PRELIMINARY BAT ROOST ASSESSMENT

32 LINKSWAY,

NORTHWOOD, LONDON HA6 2XA



Commissioned by: **32 Linksway Ltd**

Report Number: ASW/LL/105/30/2026
September 2026

ASW Ecology

Office/Mobile: 07710 150590
London Euston Woburn Place, 16 Upper Woburn Place, London WC1H 0BS
E-mail: andrew@aswecology.co.uk Website: www.aswecology.co.uk

CONTENTS

	Page
Executive Summary	3
1. Introduction	4
2. Methodology	5
2.1 Bat roost assessment	5
2.2 Constraints	5
3. Assessment results	6
3.1 Preliminary bat roost assessment	6
3.2 Desk study	7
4. Conclusions	8
4.1 Significance of the bat roost assessment results	8
4.2 Impact assessment	9
4.3 Summary of the legal protection of bats in the UK	10
5. Recommendations	12
5.1 Requirement for a follow-up bat emergence survey	12
5.2 Best practice guidance – nesting birds and development works	12
6. References	14
Appendix 1:	
Photographs A-J	15
Appendix 2:	
Map A: Site location plan	25

EXECUTIVE SUMMARY

1. A specialist daytime based preliminary bat roost assessment was undertaken by ASW Ecology Ltd, at 32 Linksway.

2. A 2km radius online bat desk study, using MAGIC and the NBN Gateway resources, was also undertaken by us, for bat species and licence information, so to support this report.

3. There were at least 60+ pipistrelle bat droppings, both old and new, within the south end of the roof void of the house, with the unconverted loft compartment with a door.

4. This was also the case on 19/10/2018 during our ecological survey of the property, where pipistrelle bat droppings were present within the same loft.

5. There was also external bat roost potential at this house, with crevices noted under some lifted roof tiles and ridge tiles.

6. A follow-up bat emergence survey is therefore required for the house, with 3x bat dusk survey visits required, during September 2026 and during Spring 2027.

7. This bat survey will need to be undertaken in suitable weather conditions only, so that best practice guidance is followed at all times and all bat related legislation is strictly adhered to by the client.

1. INTRODUCTION

- A Preliminary Bat Roost Assessment was undertaken at 32 Linksway, Northwood, London HA6 2XA, during September 2026, for: 32 Linksway Ltd.

- The national grid reference for this site is: TQ084906.

- This assessment was required due to the proposed demolition of the current house and its replacement with a new dwelling.

- This new bat assessment is a follow-up study to the ecology survey from 2018 and the bat dusk survey from 2019, by ASW Ecology.

- The main method used for bat assessment, as well as the full results and the recommendations can be found within this report.

- Both this bat assessment and the report were undertaken and compiled by Mr Andrew S. Waller, Consultant Ecologist, ASW Ecology Ltd.

- Mr Andrew S. Waller MSc BSc (Hons) MCIEEM, Director of ASW Ecology Ltd - has been a Consultant Ecologist since 1997, and has very extensive experience/knowledge of protected wildlife species/issues including bats, for which he is fully licensed to survey throughout England by Natural England for consultancy purposes (Bat Class 2 Licence Registration Number: 2025-85989-CL18-BAT). He also has Natural England survey licences for great crested newts and barn owls. He has been studying bats for 33 years and wildlife in general for 44 years. He is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and meets the requirements of being a Suitably Qualified Ecologist.

© Report copyright – This report is the copyright of ASW Ecology Ltd. Any unauthorised usage or reproduction by any party or person, other than the intended recipients eg the client, their agents and the LPA, is strictly prohibited

2. METHODOLOGY

2.1 Bat assessment

- On the 5th September 2026, a daytime based preliminary bat assessment was undertaken at 32 Linksway.

- A licensed bat consultant, using appropriate equipment, such as torches, an endoscope and binoculars, conducted a comprehensive search of the existing house, both internally and externally, for any possible features or evidence which could suggest the presence of a bat roost.

- Weather conditions and visibility were good at the time of the visit, with it being warm, mainly clear (3/8CC), with a light wind and dry.

- Indications of bats roosting at any site during a bat inspection can include the presence of actual bats, crumbly bat droppings, insect prey remains and the staining of any timbers/wooden beams by natural oils in the bats fur or by urine.

- All results from this bat survey can be found in the next chapter of this report. A map can be found in Appendix 2, showing the site plan.

2.2 Constraints

- Due to the commissioning of this assessment, only the Summer period could be covered this year. This is a standard constraint for any bat survey which can only investigate part of any year.

- The June to August period is very important to bats, since this is when maternity roosts are present and young bats will be born. Large roosts are sometimes present within structures and trees, and can be very visible during bat emergence surveys. This survey was commissioned when bats would be very active and with bat maternity roosts still present.

- As always though, without taking into account any further active surveying or monitoring, this study can only provide a “snapshot” of the presence of bats at the site during the period of this study.

- Please also note that any bat survey report is valid normally for one year only, as stated in the BCT bat survey guidelines (BCT, 2023). However, the report can be valid for up to 1.5 years, as long as the client can show no material change at the site in this period.

3. ASSESSMENT RESULTS

3.1 Preliminary Bat Roost Assessment

Building description:	• House: This is a large, detached, two storey, brick built house with a pitched roof and cavity walls. Roof tiles, chimney and ridge tiles are present. Sealed soffit boxes noted and there are flat roofs too
External features	• House: Crevices present under some roof tiles and ridge tiles too, especially where lifted, at front and rear of the house
Internal features	• House: There is an initial loft space above the hatch which is used for storage purposes. These sections have insulation material and have tight wooden boarding plus are all sealed off. There is a larger unconverted loft section with tight wooden boarding, insulation material, a weak floor and spider webs. But bats have still accessed this compartment again with the door and latch
Bat evidence present	• House: At least 60+ pipistrelle bat droppings found in the unconverted south end of the roof void, where there is still a compartment with a door. The droppings were of mixed age, with some new and some old noted
Other wildlife evidence present	• House: Six old wasp nests at least, present in the four loft compartments searched
Overall bat roost grading for the stated building	• House **– CONFIRMED BAT ROOST**

3.2 Desk study

- A 2km radius online data search was undertaken by us for bats records near to the application site. This does not replace a formal biological records search but does contain some of the same information and helps support this report.

- The NBN Gateway (with strict permission) and the MAGIC website were all used. The ASW Ecology database was also used for a data trawl for wildlife records as this has collated records in the UK for 44 years. The key summary findings are below:

Magic lists 7x **Bat EPS Mitigation Licence** within 2km:

- Bat EPS Licence – Soprano pipistrelle – 2013-2014
- Bat EPS Licence – Common pipistrelle, brown long-eared bat – 2019-2029
- Bat EPS Licence – Brown long-eared bat, Leisler's bat – 2020-2031
- Bat EPS Licence – Common pipistrelle – 2017-2018
- Bat EPS Licence – Common pipistrelle – 2016-2021
- Bat EPS Licence – Common pipistrelle – 2017
- Bat EPS Licence – Common pipistrelle, soprano pipistrelle, brown long-eared bat – 2015-2017

Bat records:

- Common Pipistrelle
- Soprano Pipistrelle
- Brown Long-eared Bat

4. CONCLUSIONS

4.1 Significance of the Bat Assessment results

- In summary, bat evidence was present at the loft at the house at 32 Linksway.

- There were at least 60+ pipistrelle bat droppings, both old and new, within the south end of the roof void of the house, with the unconverted loft compartment with a door.

- This was also the case on 19/10/2018 during our ecological survey of the property, where more pipistrelle bat droppings were present within the same loft.

- It is also known that a single common pipistrelle emerged from the house roof on 2/5/2019, showing that there was an active roost under the external cladding too.

- There was also external bat roost potential at this house, with crevices noted under some lifted roof tiles and ridge tiles.

- The desk study showed that four bat species are known to be present within a 2km radius from this property, including common and soprano pipistrelles. These bat species are mainly crevice roosting so will roost under slates, lifted hanging tiles, roof tiles and ridge tiles, for example.

- The client will therefore need to demonstrate to the LPA, whether bats are present or absent at this building, by a follow-up investigation.

- Please see the next chapter of this report for the formal recommendations and follow-up key actions, so that the client adheres to current best practice guidance and to UK bat legislation.

4.2 Impact assessment

In the absence of any mitigation measures or precautions, the following direct or indirect impacts from the proposed building works at this property, on bats, would be predicted as:

- **DIRECT:** There could be a negative impact to bats by the development works at the house, if no mitigation was undertaken at all. There is a risk that without mitigation, that bats could be adversely disturbed, injured or killed during the demolition works, with bat roosts damaged or destroyed. **Impact magnitude predicted: HIGH**

- **INDIRECT:** Given that no notable bat related habitat is to be lost, without mitigation, there is no impact by the loss of bat related features or fragmentation of the local bat populations due to the proposed works. **Impact magnitude predicted: NIL**

4.3 Summary of the legal protection of bats in the UK (please see other texts for full details of the legislation)

4.3.1 THE LEGAL PROTECTION OF BATS IN ENGLAND AND WALES

Introduction

All species of bats in England and Wales are protected by law. Their legal protection derives from two sources:

- the strict species protection provisions of the EU Habitats Directive as implemented in England and Wales by Part 3 of the Conservation of Habitats and Species Regulations 2017 (the **"2017 Regulations, amended by the 2019 Regulations due to Britain leaving the EU"**); and

- Part 1 of the Wildlife and Countryside Act 1981 (as amended).

Conservation of Habitats and Species Regulations 2017 ("2017 Regulations, as amended by the 2019 Regulations")

The 2017 Regulations came into force on 30th November 2017. They replace the previously applicable regulations (Conservation (Natural Habitats, &c) Regulations 1994 and the 2010 Regulations) in relation to England and Wales. The 2017 Regulations are the principal means by which the EU Habitats Directive is transposed in England and Wales.

The Regulations contain a number of Parts which set out the protection to be afforded to "European Protected Species" ("EPS"), which includes all species of British bats. The list also includes other species which are rare on a European scale, such as great crested newts, otters and dormice.

Under the 2017 Regulations both bats themselves and their "breeding sites and resting places" (most commonly their roosts) are protected.

It is a criminal offence to do the following (note that this is not an exhaustive list of all offences but rather a list of offences which will be of most relevance to developers):

a. to damage or destroy a breeding site or resting place of a bat (even if bats are not present at the time);

b. to deliberately capture, injure or kill a wild bat;

c. to intentionally or recklessly disturb a bat in its roost or to deliberately disturb a group of bats, in particular:

    i. any disturbance of bats which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or

    ii. any disturbance of bats which is likely to impair their ability to hibernate or migrate; or

iii. any disturbance of bats which is likely to affect significantly the local distribution or abundance of the species to which they belong;

d. to have in one's possession or to control or to transport or to sell or exchange or offer to sell or exchange any live or dead bat or part of a bat which has been taken from the wild; or any part of, or anything derived from, a bat or any part of a bat; and

e. to intentionally or recklessly obstruct access to a bat roost.

The maximum penalty that can be imposed for the above offences is (as at May 2010) a fine of up to £5,000, and/or up to six months imprisonment. The offences can be committed by individuals or by bodies corporate. Where a body corporate has committed the offence, the directors or officers of the company may also be prosecuted if the offence has been committed with their consent or connivance, or is attributable to their neglect.

Wildlife and Countryside Act 1981 ("WCA 1981")

The WCA 1981 protects a wide range of animals, plants and habitats in the UK. All British bat species are afforded protection under Part 1 of the WCA 1981, in addition to the protection they have under the 2017 Regulations (as amended by the 2019 Regulations).

As regards England and Wales the following offences apply to protect bats under the W&CA 1981:

a. to intentionally or recklessly disturb any bat while it is occupying a structure of place which it uses for shelter or protection (s9(4)(b) WCA 1981);

b. to intentionally or recklessly obstruct access to any structure or place which any bat uses for shelter or protection (s9(4)© WCA 1981);

c. attempting either of the above (s18(1) WCA 1981).

The maximum penalty that can be imposed for the above offences is (as at May 2010) a fine of up to £5,000, and/or up to six months imprisonment. The offences can be committed by individuals or by bodies corporate. Where a body corporate has committed the offence, the directors or officers of that company may also be prosecuted if the offence has been committed with their consent or connivance or is attributable to their neglect (s69(1) WCA 1981).

5. RECOMMENDATIONS

5.1 Requirement for a follow-up bat emergence survey

- Due to existing house, having a confirmed bat roost, a follow-up bat emergence survey will need to be undertaken, in suitable weather conditions.

- Such a follow-up survey would adhere to current best practice for surveying bats by the Bat Conservation Trust (BCT, 2023) where a site such as this, with a **bat roost present**, warrants a specialist bat survey of **3x night based bat survey visits**, by experienced bat surveyors with specialist bat detectors.

- This bat dusk survey should be undertaken between **late April/May to end of September** when bats are most active, with visits spread by a minimum of three weeks.

- Such a survey would especially focus on the type of bat roost/s that could be present; and where the main bat access points are. The survey would also focus on any key bat commuting routes at the site as well as any key foraging areas.

- This bat survey should use ideally a sufficient number of experienced bat surveyors with bat detectors and night vision cameras (NVAs), and begin before sunset and last for approximately 2 hours. Any bat roost, if present, must be clearly mapped and with bat sonograms provided for the report.

- Additionally, the house loft must be inspected internally before one of the follow-up bat dusk survey visits.

5.2 Best practice guidance – nesting birds and development works

- **FOR AWARENESS PURPOSES:** As per any development related site, the general advice is that no vegetation eg trees, bushes, shrubs, hedges, bramble scrub or dense ivy cover should be removed during the bird nesting season as all bird nests are fully protected by law, and this includes whilst a nest is being built by the adult birds. This also includes buildings and bird boxes that have been proved to have active bird nests present.

- If any nests are present within the building during the future demolition/building works phase, then these must be left alone until the young birds have fully fledged from the nest and no further breeding attempts are to take place.

- The bird nesting season in the UK, currently runs mainly from early-January to September, but sometimes birds can start breeding before or after this period e.g. some resident birds can start building nests during the end of December, including crows, magpies, feral pigeons and woodpigeons. This early start of the nesting building phase for some bird species is due to human derived climate change.

- Therefore, September to mid-December can be the best months for such works, although with a bird watching brief for any early or late nesters as stated above.

- An experienced ecologist can be present though on a site during the nesting bird season, if applicable, to search the building for any active bird nests

6. REFERENCES

(1) Altringham, J.D. (2003) British Bats. HarperCollins*Publishers*, London.

(2) Bat Conservation Trust (2023) Bats and lighting at night – Bats and the Built Environment Series. BCT, London.

(3) Collins, J. (Ed) (2023) Bat Surveys for Professional Ecologists – Good Practice Guidelines (4th Edition). Bat Conservation Trust, London.

(4) Entwistle, A.C. et al (2001) Habitat Management for Bats. JNCC, UK.

(5) Fure, A. (2006) Bats and lighting. The London Naturalist. Number 85. LNHS, London.

(6) Gunnell, K. (2012) Landscape and Urban Design for Bats and Biodiversity. BCT, London.

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

(8) Mitchell-Jones, A.J. and McLeish, A.P. (2004) The Bat Workers' Manual. 3rd Ed. JNCC, UK.

APPENDIX 1:

PHOTOGRAPHS A-J

(All photos are dated 5/9/2026)



Photograph A
There are unconverted loft spaces within the top of the house



Photograph B
Second unconverted loft section with wasp nest at far end



Photograph C
The main unconverted loft section with tight wooden boarding but pipistrelle bats are somehow entering this roof void still



Photograph D
Pipistrelle bat droppings on insulation material in the large unconverted loft section at the house



Photograph E
The house is in a good condition but there are lifted roof tiles present



Photograph F
Lifted roof tile crevices, with bat roost potential



Photograph G
Further lifted roof tile crevices, with bat roost potential



Photograph H
Crevices under roof tiles, with bat roosting potential



Photograph I
Crevices under top ridge tiles, with bat roosting potential



Photograph J
The house roof showing scattered lifted roof tiles, with bat roosting potential

APPENDIX 2:

MAP A: SITE LOCATION PLAN

