

Preliminary Bat Roost Assessment	
For:	Cleveland Build
Site	Development at 22 West Street, West Butterwick, Scunthorpe, DN17 3LA
Report Date:	12 May 2022
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Natural England Bat Licence:

Bat Survey Class: 2015-12213-CLS-CLS



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Client:	Cleveland Build
Site Name:	Development at 22 West Street, West Butterwick, Scunthorpe, DN17 3LA
Central Grid Reference:	SE 83229 05879
Report:	Preliminary Bat Roost Assessment
Date of survey:	9 th May 2022
Surveyed by:	Surveying Ecologist: Natasha Estrada BSc (Hons), MRes, MCIEEM Natural England Bat Licence: 2015-12213-CLS-CLS

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Summary

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The contents of this report have been produced with due consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline.

Summary

The survey was commissioned to assess the site at 22 West Street, West Butterwick, Scunthorpe, DN17 3LA (hereby referred to as the 'site') for its potential to support features which could be utilised by bats for roosting, and / or as a place of shelter. Breeding bird potential was also assessed during the survey.

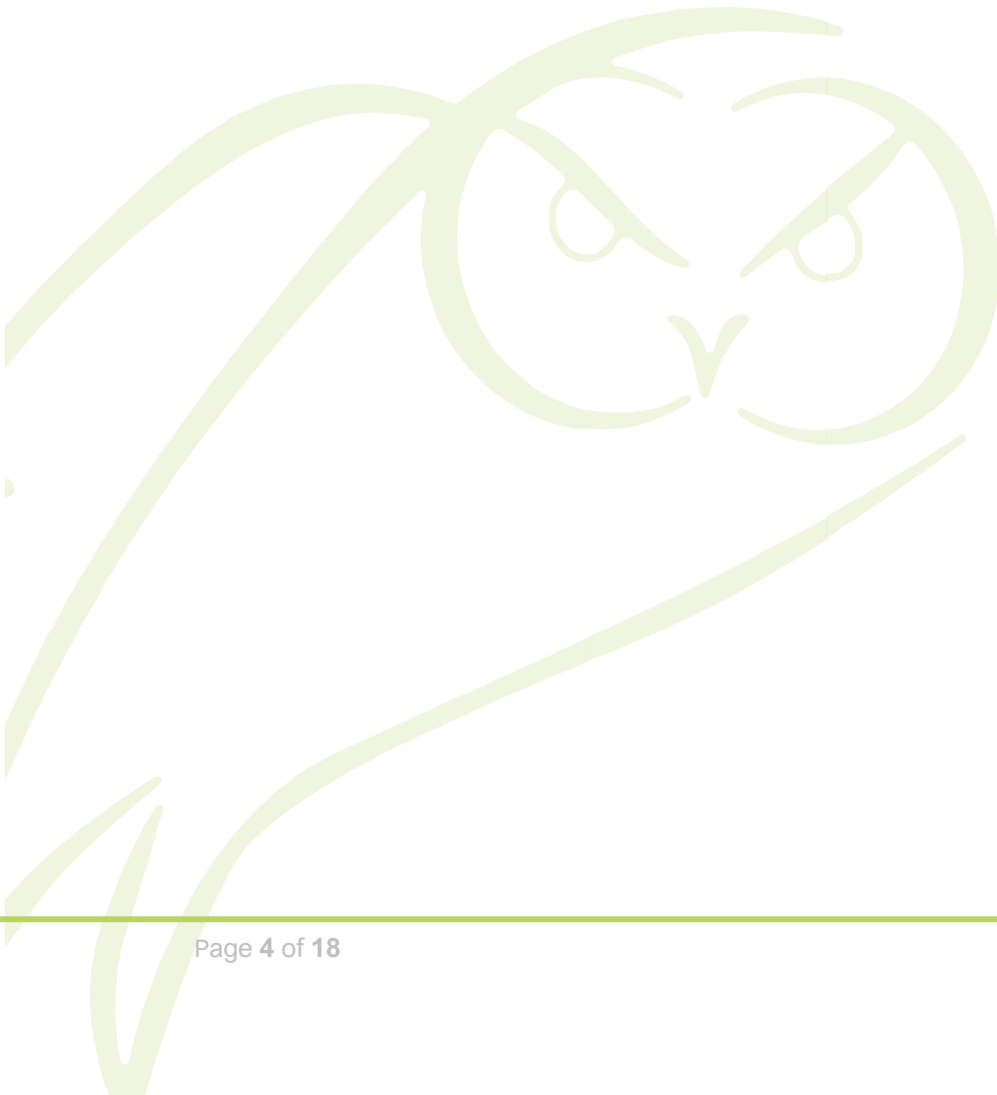
During the daytime inspection, the building recorded no field sign evidence synonymous with use by bats or breeding birds however, potential roost features were noted. For the purposes of assessment, the site was assessed as having moderate roost suitability when surveyed by a licensed bat ecologist (2015-12213-CLS-CLS) with due consideration to Collins 2016.

Following best practice guidance outlined in Collins 2016 the building should be subject to further survey effort via activity surveys to ascertain presence/ likely absence of use by bats.

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1 Introduction and Background to the Site

- 1.1 A preliminary bat roost assessment is required for the site. The survey was commissioned to assess the site at 22 West Street, West Butterwick, Scunthorpe, for its ecological value, and to identify any features which bats could utilise as a potential roost, or place of shelter.
- 1.2 The site is located within West Butterwick, a village within North Lincolnshire approximately 8 Kms southwest of Scunthorpe town centre. The central OS grid reference is recorded as SE 83229 05879.
- 1.3 The site comprises of a detached residential dwelling, gravel driveway, hardstanding, attached garage and garden. The site habitats comprise introduced shrubs, amenity grassland, tall ruderals, sparse ephemeral/short perennial vegetation, and a single species hedgerow.
- 1.4 Outside the curtilage of the site, the land use is dominated by residential dwellings within the village of West Butterwick. Beyond the village lies the river Trent, 375 meters to the east and is dominated by arable farmland in the wider setting. The M180 motorway lies 1.5km to the north.

Figure 1: The survey site within its wider location.



Google Earth

2 Protected Species Legislation

- 2.1 All species of bat and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended).
- 2.2 The Regulations prohibit: the deliberate killing, injuring, or taking of bats; the deliberate disturbance of any bat species in such a way as to be significantly likely to affect:
- their ability of to survive, hibernate, migrate, breed, or rear or nurture their young, or the local distribution or abundance of that species.
 - damage or destruction of a breeding site or resting place (roost).
 - the possession or transport of bats or any other part thereof.
- 2.3 Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5.
- 2.4 Under the Act, they are protected from: intentional or reckless disturbance (at any level); obstruction of access to any place of shelter, breeding or rest; selling, bartering or exchange of these species, or parts of.
- 2.5 Seven British bat species are listed as Species of Principle Importance (SPI) under the Natural Environment and Rural Communities (NERC) Act 2006. These are: barbastelle (*Barbastella barbastellus*); Bechstein's (*Myotis bechsteinii*); noctule (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*); brown long eared (*Plecotus auritus*); greater horseshoe (*Rhinolophus ferrumequinum*); and lesser horseshoe (*Rhinolophus hipposideros*).
- 2.6 Under the National Planning Policy Framework 2012, the presence of any protected species is a material planning consideration. The Framework states that impacts arising from development proposals must be avoided where possible, or adequately mitigated / compensated for, and that opportunities for ecological enhancement should be sought.

- 2.7 Under certain circumstances, a licence may be granted by Natural England to permit activities that would otherwise constitute an offence. In relation to development, a scheme must have full planning permission before a licence application can be made.
- 2.8 Relevant legislation includes the Birds Directive (79/409/EEC) and the Wildlife and Countryside Act 1981 (as amended), which states that all birds, their nests, and eggs are protected by law. Special considerations of Schedule 1 birds and European Protected Species should be made.

3 Survey and Site Assessment

3.1 Existing information on bats, (all species) 2km radius of the survey site

- 3.1.1 Biological records returned from Greater Lincolnshire Nature Partnership (GLNP) include four confirmed bat species. The records are comprised of five common pipistrelle (*Pipistrellus pipistrellus*) records; one soprano pipistrelle (*Pipistrellus pygmaeus*) records; one Daubenton's, (*Myotis daubentoniid*) records; one brown long-eared bat (*Plecotus auritust*) and two records for unidentified species of bat. A total of ten records were returned for this search area.
- 3.1.2 The majority of records returned were from activity surveys conducted by Lincolnshire Bat Group, and for common pipistrelle, using green corridors and urban green space for commuting and foraging within the wider search radius.
- 3.1.3 Two bat roosts were returned: one unidentified bat species (2011) and one common pipistrelle (2013) roosts, 1.9km and 2.9km respectively to the south of the survey site.
- 3.1.4 A full list of records is available upon request.
- 3.1.5 Consultation with Magic Map returned no European Protected Species Mitigation Licences (EPSML) granted within a 2km radius from the central site grid reference.

3.2 Assessment of site and surrounding habitats

- 3.2.1 The building is located in a predominantly rural village within 100 meters of open farmland, much of which is intersected by drains and hedgerows.
- 3.2.2 Areas of optimum foraging habitat, commuting lines and natural roosting opportunities for bats are located within a 2km radius of the site. The main features being the river Trent lying 375 meters to the East, and Butterwick Hale and Common, a Local Wildlife Site located 1.2km to the East.

3.3 Objectives of the survey

- 3.3.1 The objective of the survey was to determine the suitability of the buildings within the site for potential use by bats, by identifying any suitable cracks or fissures which bats could utilise both externally and internally and any field sign evidence synonymous with use by bats. Furthermore, a detailed examination for signs of bat occupation was conducted.
- 3.3.2 Where accessible, endoscopic survey was conducted of suitable features which could support bats, for roosting or as a place of shelter.
- 3.3.3 Any occupation by birds of all species was noted, and the activity level was assessed.

3.4 The Survey Site: 22 West Street

- 3.4.1 The building is a detached residential house that fronts onto West Street with a small front garden enclosed by a low brick wall.
- 3.4.2 A gravel driveway to the western elevation leads into the rear of the property where there is an attached garage that is only accessible via the gravel driveway.
- 3.4.3 The building is constructed in traditional brick and mortar; rendering has been applied to the southern and eastern elevations. The roof coving comprises interlocking tiles with a clay tiled ridge. All tiles were recorded as intact throughout the roof profile with no areas of

lifted, loose or absent tiles recorded. Furthermore, moss growth has encroached the roof, largely eliminating any access potential under the roof tiles.

Figure 2: 22 West Street.



- 3.4.4 The ridge is intact along its length with further moss encroachment recorded eliminating access beneath the ridge tiles. Two chimney stacks are present and whilst water ingress was noted to have swelled the brickwork, no fissures of a size capable of being used by bats were recorded. A small area of lifted lead flashing was recorded on the southern elevation adjacent to the chimney stack.
- 3.4.5 On the northern roof section, there is a hip which at the end of the valley recorded an area of lifted flashing. This area recorded both roost suitability and suitability for nesting birds however, no field sign evidence for either bats or birds was recorded at the time of survey.
- 3.4.6 The fascia boards appear wooden and were recorded as largely intact running flush to the render. One minor suboptimal fissure was recorded on the southwestern aspect at the end of the fascia board. This feature was deemed suboptimal and not of a size likely to provide access potential. A further gap which was recorded as optimal was recorded at the box end on the southern aspect.

Figure 3: Potential roost features



- 3.4.7 Render and brickwork was recorded as intact and sealed throughout offering negligible roost suitability. Window frames were recorded as wooden and intact and sealed throughout as were the door frames. Access points from pipework were recorded as sealed, offering negligible roost suitability.
- 3.4.8 Located on the northeast of the house is a small red brick garage. The garage has a tiled pan tiled roof with some lifted edges and mortar gaps on the front gable. The roof also supports ivy cover that could disguise or provide some unseen features.
- 3.4.9 The eastern gable was recorded as being fully sealed and intact offering negligible roost suitability. No features capable of providing access directly into the roof void of the property were recorded at the time of survey.

Figure 4: Fissures within the garage.



3.4.10 No field sign evidence of bats or breeding birds was recorded at the time of survey.

3.4.11 When assessed by a licenced bat ecologist (2015-12213-CLS-CLS), with due consideration to Collins 2016, the site recorded a number of features which bats could utilise for roosting or as a place of shelter. These features are largely isolated to the external features identified herein.

3.4.12 For the purposes of assessment, with due consideration to Collins 2016, the building has been classified as containing moderate roost suitability. Further survey effort is therefore recommended to ascertain presence/ likely absence of use of the building by bats for roosting or as a place of shelter.

3.4.13 Bat activity surveys are seasonally dependent and can only be conducted within the bat activity season May to August inclusive. The surveys should be conducted at a minimum 14-day interval between surveys.

3.4.14 The wider plot is dominated by ornamental plantings and ephemeral/ short perennial species (Appendix two). No trees are present within the plot itself other than immature self-set silver birch (*Betula pendula*), but a line of mature Leyland cypress (*Cupressus × leylandii*) is located immediately outside the northern boundary.

3.4.15 Along the western boundary runs a defunct hedge dominated by Ivy (*Hedera helix*) with occasional Elder (*Sambucus nigra*). The hedge provides negligible suitability to support commuting lines.

Figure 5: Intact eastern gable.



4 Survey Methodology

4.1 Daytime survey (all structures)

4.1.1 An examination of the building was undertaken in order to identify any cracks or fissures providing possible points of ingress or egress that have the potential to be used by bats. The inspections were carried out in accordance with current best practice guidance (Collins, 2016) and undertaken by a licensed bat ecologist (2015-1213-CLS-CLS). Any use of the building by breeding birds was also noted.

4.1.2 The building and the quality of on-site habitats were then categorised based on the classification criteria in 'Bat Surveys for Professional Ecologists' (Collins, 2016). Classification criteria is presented below:

- **Negligible:** a structure or tree with features unlikely to be used by roosting bats. Habitats on site unlikely to be used by foraging or commuting bats.
- **Low:** a structure or tree with one or more potential roost sites that may be utilised by opportunistic bats but are not suitable for use on a regular basis or by a large number of bats. Habitat could be used by a small number of foraging or commuting bats.
- **Moderate:** a structure or tree with one or more potential roost sites that may be utilised on a regular basis but unlikely to support a roost of high conservation status. Continuous habitat that provides good connectivity within the wider landscape and offers foraging opportunities.
- **High:** a structure or tree with one or more potential roost sites suitable for use by a larger number of bats on a regular basis and for longer periods of time. Continuous high-quality habitat that is well connected within the wider landscape and offers high-quality foraging habitat. The site is close to and connected to known roosts.

4.2 Timing

4.2.1 The survey was conducted on the 9th of May 2022, which is a viable period to conduct Preliminary Roost Assessments.

4.3 Personnel

4.3.1 The survey was undertaken by experienced ecologist Natasha Estrada (Natural England Bat Licence 2015-12213-CLS-CLS): full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM); a licensed bat ecologist for approximately sixteen years; and the named ecologist on several Natural England European Protected Species Mitigation Licenses in respect of *Pipistrelle* species, brown long-eared, noctule (*Nyctalus noctula*) and Natterer's bats (*Myotis nattereri*).

5 Survey Results

5.1 Inspection survey

- 5.1.1 No field sign evidence synonymous with use by bats, was recorded externally or internally. No bats were recorded in situ via telescopic endoscopic survey.
- 5.1.2 Potential roost features were recorded during the survey and largely isolated to the external features.
- 5.1.3 No potential constraints to use of the building by bats such as high levels of artificial light splay were recorded.
- 5.1.4 Based on guidance outlined in Collins 2016, 22 West Street recorded no field sign evidence synonymous with bats but potential roost features. Therefore, further survey effort is required to confirm presence/likely absence/ roost characteristics.
- 5.1.5 No evidence of breeding birds was recorded within or upon the building.

Table 1: Roost suitability further survey effort required.

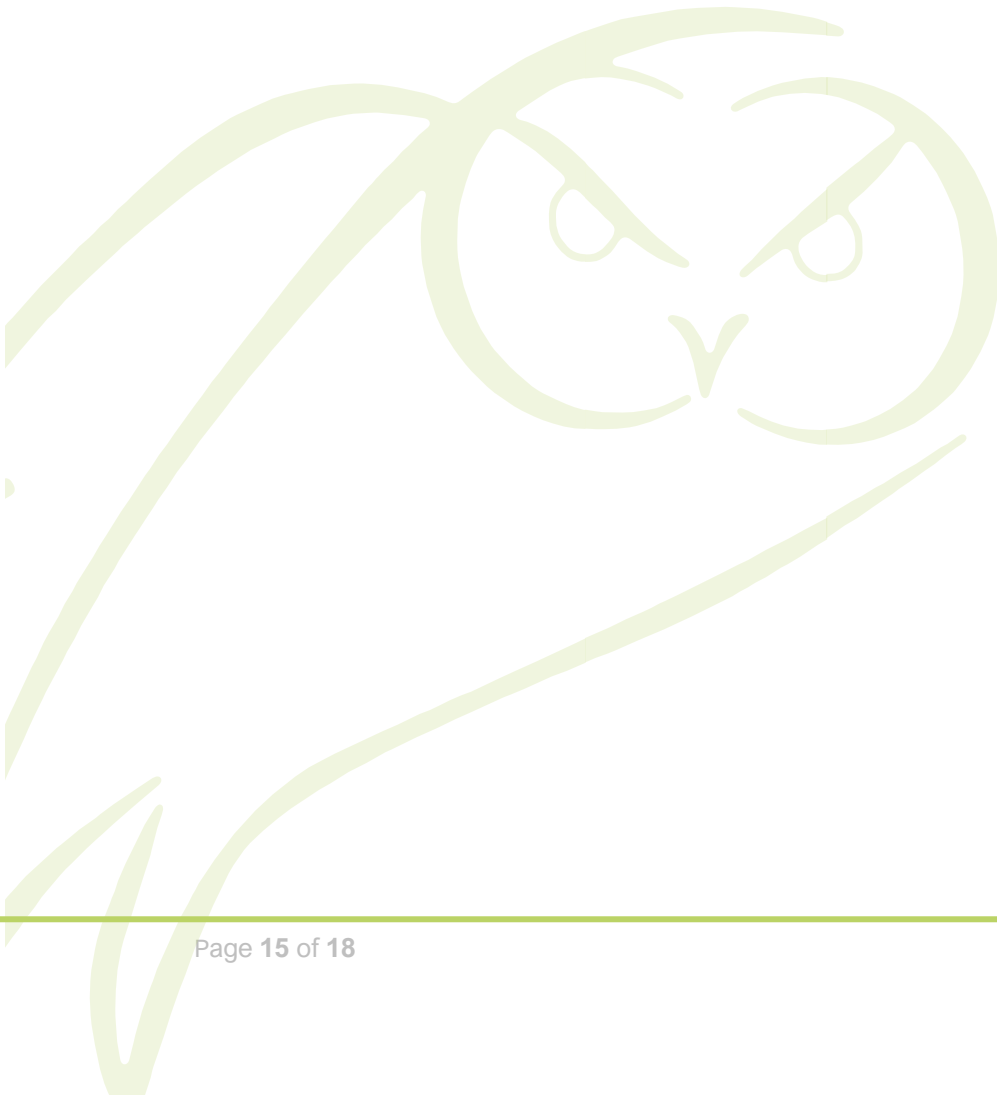
Roost characterisation / potential	Number of activity surveys	22 West Street
Negligible	0	-
Low	1	-
Moderate	2	✓
High / Confirmed	3	-

6 Conclusions and Recommendations

6.1 Bats

- 6.1.1 The property recorded no field sign evidence synonymous with bats but recorded moderate roost suitability.

- 6.1.2 Further survey effort is recommended in the form of bat activity surveys to ascertain presence/ likely absence of use of the building by bats. Where present, a suitable mitigation strategy in respect of bat use will be required. A mitigation licence maybe required where a roost or place of shelter is threatened in some way by a scheme.
- 6.1.3 No evidence of breeding birds was recorded at the time of survey. It is recommended that site clearance including demolition works are undertaken outside of the breeding bird season. The breeding bird season typically runs from March to September inclusive.
- 6.1.4 Should these timings not be feasible, a walkover survey in advance of site clearance will be required.
- 6.1.5 Following completion of the site plans and landscaping scheme, a Biodiversity Net Gain assessment can be conducted using the Defra Small Sites Metric (JP040).



Appendix One: Biological records (bats) returned from Greater Lincolnshire Nature Partnership (GLNP) for a 2km radius from grid.

Date	GridRef 6Fig	Address line 1	Type	Distance meters	Species	Number
2008	SE847054	Messingham	Field observation	1519	Pipistrelle sp.	3-4
7/9/2011	SE835065	West Butterwick	Field observation	678	Soprano pipistrelle	Unknown
4/10/2011	SE813053	West Butterwick	Field observation	1891	Daubenton's Bat	Unknown
4/10/2011	SE813053	West Butterwick	Field observation	1794	Common pipistrelle	Unknown
4/10/2011	SE813053	West Butterwick	Field observation	1602	Common pipistrelle	Unknown
2011	SE8304	Unknown	Field observation (roost)	879	Pipistrelle sp.	Unknown
16/5/2013	SE835060	West Butterwick	Field observation	297	Common pipistrelle	Unknown
15/7/2013	SE8303	Messingham	Field observation	1879	Brown Long-eared Bat	1
15/7/2013	SE8303	Messingham	Field observation (roost)	1879	Common pipistrelle	Unknown
3-10 /6/2020	SE833052	West Butterwick	Field observation	583	Common pipistrelle	Unknown



Appendix Two: Additional Images of the plot.



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Appendix Three: Species list

Vernacular	Taxon
Flora	
Aquilegia	<i>Aquilegia vulgaris</i>
Bramble	<i>Rubus fruticosus</i>
Bristly oxtongue	<i>Helminthotheca echioides</i>
Cleavers	<i>Galium aparine</i>
Common Groundsel	<i>Senecio vulgaris</i>
Common dandelion	<i>Taraxacum officinale</i>
Common daisy	<i>Bellis perennis</i>
Common Nettle	<i>Urtica dioica</i>
Common poppy	<i>Papaver rhoeas</i>
Dandelion	<i>Taraxacum officinale</i>
Elder	<i>Sambucus nigra</i>
Groundsel	<i>Senecio vulgaris</i>
Hawthorn	<i>Crataegus monogyna</i>
Herb Robert	<i>Geranium robertianum</i>
Ivy	<i>Hedera helix</i>
Japanese barberry	<i>Berberis thunbergii</i>
Lavender	<i>Laaendula sp</i>
Narcissus	<i>Narcissus sp</i>
Perennial ryegrass	<i>Lolium Perenne</i>
Ragwort	<i>Jacobaea Vulgaris</i>
Red currant	<i>Ribes sp</i>
Red valerian	<i>Centranthus ruber</i>
Rose	<i>Rosaceae</i>
Shepherds purse	<i>Capsella bursa-pastoris</i>
Silver birch	<i>Betula Pendula</i>
Spear thistle	<i>Cirsium vulgare</i>
Tulip	<i>Tulipa sp</i>
White deadnettle	<i>Lamium album</i>
Yarrow	<i>Achillea millefolium</i>
Yellow fumitory	<i>Corydalis lutea</i>