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Report prepared for: Samuel Pollock

For the Site of: 56 Ickleford Rd, Hitchin, SG5 1TS

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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.

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## 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.....                                  | 6  |
| 1.1 Aim of the Survey .....                            | 6  |
| 1.2 Background Information .....                       | 6  |
| 2.0 Methods.....                                       | 8  |
| 2.1 Limitations .....                                  | 9  |
| 3.0 Results .....                                      | 12 |
| 3.1 Desk Study .....                                   | 12 |
| 3.1.1 MAGIC .....                                      | 12 |
| 3.1.2 Biological Records Data .....                    | 13 |
| 3.1.3 Site Location and Surrounds .....                | 14 |
| 3.2 Building, Tree or Other Structure .....            | 15 |
| 3.2.1 General Description.....                         | 15 |
| 3.3 Bats, Evidence or Likelihood of Bat Presence ..... | 18 |
| 3.4 Supplementary Observations .....                   | 19 |
| 3.5 Site Plan .....                                    | 20 |
| 4.0 Conclusions, Discussion and Recommendations .....  | 21 |
| 4.1 Conclusion and Discussion .....                    | 21 |
| 4.2 Potential Impact.....                              | 21 |
| 4.3 Recommendations .....                              | 22 |

|                                                   |    |
|---------------------------------------------------|----|
| 4.4 Recommended Mitigation and Enhancements ..... | 22 |
| 5.0 References .....                              | 24 |
| Appendix I - Site Plans .....                     | 25 |

# 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 56 Ickleford Rd, Hitchin, SG5 1TS.

The client commissioned Cherryfield Ecology to undertake a PRA as the proposals include for the demolition of the existing garage and parts of the existing house and extension and renovation of the existing house. Plans have been provided (Appendix I).

### 0.2 Results and Findings

The site consists of a detached two-storey dwelling with a detached garage. No bats or evidence of bats were found on site. B1 provides **negligible** potential for roosting bats due to the lack of gaps within the roofing tiles, mortar and soffit box, and the lack of internal access points that bats could utilise. B2 provides **negligible** potential for roosting bats due to the lack of suitable roosting features externally or internally throughout the garage.

### 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, Samuel Pollock, has commissioned Cherryfield Ecology to undertake a PRA for the site of 56 Ickleford Rd, Hitchin, SG5 1TS. Planning permission is being sought to include for demolition of the existing garage and parts of the existing house and extension and renovation of the existing house.

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 17/03/2026.

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                                 |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Confirmed Bat Presence</b>                         | Bats are found to be present during the survey.<br>Evidence of bats is found to be present during the survey.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Three (Full Roost Characterisations surveys)                   |
| <b>Higher likelihood of bat presence.</b>             | Pre-20th century or early 20th century construction.<br>Agricultural buildings of traditional brick, stone or timber construction.<br>Large and complicated roof void with unobstructed flying spaces.<br>Large (>20 cm) roof timbers with mortice joints, cracks and holes.<br>Entrances for bats to fly through.<br>Poorly maintained fabric providing ready access points for bats into roofs, walls, bridges, but at the same time not too draughty and cool.<br>Roof warmed by the sun, in particular south facing roofs.<br>Weatherboarding and/or hanging tiles with gaps.<br>Low level of disturbance by humans.<br>Bridge structures, follies, aqueducts and viaducts over water and/or wet ground. | Three (Presence/Likely Absence survey)                         |
| <b>Moderate and Lower likelihood of bat presence.</b> | Modern, well-maintained buildings or built structures that provide few opportunities for access by bats.<br>Small, cluttered roof space.<br>Buildings and built structures comprised primarily of prefabricated steel and sheet materials.<br>Cool, shaded, light or draughty roof voids.<br>Roof voids with a dense cover of cobwebs and no sections of clean ridge board.<br>High level of regular disturbance.<br>Highly urbanised location with few or no mature trees, parkland, woodland or wetland.<br>High levels of external lighting.                                                                                                                                                              | One for low, two for moderate (Presence/Likely Absence survey) |
| <b>Negligible likelihood of bat presence.</b>         | No obvious features suitable for roosting, minor foraging or commuting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No further surveys required                                    |
| <b>None</b>                                           | 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-I                                                                                                                                                         | 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<br>squirrel holes<br>knot holes<br>pruning cuts<br>tear outs<br>wounds<br>cankers<br>compression<br>forks<br>butt rots | lightning strikes<br>hazard beams<br>subsidence<br>cracks<br>shearing cracks<br>transverse snaps<br>welds<br>lifting bark<br>desiccation<br>fissures<br>frost cracks | fluting<br>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 18605 30034 and Postcode - SG5 1TS.

##### 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                    | ~1328m W                                 | Oughtonhead Lane SSSI                                                                                                                                                                                          |
|                                    | ~1576m W                                 | Oughtonhead Common LNR                                                                                                                                                                                         |
|                                    | ~1174m E                                 | Purwell Meadows LNR                                                                                                                                                                                            |
| Granted protected species licenses | ~934m WSW                                | 2016-21240 - soprano pipistrelle <i>Pipistrellus pygmaeus</i><br>2012-5071, 2012-5034 - common pipistrelle <i>Pipistrellus pipistrellus</i><br>2009-1327, 2010-2585 - brown long eared <i>Plecotus auritus</i> |
| Priority habitat                   | ~1728m N                                 | Traditional orchard                                                                                                                                                                                            |
|                                    | ~429m NE                                 | Deciduous woodland                                                                                                                                                                                             |
|                                    | ~265m E                                  | Chalk River                                                                                                                                                                                                    |
|                                    | ~993m N                                  | Reedbeds                                                                                                                                                                                                       |
|                                    | ~1594m W                                 | Lowland meadows                                                                                                                                                                                                |
|                                    | ~868m N                                  | Good quality semi improved grassland                                                                                                                                                                           |
|                                    | ~1608m ESE                               | Coastal and floodplain grazing marsh                                                                                                                                                                           |

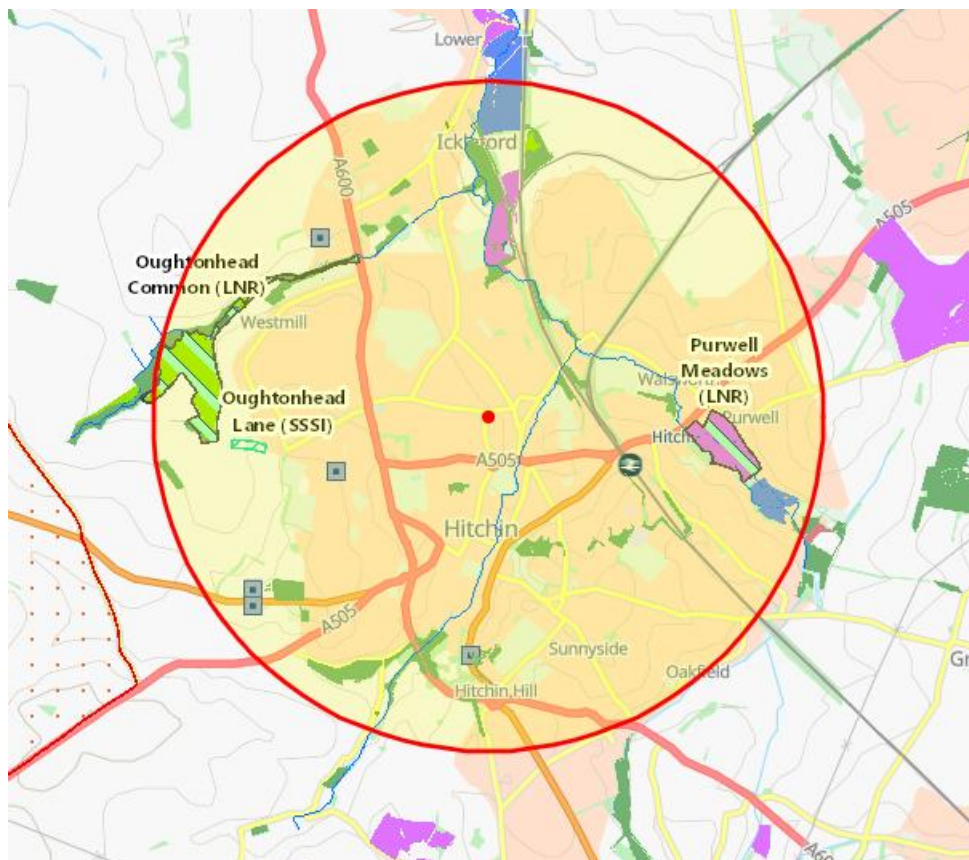


Figure 1: Magic Map Search

### 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 and Middlesex Bat Group (2026).

Table 5: 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>            | -                 | -                         | -                         |
| Common Pipistrelle <i>Pipistrellus pipistrellus</i> | 2                 | 1010m (100m)              | 2024                      |
| Daubenton's <i>Myotis daubentonii</i>               | -                 | -                         | -                         |

|                                                      |   |            |      |
|------------------------------------------------------|---|------------|------|
| Leisler's <i>Nyctalus leisleri</i>                   | - | -          | -    |
| Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>  | - | -          | -    |
| Natterer's <i>Myotis nattereri</i>                   | - | -          | -    |
| Noctule <i>Nyctalus noctula</i>                      | - | -          | -    |
| Serotine <i>Eptesicus serotinus</i>                  | - | -          | -    |
| Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>     | 1 | 0m (100m)  | 2020 |
| Unidentified Bat <i>Chiroptera</i>                   | - | -          | -    |
| Unidentified Long-Eared <i>Plecotus sp.</i>          | - | -          | -    |
| Unidentified <i>Myotis Myotis sp.</i>                | - | -          | -    |
| Unidentified Pipistrelle <i>Pipistrellus sp.</i>     | 2 | 650m (10m) | 2023 |
| 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 Hitchin, Hertfordshire and is surrounded by residential housing 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             | A tributary of the River Purwell lies ~280m E, the River itself is ~664m NE.                                                          |
| Waterbodies              | There are ponds located ~621m W, ~634m SW and ~972m N.                                                                                |
| Woodland                 | There are small areas of woodland ~415m SW and ~794m N.                                                                               |
| Linear e.g. hedgerows    | There are linear patches of woodland found to the E and NE after ~315m adjacent to the railway line and surrounding Walsworth Common. |
| Pasture/arable/grassland | Areas of amenity grassland can be found with the search area, the closest are ~256m SW, ~294m S and Ransoms Recreation Park ~425m E.  |
| Other                    | n/a                                                                                                                                   |

### 3.2 Building, Tree or Other Structure

This section details the structures reference and description (see Figure 11 for Site Plan).

Building/tree/structure reference - B1 (Main Building), B2 (Detached Garage)

#### 3.2.1 General Description

The site consists of a detached dwelling (B1) and a detached garage (B2) with associated gardens.

Table 7: Weather Records

| Parameter     | Unit/Value |
|---------------|------------|
| Temperature   | 12 °C      |
| Cloud cover   | 80%        |
| Precipitation | None       |
| Wind          | 1/12       |

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

| Building/Tree/Structure Number | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B1                             | <p><b>External</b></p> <p>B1 is a brick built, two storey residential dwelling. The roof is in a cross gabled structure with slate roofing tiles. A UPVC soffit box surrounds the eaves of the building, as well as some plastic guttering. Two chimneys are present on the roof. A single storey extension is present to the rear of the building, this is mono-pitched with concrete interlocking roofing tiles. All the doors and windows are UPVC framed.</p> |



Figure 2: Example of B1's front exterior



Figure 3: Example of B1's rear exterior

### Internal

Internally, one loft void can be found above the second storey of the building. The loft is in a gable ended structure with timber framing and timber lined roofing tiles.



Figure 4: Example of B1's interior



Figure 5: Another example of B1's interior

B2

**External**

B2 is a concrete detached garage with a mono-pitched corrugated asbestos-type roof. There are two metal garage doors at the front of the building. The rear and some of the side exterior of the garage are covered by timber. A section of guttering is found to the rear of the garage.



Figure 6: Example of B2's exterior

**Internal**

B2 is split into two internal sections, both of which are framed with metal and used for storage.



Figure 7: Example of B2's interior



Figure 8: Another example of B2'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:<br>Level of likelihood of roosting presence -<br>B2 - Negligible<br>B1 - Negligible<br>B1 provides negligible potential for roosting bats due to the lack of gaps within the roofing tiles, mortar, lead flashing and soffit box. There are also no internal access points found within the loft void. |



Figure 9: Example of the tightly fit slate roofing tiles



Figure 10: Example of the tightly fit soffit box

B2 provides negligible potential for roosting bats due to the lack of potential roosting features externally or internally. Interior access can be found above the garage door, however, this does not lead into any potential roosting features.

Foraging and commuting:

The back garden may be used by foraging or commuting bats.

### 3.4 Supplementary Observations

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

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

### 3.5 Site Plan

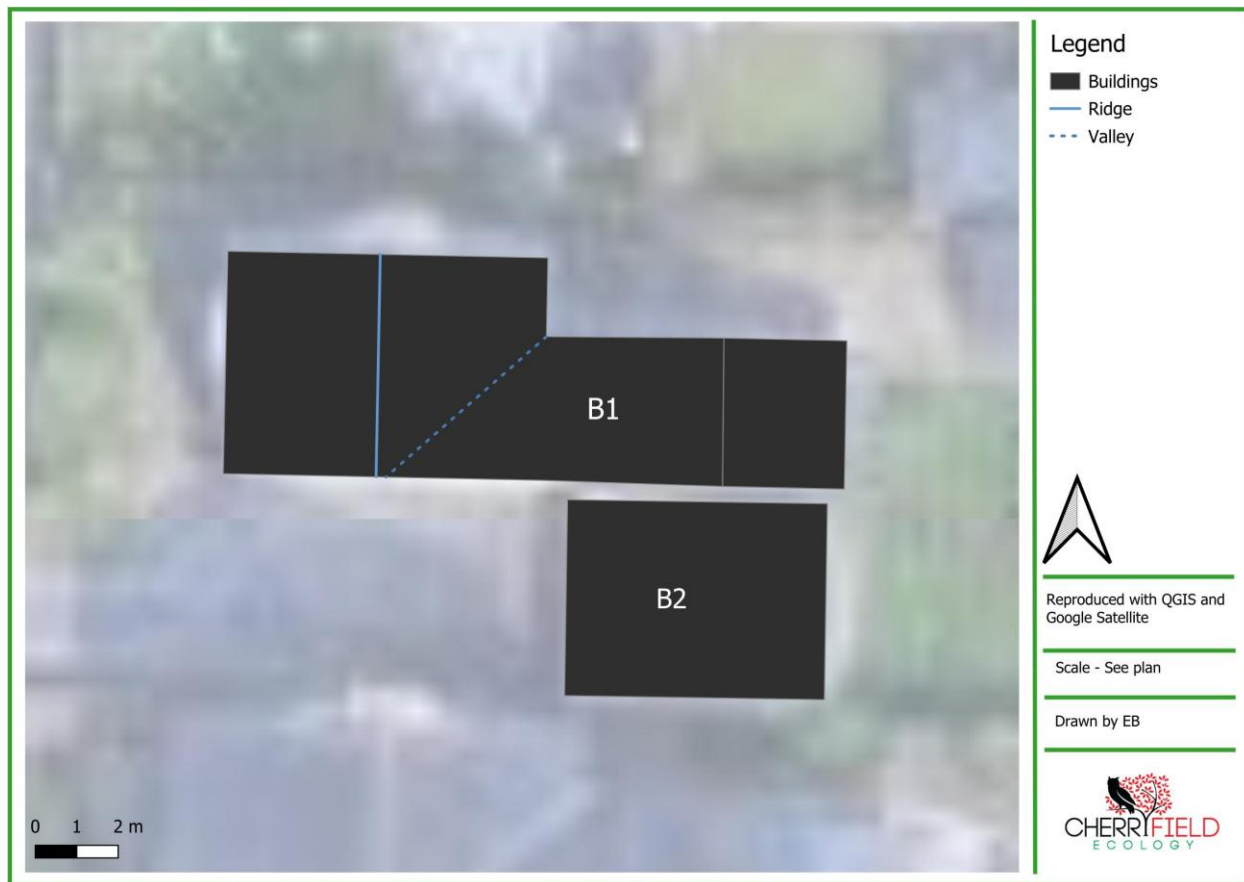


Figure 11: Site Plan

## 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), B2 (Garage)

### 4.1 Conclusion and Discussion

The proposals include for the demolition of the existing garage and parts of the existing house and extension and renovation of the existing house.

The site consists of a detached two-storey dwelling with a detached garage.

No bats or evidence of bats were found on site.

B1 provides **negligible** potential for roosting bats due to the lack of gaps within the roofing tiles, mortar and soffit box, and the lack of internal access points.

B2 provides **negligible** potential for roosting bats due to the lack of suitable roosting features externally or internally throughout the garage.

### 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. | <p>The following must be undertaken:</p> <ul style="list-style-type: none"> <li>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.</li> <li>If a bat is found at any point whatsoever during works, works will stop, and further advice will be sought.</li> </ul> |

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 new extension (Figure 12). 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 12: 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 4<sup>th</sup> 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.

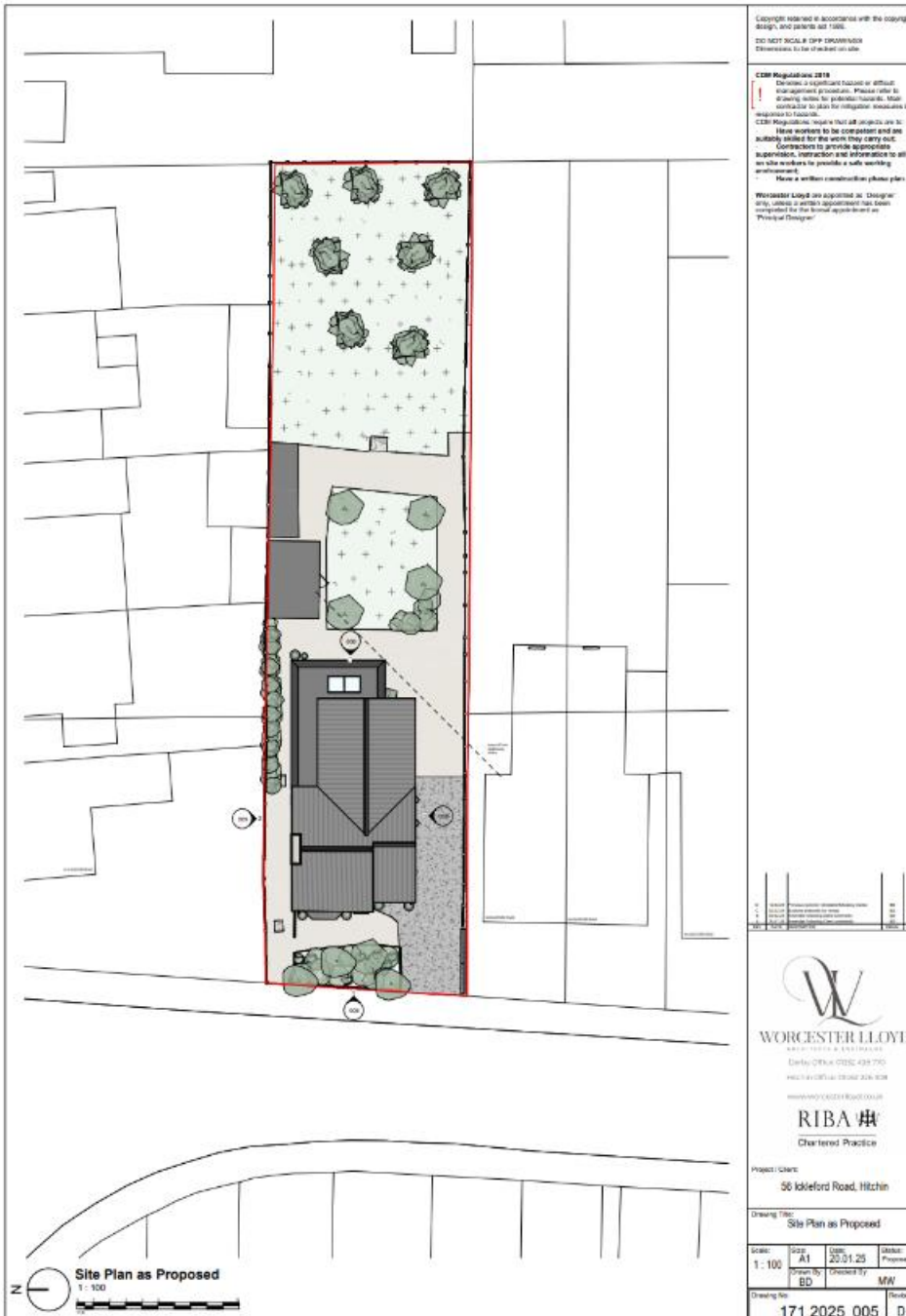
Chartered Institute of Ecology and Environmental Management, Ampfield

Records: Herts and Middlesex Bat Group (2026)

## Appendix I - Site Plans



Existing Site Plan (Worcester Lloyd, 2025)



Proposed Site Plan (Worcester Lloyd, 2025)