

Preliminary Roost Assessment

Survey site:

Woodside, Pear Tree Lane, Shorne, Gravesend, Gravesham, Kent, DA12 3JT

Client:

Mr Raj Sakaria

Survey date:

13th January 2026

Project:

This report is prepared to inform a planning application with Gravesham Borough Council. The proposals are described as:

“The erection of a two storey rear extension with balcony to first floor; single storey side extensions, and a two storey front extension with roof lantern and 3 roof lights to main roof” [20251086].

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] (2025-86119-CL18-BAT)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
13/01/2026	9	89	100	19	Light

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	
<i>Summary of site location and surrounding habitats</i>	The survey area is centred on National Grid Reference TQ 7025 7067 and has an area of approximately 0.72568ha. The site is located in a low-density semi-rural area, one of a line of houses and gardens along the road between the settlements of Higham ~600m north-east and Shorne Ridgeway ~400m south-west. Great Crabbles Wood Site of Special Scientific Interest (SSSI) is located across the road to the south-east of the survey site, and primarily consists of mixed coppice woodland, ancient woodland sections, chalk grassland, and scrub habitats which would provide good bat foraging and commuting value. More woodland is found to the north of the site downslope, part of the larger Court Wood. Open fields are found beyond the woodlands. No watercourses are known in the vicinity, although a pond is located ~540m south-west.

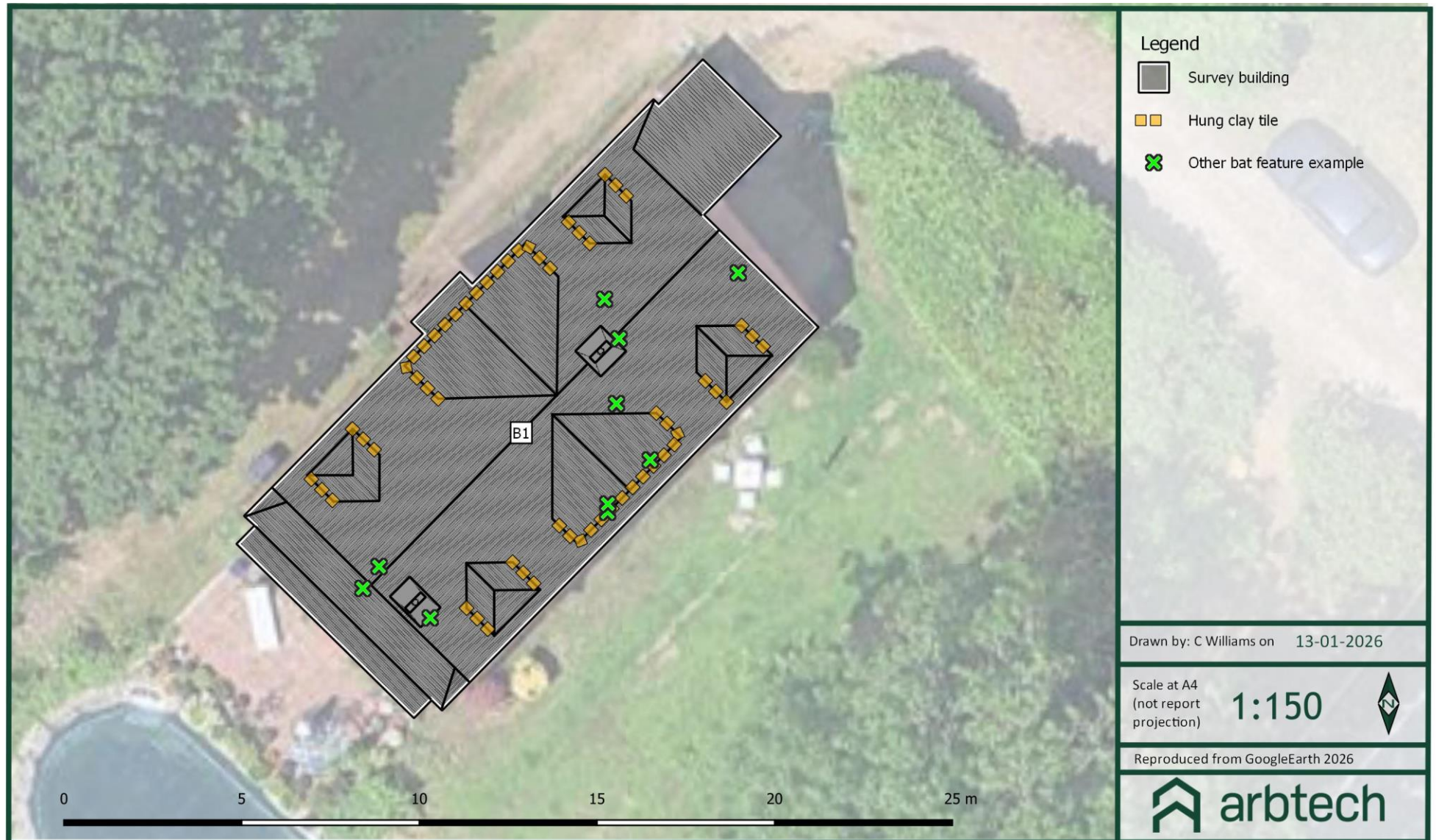
	No historic bat European Protected Species Licence (EPSL) are known to have been granted within 2km of the survey site, which might be due to a lack of survey effort in the low population density area.
<i>Summary of Survey Findings</i>	There is one survey building on site, designated as B1. <u>Building description</u> B1 is a brick built, two storey detached house. It has an east-west gabled roof, with cross gables forming large dormer windows. Additional smaller hipped dormer windows are four either side of the cross gables, on the front (south-east) and rear (north-west) elevations. There are also sloped single story sections at each end. The main roof is covered in traditional clay tiles, of an average condition with several loose examples. The cross gables and the cheeks of the smaller dormers have areas of hung clay tiles, again with some of these being loose. Chimney mortar is intact, although some leaf flashing on the south of the western stack might be peeling, as is flashing under several of the windows. Gable verge mortar is intact without gaps. Timber soffit boards appear without cracks or crevices. Exterior brickwork at ground level is intact without cracks or gaps. A main loft space is found within B1, ~2 metres tall in an attic configuration without crossing beams. An intact bitumen liner is present, although somewhat cobwebbed as well as the central ridge board. Small plastic tiled window sections are present. The floor is centrally covered in boards but with insulation lagging within the rear gable sections. The gable end sections themselves have plain breeze blocks walls at the east and west ends, and timber sarking boards without gaps at the rear.

<i>Foreseen Impacts</i>	Although no direct bat evidence was found within or on B1, there are numerous suitable roosting features that crevice-dwelling species could use in the active season, particularly the roof and hung tiles. Any works on B1 could damage, destroy, modify or disturb bat roosts and/or injure or kill individual bats. Commuting and foraging bats could be impacted if no lighting mitigation is used to maintain dark corridors around the site boundaries.
<i>Recommendations</i>	<u>Bat Roosting surveys</u> B1, the house is a suspected confirmed bat roost of moderate value. Two bat emergence/re-entry surveys should be undertaken on B1 during the active bat season to confirm presence/likely-absence of bats roosting in or on the building and characterize any roosts present. The survey visits should be completed during the optimal survey period mid-May to August inclusive. The night survey visits should be at least three weeks apart in accordance with national guidelines. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey (although not suitable in autumn due to weather affecting re-entry times), or both can be at dusk if supported by night vision aids (NVA).

	Two surveyors are required to provide full coverage of B1's elevations to look for emerging/re-entering bats. Infrared cameras (or other night vision aids) should also be employed as part of the survey to see where any specific roost locations are located. If any of the bat roosts characterised from this survey schedule are affected by the proposals, a bat licence would be required. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. It also requires survey information from the most recent bat survey season. The bat compensation measures are dependent on the outcome of further surveys. <u>Bat lighting mitigation</u> It is recommended that strong lighting mitigation is designed to avoid impacts on the adjacent woodland to the north and SSSI to the south. A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting
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Nesting Birds	
<i>Summary of Survey Findings</i>	No nests or nesting behaviour observed, but the building could be used for general bird nesting in the active season. No evidence of schedule 1 birds e.g. barn owls was observed.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Any building or vegetation work/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.

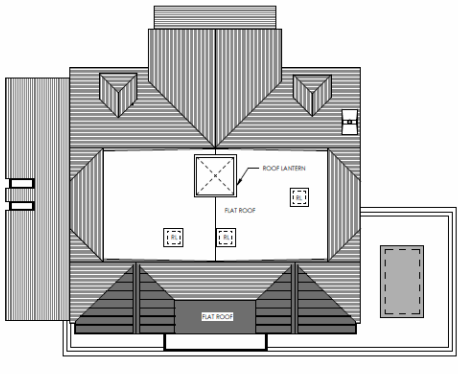
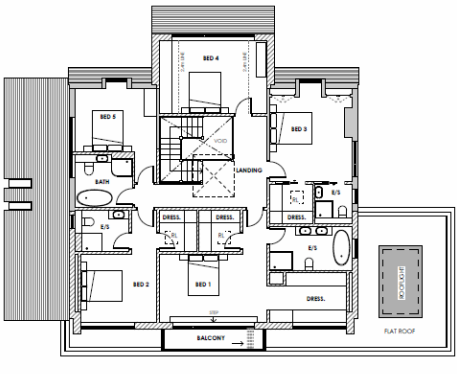
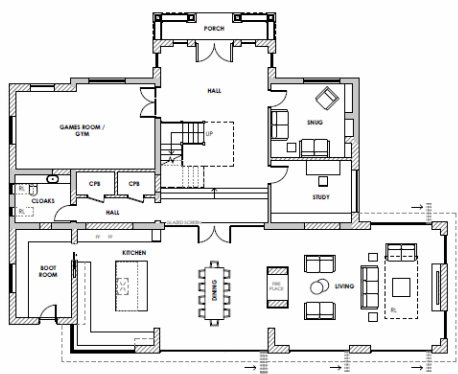
Appendix 1: PRA plan



Appendix 2: Location map

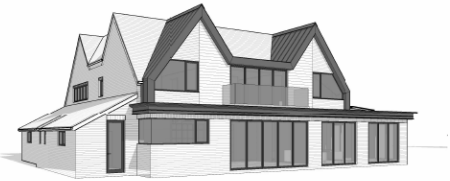


Appendix 3: Proposed Plans



LEGEND:

	EXISTING WALLS
	PROPOSED WALLS
	OBSCURED PRIVACY GLASS
	CBs
	ROOFLIGHT OVER



Rev	Date	Comments
PLANNING		
CLIENT Mr & Mrs Sakaria		
PROJECT Woodside, Pear Tree Lane, Shorne, Kent, DA12 3JT		
TITLE Proposed Plans and Elevations		
PROJECT NO.	DATE	
8768	March 2025	
DRAWING NO.	REVISION	
8768 - PD-04		
SCALE	DRAWN	ED
1:100 @ A1		
	CHECKED	PH

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Appendix 4: Photos



Photo 1: Looking north-west at the south-western elevation of B1 from the road.



Photo 2: Looking south at the north-western and north-eastern elevations of B1.



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



Photo 4: Looking north at the south-eastern and south-western elevations of B1.



Photo 5: Looking at the north-western elevation (rear) of B1, showing features of bat roosting value.



Photo 6: Close up of the loose hung tiles on the north-western gable, providing roosting value for bats.



Photo 7: Looking at the north-western elevation (rear) of B1, showing features of bat roosting value.



Photo 8: Looking at the south-western end of B1, showing bat roosting features.



Photo 9: Looking at the south-eastern elevation (front) of B1, showing features of bat roosting value.



Photo 10: Looking at loose hung clay gable tiles.

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Version control			
Status	Issue	Name	Date
Final	1.0	Craig Williams BSC (Hons), MSc, DIC, MRSB, Technical Manager (Ecology)	13/01/2025