



PRELIMINARY ROOST APPRAISAL (PRA)

West Parley Community Hub, 275 Christchurch Road, West Parley,
Dorset BH22 8SQ

Prepared for: West Parley Parish Council, West Parley Community Hub, 275 Christchurch Road, West Parley,
Dorset BH22 8SQ

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Executive Summary

No bats or evidence of bats was found in or on the outside of the buildings. In addition, there was no evidence of nesting birds. No further surveys are required.

Enhancement measures are put forward to ensure Biodiversity Net Gain is achieved in line with National Planning Policy Framework (NPPF) 2021.

1.0. Introduction

1.1. Survey - The preliminary bat roost appraisal aimed to assess the house for the presence of bats and to confirm the presence/absence of bats and potential bat roosting features.

Local Planning Authorities must consider species protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife & Countryside Act 1981 (as amended) when making planning decisions. Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework 2021 (NPPF)) and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment & Communities Act (NERC) 2006.

1.2. Report - The report aims to set out the survey results, highlighting any effects of the proposed development on bats and providing appropriate mitigation and enhancement.

1.3. Site Location - Community Building, Parley Sports & Social Club, 275 Christchurch Road, West Parley, Dorset BH22 8SQ (Figs. 1 & 2), grid reference SZ 08743 98160.

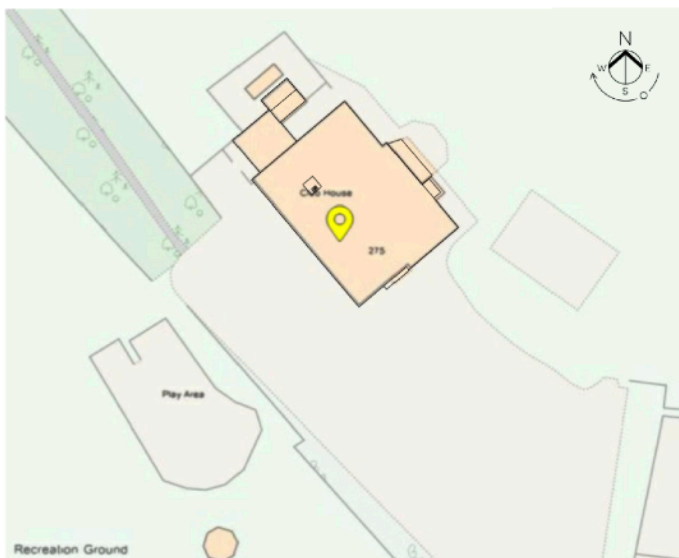
1.4. Description of Site - The building is part of Parley Sports & Social Club, and so there is a car park to the SE and a sports field to the N. The area is used by various sports clubs and by local people for recreation purposes. Around the boundaries of the site are mature trees, with woodland and heathland to the N of the sports field, residential houses and gardens to the W and agricultural fields with hedges to the S & E. The area to be impacted by the proposed works is < 0.1ha.

1.5. Description of Proposals - The current application is for some ground floor layout changes and for the removal of the first floor flat and repair of the felt on the roof. The changing rooms on the first floor are to be removed. The type and scope of the survey are appropriate to the nature and extent of development and scale of impact.

Figure 1. Location Plan



Figure 2. Block Plan



2.0. Method

2.1. Desk Study - The Multi-Agency Geographical Information for the Countryside (MAGIC) was used to search for data on protected sites and bat mitigation licences for bats within 1km of the site. A data search from Dorset Environmental Records Centre was not commissioned, as the site is <0.1ha, and there are no protected species or habitat issues.

2.2. Field Survey - Local Planning Authorities are required to take into account nature conservation issues, incl. species and habitats protected under The Conservation of Habitats and Species Regulations 2017 (as amended), The Wildlife & Countryside Act 1981 (as amended) and The Protection of Badgers Act 1992 when making planning decisions. For this project, only bats and nesting birds were considered due to the nature of the proposed work.

Local Planning Authorities also aim to conserve and enhance biodiversity (National Policy Planning Framework (NPPF) 2021 and to have regard to conserving biodiversity, which includes restoring and enhancing a population or habitat under the Natural Environment & Communities Act (NERC) 2006. Surveys were carried out following all relevant guidelines (see Reference section). The weather was fine and still.

2.2.1. Bats & Buildings - All the external walls, roof coverings, soffits, fascias, internal spaces, beams, ledges, windowsills, floors, holes and cavities, etc., were checked for evidence of use by bats. Staining, droppings and worn surfaces indicate regular use. Bat roost features were noted, i.e., gappy tiles, lifted lead flashing, gaps/holes in soffits/fascias, missing mortar around the roof, etc.

2.2.2. Bats & Trees - N/A

2.3. Field Equipment - Equipment used to carry out the survey, including torch, ladder, endoscope, binoculars, compass, notebook and pen.

2.4. Details of Surveyor - Katie Pollard BSc, MSc, PhD, MCIEEM. Director and Principal Ecologist at KP Ecology. Ecologist for over 20 years. Natural England Licences held: Bat Class Licence 2015-11253-CLS-CLS and Barn Owl Class Licence CL29/00032.

3.0. Constraints to Survey

The site visit provides a 'snapshot' of the ecological features and habitats during the survey. It doesn't take into account seasonal variations of flora or fauna. Therefore, habitats and species may have been overlooked due to the constraints of the season.

4.0. Results

4.1. Ecological Assessment

The results of the Ecological Assessment carried out on 22nd March 2023 are presented below;

The building is a brick and block rendered building, with single-storey flat-roofed sections and rooms built into two roof sections - a first-floor flat and changing rooms, accessible from outside. There are concrete hanging tiles on first-floor roofs, with dormer windows. The doors and windows are uPVC, as is some of the cladding on the walls on the first floor (Figs. 3 - 9).

There was a fire in the building in 2016, which caused damage to parts of the roof and ceilings inside the building. The inside of the building has been renovated. There are no loft spaces in the building.

There are some lifted/gappy/missing hanging tiles on the roof of the building. These were all inspected closely by the ecologist. Many of the tiles and sections of bitumen underfelt were damaged by the fire inside the building (Figs. 8 - 10).

No bats or evidence of bats, i.e., bat droppings, urine stains, or feeding remains, were found inside or on the outside of the building.

No further surveys are required.

Figure 3. SW elevation of building



Figure 4. Part of SW elevation of building



Figure 5. SE elevation of building



Figure 6. First floor area (NE)



Figure 7. Roof of building



Figure 8. Hanging tiles around first floor flat



Figure 9. Missing tiles



Figure 10. Missing tiles on roof



4.2. Results from MAGIC

The site is adjacent to Parley Common Special Site of Scientific Interest (SSSI), Dorset Heaths Special Area of Conservation (SAC), Dorset Heathlands RAMSAR and Dorset Heathlands Special Protection Area (SPA). The proposed work will have no impact on these protected sites.

5.0. Conclusion

No bats or evidence of bats or birds were found in or on the building. The fire in 2016 badly damaged the roofs of the building, particularly in the first-floor flat.

However, this Preliminary Roost Appraisal provides a 'snapshot' of conditions during the survey and does not account for seasonal changes.

Bats may move into the buildings in the future, and therefore, it is recommended that if, in two years, work has yet to begin, a further bat survey will be undertaken to confirm whether bats are still absent from the building or not.

As a precaution, the ecologist will discuss the removal of the roof tiles with the contractor prior to the commencement of work on the roof of the building.

In the unlikely event that bats or any nesting birds are found at any stage of work, all work will stop immediately, and the qualified bat ecologist will be contacted for advice on how to proceed. This is required by law, as all bats and nesting birds are protected by The Wildlife & Countryside Act 1981 (as amended), and bats, in addition, are also protected under The Conservation of Habitats & Species Regulations 2017 (as amended).

Biodiversity Net Gain is required under National Policy Planning Framework 2021 (NPPF) and the Environment Act 2021.

6.0. Biodiversity Net Gain

6.1. Bats - Three woodcrete bat boxes will be put up in two trees adjacent to the building on the NW boundary of the site. They will be at least 3m from the ground, facing W or S, with a clear flight line in and out of the box. The exact location, make and model will be discussed and agreed upon with the ecologist.

7.0. References

- BS 42020:2013 Biodiversity. Code of practice for planning and development (2013).
- CIEEM (2021) Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Beta version.
- CIEEM (2017) Guidelines for Preliminary Ecological Appraisal (2nd Ed.).
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.). The Bat Conservation Trust, London.
- Froidevaux, J. S. P., Boughey, K.L., Hawkins, C.L., Jones, G. & Collins, J. (2020) Evaluating survey methods for bat roost detection in ecological impact assessment. *Animal Conservation* 23 597-606.
- National Planning Policy Framework (2021) <https://assets.publishing.service.gov.uk/NPPF>
- Wray S; Wells D, Long E and Mitchell-Jones T (2010). In Practice December 2010, 23-25; Valuing Bats in Ecological Impact Assessment.

Ecologist Signature

A handwritten signature in black ink, appearing to be 'KAP' or 'K. A. Pollard' in a cursive style.

Dr K. A. Pollard MCIEEM