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Preliminary Roost Assessment

Survey site:
1 North Street Riddings, Alfreton, Amber Valley, Derbyshire DE55 4BG

Client:
Andy Moss

Survey date:
04/09/2026

Project:
This report is prepared to inform a planning application with Amber Valley Borough Council. This proposal can be described as: Demolition of existing buildings & construction of 1 bed house

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until March 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
▪ Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2025.

Survey Details

The site survey was undertaken on 04/09/2026 by Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence (details available upon request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
17.1	68.0	100	11.3	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The northern elevations of B1 and B2 were not accessible externally due to the proximity of the neighbouring properties. However, the elevation was inspected internally, and the external areas are likely of a similar condition throughout. As such, this is not considered to be a major limitation.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SK 42547 52658 and has an area of approximately 0.006ha. Aerial imagery shows the local landscape to have a suburban character; the site is located in Riddings village and is bordered by residential properties. The wider landscape is comprised of residential dwellings, commercial properties, amenity parks and pockets of woodland. The closest substantial waterway is the River Erewash, located ~1.5km east.

Priority Habitats

There are five priority habitats within 2km of the site. These comprise wood pasture and parkland, deciduous woodland, traditional orchard, open mosaic habitats on previously developed land and lowland fens. The closest priority habitat comprises wood pasture and parkland, located 70m N from the site.

Due to the site surroundings being densely urbanised, the site is not considered to be well connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity.

Designated Sites

Statutory Designations within 2km

There is one statutory designation within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Reason	Distance from Site
Pennytown Ponds Local Nature Reserve (LNR)	A site popular for walking and picnicking, it features ponds used for angling, as well as areas of woodland and grassland.	1620m N

Statutory Designations within 10km
No national network sites (SAC, SPA, Ramsar) are located within 10km.

SSSI Risk Zone
The site does fall within the impact risk zone for Bagthorpe Meadows SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites
The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 2 EPSLs within a 2km radius of the site, as detailed below:

Table 4: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site *(EPSL records are accurate to 100m)*	Impacts Allowed by Licence
2015-17020-EPS-MIT	Common pipistrelle (*Pipistrellus pipistrellus*), Brown long-eared bat (*Plecotus auritus*), Brandt's bat (*Myotis brandtii*)	~160m E	Destruction of a breeding place
EPSM2012-5270	Common pipistrelle (*Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus*)	~2km NW	Destruction of a resting place

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There are a total of two buildings on site; two garages (B1 & B2). All buildings were surveyed as they will be impacted by the proposed development. No evidence of roosting bats was identified.

Buildings

B1 : Garage
B1 is a two-storey semi detached garage building, comprised of brick and featuring a gabled roof clad in slate tiles. The bottom floor is currently used for storage.

The brickwork appears to be in moderate condition; there are some cracks in the brickwork however a visual inspection revealed that the cracks are shallow and would be exposed to external weather conditions and predation, and therefore would not offer suitable conditions for crevice dwelling bats. There is also a hole in the brickwork on the northern elevation which would allow access into the building.

The roof appears to be in poor condition, with lifted and loose tiles throughout, offering access into the building. There is no roof lining, and only small crevices where the tiles overlap, and as such the roof is not considered to offer suitable roosting opportunities for crevice dwelling bats.

The bottom floor of B1 is used for storage and is filled with items, limiting space for flight, manoeuvrability, and access between roosting locations. The second floor features exposed timber rafters and roof tiles, and is exposed to high lux levels due to the presence of a window and gaps in the roof. There is no roof lining, enclosed void or internal crevice features that would offer elevated refuge value for bats. The frequent gaps in the roof and absence of lining would also expose the building to fluctuating temperatures, and as such is unlikely to offer stable temperatures and humidity levels required for roosting bats. In summary, while there are several ingress points into the building, the internal space is unlikely to support roosting bats.

A visual inspection revealed no direct or indirect sign of bat presence (e.g., droppings or staining) on or within the building.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **negligible** habitat value for roosting bats due to the absence of roosting features suitable for crevice dwelling bats and unsuitable internal conditions.



Building B1



Building B1 – internal - second floor



Building B1 – internal – bottom floor

B2 : Garage

B2 is a single-storey garage building which is actively used, comprised of brick, and features a gabled roof clad in corrugated asbestos sheets, and a flat roof section clad in bitumen felt at the northern aspect.

The brickwork appears to be in good condition with no gaps or cracks that would provide roosting opportunities for crevice dwelling bats, and no ingress points into the building.

The roof appears to be in good condition; the verges are sealed, however there are some gaps beneath the roof sheets at the gable end on the western elevation that would allow access into the building.

The internal space of B2 features metal rafters and exposed roof sheets and brickwork. The building is actively used as garages and as such is subject to high levels of disturbance, which is likely deter roosting bats. There is no enclosed void that would offer elevated refuge for roosting bats. There is a crack in the brickwork on the internal eastern wall; this is a shared wall with B1 and the crack is wide and goes through into B1, and as such would be exposed and unlikely to offer stable temperatures required for roosting bats. In summary, while there are some ingress points into the building, the internal space is unlikely to support roosting bats.

A visual inspection revealed no direct or indirect sign of bat presence (e.g., droppings or staining) on or within the building.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have **negligible** habitat value for roosting bats due to the absence of roosting features suitable for crevice dwelling bats and unsuitable internal conditions.



Building B2



Building B2 - internal



Building B2 – sealed verge

3.2 Foreseen Impacts

Roosting habitat [Buildings]
Bats are very unlikely to be roosting within B1 and B2 and as such, there are not anticipated to be any impacts on bats in these locations as a result of the proposed development.

Roosting habitat [Trees]
There are no trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat
The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Artificial lighting
Due to the urban environment and existing high levels of artificial lighting, no impacts are foreseen.

3.3 Recommendations

Roosting habitat [Buildings]
In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

None.

Foraging and commuting habitat
No further surveys are required.

Artificial lighting
None required.

Suggested biodiversity enhancements
The installation of one bat box at the site will provide additional roosting habitat for bats.

The bat box will be incorporated into the fabric of the new building. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

4. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

Buildings
Two inactive nests were discovered in B1, their construction indicative of swallows.
No evidence of nesting birds was identified on or within B2. B2 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation
No habitat for schedule 1 birds was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls
The site does not appear to provide any suitable nesting sites for barn owls.



Inactive swallow nest in B1

4.2 Foreseen Impacts

Buildings
The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Barn Owls
None foreseen.

4.3 Recommendations

Buildings
Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be

retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Barn Owls
No further barn owl surveys required.

Suggested biodiversity enhancements
The installation of a minimum of two] bird boxes on the new building will provide additional nesting habitat for birds. Suitable options include Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace, Woodstone Nest Box or a similar alternative brand.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN

No plans available.

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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence	10/09/2026
Review	0.2	Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Senior Ecologist	17/09/2026
Final	1.0	Jessica Brasier BA (Hons), Graduate Ecologist, Accredited Agent on Natural England Bat Licence	17/09/2026