



www.cherryfieldecology.co.uk

Report prepared for: Ermal Kuci

For the Site of: 211 Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4TT

Version:	Written by:	Checked by:	Final:
Draft	Susie Handley 12/06/2026	Heather Stuckey 22/06/2026	
Final	Elijah Bird 19/06/2026	Martin O'Connor 23/06/2026	Elijah Bird 23/06/2026

Cherryfield Ecology has prepared this report for the client. Please see our T&C's.

Ecological reports are limited in shelf life, Natural England usually expect reports for licenses to be from the most recent or current season. Therefore, should the project not proceed within 12-18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Elijah Bird BSc (Hons), AMRSB
Bat Licence Level 1, GCN Level 1
elijah@cherryfieldecology.co.uk
07307 611304

Contents

0.0 Non-Technical Summary	4
0.1 Background	4
0.2 Results and Findings	4
0.3 Impact Assessment and Recommendations	4
1.0 Introduction.....	5
1.1 Aim of the Survey	5
1.2 Background Information	5
2.0 Methods.....	7
2.1 Limitations	8
3.0 Results	11
3.1 Desk Study	11
3.1.1 MAGIC	11
3.1.2 Biological Records Data	12
3.1.3 Site Location and Surrounds	13
3.2 Building, Tree or Other Structure	13
3.2.1 General Description.....	13
3.3 Bats, Evidence or Likelihood of Bat Presence	15
3.4 Supplementary Observations	17
3.5 Site Plan	18
4.0 Conclusions, Discussion and Recommendations	19
4.1 Conclusion and Discussion	19
4.2 Potential Impact.....	19
4.3 Recommendations	20

4.4 Recommended Mitigation and Enhancements	20
5.0 References	22
Appendix I - Site Plans	23

Preliminary Roost Assessment (PRA)

0.0 Non-Technical Summary

0.1 Background

The survey undertaken follows national guidelines (Collins, 2023) allowing for a day-time inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of 211 Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4TT.

The client commissioned Cherryfield Ecology to undertake a PRA as the proposals include for the demolition of the existing building and construction of a new dwelling with associated landscaping. Plans have been provided (Appendix I).

0.2 Results and Findings

The site consists of a detached single-storey dwelling. No bats or evidence of bats were found on site. B1 provides negligible potential for roosting bats due to the small amount of potential roosting features and lack of internal access points.

0.3 Impact Assessment and Recommendations

No impacts are foreseen; however, if bats are found during the development, all works must stop, and advice sought.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim of the Survey

This report aims to inform the client of any bat issues that may be present on-site and that could affect the development. It recommends for further surveys when considered necessary and provides possible mitigation and enhancement should this become required.

1.2 Background Information

The client, Ermal Kuci, has commissioned Cherryfield Ecology to undertake a PRA for the site of 211 Icknield Way, Letchworth Garden City, Hertfordshire, SG6 4TT. Planning permission is being sought to include for the existing building and construction of a new dwelling with associated landscaping.

This survey has checked all buildings, trees (from ground level only) or structures due to be affected by the proposals for bats, signs of bats or features known to be used by bats e.g. crevices, gaps or holes.

The inspection was conducted on 10/06/2026.

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species. The Conservation of Habitats and Species (Habitats Directive, 2017, as amended) (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.

- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is well-defined by the legislation as the ‘resting place’ of a bat. However, the word roost is used to describe this resting place and is generally accepted as the word describing where a bat or bats rest, feed or sleep.

2.0 Methods

For the desk study, the Multi-Agency Geographic Information for the Countryside (Magic) is checked to identify any statutory sites and priority habitat within 2km of the site.

Biological records data is requested from the local records centre to provide context and background information. As the data is often sensitive, a synopsis is provided.

The survey follows the national guidelines (Collins, 2023), and the following equipment is available for the inspection (it may or may not all be used):

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors as above (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence (should this be found).

The assessment allows for a detailed inspection of the site looking for bats, evidence of use by bats e.g. droppings/feeding remains, and features known to be used by bats for roosting e.g. gaps, crevices and holes. Trees and buildings are assessed from ground level only and may require climbed surveys of holes, cracks and crevices.

The survey can be conducted year-round, however, it can be limited due to bad weather and in the winter when bats are not active, thus evidence and bats are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Bats are highly mobile and can turn up from time to time, unexpectedly. Health and Safety restrictions or obstructions may limit the ability to find evidence. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

If a deviation from the guidelines has been made, the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey.

Table 1: Roosting features (likelihood) of bat presence assessed against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 44, Table 4.1.*

Likelihood of bat presence (Habitat Value)	Features that bats can use, regardless of evidence being present.	Number of bat surveys required
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.	Three (Full Roost Characterisations surveys)
Higher likelihood of bat presence.	Pre-20th century or early 20th century construction. Agricultural buildings of traditional brick, stone or timber construction. Large and complicated roof void with unobstructed flying spaces. Large (>20 cm) roof timbers with mortice joints, cracks and holes. Entrances for bats to fly through. Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool. Roof warmed by the sun, in particular south facing roofs. Weatherboarding and/or hanging tiles with gaps. Low level of disturbance by humans. Bridge structures, follies, aqueducts and viaducts over water and/or wet ground.	Three (Presence/Likely Absence survey)
Moderate and Lower likelihood of bat presence.	Modern, well-maintained buildings or built structures that provide few opportunities for access by bats. Small, cluttered roof space. Buildings and built structures comprised primarily of prefabricated steel and sheet materials. Cool, shaded, light or draughty roof voids. Roof voids with a dense cover of cobwebs and no sections of clean ridge board. High level of regular disturbance. Highly urbanised location with few or no mature trees, parkland, woodland or wetland. High levels of external lighting.	One for low, two for moderate (Presence/Likely Absence survey)

Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.	No further surveys required
None	No features suitable for roosting.	No further surveys required

Table 2: Guidelines for categorising potential suitability of PRFs in trees against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 62, Table 6.2.*

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.	
Suitability	Description
PRF-1	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 3: Example of types of PRFs within trees, against Collins (2023) guidelines *Source: Adapted from Collins (2023) pp 65, Table 6.6*

Table 6.6. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018).		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks butt rots	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures frost cracks	fluting ivy

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TL 21696 32993 and Postcode - SG6 4TT.

3.1.1 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 4: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	~10m NW and N	Norton Common LNR
Granted protected species licenses		None within search area
Priority habitat	~408m ESE	Wood-pasture and Parkland
	~1342m SE	Traditional orchard
	~10m NW and N	Deciduous woodland
	~1583m WSW	Good quality semi improved grassland

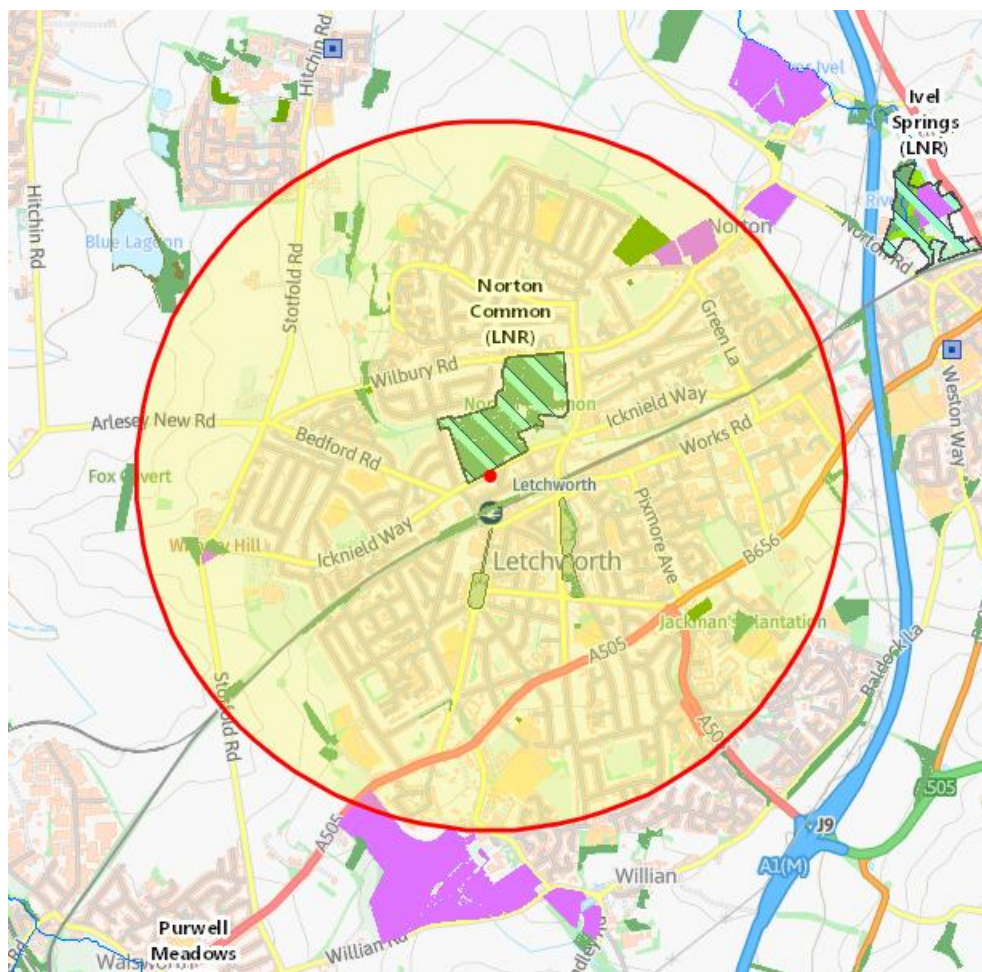


Figure 1: Magic Map Search

3.1.2 Biological Records Data

In line with CIEEM guidelines no biological records have been ordered for this site as it is not believed that they will alter the conclusions or recommendations outlined within this report. Should a license be required then data will be obtained and incorporated within the report.

3.1.3 Site Location and Surrounds

The site is located in Letchworth Garden City, Hertfordshire and is surrounded by moderate housing, woodland and gardens in the immediate locale. Table 6 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 6: Habitat features suitable for bat use in the general area.

Feature	Description
Watercourses	Pix Brook is ~216m N.
Waterbodies	There is a lake within Howard Park ~456m SE. There is an ornamental pond ~720m S.
Woodland	Norton Common is ~10m NW/N.
Linear e.g. hedgerows	Trees line the edges of a railway line that runs throughout the centre of the search area ~189m S at its closest point to the site.
Pasture/arable/grassland	Amenity grassland can be found within the search area in the form of gardens, parks and sports pitches. The closest is an area of grassland within Norton Common ~153m N.
Other	Allotments ~421m NW.

3.2 Building, Tree or Other Structure

This section details the structures reference and description (see Figure 9 for Site Plan).

Building/tree/structure reference - B1 (Main Building)

3.2.1 General Description

The site consists of a detached dwelling (B1) with associated gardens.

Table 7: Weather Records

Parameter	Unit/Value
Temperature	18°C
Cloud cover	50%
Precipitation	None
Wind	1/12

Table 8: Building/Tree/Structure description(s)

Building/Tree/Structure Number	Description
B1	External B1 is a brick-built single-storey residential dwelling. The roof is made up of two gable ends, connected by a cross ridge, and covered in clay roofing tiles. A timber soffit box surrounds the eaves of the building as does some plastic guttering. The doors and windows are UPVC framed. Some of the mortar has been chipped away at the gable ends, however, mortar is still present under the tiles, not leading into any cavities.  Figure 2: Example of B1's front exterior  Figure 3: Example of B1's rear exterior Internal Internally, there is one loft void, this is timber clad, insulated and the roofing tiles are lined with bitumen felt.



Figure 4: Example of B1's interior



Figure 5: Example of B1's interior

3.3 Bats, Evidence or Likelihood of Bat Presence

The following table details the results of the survey.

Table 9: Bats, evidence or likelihood of bats being present.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Buildings: Level of likelihood of roosting presence - B1 - Negligible The building provides negligible potential for roosting bats due to the small number of potential roosting opportunities. A small section of ridge tiles are missing from the building which have been covered by felt. Some

tiles have insulation foam sprayed into, to deter rats. Most of the mortar is present, and while some has been chipped off, it is still present just under the tiles, creating no cavities.

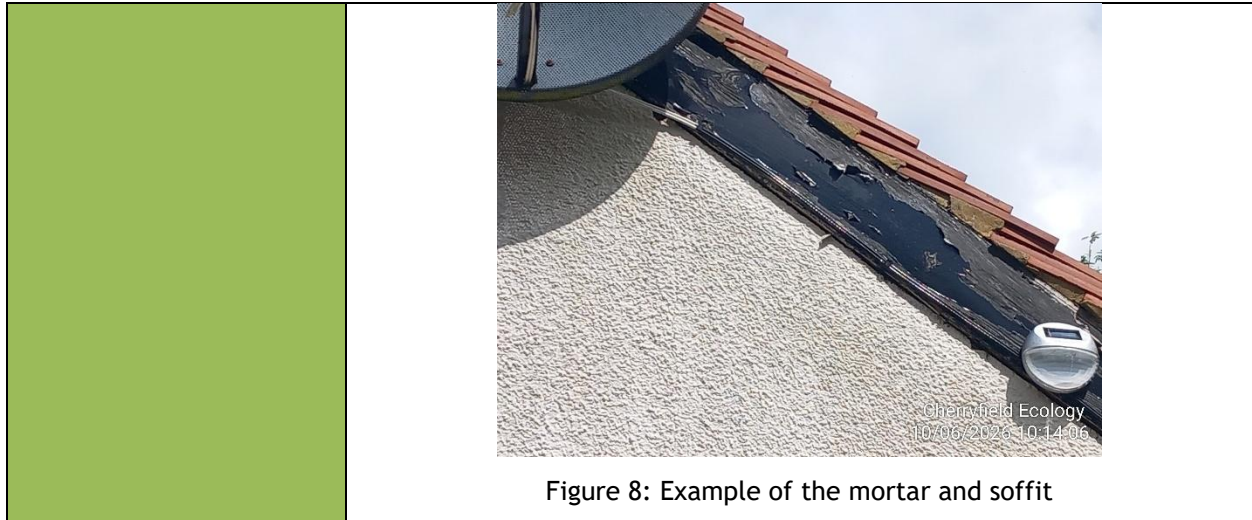
The vegetated garden may be used by foraging and commuting bats.



Figure 6: Example of the roofing tiles



Figure 7: Example of the roofing tiles, including some of the felt on the ridge line



3.4 Supplementary Observations

Table 10: Other protected species found at the time of the survey.

N/A	N/A
-----	-----

3.5 Site Plan



Figure 9: Site Plan

4.0 Conclusions, Discussion and Recommendations

The following section details the conclusions, discussion, potential impacts and recommendations in the context of the proposed works.

Building/tree/structure reference - B1 (Main Building)

4.1 Conclusion and Discussion

The proposals include for the demolition of the existing building and construction of a new dwelling with associated landscaping.

The site consists of a detached single-storey dwelling.

No bats or evidence of bats were found on site.

B1 provides negligible potential for roosting bats due to the small amount of potential roosting features and lack of internal access points.

4.2 Potential Impact

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following details a proportionate impact assessment based on current information.

Table 11: Impact Assessment.

Impact	No impacts are foreseen.
Characterisation of unmitigated impact on the feature	N/A
Effect without mitigation	N/A
Mitigation and Enhancement	See Table 12 and 13
Significance of effects of residual impacts (after mitigation)	N/A

4.3 Recommendations

No impacts are foreseen; however, if bats are found during the development, all works must stop, and advice sought.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

4.4 Recommended Mitigation and Enhancements

The following table details the recommended mitigation for the site (Table 12).

Table 12: Proposed mitigation and compensation

Work	Specification
Precautions to be undertaken during works.	The following must be undertaken: - All works must be undertaken within 12-18 months of this report, thereafter a material change check will be required to check for changes that could affect potential bat habitat. - If a bat is found at any point whatsoever during works, works will stop, and further advice will be sought.
Lighting	Any lighting near or shining onto any trees/ hedgerows/ buildings will be designed to minimise the impact it has on potential bat roosting and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting where possible will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimized to as low a lux as possible. This will ensure that the roosting and commuting resources that the bats are likely to be using are maintained.

The local planning authority have a duty to impose enhancements. The following table details the affordable and simple enhancements suitable for the site (Table 13).

Table 13: Enhancements to allow a net gain for protected species.

Work	Specification
Enhancements to provide a net gain as per the LPA's duty.	Bat tubes can be built into the building (Figure 10). These require no maintenance, can be installed on a gable end/under an eave, no less than 3m above ground level, face south or north and can be faced in any material to provide an aesthetic matching the reminding building.  Figure 10: Example of bat tube

5.0 References

CIEEM (2024) Guidelines for Ecological Impact Assessment in the UK and Ireland:

Terrestrial, Freshwater and Coastal, September 2018. Chartered Institute of Ecology and Environmental Management, Winchester, online at

<https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/> assessed 20/02/2026

Collins, J. (ed.), (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition, BCT, London

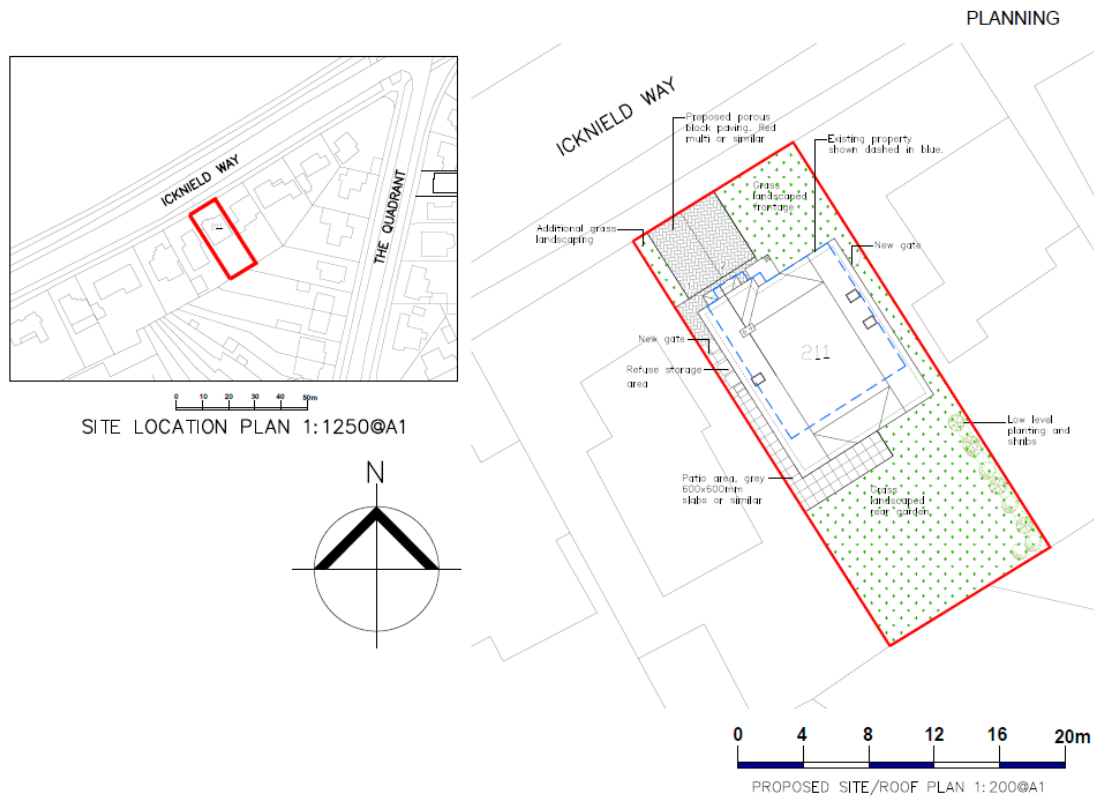
Google Earth, (2026), Located on site postcode, online

MAGIC, (2026): Magic maps, NEPS licences and designated sites, online

<https://magic.defra.gov.uk/MagicMap.html> , accessed as report date.

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield

Appendix I - Site Plans



Existing and Proposed Site Plan (JDB Design, 2026)