Common garden bird species were recorded within the areas of scrub located to the north of the application area. The area of scrub could provide suitable nesting or breeding habitat for these birds and will be removed as part of the development. Therefore, breeding birds, and their young could be disturbed during the renovation works. The recommendations section of this report sets out important guidance on measures to avoid impacts on this species and measures to support its conservation status through ecological enhancement.

6.4 **Bats**

- 6.4.1 All bat species are protected under the Wildlife and Countryside Act (1981) and Habitat Regulations (2017) making it an offence to, intentionally kill, injure, or take any species of bat, intentionally or recklessly disturb bats, intentionally or recklessly damage destroy or obstruct access to bat roosts.

6.4.2 *Roosting bats*

The building was identified as having low suitability to support roosting bats due to the presence of PRFs within the building's external walls, external roof and within gaps within the internal brickwork. To confidently determine if bat species are present, further presence / absence surveys will be required. The proposed plans show the conversion of the building into apartments, which will see the refurbishment of the roof structure and remediation works to the external walls. If the development was to continue as planned, it may lead to the destruction of a roosting site of a protected species, and increased disturbance, injury or harm to individual bats and/or their young. The recommendations section of this report sets out important guidance relating to further survey work.

6.4.3 *Foraging and Commuting Bats*

The application boundary comprised B1 and an area of scrub and hardstanding with negligible suitability for commuting bats. Although limited suitability for foraging bats was identified, the habitats are likely to be used intermittently and are not considered to be a key resource for local bat populations. As a result, the impact of development works on foraging and commuting bats is not considered a constraint to the application.

7 Recommendations

As with all development sites; efforts should be made to support National and Local Biodiversity Action Plans and seek opportunities to incorporate ecological enhancement schemes within the proposed development. Such site enhancements should be viewed positively in light of the NPPF (2019) which seeks biodiversity enhancements and net gain through the planning process.

7.1 Breeding Birds

Breeding Birds	Timing
Recommendations	
B1 and scrub vegetation on site has been identified as being suitable for use by breeding birds. Given their protection, development must be sympathetic to the value of this habitat and potential impacts on breeding birds, their eggs, nests and young. The breeding bird season is generally accepted as being between March and September. Developers should consider and implement the options most appropriate to their scheme; a) Renovation and vegetation clearance works should be undertaken outside of the breeding bird season, between the months of October and February where possible. b) If works are to be undertaken during the breeding bird season, entrance points on B1 can be netted to prevent birds nesting, reducing the chance of impacts for this species. This process should be undertaken by a suitably qualified ecologist and the netting should be checked and monitored by an ecologist during its use. c) Any works to the roof or vegetation between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works.	Work should be conducted outside of the breeding bird season between March and September inclusive.
Enhancement Prescriptions	
A single Swift Nest Box should be erected on to the northern elevation of the building post-construction	

7.2 Roosting Bats

Roosting Bats	Timing
Recommendations	
B1 was assessed as having low suitability to support roosting bats. As such at least one presence / absence survey undertaken at dusk or dawn should be carried out in order to establish the presence or likely absence of bats within the building. Should evidence of roosting bats be found during the presence / absence survey the number of surveys will be increased to three to allow roost characterisation to support an EPS Development Licence from Natural England.	May – August (In weather conditions conducive to finding bats) One survey between May and August
Enhancement Prescriptions	
In light of the need for additional surveys, enhancement prescriptions would be set out within a Bat Emergence Survey Report as a separate document.	

Appendix 1. General References

Bat Conservation Trust's '*Good Practice Survey Guidelines*' (Rev 2012).

Bell, S. McGillivray, D. (2006) *Environmental Law*. 6th ed. Oxford University Press.

Byron, H (2000) *Biodiversity and Environmental Impact Assessment: A Good Practice Guide for Road Schemes*. The RSPB, WWF-UK, English Nature and the Wildlife Trusts, Sandy.

Collins, J (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (3rd edition), Bat Conservation Trust, London

Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3rd Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

Treweek, J. (1999) *Ecological Impact Assessment*. Blackwell Science.

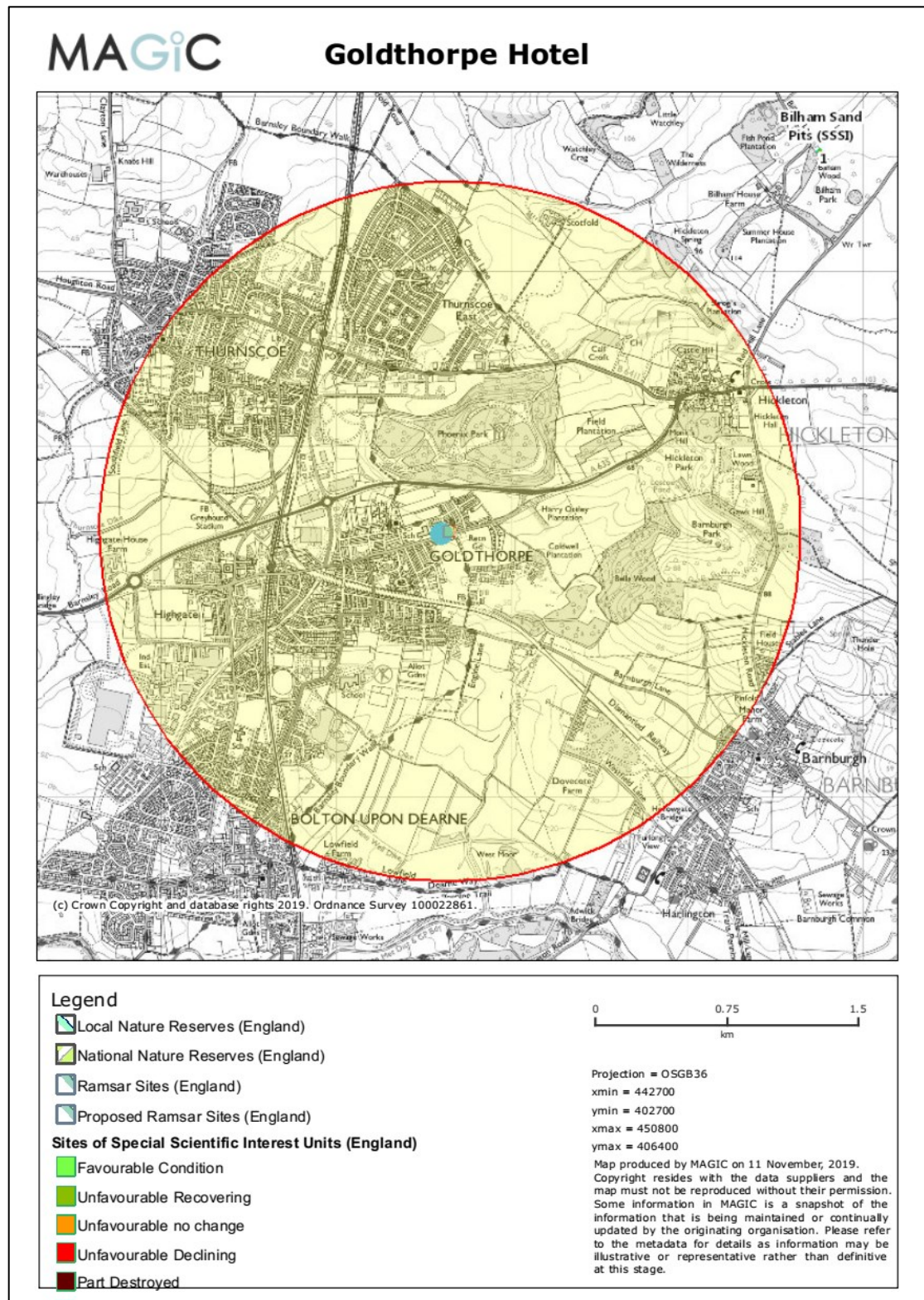
Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing.

Appendix 2. Legislation and Guidance Sources

Articles of British wildlife and countryside legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to. The articles of legislation are:

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2017
- Hedgerow Regulations 1997
- The Natural Environment and Rural Communities Act 2006
- Department for Communities and Local Government. National Planning Policy Framework (2019)
- EC Council Directive on the Conservation of Wild Birds 79/409/EEC
- The United Kingdom Biodiversity Action Plan
- Local Biodiversity Action Plan (LBAP).

Appendix 3. Desk study results



11/11/2019

Site Check Report generated on Mon Nov 11 2019
You selected the location: Centroid Grid Ref: SE46640451
The following features have been found in your search area:

Granted European Protected Species Applications (England)
No Features found

Areas of Outstanding Natural Beauty (England)
No Features found

Local Nature Reserves (England) - points
No Features found

Local Nature Reserves (England)
No Features found

National Nature Reserves (England) - points
No Features found

National Nature Reserves (England)
No Features found

Ramsar Sites (England) - points
No Features found

Ramsar Sites (England)
No Features found

Proposed Ramsar Sites (England) - points
No Features found

Proposed Ramsar Sites (England)
No Features found

Sites of Special Scientific Interest Units (England) - points
No Features found

Sites of Special Scientific Interest Units (England)
No Features found

Sites of Special Scientific Interest (England) - points
No Features found

Sites of Special Scientific Interest (England)
No Features found

Special Areas of Conservation (England) - points
No Features found

Special Areas of Conservation (England)
No Features found

Possible Special Areas of Conservation (England) - points
No Features found

Possible Special Areas of Conservation (England)
No Features found

Special Protection Areas (England) - points
No Features found

Special Protection Areas (England)
No Features found

Potential Special Protection Areas (England) - points
No Features found

Potential Special Protection Areas (England)
No Features found

Biosphere Reserves (England) - points
No Features found

Biosphere Reserves (England)
No Features found

1/1

Appendix 4. Proposed plans

