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Preliminary Roost Assessment/ Ecological Impact Assessment (EcIA)

Survey site:

Section of 1-2 Stonebridge Road, Northfleet, Gravesend DA11 9DR

Client:

Yavuz Darilmaz

Survey date:

9th June 2025

Project:

This report is prepared to inform a planning application with Gravesham Borough Council. The proposals are described as: *Demolition of the existing staff accommodation block and the erection of a two-storey building to provide 2 x self-contained flats with dedicated parking space, refuse and recycling facilities.*

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Craig Williams BSc, MSc, DIC, MRSB (Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
09/06/2025	18	58	60	13	None

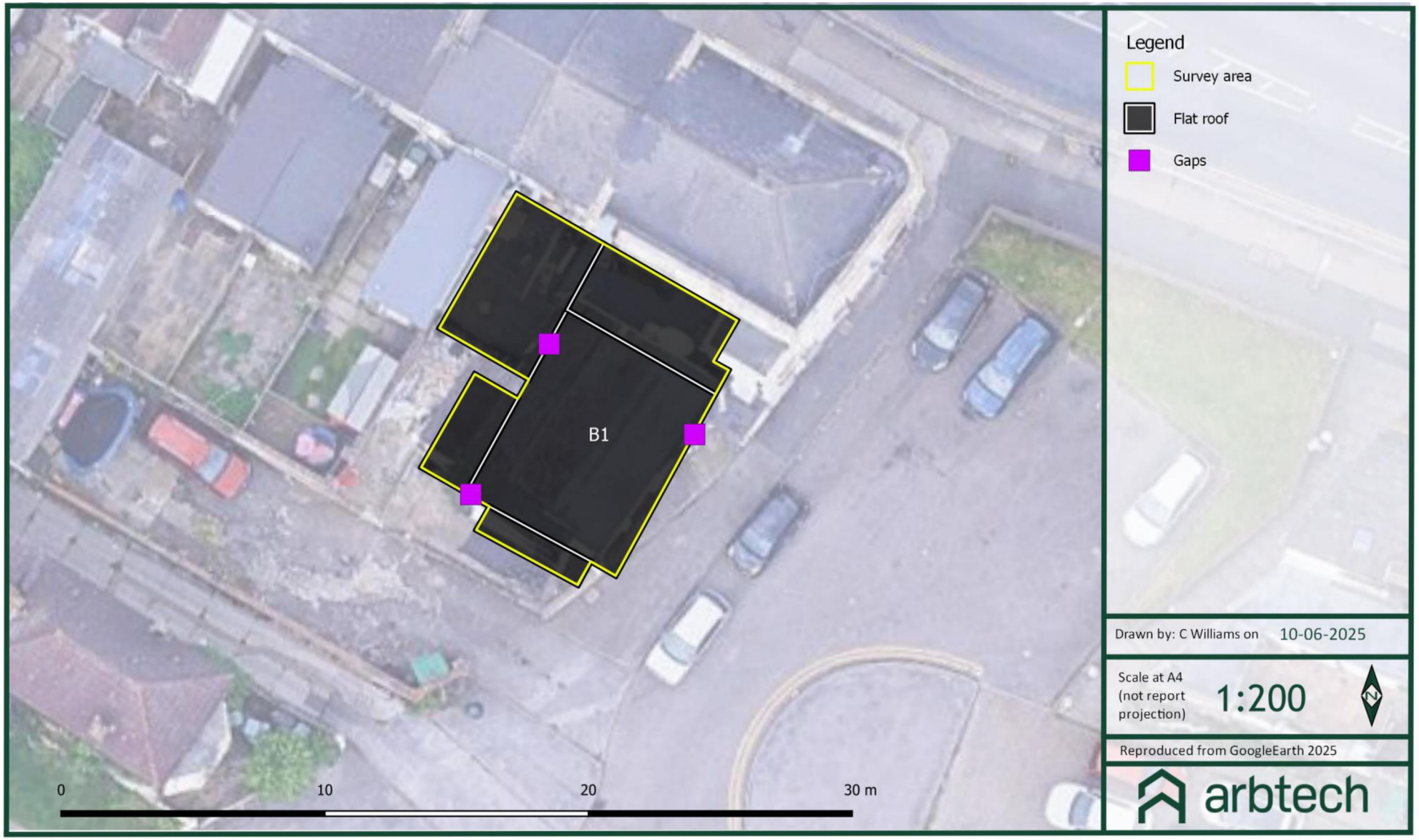
PRA Survey Factor	**Detailed using desk study and site survey. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
See PRA plan in Appendix 1 and location plan in Appendix 2	
Background and Site Location	
Summary of site location and surrounding habitats	The survey area is centred on National Grid Reference TQ 616 97448 and has an area of approximately 200m2. The site is located in Northfleet, with residential areas immediately adjacent in all directions, although with significant wooded areas along the railway ~70 south-west and continuing around Ebbsfleet International station providing commuting and foraging value for bats. Also in the local area is a series of ponds is found ~350m south-east with the large Sawyers Lake beyond. One historic bat European Protected Species Licence (EPSL) is known to have been granted within 2km of the survey site, located ~300m north-east and involving the destruction of a resting place of common pipistrelle in 2016.

Summary of Survey Findings	There is one survey buildings on site, designated as B1. B1 is two storey, south-western extension section of a larger end-of-terrace residential and hot food takeaways building. The section B1 is comprised of a main flat roof, two sub flat roofs to the south-west and north-west as well as a single story flat roof to the north-east connecting it to the main building and used for rear access into its second storey. The flat roofs are all covered in intact felt, and the exterior walls are rendered without cracks or gaps. Timber fascia cladding is present around the eastern, southern and western sections of the building which is mainly intact but with small crevices and holes in three isolated areas. The northern elevation is tiled without gaps. Window and door frames are intact. No bat evidence is found anywhere on the external walls, which facilitated inspection being painted white. There are no loft spaces in the affected section, however there is a sealed former beer cellar under B1 without suitable access for bats. No bat evidence was found anywhere inside the cellar. No trees are found on site.
Foreseen Impacts	Although the gaps in the fascia boards and under the roofing felt in places are theoretically of use by crevice-dwelling bats, the immediate local area is not of particularly good habitat quality, and no bat roosts are roosts suspected likely within the isolated building defects due to a total lack of bat evidence around and underneath - therefore no impacts on roosting bats are foreseen if basic mitigation measures are followed.

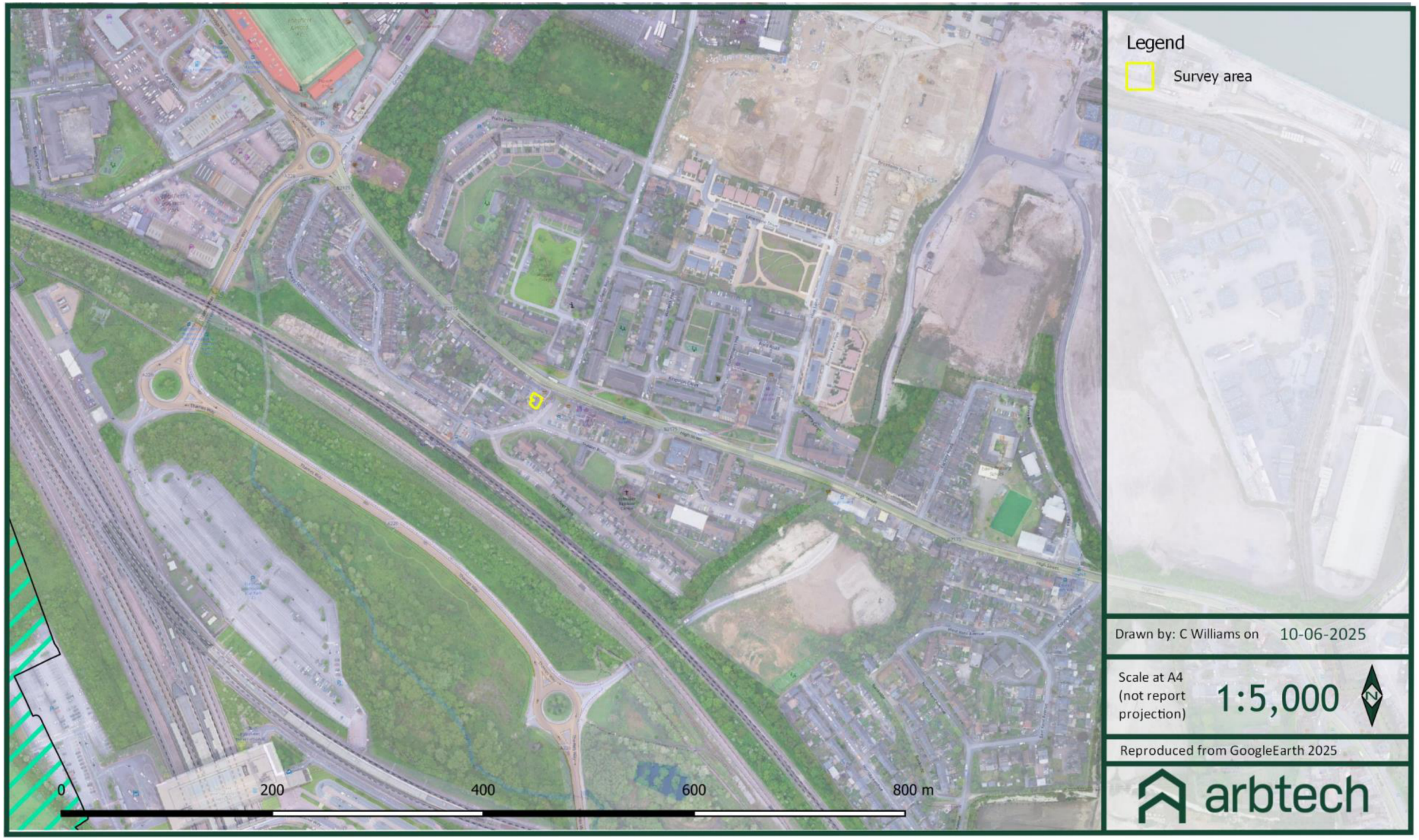
Recommendations	Further night surveys are considered disproportionate in this instance. Instead, a non-licensed precautionary working methodology (PWM) is recommended below: <u>The PWM will consist of:</u> A check of the fascia boards/roofing felt with a torch and endoscope from an elevated platform or scaffold by a licenced bat surveyor immediately before the main work commences for any live bats or bat evidence. If neither is found they will then give a 'toolbox talk' to the contractors present, and then supervise a soft-strip of the fascia boards/roof felt overhangs by hand, checking constantly for evidence and that no bats are being disturbed. If any bats or fresh bat evidence is found during this, all works will cease, and a bat license applied for. Night bat surveys in the active bat season of May-September may be required to support this. Once the supervision is completed and if no bats are found, no further mitigation is required. As enhancement measures, two woodcrete crevice bat boxes could be installed on or within the walls of the new building, (3-5m high, south or south-west side without illumination or obstruction).
Nesting Birds	
Summary of Survey Findings	No nests or nesting behaviour observed, but there is a low chance that the building on site could be used for general bird nesting in the fascia gaps.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and vegetation should be undertaken immediately prior to the commencement of work. All active nests will need to be retained until the young have fledged. 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.

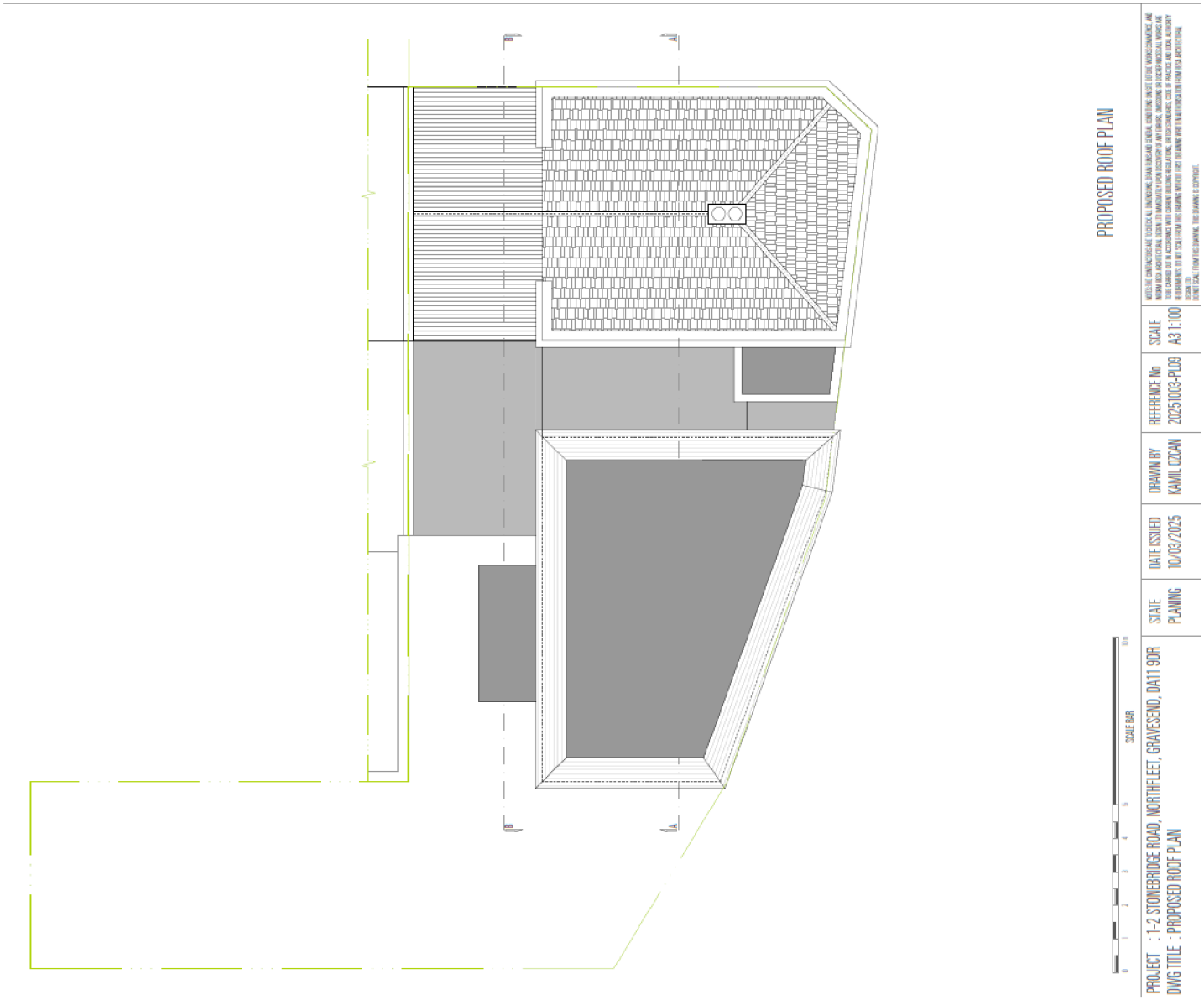
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans



Appendix 4: Photos

Photo 1: Looking north-west at B1 (the left, flat roofed section highlighted).

Photo 2: Looking north-west at the eastern and southern elevations of B1

Photo 3: Looking north-east at the southern and western elevations of B1.

Photo 4: Looking south along the western elevation of B1.

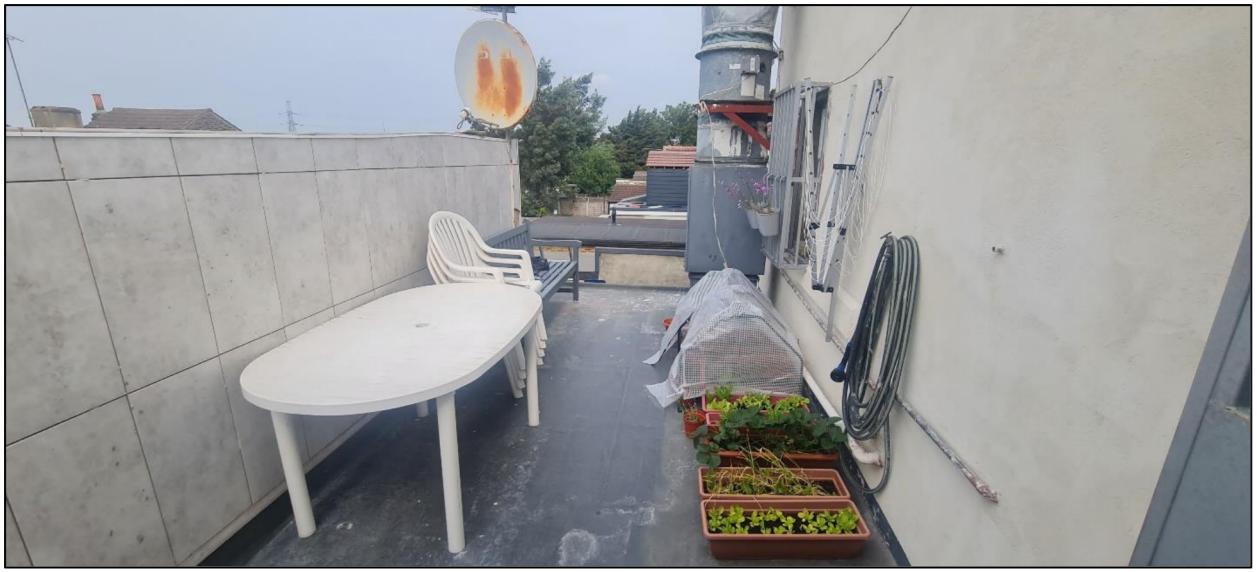


Photo 5: Looking east across the connecting flat roof section, between the northern part of B1 and the unaffected north building section.

Photo 6: Small gap seen under fascia on southern elevation of B1.

Photo 7: Small gap seen under fascia on eastern elevation of B1.

Photo 8: Inside the small, sealed basement of B1.

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Version control			
Status	**Issue**	**Name**	**Date**
Final	1.0	Craig Williams, MSc, DIC, MRSB Principal Ecologist	13/06/2025