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Mr Paul Freeman
Home Farm Barn
Liscombe Park
Soulbury
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LU7 0GF

22/02/2016

Dear Mr Freeman,

Results of Bat Inspection- Preliminary Appraisal 2016 for Mentmore, Greenfield Rd, Pulloxhill, Bedfordshire MK45 5EZ

Introduction

Further to your recent instructions I can confirm that a preliminary appraisal consisting of a building inspection for bats has been carried out at the above location.

Bats and their roosts are protected under the Conservation of Habitats & Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended). This makes it an offence to kill/injure/disturb bats or to destroy/damage/obstruct their roosts.

Survey Methodology

Bat Activity Survey

A building inspection was carried out on 17th February 2016 by level two class licenced bat worker: E Parnwell.

The survey was carried out to assess the current usage of the building by bats and to advise on the impact on bats and legal obligations prior to building work being carried out.

The building survey involved a thorough internal and external search of all suitable cavities, holes and crevices, all suitable areas and floors were inspected for the following signs:

- Bat droppings;
- Stains around roosting places and entrance points;
- Urine marks;
- Prey remains;
- Areas devoid of cobwebs;
- Live or dead bats;

- Suitable cracks and crevices for bats to enter.

Equipment used for the building survey included various sized torches, extending mirror, endoscope, close-focusing binoculars and ladders.

Results

Table One. Results of Inspection

Building	Description	Comments	Bat Roost Potential H = high M = medium L = low N = negligible
Structure 1 Main House	Former school- converted into single storey residence with one small, modern extension on north-western end. Brick walled building with wooden fascia and small boxed soffit and slate roof. Large open loft void is present above original building which leads directly into a small void above modern extension. The original loft void is partially partitioned by a wooden wall that does not reach the base of the loft. Large loft void consists of wood paneled ceiling and wooden rafters with close butted joints although some gaps present where cross beams meet walls.	High levels of ambient light in south-eastern section of main loft void make it generally unsuitable to support roosting bats. However the darker north-western side does offer some potential and a relatively small number of bat droppings (approximately 20) were found to be present in the section, with the majority found underneath the central ridge beam at the north-western end. The droppings were of a small-medium size and appeared to be old. No fresh droppings were noted. Crevices present where the cross beams meet the walls of the loft void offer some potential to support roosting bats although no droppings were noted specifically in these areas. The ridge beam within the void was cobwebbed throughout. There is	L-M (original loft void area) N (loft void above modern extension)

		<p>potential access into the void through an opening in the wood paneling- through which a draft was felt and a remnant birds' nest visible when viewed from inside the loft. One bat dropping was found to be present below this area.</p> <p>Externally there are a small number of raised slate tiles but none appeared to be suitably large to support crevice dwelling bats.</p> <p>External corners of building appear to have gaps within wooden fascia although it is not clear if these lead into internal loft void. One gap on ridge tiling of modern extension could offer some limited roosting potential although a close inspection was not possible from the ground.</p> <p>The small loft void above the modern extension was extremely heavily cobwebbed and dusty throughout with no evidence of previous bat activity and no obvious access. This area was assessed as having negligible potential to act as a bat roost.</p>	
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<p>Structure 2 Garage</p>	<p>Single storey outbuilding constructed of concrete walls with corrugated asbestos roof. Very high ambient light levels with large windows. Multiple gaps between windows, doors and walls make internal area very draughty.</p>	<p>Although the building was recently cleared and swept which could inadvertently destroy evidence of roosting bats- the building is not generally suitable to support roosting bats due to a lack of roosting features and unsuitable environmental conditions.</p>	<p>N</p>
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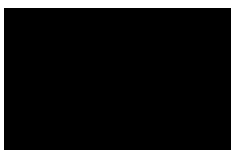
Discussion and Conclusions

There is evidence of past bat activity within the loft void of the original section of Structure 1 in the form of droppings, and it appears access into the building by bats would still be possible through gaps in the wooden paneled roof. However, the relatively small amount of evidence present and the apparent age of the droppings found suggest that any roost is unlikely to be of a significant size and the building may not be currently utilized by the species group. Nonetheless, the presence of crevices within the internal wooden paneling means there is a low possibility that some evidence of bats was not visible during the inspection (it is considered a low possibility as no evidence was noted around the entrances into these crevices).

It is recommended that a minimum of two separate bat activity surveys consisting of one return to roost and one emergence survey are undertaken during the active bat season (April to September) in accordance with BCT's Good Practice Guidelines for features assessed as having low-moderate suitability (Collins, 2016). These surveys should be spread out during this season to increase the likelihood of an accurate understanding of whether bats use the building for roosting purposes, and if so, details relating to numbers, species present, access points and so on. A remote detector should also be installed during this period to supplement these surveys. If bats are found to be present within the structure then it may be necessary to apply for a European Protected Species Licence outlining suitable mitigation/compensation before works may proceed.

It is advised that these issues should be addressed sufficiently as to adhere to relevant legislation irrespective of planning requirements.

Yours sincerely,



Emma Parnwell MSc BA (Hons)
Senior Ecologist
Greenwillows Associates Ltd.

Hundt L (2012) *Bat Surveys: Good Practice Guidelines 2nd Edition* Bat Conservation Trust London.