



4 Upavon Avenue, Greasby, Wirral, CH49 3PL
TEL: 07725 488648 - Web: www.ebsols.co.uk – email: admin@ebsols.co.uk

Bat Roost Survey

Lodge House, Nonsuch Park, London
Road, Ewell, KT17 2DL
(Grid Ref: TQ 2263 6341)

CLIENT:	Product 2
SURVEYS:	23 rd /24 th August 2020
ISSUE DATE:	10 th October 2020

Executive Summary

This report has been prepared on behalf of Product 2 in relation to the identification and location of protected bat species at the property known as Lodge House, Nonsuch Park, London Road, Ewell, KT17 2DL (Grid Ref: TQ 2263 6341), regarding planning application to redevelop the existing building on site.

An initial assessment of the site was taken 23rd August 2020 and the main building was assessed as having low value for bats. External physical searches were carried out on 23rd August 2020 by Environmental Business Solutions (EBS). During the physical searches the building was also searched for signs of nesting birds. No signs of bat or bird habitation were noted during physical searches. Due to these findings EBS recommended 1 dawn or 1 dusk survey of the building using 2 surveyors to be conducted during 2020.

Dawn/dusk surveys were conducted on the 23rd / 24th August 2020. No bats were noted emerging from the buildings. No signs of bat habitation were noted during physical searches. No signs of bird habitation were noted during physical search. This report should be read in conjunction with EBS report "Preliminary Ecological Appraisal - Lodge House, Nonsuch Park, London Road, Ewell, KT17 2DL (Grid Ref: TQ 2263 6341) issued October 2020

It is the opinion of EBS that at present it is unlikely that bats are roosting or birds nesting in the building at the present time.

Overall it was concluded that the proposed development will not have a negative impact on the local bat or bird population within the surrounding environment as the buildings do not appear to contain roosts or nesting birds at present.

**Bill Gaudie,
BSc hon (Wildlife Conservation), MCIEEM
Natural England Licence No CLS001191
ECOLOGICAL CONSULTANT**

1. Introduction.

1.1 Site Overview. The site is located at National Grid Reference TQ 2263 6341 and situated on the edge of Nonsuch Park, Ewell, with residential housing to the north. It consists of a two-story residential building (Currently vacant), brick built with an apex tiled roof. The area surveyed also contains a small garden area with hedges and semi-mature trees. All walls areas and roofs are easily accessible with no constraints.

1.2 Proposed Works. The client proposes to change the use of the property from residential (C3) to a nursery (E) including associated landscaping works, renovations to the existing property and the erection of several outbuildings.

1.3 Aims of survey. The identification and location of protected bat species at as Lodge House, Nonsuch Park, London Road, Ewell, KT17 2DL (Grid Ref: TQ 2263 6341)

1.4 Legislation Considerations. All species of bat are fully protected under the Wildlife and Countryside Act 1981, the European Conservation (Natural Habitats etc.) Regulations 1994, and the Countryside and Rights of Way Act 2000. This legislation makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose. Most resident nesting birds are protected under the Wildlife and Countryside Act 1981, which protects birds, nests, eggs and nestlings. Some rarer species, such as barn owls, are afforded extra protection. If bat species are present at the proposed redevelopment site, the purpose of this report will only summarise the potential requirements for a bat mitigation package or project. A separate mitigation report or project will be required which will include the necessary compensation measures to maintain the conservation status of a European Protected Species.

1.5 Qualification and Experience. With over 13 years' experience, licensed bat ecologist Bill Gaudie BSc (Wildlife Conservation), MCIEEM, Natural England licence number: CLS001191, supervised all surveys. Janet Gorst MA has over 6 years experience in dawn / dusk bat surveying, assisted on all surveys.

Fig 1. Site location – Wider area.

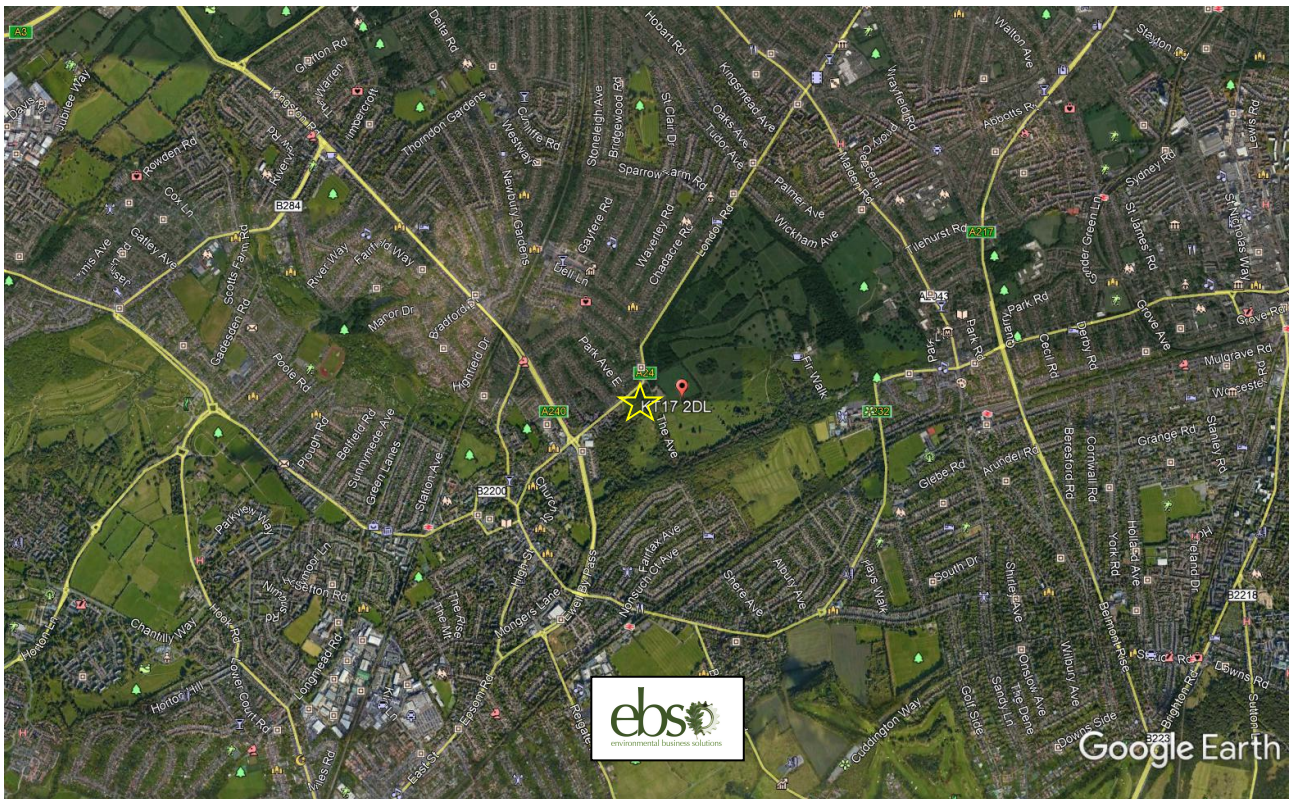


Fig 2. Site Location-immediate area



2. Methodology

2.1 Preliminary Ecological Appraisal

- 2.1.1 Dates: 23rd August 2020
- 2.1.2 Conditions. Light Rain in morning dry afternoon.
- 2.1.3 Surveyors. Mr W Gaudie, BSc hon (Wildlife Conservation), MCIEEM, Natural England Licence No CLS001191.
- 2.1.4 Preliminary Ecological Appraisal. A walkover of the proposed site to observe, assess and record any habitats suitable for bats to roost, commute and forage within the site and immediate surrounding areas. As per; Section 4.3 - Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3rd Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-872745-96-1.
- 2.1.5 Equipment. Visual Optics VO18-10ww endoscope, Petzl Ticker LED head torch, Cluson Smartlite 1,000,000 candlepower torch, ladders.

2.2 Data Search

- 2.2.1 See EBS report “Preliminary Ecological Appraisal - Lodge House, Nonsuch Park, London Road, Ewell, KT17 2DL (Grid Ref: TQ 2263 6341) issued October 2020
- 2.2.2 <http://magic.defra.gov.uk/> Was consulted for designated sites and European Protected Species Licensing in the near area.

2.3 Day time building survey.

- 2.3.1 Dates. 23rd August 2020.
- 2.3.2 Conditions. Overcast in afternoon.
- 2.3.3 Surveyors. Mr W Gaudie, BSc hon (Wildlife Conservation), MCIEEM, Natural England Licence No CLS001191. Ms J Gorst MA.
- 2.3.4 Bat roost survey. External physical search of the building. As per; Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3rd Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-872745-96-1.
- 2.3.5 All cracks, tiling, gaps in windows and doors and over hanging tiles were searched for signs of bat habitation.
- 2.3.6 Equipment. Visual Optics VO18-10ww endoscope, Petzl Ticker LED head torch, Cluson Smartlite 1,000,000 candlepower torch, extendable ladders.
- 2.3.7 All cracks, tiling, gaps in windows and doors and over hanging tiles were searched for signs of bird habitation.

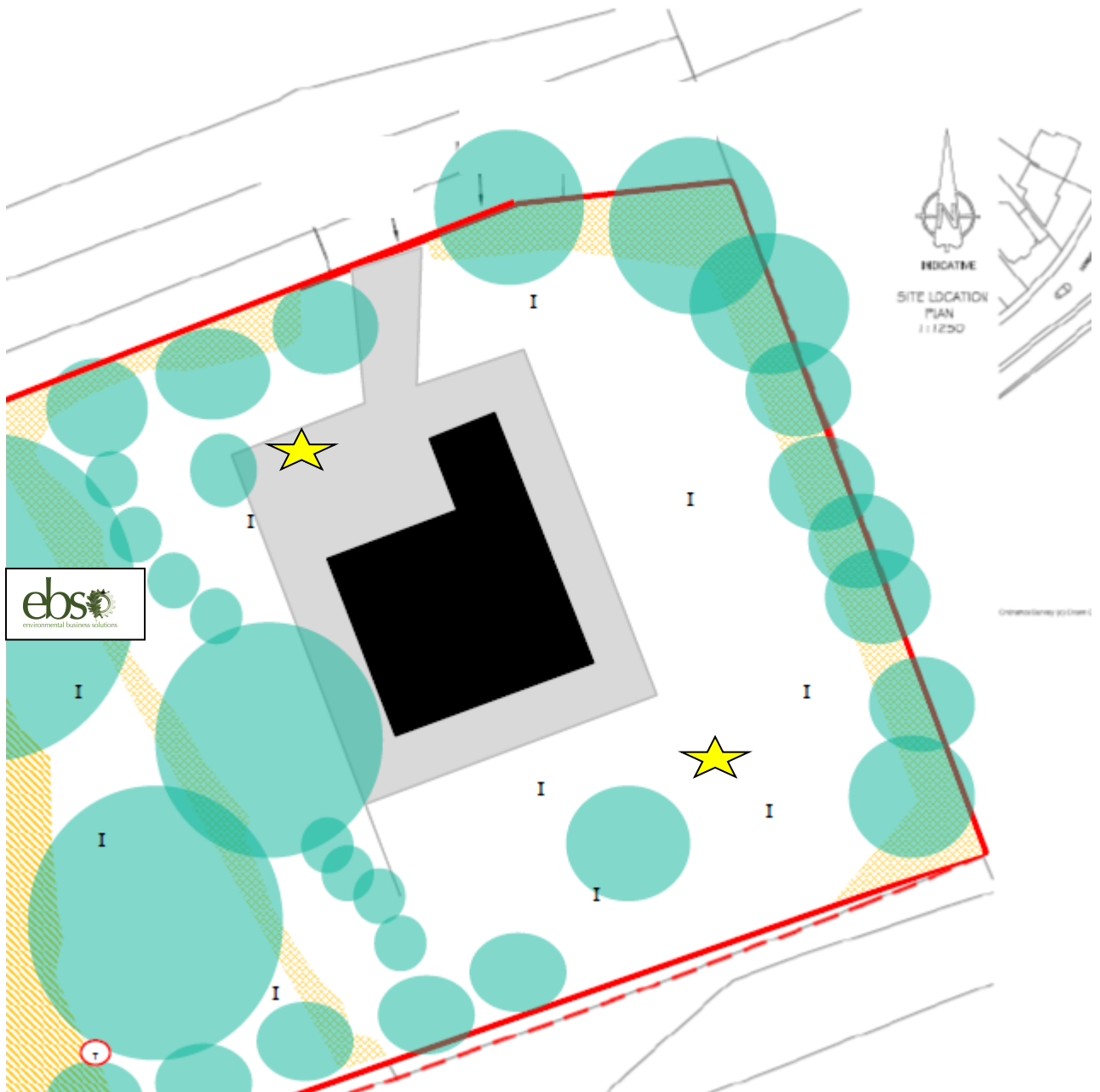
2.4 Bat dusk and dawn surveys with 2x surveyors .

- 2.4.1 Dates. 23rd 24th Aug 2020 see Table 1 below.
- 2.4.2 Conditions. See Table 1 below.
- 2.4.3 Timings. Dusk Surveys 20 minutes before sunset – 2 hours after sunset, Dawn Surveys 2 hours before sunrise – 20 minutes after sunrise (See Table 1 below)
- 2.4.4 Surveyors. Mr W Gaudie, BSc hon wildlife conservation, MCIEEM. Natural England Licence No CLS001191, Miss J Gorst MA.
- 2.4.5 Area surveyed. Outside of buildings, see Fig 3 for positions of surveyors
- 2.4.6 Method. As per; Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3rd Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-872745-96-1.
- 2.4.7 Equipment. 2 x Echo Meter Touch 2 Pro bat detector, Garmin etrex GPS, Meteos Skywatch weather station, Yukon NVMT.2.3x42 night vision.

Table 1. Dawn / dusk weather conditions and timings

Survey	Visit No	Date	Position of Surveyors	Min Temp	Wind	Rain	Sunset Sunrise
Dusk	1	230820	★	15.0°C	5.0m/s	Clear / Dry	20.08
Dawn	1	240820	★	14.0°C	3.0m/s	Overcast / Dry	06.03

Fig 3. Positions of surveyors during dawn / dusk surveys.




3. Results

3.1 Preliminary Ecological Appraisal

3.1.1 See Table 2 below.

3.1.2 For Site and building photographs See EBS report “Preliminary Ecological Appraisal - Lodge House, Nonsuch Park, London Road, Ewell, KT17 2DL (Grid Ref: TQ 2263 6341) issued October 2020

Table 2. Building descriptions.

Building Reference (see Appendix 3)	Description	Suitability for roosting bats
B1	<p>Two storey residential building, brick built with apex tiled roof. All brick work and soffits are in good condition. The majority of the roof tiles are in good condition. Tiled wall area with missing / damaged tiles.</p>  A photograph showing a close-up of a tiled roof. The tiles are dark green and arranged in a pattern. A red circle highlights a specific area where a tile is missing or damaged, revealing the underlying structure. The background shows a brick wall and some bare tree branches.	Low

3.2 Survey Data.

3.2.1 There is one statutory, within the 1km search areas. The nearest Local Nature Reserve is approx 800m south west of the Site.

3.3 Day time buildings survey

The following features of all structures on site were assessed (Where possible)

- Type / age of building
- Aspect of building
- Wall construction, focussing what brick type was used and presence of cavity or rubble filled walls.
- Roof form and structure
- Nature of eaves
- Presence and condition of lead flashing
- Gaps under eaves, around windows, lead flashing etc
- Presence of roof insulation
- Roof structure.

Particular attention was paid to:

- Beams for hanging bats
- Droppings beneath beams
- Droppings and urine stains on walls
- Droppings or urine stains on any materials left stored
- Corpses
- Bat fly (*Nycteribiid*) cases

3.3.1 No signs of bat presence found during physical search of buildings

3.3.2 No signs of droppings, insect cases or scratch-marks.

3.3.3 No sign of any bat activity was noted within the Site.

3.3.4 No sign of any bird nesting was noted within the buildings.

3.4 Bat dusk and dawn surveys.

3.4.1 No bats were recorded entering or leaving the building at dawn or dusk.

3.4.2 No bats were recorded transecting the site or the immediate area.

4. Constraints

4.1 Constraints on Survey Information. None

4.2 Constraints on Equipment Used. None

4.3 Potential Impacts of Development.

4.3.1 Designated Sites. Due to the size of the proposed development it thought that no designated site will be impacted upon.

4.3.2 Roosts. It is not thought that bats are roosting in any parts of the building at present.

4.3.3 Foraging and Community Habitat. The proposed development is not thought to have any detrimental ecological effects to the area. Any disturbance will be minimal and temporary.

5. Recommendations.

5.1 Further Surveys

5.1.1 Bat. If development of building is substantially delayed, then surveys should be repeated.

5.1.2 Bird. Works should take place outside of the bird breeding season if possible (e.g. March to August). If this is not possible, then an ecologist will inspect individual buildings to confirm whether birds are nesting. No works will be conducted if birds are nesting in accordance with the Wildlife and Countryside Act 1981 (as amended).

5.2 Mitigation Measures.

5.2.1 Roost Sites. With reference to Natural England Bat Mitigation Guidelines (2004), no further mitigation is required at this point. No roosts are thought to be affected by the proposed development.

5.2.2 Foraging and Commuting Sites. With reference to Natural England Bat Mitigation Guidelines (2004), no further mitigation is required at this point. Not thought to be affected by proposed development.

5.3 Compensation.

5.3.1 Natural England Bat Mitigation Guidelines (2004) states "Where roosts of low conservation significance are to be lost to development, bat boxes may provide an appropriate form of mitigation, either alone or, preferably, in combination with the

provision of new roosts in buildings. In such cases, the type of bat box provided should be appropriate to the species.” As the current buildings do not hold any roosts no compensation is deemed necessary. However, as most buildings can have some suitability for bat roosts, EBS think it appropriate for new bat boxes to be erected around the remaining site and buildings prior to any renovation is commenced.

6. **Summary.** Full external physical searches along with dusk/dawn surveys provided no evidence of bat habitation in any parts of the buildings. Due to the findings of these surveys, it is thought that the proposed development is unlikely to have any negative effect on any bat or bird populations at the present time. It is the opinion of EBS that if the above recommendations regarding mitigation and compensation are followed then the development will result in a nett gain to biodiversity in the immediate area.

**Bill Gaudie,
BSc hons (Wildlife Conservation), MCIEEM**

7 References

Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3rd Edition*. Bat Conservation Trust, London. ISBN 13 97998-1-872745-96-1

RSPB (2002) *The Population Status of Birds in the UK 2002-2007*

The Conservation (Natural Habitats, etc.) Regulations 1994. HMSO

Wildlife and Countryside Act (1981)

Countryside Rights of Way Act (2000)

English Nature. (2004) *Bat Mitigation Guidelines*. English Nature