

24<sup>th</sup> January 2023  
Our reference: 2022/07/09

**51-53 Sandwich Road, Ash**

The reader is referred to the following reports by KB Ecology:

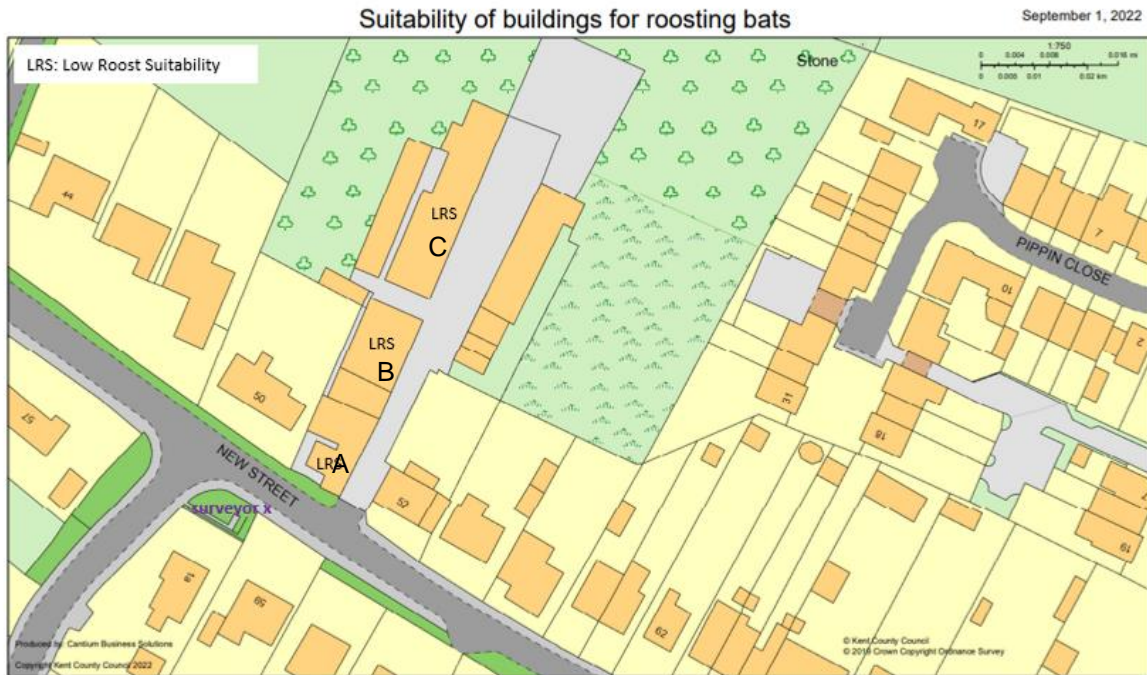
- Preliminary Ecological Appraisal – 51-53 Sandwich Road, Ash, Kent. Dated 5th November 2022 / Ref No 2022/07/09.
- Bat Survey – 51-53 Sandwich Road, Ash, Kent. Dated 7th November 2022.

Three of the buildings present on site were judged as offering low suitability for roosting bats, due to some gaps along the ridges or soffits, as showed by the orange arrows below:

<p>The office A has a tight fitted slate roof and a flat felt roof, with no suitable cavities. But there are a few gaps along the soffit box to the side.</p>	
<p>Workshop B is single skin brick and corrugated fibre cement roof sheets. But there is a gap leading under the ridge tiles.</p>	
<p>The large workshop C is single skin brick and corrugated fibre cement roof sheets. But there are gaps leading under the ridge</p>	

tiles and ivy coverage on the north-west corner.





The Potential Roost Features identified would likely only be used by crevice-dwellings bats such as the common pipistrelle. These roosting opportunities can easily be recreated by inserting a number of integrated bat boxes within the walls of the new proposed dwellings.

Bat surveys undertaken in September 2022 didn't find any evidence of roosting bats. But as the surveys were carried out outside the recommended timing of May to August, updated surveys will be necessary to prove the absence of roosting bats.

I remain at disposal for any further information concerning these matters.

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