



Preliminary Roost Assessment

Survey site:

Riverside Farm JK, Fairham Brook Lane, Bunny, Nottingham, Nottinghamshire NG11 6SQ

Client:

Julita Greary

Survey date:

02/04/2026

Project:

This report is prepared to inform the removal of welfare unit following a planning appeal with Rushcliffe Borough Council.

This proposal can be described as: Demolition of building

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

Bats

- Two bat emergence/re-entry survey will be required on B1, requiring four surveyor positions with night vision aids (NVA) to provide full coverage of the building's elevations.

If bat roosts are confirmed in the building, one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England.

These surveys must take place during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits should be completed during the optimal survey period mid-May to August inclusive and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

Birds

Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Priority Habitats

A Construction Environment Management Plan (CEMP) may be required to minimise impacts to onsite and nearby habitats.

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Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

No Biological Records Data (BRD) search had been authorised at the time of writing. This report should be updated once this has been obtained from the Nottinghamshire Biological and Geological Records Centre (NBGR).

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference SK 58615 29416 and has an area of approximately 0.017ha comprising two buildings. Aerial imagery shows the local landscape to have a rural character; the site is located in the small village of Bunny and is bordered by agricultural land to the north, south and east, with residential properties to the west. In the wider landscape, further agricultural land spans in all directions with occasional villages and pockets of woodland. The closest substantial waterway is the Fairham Brook, which runs through the wider site and is located ~200m south of B1.
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 5 priority habitats located within 2 km of the site, including wood pasture and parkland, which is on-site. These comprise deciduous woodland, traditional orchard, lowland calcareous grassland, ancient & semi-natural woodland and wood pasture and parkland. <u>Designated Sites</u> There are no other statutory sites within 2 km of the site. There are no statutory sites within 10 km of the site. The site does not fall within the impact risk zone for any Sites of Specific Scientific Interest. The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality. Impacts No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the presence of priority habitat wood pasture and parkland on-site, as well as close proximity of deciduous woodland and the Fairham Brook, indirect effects (e.g. pollution, dust,

litter, surface run off, etc.) could occur during demolition.

Recommendations

Best practice measures to minimise the possibility of pollution affecting the on-site and nearby habitats must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.

Fauna

The site survey was undertaken by Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence [details available on request].

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
02/04/2026	9.1	55	50	7.2	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 1 EPSL was identified, as detailed below:

Table 3a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2012-4949	Brown long-eared	~1.9km southwest	Destruction of a resting and breeding place

Summary of Survey Findings

There are two buildings (B1 & B2) present within the development boundary. Following an appeal decision with the LPA (Rushcliffe Borough Council) B1 will be demolished as part of the proposed works and was therefore assessed for its habitat value for roosting bats to ensure that the demolition will comply with the Wildlife and Countryside Act 1981.

Although B2 will not be impacted by the development, it was surveyed due to its proximity to B1. The trees within the wider site will not be impacted and therefore were not surveyed.

Buildings

Building B1 Description

B1 is a single-storey, detached, timber-framed welfare unit. No internal voids were recorded.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **moderate habitat value** for roosting bats due to the presence of external roosting features suitable for crevice dwelling bats and the surrounding habitat of value.



B1

Feature	Materials	Condition/Suitability	Photographs
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	Roof	Corrugated metal sheeting	The corrugated metal sheeting roof has a gabled structure. There are gaps on the gable ends on both the eastern and western elevations where the roof meet the walls, which could allow access into the cavity between the roof and internal ceiling, as well as into the wall cavities, presenting a high-suitability crevice feature for roosting bats. The ridgeline of B1 is comprised of curved metal and is uncapped on both ends, which could be accessed by roosting bats. However, the gap is large; running from the eastern elevation to the west, which would allow drafts to pass through, with addition to the metal material, the gap is likely to offer poor thermal stability and therefore does not offer suitable conditions for bat roosting. There is another gap that runs below this, separated by breathable roof membrane which would reduce the drafts and may offer more stable temperatures, and could be used by crevice-dwelling bats.	 <i>Eastern elevation of B1</i>  <i>Gap at gable end on the eastern elevation</i>	
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				 <i>Gaps at gable end on the western elevation</i>  <i>Uncapped roof ridge</i>	
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				 <i>Inside the roof ridge</i>  <i>Gap beneath the roof membrane along roof ridge</i>	
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	Walls	Timber-framed	The walls appear to be in good condition. A bat box is present on the western elevation, providing suitable roosting habitat for crevice-dwelling bats; however, no direct or indirect signs of bat presence were observed. There is a section of unfinished wall on the northern elevation that is missing a timber board, which would allow access into the wall cavity, presenting a high-suitability crevice feature for roosting bats.	 <i>Bat box on western elevation</i>  <i>Inside the bat box</i>	
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				 <i>Section of unfinished wall on the northern elevation</i>	
	Windows	PVC	A visual inspection of the windows and doors revealed no significant degradation, gaps, or perimeter sealing failures that would provide potential ingress points or crevice roosting opportunities for protected bat species.		
	Eaves	Timber	The timber soffits have gaps present along the entire length of the northern and southern elevations, which would allow access into the soffit boxes for roosting bat species.	 <i>Soffit gaps along the northern elevation</i>	

				 <i>Soffit gaps on the southern elevation.</i>	
Building B2 Description B2 is an agricultural storage building with an adjoining conservatory. The main roof is gabled and clad in corrugated metal sheeting, the walls are comprised of metal sheeting, and the conservatory is comprised of uPVC and glass. Although B2 will not be impacted, the building was assessed due to its proximity to B1. There are some metal sheets that overhang the eaves of the northern elevation that create a gap that could be accessed by roosting bats; however, the metal surface provides little grip, is non-porous and impermeable, and has poor thermal stability, and therefore does not offer suitable conditions for bat roosting. The building is well-sealed with no areas of roosting habitat available for crevice dwellers, and no external access into the building, therefore no habitat value for void dwelling bats. No bat evidence was recorded during the survey of this building. In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats.					
				 <i>B2- southern elevation</i>	



B2 – northern elevation

Impacts

Building B1 will be demolished as part of the proposed works. This could result in damage and destruction of any bat roosts if present and could cause disturbance, death or injury to bats.

Recommendations

- Two bat emergence/re-entry survey will be required on B1 (including checks of the bat box), requiring four surveyor positions with night vision aids (NVA) to provide full coverage of the building's elevations. If bat roosts are confirmed in the building, one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England.

These surveys must take place during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits should be completed during the optimal survey period mid-May to August inclusive and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the building and remove the bat box as it

would involve the destruction/disturbance of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Suggested biodiversity enhancements

Enhancements are dependent on the outcome of further surveys.

Foraging and Commuting Bats

Summary of Survey Findings

Opportunities for foraging and commuting bats are provided by hedgerows, trees, grasslands and Fairham Brook within the wider site. In the wider landscape, pockets of woodland located north, east and south of the site also provide foraging and commuting opportunities. The surrounding landscape is well connected through a network of hedgerows bordering the arable fields, further enhancing habitat connectivity. However, given the small size of the site and presence of extensive suitable habitat locally, the site is not assessed to represent a significant resource in the context of the wider landscape

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. No further lighting is proposed as part of the works.

Recommendations

No further surveys required.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within B1, however the building provides suitable shelter and could be used by common nesting birds. The site is located near a network of agricultural land with associated hedgerows and pockets of woodland located north, east and south of the site, which are likely to host a wide assemblage of bird species, and may, on occasion use the site.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

Building B1 will be removed as part of the proposed works. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Appendix 1: Proposed Development Plan

Not available at time of writing.

Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: Site Photographs



Photo 1: B1



Photo 2: B2

Limitations and Copyright

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Version Control

Status	Issue	Name	Date
Draft	0.1	Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence	06/04/2026
Proof	0.2	Georgia Knight BSc (Hons), Consultant Ecologist	10/04/2026
Final	1.0	Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence	14/04/2026