

Bat and Bird Scoping Survey of Tanglewood, Tregarn Road, Langstone, Wales, NP18 2JS.

Client Ms T Tilley

Reference T1147.001

Issue One

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Non-technical Summary

Background

In January 2025, Crossman Associates was commissioned by Ms T Tilley to undertake a bat and Bird survey of Tanglewood, Tregarn Road, Langstone, Wales, NP18 2JS. The dwelling is a modern dormer bungalow with a detached garage. Proposals are to enlarge the first-floor accommodation by lifting the roof and the remodelling the detached garage.

Methodology

The scoping survey was undertaken by Fairbrass Knowles, CIEEM, licensed bat worker (licence number SO90351/1)) and experienced ecologist. The dwelling was inspected for any evidence of bat presence, such as droppings, food remains, staining or actual bats. The suitability of the immediate and local environs in supporting bats was also considered.

Results

The dwelling is a modern 4 bedroom detached dormer bungalow, walls are of smooth render and well-pointed stone and the roof is pitched designs clad with concrete interlocking tiles. No loft space is present, with 2 number bedrooms occupying the roof void. The garage is a simple detached design with rendered walls and a pitched roof with the same type of tile used on the dwelling. The dwelling occupies a residential area, and immediate surroundings provide bats with sub-optimal habitat. The survey showed no evidence of a bat roost and overall, the dwelling and garage are assessed to provide bats with no significant roosting opportunities and the dwelling and garage provide bats with **Negligible Roosting Suitability.**

Recommendations

It is recommended that the following be undertaken as part of the development;

- A precautionary approach to development in relation to bats
- Fit 2 number sparrow terraces to the eastern eaves of the dwelling.
- Fit 1 number in-built *Habibat* bat roosting box.

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1. Background

1.1. In January 2025, Crossman Associates was commissioned by Ms T Tilley to undertake a bat and bird survey of Tanglewood, Tregarn Road, Langstone, Wales, NP18 2JS; site Ordnance Survey grid reference ST 38248 90579.

1.2. Figure 1 under Appendix I provides a site location.

Site Description

1.3. The dwelling is a modern 4 bedroom detached dormer bungalow with walls of smooth render and well-pointed stone, the roof is a pitched designs clad with concrete interlocking tiles. No loft space is present, and 2 number bedrooms occupy the roof void. The garage is a simple detached design with rendered walls a pitched roof with the same type of tile used on the dwelling.

1.4. The dwelling remains in excellent condition and is occupied.

1.5. The dwelling has a well-managed front and rear garden, with the front (south-east side) providing a mainly paved car parking area while the rear is mainly lawn.

1.6. The property is located within the village of Langstone and the immediate and wider surrounding to the south, east and west are characterised by moderately dense areas of residential housing. Dwellings do however tend to have small gardens. To the north the dwelling (and the village) border onto farmland, which more or less extends around the whole village.

1.7. There are no significant areas of woodland or water courses laying within the local environs.

Proposals

- 1.8. Proposals are to enlarge the first-floor accommodation by lifting the roof and the remodelling the detached garage.

Legislation

- 1.9. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully take into account bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application
- 1.10. In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act ((1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

2. Methodology

Desktop Study

Data search

- 2.1. The MAGIC website was accessed to gain information on any statutory site designations within 4 km of the site that are designated for bats.

National Planning Policy

- 2.2. National Planning Policy has been reviewed for policies that relate to nature conservation relevant to the site.

Field Survey

Bat scoping survey

- 2.3. The buildings were methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.
- 2.4. The buildings were also assessed for their suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the buildings and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;
 - **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural

- **Moderate Suitability** – some roosting opportunities. Buildings tend to be old, rural with some recent maintenance
- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

Birds

- 2.5. The buildings were also inspected for the presence of birds including house sparrow *Passer domesticus*. The building was checked for field signs including nesting material, accumulations of droppings and/or pellets.

3. Results

Desktop Study

Data Search

- 3.1. The MAGIC website informed of no statutory sites within 4 km of the site that are designated specifically for bats.

Planning Policy

- 3.2. The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals. The Nature Recovery Action Plan supports this legislative requirement to reverse the decline in biodiversity, address the underlying causes of biodiversity loss by putting nature at the heart of decision-making and increasing the resilience of ecosystems by taking specific action focused around the 6 objectives for habitats and species.

Planning Policy Wales Edition 11, February 2021

Implementing the Section 6 Duty

- Diversity: to ensure mechanisms are in place to minimise further loss and where circumstances allow for species' populations to expand and recolonise their natural range (former range) or adapt to future change. More diverse ecosystems are more resilient to external influences (this includes biological, geological and physical diversity on a site). This means development should not cause any significant loss of habitats or

populations of species, locally or nationally and must provide a net benefit for biodiversity;

- **Extent:** to ensure mechanisms allow for the identification of potential habitat, the maintenance of existing assets and networks and promote the restoration of damaged, modified or potential habitat and the creation of new habitat. This means that planning decisions should incorporate measures which seek the creation, restoration and appropriate management of green networks and linkages between habitats and maintaining and enhancing other green infrastructure features and networks;
- **Condition:** Ecosystems need to be in a healthy condition to function effectively, to deliver a range of important ecosystem services. Planning decisions should not compromise the condition of ecosystems. By taking an integrated approach to development, for example, which considers both direct and wider impacts and benefits it should be possible to make a positive contribution. Planning for the long-term management of retained habitats is key to maintaining condition through for example, the use of planning obligations;
- **Connectivity:** to take opportunities to develop functional habitat and ecological networks within and between ecosystems and across landscapes, building on existing connectivity and quality and encouraging habitat creation, restoration and appropriate management. The opportunities could include enlarging habitat areas, developing buffers around designated sites or other biodiversity assets or corridors, including transport and river corridors, and the creation of 'steppingstones' which will strengthen the ability of habitats and ecological networks to adapt to change, including climate change; and

- Adaptability to change primarily in the form of climate change, for both species (diversity) and ecosystems requires action to protect the extent, condition and connectivity of habitats, features and ecological networks. Development plans, planning proposals and applications which build on protecting designated sites and securing and enhancing green infrastructure will be keyways of addressing the attributes of ecosystems resilience identified in the Environment Act as well as facilitating social and economic resilience aspirations of the Well-being of Future Generations Act.

Field Survey

Bat scoping survey

- 3.3. The site visit took place on 14 January 2025.
- 3.4. The external and internal conditions of the buildings are described in the table below and photographic reference can be found within Appendix II.
- 3.5. A table within Appendix III; information sheets set out the criteria for the way a building is assessed for its potential to support roosting bats.

Building	Feature	Feature Description	Bat suitability
Tanglewood	Overview	<p>The dwelling is a modern 4 bedroom detached dormer bungalow with walls of smooth render and well-pointed stone, the roof is a pitched designs clad with concrete interlocking tiles. No loft space is present, and 2 number bedrooms occupy the roof void.</p> <p>The garage is a simple detached design with rendered walls a pitched roof with the same type of tile used on the dwelling.</p> <p>The dwelling remains in excellent condition and is occupied.</p> <p>The dwelling has a well-managed front and rear garden, with the front (south-east side) providing a mainly paved car parking area while the rear is mainly lawn.</p> <p>The garage remains in excellent condition and serves as general storage.</p>	Negligible Suitability
	Exterior	<p><i>Dwelling and garage</i></p> <p>The dwelling has walls mainly of smooth painted render with some decorative well-pointed stone. The walls of the garage are of</p>	

		<p>smooth painted render. All walls remain in very good condition and provide no significant gaps, cracks or loose pointing / render.</p> <p>Windows and doors all remain in excellent condition and seal well within their respective reveals.</p> <p>During the survey no bats or evidence of bats was found to be present, and overall, the exterior is assessed to provide bats with no significant roosting suitability.</p>	
	<p>Interior</p>	<p><i>Dwelling</i></p> <p>Living rooms are all decorated with plaster and painted walls and ceilings.</p> <p>The dwelling is a dormer bungalow design, and the two main bedrooms occupy the roof void. No conventional loft is present, instead a confined eaves space is present along the front; south-east elevation. The area is insulated with foil back insulation and is used for the storage of household goods.</p> <p>The north-west elevation is fitted with a full width dormer.</p> <p><i>Garage</i></p>	

		<p>The garage provides a single bay with a small toilet room. Internally the bay has a vaulted ceiling with an exposed cut and pitch design which uses gauged timber with no complex carpentry. Traditional type 1 f felt forms the sarking layer and the felt remains well-fitted and showed no evidence of any significant tears or holes.</p> <p>During the inspection there was no evidence of bat occupation.</p>	
	Roof	<p><i>Dwelling</i></p> <p>The roof is a simple rectangular double pitched design with a small cross gable on the front; south-east corner and a full length flat roofed dormer fitted to the rear; north-west pitch. The pitched roofs are all fitted with tight-fitting modern concrete interlocking tiles and simple ridge tiles. All tiles are present and fit very tightly and provide a comprehensively sealed roof, that overall provides no significant crevices.</p> <p>The dormer has a flat roof and rendered sides and front. The roof is a continuous membrane (thought to be glass fibre). The base</p>	

		<p>of the dormer is sealed to the roof using lead flashings, which fit very well and provide no significant gaps or crevices.</p> <p>Verges all remain very well sealed.</p> <p>Soffits are fitted and are modern uPVC and all remain in excellent condition and show no evidence of any significant crevices.</p> <p><i>Garage</i></p> <p>The roof is a simple double pitched design which is clad with the same type of tile (main and ridge) as the dwellings pitched roofs. All tiles remain present and well fitted and as with the dwelling roof provide a very comprehensively sealed roof that overall, provides no significant crevices. Verges all remain very well sealed.</p> <p>Soffits are fitted and are modern uPVC and all remain in excellent condition and show no evidence of any significant crevices.</p> <p><i>Dwelling and garage</i></p> <p>During the survey no bats or evidence of bats was found to be present, and overall, the roofs of the dwelling and</p>	
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		garage are assessed to provide bats with no significant roosting potential.	
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Birds

- 3.6. No evidence of nesting birds was found during the survey and overall, the dwelling and the garage provide birds with no significant nesting opportunities.

Evaluation

Bats

Habitat

- 3.7. The immediate environs are characterised by residential housing, which provides bats with sub-optimal habitat, however dwellings do generally have gardens which provides potential foraging habitat for more widespread species such as common pipistrelle bat *Pipistrellus pipistrellus* which are a species known to inhabit such habitats.

Dwelling

- 3.8. During the scoping survey, no droppings, staining, feeding remains or actual bats were observed in association with any aspect of the building.
- 3.9. The dwelling and garage are constructed from modern and uniform materials that include comprehensively rendered walls and roofs clad with modern style interlocking concrete tiles and a well-sealed flat roofed dormer (dwelling). The eaves storage space (dwelling) provides a well-sealed area that is used for general household storage and is accessed regularly. Overall, the dwelling and the garage

provides bats with no significant roosting suitability and the dwelling is assessed to provide bat with **Negligible Roosting Suitability**.

4. Recommendations

- 4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a public authority must 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Species recommendations

Bats

- 4.3. The dwelling and garage has been assessed as having negligible suitability for roosting bats, so it is not considered necessary or beneficial to undertake any further survey work in respect of bats.
- 4.4. Due to the transitory nature of bats, there is a small possibility that bats could be encountered during demolition / renovation works; therefore, all works must proceed under a cautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is found, then works must stop immediately and advice should be sought from Crossman Associates or Natural England (telephone number 0300 0603900).

Toolbox talk

- 4.5. As an added precaution prior to the start of works it is recommended that the builders are provided with a toolbox talk. The toolbox talk will cover basics such as bat biology and what action they should take in the event of an un-expected discovery of a bat during works. The toolbox talk should be delivered by a suitable qualified ecologist and can be conducted via a telephone call.

External lighting

- 4.6. The garden and those of local gardens provide a potential foraging resource for more abundant bat species; typically common pipistrelle.
- 4.7. The inappropriate use of external lighting has the potential to disturb and discourage the areas usage by bats and other nocturnal wildlife, leading to the potential severance of wildlife corridors, therefore any external lighting schemes that may be planned for the site must avoid light spill onto the garden. New exterior lighting schemes should consist of modern LED lights that provide directional and softer less harsh lighting onto areas where it is actually essential; alternatively, lights can be cowed or louvered.
- 4.8. The choice of lighting is important to minimising light spill and it is recommended that the following factors are considered to reduce the impact as much as possible;
- Narrow spectrum lights with no UV content
 - Low pressure sodium and/or warm white LED
 - Directional downlighting, illuminating downwards and below the horizontal plane to avoid light trespass

- 4.9. A recommended exterior light unit is the Knightsbridge WALL 1LBK which is a wall mounted down lighter installed with a 2700K LED bulb which provides a beam angle of 50 degrees.
- 4.10. To further avoid over illumination lighting units should be used only on locations where it is absolutely necessary and be fitted with a motor sensor system with a timer which exceeds no longer than 1 minute.
- 4.11. Refer to Appendix III for an information sheet on lighting.

Other species

Hedgehog

- 4.12. In the UK hedgehogs are listed on schedule 6 of the Wildlife and Countryside Act (1981) as Amended which makes it illegal to kill or capture wild hedgehogs. Hedgehogs are also listed as a species of 'principal importance' under the Natural Environmental and Rural Communities Act 2006, which is meant to confer a 'duty of responsibility' to public bodies.
- 4.13. Excavated holes and trenches on building sites have the potential to trap wildlife including hedgehogs leading to the potential suffering and death of the animal (s) particularly if they become filled with water.
- 4.14. If during the development excavated holes / trenches are likely to be left open, then timber builders' planks should be fitted as ramps to enable any wildlife including hedgehogs a means of escape.

Ecological enhancements

- 4.15. The following paragraphs provide recommendations for ecological enhancements in line with current NPPF guidelines.

Bats

In built bat roosting boxes

- 4.16. It is recommended that 1 number Habibat bat box (type 001) is installed. This model is built into the walls during construction and is the approximate size of a large shoebox. The Habibat bat box is designed for a variety of bat species and has good thermal properties making it suitable as both a maternity roost and hibernation roost. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, making the box unobtrusive and aesthetically pleasing.
- 4.17. The bat box ideally should be placed beneath the eaves or high up on gable ends and away from windows and doors and ideally should be fitted in a location that gives bats immediate access to foraging habitat.
- 4.18. An information sheet detailing this type of bat roosting box can be found in Appendix III.
- 4.19. Boxes are available from www.habibat.co.uk

Birds

Wall mounted bird boxes

- Fit 2 number exterior mounted surface mounted sparrow nest boxes. Northern – eastern elevations are the favoured locations, however a suitable locations could be the south-west elevation of the garage, which is shaded by a boundary wall.
- 4.20. An information sheet on integral bird nesting boxes is included in Appendix III.
- 4.21. Bird boxes can be obtained from www.vivara.co.uk. or www.wildlifeservices.co.uk

5. Limitations

- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. This report represents a preliminary assessment only. Recommendations and conclusions are subject to change should further findings significantly differ from those collected from the survey efforts to date.
- 5.3. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

Bat Conservation Trust (BCT) *Bats and Lighting in the UK* BCT

HMSO (1981) *Wildlife and Countryside Act 1981 (and subsequent amendments)*. HMSO

HMSO (1995) *Biodiversity*. The UK Steering Group Report

Joint Nature Conservation Committee (JNCC) *Common Standards Monitoring Guidance for Reptiles and Amphibians* (2004) JNCC

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

Mitchell-Jones, A.J, & McLeish A.P. (2012) *The Bat Worker's Manual* (4th Edition)

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Website at www.magic.gov.uk

Stace, C. (1997) *New Flora of the British Isles 2nd Edition*. Cambridge University Press

TSO (2012) *National Planning Policy Framework*. TSO

TSO (2006) *Natural Environment and Rural Communities Act* TSO

Appendix I – Site Figures



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Site location



Client Ms T Tilley
Title Location plan
Site Tanglewood, Langstone
Figure 1
Date 14 January 2025
Scale Not to scale



Appendix II – Site Photographs



Photographs 1- 3



Photograph 1:

Front.
South-east elevation



Photograph 2:

Side.
South-west elevation



Photograph 3:

Side.
North-east elevation

Photographs 4 - 6



Photograph 4:

Rear.
North-west elevation



Photograph 5:

All soffits fit tightly and remain in excellent condition.



Photograph 6:

The roof tiles of the dwelling and the garage are a modern concrete interlocking design. The tiles provide no significant crevices.

Photographs 7 - 9



Photograph 7:

The front; south-east elevation of the dwelling provides an eaves storage space. The space is very confined and is used for general household storage. The area provided no evidence of a bat roost.



Photograph 8:

Garage



Photograph 9:

Garage.
Interior.



Appendix III– Information Sheets

Bat Habitat Suitably Criteria

Bat Roosting Suitability	Criteria	Survey requirement to prove likely absence
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further survey work required
Low	A building, structure or tree with one or more potential roosting sites that could be used by individual bats opportunistically; however, these possible roost sites do not provide enough space, shelter, protection and/or suitable surrounding habitat to be used by large numbers of bats and are unlikely to be suitable for maternity or hibernation roosts.	One activity survey
Medium	A building, structure or tree with one or more potential roost sites that could be used by bats due to the size, shelter, protection, conditions and surrounding habit, but is unlikely to support a roost of high conservation status.	Two activity surveys
High	A building, structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three activity surveys

Survey requirements are taken from Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016), which is the recognised industry standard guidance used by local planning authorities and other statutory consultees.

Information sheet Artificial bird nesting boxes for Buildings: Swifts, house martins and house sparrows



Habibat house sparrow nest box



Vivara woodstone sparrow nest box; suitable for both integral fitment or surface mounting

Ibstock Swift boxes are also suitable for house sparrows. Can be customised to suit any exterior finish. Site boxes under eaves, away from windows and direct sunlight.

Sparrow boxes should be grouped together and be at least 2 m of the ground. The boxes can be also be sited on gable walls. At least 3 per averaged size house.

Swifts boxes should be at least 5 m above the ground with an clear un-obstructed flight path.

Schwegler house martin box model 9 b double is a suitable box for house martins and can be used to encourage the uptake of a building by this species. The boxes can be attached to the exterior walls in a sheltered position; ideally beneath the eaves. At least two sets should be placed on an averaged size house.

Ibstock Box



Schwegler model 9b