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Report prepared for: Elissa Williams

For the Site of: Windmill House, Rushden, SG9 0SH

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Cherryfield Ecology has prepared this report for the named clients' use only.

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.

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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 Windmill House, Rushden, SG9 0SH.

The client commissioned Cherryfield Ecology to undertake a PRA as the proposals include for the demolition of the existing outbuilding and the construction of a new outbuilding in its place. Plans have not been provided, and a verbal description has been given.

0.2 Results and Findings

The site consists of a single-storey, timber-built outbuilding. No bats or evidence of bats were found on site. B1 provides negligible potential for roosting bats due to a lack of suitable roosting features.

0.3 Impact Assessment and Recommendations

No further surveys are necessary; however, if bats are found throughout works, 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, Elissa Williams, has commissioned Cherryfield Ecology to undertake a PRA for the site of Windmill House, Rushden, SG9 0SH. Planning permission is being sought to include for the demolition of the existing outbuilding and the construction of a new outbuilding in its place.

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 11/06/2025.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and, therefore, a synopsis is provided.

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.

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 (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

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.

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

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. 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.
Confirmed Bat Presence	Bats are found to be present during the survey. Evidence of bats is found to be present during the survey.
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.
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.
Negligible likelihood of bat presence.	No obvious features suitable for roosting, minor foraging or commuting.
None	No features suitable for roosting.

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 30464 31527 and Postcode - SG9 0SH

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 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites		None within search area
Granted protected species licenses	~928m NW	2015-15824-1 - brown long eared <i>Plecotus auritus</i> , soprano pipistrelle <i>Pipistrellus pygmaeus</i>
Priority habitat	~140m N	Wood-pasture and Parkland
	~823m ENE	Traditional orchard
	~313m N	Deciduous woodland
	~723m SW	Ancient & Semi-Natural Woodland
	~1980m SW	Ancient Replanted Woodland
	~221m WSW	Chalk river
	~1167m SE	Good quality semi improved grassland

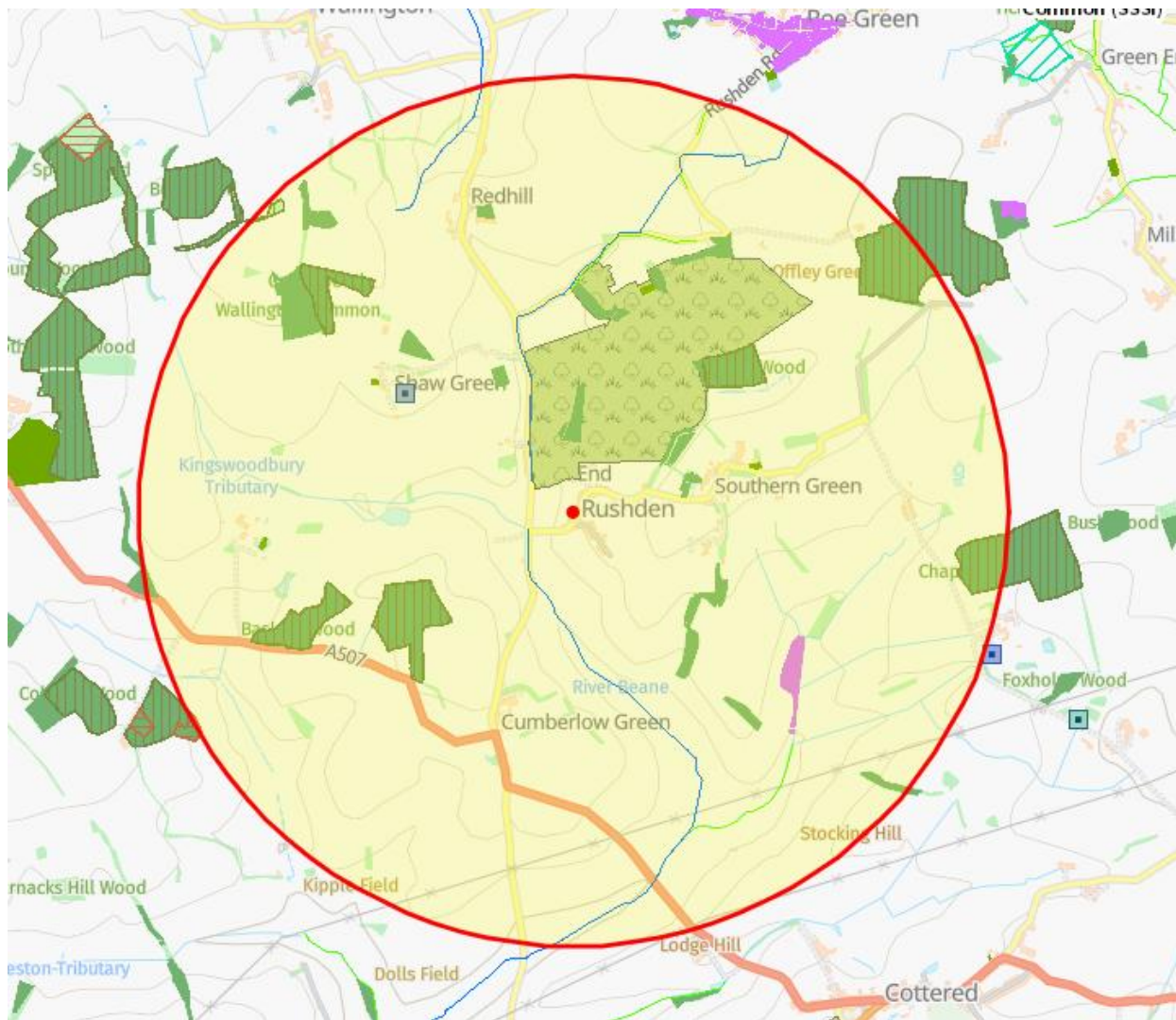


Figure 1: Magic Map Search

3.1.2 Biological Records Data

A standard search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Herts Environmental Records Centre (2025).

Table 3: Biological Records

Species	Number of Records	Closest record (accuracy)	Most recent record (year)
Barbastelle <i>Barbastella barbastellus</i>	-	-	-
Brown Long-Eared <i>Plecotus auritus</i>	2	1550m (10km)	2016
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	2	240m (10m)	2015
Daubenton's <i>Myotis daubentonii</i>	17	1550m (10km)	2017
Leisler's <i>Nyctalus leisleri</i>	-	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	-	-	-
Natterer's <i>Myotis nattereri</i>	15	1550m (10km)	2017
Noctule <i>Nyctalus noctula</i>	-	-	-
Serotine <i>Eptesicus serotinus</i>	-	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	-	-	-
Unidentified Bat <i>Chiroptera</i>	1	1550m (10km)	2017
Unidentified Long-Eared <i>Plecotus sp.</i>	2	240m (10m)	2015
Unidentified <i>Myotis Myotis sp.</i>	2	1550m (10km)	2017
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	-	-	-
Unidentified Vesper <i>Vespertilionidae</i>	-	-	-
Whiskered <i>Myotis mystacinus</i>	-	-	-
Whiskered/Brandt's <i>Myotis mystacinus/brandtii</i>	-	-	-

3.1.3 Site Location and Surrounds

The site is located in Rushden, Hertfordshire and is surrounded by low density housing and gardens and arable fields in the immediate locale. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for bat use in the general area.

Feature	Description
Watercourses	The River Beane runs ~227m southwest of the site, kingswoodbury tributary is found ~229m west and a drain/tributary is found ~854m east southeast. An unnamed stream lies ~629m northeast of the site.
Waterbodies	There is a pond ~104m southeast, with a further seven ponds found to the southeast, the closest being ~270m. There are three ponds found to the northeast, the closest is ~670m. There is a pond located ~761m northwest. There is a large pond located ~747m west. There are 10 ponds to the east, the closest is ~431m.
Woodland	Bachelor's Wood is found ~822m northeast. Munches Wood is found ~728m southwest. There are a few additional smaller areas of woodland found within the search area.
Linear e.g. hedgerows	Arable hedgerows dominate the search area.
Pasture/arable/grassland	Arable fields and pasture dominate the search area.
Other	n/a

3.2 Building, Tree or Other Structure

This section details the structures reference and description (see Figure 7 for Site Plan).

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

3.2.1 General Description

The site consists of a single-storey, timber-built outbuilding.

Table 5: Weather Records

Parameter	Unit/Value
Temperature	18°C
Cloud cover	40%
Precipitation	None
Wind	0/12

Table 6: Building/Tree/Structure description(s)

Building/Tree/Structure Number	Description
B1	External B1 is a single-storey outbuilding, with a gable ended roof. The building is timber weatherboarded, and the roof is covered in corrugated metal roofing sheets. The rear elevation is largely obstructed by vegetation.



Figure 2: Front elevation of B1



Figure 3: Rear elevation of B1

Internal

Within, the walls are timber lined and the roof is vaulted, with no loft voids present, and is constructed from timber boards.



Figure 4: Example of boarded interior of B1



Figure 5: Further example of boarded interior

3.3 Bats, Evidence or Likelihood of Bat Presence

The following table details the results of the survey.

Table 7: 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	Level of likelihood of presence - B1 - Negligible The timber weather boarding across the exterior of B1 is tight fitting with no gaps observed, and the metal roofing sheets do not provide suitable roosting opportunities. There is open access to the interior in places, however, the interior is lined with wooden boarding and does not have any beams or other potential roosting features.  Figure 6: Example of tight weatherboarding Bats may use the surrounding habitat for foraging or commuting.

3.4 Supplementary Observations

Table 8: Other protected species found at the time of the survey.

N/A	
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Figure 7: 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 (Outbuilding)

4.1 Conclusion and Discussion

The proposals include for the demolition of the existing outbuilding and the construction of a new outbuilding in its place.

The site consists of a single-storey, timber-built outbuilding.

No bats or evidence of bats were found at the time of the survey.

B1 provides negligible potential for roosting bats due to a lack of suitable roosting features.

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 9: Impact Assessment.

Impact	No impacts foreseen.
Characterisation of unmitigated impact on the feature	N/A
Effect without mitigation	N/A
Mitigation and Enhancement	See Table 10 and 11
Significance of effects of residual impacts (after mitigation)	N/A

4.3 Recommendations

No further surveys are necessary; however, if bats are found throughout works, 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).

4.4 Recommended Mitigation and Enhancements

The following table details the recommended mitigation for the site

Table 10: Proposed mitigation

Work	Specification
Precautions to be undertaken during works.	The following must be undertaken: - All works must be undertaken within 12 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 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 11).

Table 11: 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 8). 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 8: Example of bat tube

5.0 References

CIEEM (2018) 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://www.cieem.net/data/files/ECIA%20Guidelines.pdf>

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

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MAGIC, (2025): Magic maps, NEPS licences and designated sites, online

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Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats.

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