

Mr Rob Clarke
78 The Drive,
Ickenham,
Uxbridge,
Middlesex,
Greater London,
UB10 8AQ.

14 August 2021

Dear Mr Rob Clarke,

**Report of Preliminary Bat Roost Assessment at 78 The Drive, Ickenham,
Uxbridge, Middlesex, Greater London, UB10 8AQ.**

You instructed us to undertake a preliminary bat roost assessment (also referred to as the; “PRA, survey, report”) at the above-named property (also referred to as the; “site, building, structure”). The survey was undertaken on 11 August 2021. My qualifications and experience along with those of the reviewer of this report are summarised at the end of this report.

As I have already discussed with you on site, the probability that bats are roosting at your site, and you might engage the legislation that protects them by progressing your development without the benefit of further investigation or mitigation is extremely low. Consequently, I have no further recommendations.

My full report follows.

Aims

In a manner that is proportionate to scale, nature and intensity of the proposed development and its probable interactions with ecological receptors, specifically bats:

Survey

To describe the physical evidence and to evaluate the significance of features that contribute to or detract from the 'roost suitability' of the site, in the context of the desk study, and the proximate and wider landscape.

Evaluation

To describe the constraints to the proposed development as a result of the risk of harm or disturbance to bats (if any).

To set out any recommendations for further survey effort, where this risk is unacceptable or a complete understanding of how bats are using the site cannot be defensibly argued.

To inform any subsequent mitigation proposals in order to achieve a planning or other statutory consent, and to comply with wildlife legislation.

Methods

Survey

For the desk study:

To objectively demonstrate the presence of roosting bats or evaluate the likelihood of presence of roosting bats and offer an assessment of how they could be using the site, I undertook a desk study. This included review of all statutory and non-statutory designated sites, Biodiversity Action Plan Priority Habitats and granted EPSML records for bats held on governmental databases (including MAGIC) within a 1km radius of the site. I also assessed the surrounding landscape structure, using aerial images from Google Earth and Ordnance Survey maps.

Greenspace Information for Greater London CIC (GIGL) and Buckinghamshire and Milton Keynes Environmental Record Centre (BMERC) were not commissioned to provide bat records for within 2km of the site. This was primarily due to the relatively small scale of the proposed development. From local knowledge, species such as pipistrelle bat *Pipistrellus sp.*, Daubenton's *Myotis daubentonii* and Brown long-eared ear bat *Plecotus auritus* are reasonably widespread throughout the local area.

General:

I systematically assessed all features that will be impacted by the development proposals for bats, evidence of bat activity, and roosting or commuting habitat.

For all structures:

Externally, I made a non-intrusive, visual appraisal from the ground, inspecting the external features of the structure(s) for potential access and egress points, and for signs of bat use.

For buildings:

Internally, I inspected the building, including the living areas of buildings and the accessible roof spaces of the building, using a torch and ladders. I paid particular attention to the floor and flat surfaces, windowsills and frames, lintels above doors and windows, and carried out a detailed search of all accessible features within the roof space.

Birds:

I also made a note of any other ecological constraints observed during the survey. Commonly, this relates to the risk of harm to breeding birds, and the suitability of the site to support barn owls *Tyto alba*.

Evaluation

The evaluation that drives an assessment of likelihood is, by nature, probabilistic. The evaluation methodology I employed for the PRA is described by Colins (2016) and summarised in the table below:

Evidence, likelihood of presence and significance of habitat features	
Possible survey findings	What this means for you
<ul style="list-style-type: none"> ⇒ Bats ⇒ Evidence of bat roosting or activity ⇒ Quantitatively significant or qualitatively important features for roosting ⇒ Connectivity to high quality habitat for roosting, foraging and commuting in the proximate and wider landscape 	<p>There are probable and foreseeable impacts to bats and their roosts in consequence of your development. These impacts present a real risk of harm or disturbance to bats. In order to prevent this outcome and any criminal liability, further survey effort is necessary to appropriately inform mitigation and enhancement. Thereafter, a planning decision can be defensibly made in favour of the proposed development.</p>
<ul style="list-style-type: none"> ⇒ No bats ⇒ No evidence of bat roosting or activity ⇒ A small number of qualitatively poor features for roosting (if any) ⇒ Limited connectivity to poor-quality habitat in the proximate and wider landscape (if any) 	<p>Any impact to bats and their roosts is extremely improbable or negligible. Bats and their roosts do not present any constraints to your development. A planning decision can be defensibly made in favour of the proposed development without delay.</p>

Limitations

None.

Findings

The findings collate the data of the desk study, the evidence of the physical survey and any other substantiation (such as the result of DNA tests of physical evidence collected on site).

Photographs with descriptions are only included where appropriate i.e., where they enhance the reader's comprehension of the relevance of salient features on site, or provide valuable context to the evaluation, foreseen impacts and recommendations.

Description of the site and proposed development

B1 is a detached, brick bungalow residential property, with concrete roof tiles on a cross hipped roof, with glass conservatory extending on the rear of the property. The windows and doors of the property are UPVC and appear to be in good condition with no gaps around or means of ingress for crevice dwelling bats such as common

pipistrelles. The properties brick work is also in excellent condition with no gaps in the mortar, with the majority of the brickwork rendered. The concrete tiled roof appeared to be in good condition with no gaps, missing tiles or raised tiles, including the ridge tiles. The soffit and fascia are UPVC and appear to be in good condition with no gaps observed during the survey and no staining, droppings, or other evidence of bats present on the exterior of the property. The footprint of B1 is approximately <190m².

In the roof space would be one loft space, however it is split in the middle by a mezzanine with ladder access. Loft space one (L1) is 2m high, 3m long and 1.5m wide with some boards present on the floor for some access, and black membrane lining the roof in good condition. Loft space two (L2) across from it is L shaped and is approximately 2m wide, 2m high initially falling to 1-1.5m high for the rest of the length and approximately 10m long. It is partially boarded but was able to be assessed from the access gained. It has modern wooden timbers, black membrane lining the roof and roll insulation present on the floor of the loft space that is not boarded. There were cobwebs along the ridge beam of the loft space, and throughout which can indicate lack of recent use by void dwelling species such as brown long-eared bats. It is fully sealed with no means of ingress into the loft space and no light entering the loft space from outside. There are no droppings, feeding remains or evidence of bats within the loft space. There are items stored within the large loft space which showed no evidence of bats.

The proposed development is to demolish to build a new property. The land surrounding the site is residential, with arable fields to the east and a small woodland to the west of the property and bodies of water in the wider landscape.

Principal Photo

Figure 1: Northern elevation, facing south-east, with secure windows, doors and concrete tiled roof. Rendered brickwork appears in excellent condition.



Figure 2: Eastern elevation with UPVC soffits and fascia in good condition, in addition to the rendered brickwork which appears to be in excellent condition with no gaps or cracks.



Figure 3: Southern elevation, with no damage to the rendering on the bricks, cracks or gaps. The soffits and fascia on the building are flush with no means of ingress and no evidence of bats. The roof tiles are in good condition, with no gaps, slipped or missing tiles. The conservatory is well-sealed too with no means of ingress.



Figure 4: The UPVC windows, doors, soffits and fascia all appear to be in good condition with no gaps or means of ingress.



Figure 5: Northern elevation, with secure rendering on the brickwork, secure windows, and tiles all appear to be in good condition.



Figure 6: Loft space L1. Some boards for access and roll insulation across the loft space. Modern timbers present and black membrane lining the roof. There are cobwebs on the ridge of the loft space, no light entering from outside and no evidence of bats observed.



Figure 7: Loft space L1. Some boards for access and roll insulation across the loft space. Modern timbers present and black membrane lining the roof. There are cobwebs on the ridge of the loft space, no light entering from outside and no evidence of bats observed.



Figure 8: Loft space L2. Varying heights within this loft space. The longest length being at approximately 1-1.5m high. Cobwebs within the loft space from the ridge to the floor. Boarding across the loft to allow access within and no evidence of bats.



Figure 9: Loft space L2. Cobwebbing on the ridge beam and hanging from the modern timber beams. Black membrane lining the roof appeared to be in good condition with no gaps.



Figure 10: Loft space L2. Heavy cobwebbing present around the ridge of the loft space.



Figure 11: Loft space L2. No boards present in this section of the loft space with roll insulation. This was checked for accumulation of bat droppings or feeding remains. No evidence of bats was observed within the loft space.



Figure 12: Loft space L2. This section of the loft (the most north-eastern section of the building) is the most modern with new timbers, unripped lining and new insulation present. There was no evidence of bats present within the loft.

Site Plan

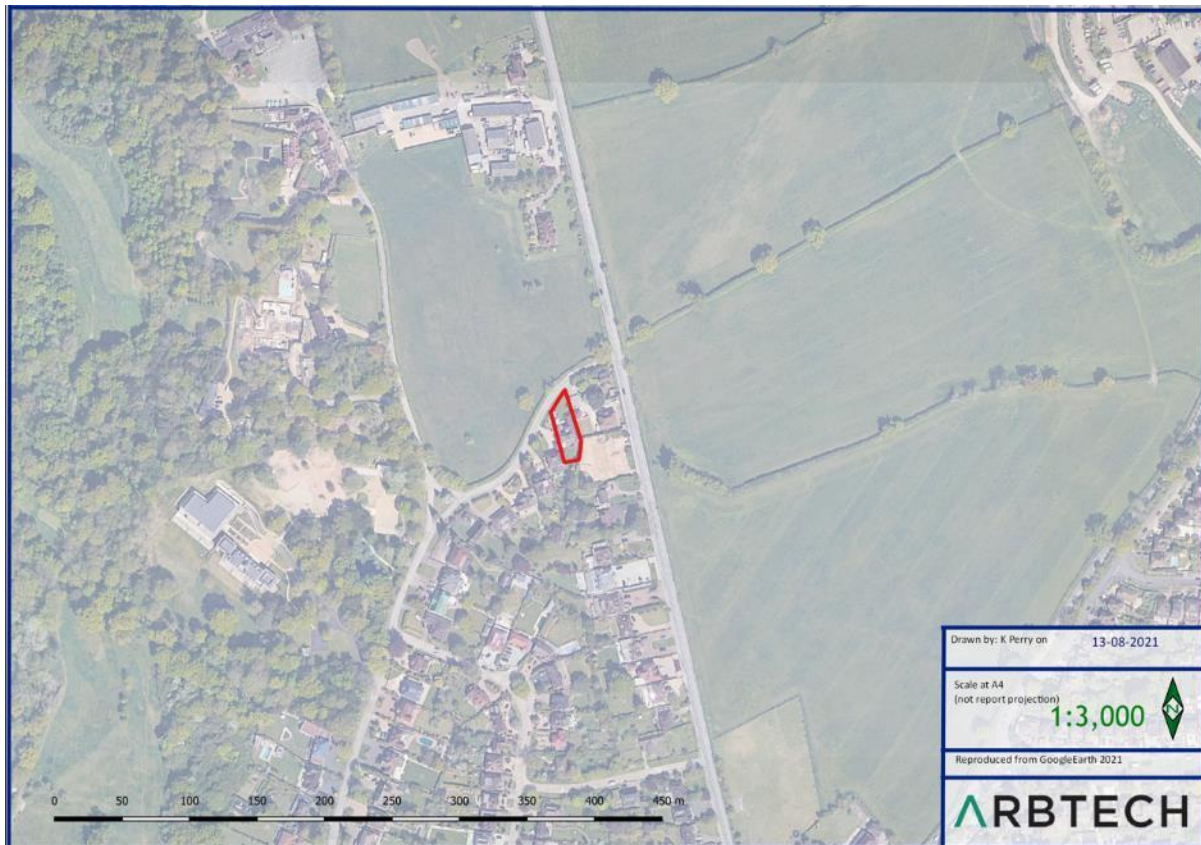


Figure 13: The survey boundary highlighted in red, situated within the residential area of Ickenham, Uxbridge.

No figure has been provided to show the proposed development.

Summary of Desk Study

There are several designated sites within 2km of the Site.

- Frays Valley Local Nature Reserve (LNR)
- Denham Quarry Park Local Nature Reserve (LNR)
- Denham Country Park Local Nature Reserve (LNR)
- Ruislip Woods National Nature Reserve (NNR)
- Denham Lock Wood Site of Special Scientific Interest (SSSI)
- Fray's Farm Meadows Site of Special Scientific Interest (SSSI)
- Ruislip Woods Site of Special Scientific Interest (SSSI)

All of these sites are over 400m west of the proposed works. Due to the distance from the sites, type and scale of proposed work and lack of connectivity there is expected to be no impact on any of the sites. The site is however in Hillingdon London Boro Greenbelt area. There is deciduous woodland, ancient woodland, wood-pasture and parkland, lowland fens and traditional orchards within 1km of site.

A search of the magic.gov.uk database found no European protected species mitigations located within 1km of site. There are occasional scattered trees within the residential properties and woodland to the west in the wider landscape beneficial to commuting and foraging bats.

Summary of Physical Survey

B1 is a detached, brick bungalow residential property, with concrete roof tiles on a cross hipped roof, with glass conservatory extending on the rear of the property.

The rendered brickwork, mortar, UPVC windows, doors, soffits and fascia all appear to be in good condition with no crack, gaps or means of ingress. The loft space is secure, with modern timbers, intact membrane lining the roof, some boarded floor and insulation and there was no evidence of bats by way of droppings, urine marks, fur staining, feeding remains or physical animals observed during the survey, internally or externally.

Discussion

I have taken into account the findings of the desk study, the physical survey and made a qualitative evaluation of the habitat value at site and its utility to support roosting bats.

There are no suitable roosting features on the property and no evidence of bat activity was found internally or externally; no droppings, feeding remains, or staining.

Conclusion

My assessment is that bats should not present a constraint to development as the risk of harm or disturbance is negligible.

Foreseen Impacts and Recommendations (if any)

None.

References

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

Garland & Markham (2008) Is important bat foraging and commuting habitat legally protected?

Google Earth (2021) accessed on 13/08/2021.

Magic database (2021) <http://www.magic.gov.uk/MagicMap.aspx> accessed on 25/06/2019.

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Report ends.

I trust this is sufficient for your assessment. However, if you have any further questions, please do not hesitate to contact me via 07874 871 273 or katyperry@arbetch.co.uk.



Author

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Natural England Bat Licence Number: 2020-46965-CLS-CLS

Reviewer

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Consultant

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