
Nocturnal Bat Survey Report

**Edge House Farm, Rishangles, Eye
Suffolk**

for

Beech Architects

19 June 2021

Client

Beech Architects

Planning authority

Babergh Mid Suffolk

Time limit of reliance

Please note that the reported surveys were conducted on the date(s) stated in the report and that it represents site conditions at the time of the visit. The findings and recommended mitigation are based on these conditions. If site conditions change materially after the site survey, the original report cannot be relied upon and will need to be updated. Ecological reports and surveys can typically be relied on for 18 to 24 months from the date of survey.

Surveys supporting European Protected Species Mitigation Licence applications must be within the current or most recent survey season for bats (May to September), or within two survey seasons for great crested newts (March to June).


Document	Nocturnal Bat Survey Report
Version	1.0
Date	19 June 2021
Authors	Miranda Proctor B.Sc (Hons), Natural England licences (Bat survey level 1, Great crested newt level 1)
Reviewer	Etienne Swarts B.Compt (Hons), F.Deg.Sc, ACIEEM, Natural England licences (Bat survey level 2, Great crested newt level 2)
<i>Signed disclosure</i>	
<i>The information, data, advice and opinions provided in this report which I have provided is true and has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. I confirm that the opinions expressed are my true and professional bona fide opinions.</i>	
<i>Etienne Swarts, ACIEEM</i>	
Greenlight Environmental Consultancy Limited Diss Business Hub Hopper Way Diss Norfolk IP22 4GT www.greenlightco.co.uk	

Table of Contents

SUMMARY	4
1. METHODOLOGY	5
2. SITE CONTEXT	5
3. DESCRIPTION OF THE DEVELOPMENT	6
4. FIELD STUDY	6
5. DISCUSSION AND CONCLUSIONS	10
6. BIBLIOGRAPHY	12
APPENDIX A	LEGISLATION
APPENDIX B	EXAMPLES OF BAT BOXES
APPENDIX C	NATIVE SPECIES SUITABLE FOR PLANTING AND SOWING

SUMMARY

- Greenlight Environmental Consultancy Ltd. has been commissioned to carry out protected species surveys for bats, relating to a proposed development at Edge House Farm, Dublin Road, Rishangles, Eye, IP23 7QB (grid reference: TM 16634 69242).
- This report provides the results of the bat survey and any potential effects of the proposed development on such species.
- The ecology report is required in support of a planning application for the conversion of the existing barn into a residential dwelling.
- The survey and assessment were completed by independent qualified and experienced ecologists with Natural England survey licences for the relevant protected species, and in accordance with the latest survey guidelines.
- The findings of the assessment are that there are no significant ecological constraints that would prevent the proposed works.
- If the following mitigation and enhancements are incorporated into the proposed layout, there will be a net gain for biodiversity, as is encouraged by the National Planning Policy Framework.

Protected habitats/species	Status	Potential effect	Recommended mitigation and enhancements
Bats	Activity surveys confirmed the building is used as: <ul style="list-style-type: none"> • Brown long eared non-breeding day roost. • Soprano pipistrelle non-breeding day roost. Moderate value commuting and foraging habitat on site.	Destruction of bat roosts present in building. Potential light disturbance of commuting and foraging habitats on site.	<u>Mitigation</u> EPS mitigation licence required from Natural England prior to any works being conducted. The licence will include the following: Soft roof/wall strip undertaken by hand and under watching brief. Installation of two integrated bat boxes on the converted building on site. Installation of two standalone bat boxes on mature trees or buildings nearby. Lighting schemes should comply with Bat Conservation Trust and CIE 150:2003 guidance.

1. METHODOLOGY

- 1.1. A physical inspection of all the buildings on site were conducted and reported in the Preliminary Ecological Appraisal Report issued by Greenlight Environmental Consultancy Ltd. (2020).
- 1.2. A total of two bat activity surveys (comprised of a dusk emergence and a dawn return-to-roost survey) were conducted within the optimal surveying season for bats and in suitable weather conditions (Table 1).
- 1.3. Two independent, qualified and experienced surveyors were used per survey: Nathan Duszynski (Natural England bat licence level 2 2017-31943-CLS-CLS), Miranda Proctor (Natural England bat licence level 1 2020-44596-CLS-CLS) and Ebonie Lambo-Hills. The surveyors were stationed as shown in Figures 1-2.
- 1.4. The dusk surveys started approximately 15 minutes before sunset and finished approximately 1.5 hours after sunset. The dawn survey started approximately 1.5 hours before sunrise and ended approximately 15 minutes after sunrise.
- 1.5. Bat calls were recorded using an Anabat Walkabout and EchoMeter Touch. Call data was analysed using AnalookW and Analook Insight software.
- 1.6. All survey methods were carried out in accordance with the most up to date good practice guidance (Collins, 2016).

2. SITE CONTEXT

Location

- 2.1. The site is situated in a rural setting on the northern edge of the village of Rishangles. The closest town is Eye approximately 4.8km north, with the A140 located approximately 5.2km west, the A143 approximately 9.5km north and the A1120 located approximately 9km south.
- 2.2. The site is enclosed by Dublin Road to the south and improved grassland lined by hedgerows to the north, east and west. The wider surroundings are predominantly comprised of arable fields lined by mature hedgerows and treelines, with scattered dwellings.

3. DESCRIPTION OF THE DEVELOPMENT

- 3.1. The proposals are for the conversion of the existing barn into a residential dwelling.

4. FIELD STUDY

Activity surveys

- 4.1. The survey conditions, start/end times and sunset/sunrise times are indicated in Table 1 below:

Visit	Date	Conditons	Start	End	Start of survey	End of survey	Sunset/sunrise
1	20/05/21	Temp Cloud cover Wind Precipitation	12°C 40% 20 mph None	11°C 40% 18 mph None	20:35	22:22	20:51
2	16/06/21	Temp Cloud cover Wind Precipitation	12°C 20% 6 mph None	12°C 15% 5 mph None	03:03	04:48	04:33

Table 1, bat activity surveys information.

First activity survey (dusk) – 20th May 2021

- 4.2. No bats were recorded emerging or entering the building and no bats were observed commuting or foraging across the site during the survey.



Figure 1

Red line indicates the building surveyed.

Surveyor locations indicated by their initials on 20th May 2021.

Image © Google, date accessed 16/06/21

Second activity survey (dawn) – 16th May 2021

- 4.3. A total of two bats were recorded entering the building during the survey, consisting of one soprano pipistrelle *Pipistrellus pygmaeus* and one brown long eared bat *Plecotus auritus*.
- 4.4. The first bat observed returning to roost was a brown long eared bat entering through a gap under the timber fascia on the northeast gable at 03:21 (Figure 2, Photo 1). No internal access was available to the barn during the survey to confirm the exact roosting location, although two potential roosting features were previously identified in the PEA from concentrations of bat droppings in the barn (Greenlight Environmental Consultancy Ltd., 2020).
- 4.5. The second bat observed returning to roost was a soprano pipistrelle beneath a gap under a lifted clay pan tile on the northwest facing roof at 04:01 (Figure 2, Photo 2).
- 4.6. No further bats were observed entering the building during the survey.

- 4.7. A low level of foraging and commuting activity was recorded and observed by common pipistrelles, soprano pipistrelles and brown long-eared *Plecotus auritus*.



Photo 1, brown long eared bat entered the building at 03:21 beneath a gap of the northeast gable timber fascia, indicated by green circle. 16th June 2021.



Photo 2, soprano pipistrelle returned to roost beneath a gap in a lifted tile on the northwest facing roof at 04:01, indicated by the yellow circle. 16th June 2021.



Figure 2

Red line indicates the building surveyed. Green star indicates brown long eared bat access point. Yellow star indicates soprano pipistrelle roost location. Surveyor locations indicated by their initials on 16th June 2021. Image © Google, date accessed 16/06/21

5. DISCUSSION AND CONCLUSIONS

- 5.1. The surveys confirmed the use of the building as a non-breeding day roost by a single brown long eared bat and a single soprano pipistrelle.
- 5.2. The proposed works involve the conversion of the barn into a residential dwelling, resulting in the modification/destruction of roosting locations.
- 5.3. Brown long eared bats are common and widespread (BCT, 2014) and the **modification/destruction of a non-breeding day roost** would have a potentially **low** impact on the local bat population (Mitchell-Jones, 2004).
- 5.4. Soprano pipistrelles are common and widespread (BCT, 2014) and the **modification/destruction of a non-breeding day roost** would have a potentially **low** impact respectively on the local bat population (Mitchell-Jones, 2004).
- 5.5. In order to be able to proceed with the proposed works and to ensure that no detrimental impacts will result on the species, a European Protected Species mitigation licence from Natural England will be required for the proposed works and we recommend the following mitigation measures:
 - i. Workers to be given a toolbox talk prior to works commencing detailing bat signs, potential roosts/access points, what to do if bats are found and to avoid activities that might cause high vibrations or noise.
 - ii. On the first day works are proposed to commence, the building should be inspected for bats using a torch and endoscope. If any bats are found and accessible, they will be captured by gloved hand, given a health check and removed to safety.
 - iii. A soft roof strip and partial demolition of the walls around the bat roosts should be undertaken with special care and under watching brief of a licenced bat ecologist. If any bats are found, work should cease immediately and any bats removed to safety.
 - iv. Once the roof/walls have been removed, any potential roosting features will be sealed and any timber treated using an approved product.
 - v. Installation of two integrated bat boxes on converted barn (Habibat Bat Box – Appendix B).
 - vi. Installation of two standalone bat boxes situated on appropriate trees on site or in the local vicinity (Schwegler 1FF Bat Box with built-in wooden rear panel – Appendix B).
 - vii. Roofs should be lined with traditional type 1F bitumen felt, not non-bitumen coated roofing membranes (NBCRM) which includes both breathable and non-breathable membranes; these are proven to entangle bats through regular contact, which also compromises the integrity of the membrane.

- viii. Lighting schemes should follow guidance from the Bat Conservation Trust and CIE 150:2003. Warm-white (long wavelength) lights with UV filters should be fitted as close to the ground as possible. Lighting units should be angled below 70° and equipped with movement sensors, baffles, hoods, louvres and horizontal cut off units at 90°.
 - ix. A soft landscaping scheme to include the planting of new native species-rich (≥ 5 species), hedgerows and trees on and around the site (see Appendix F for suggested species).
- 5.6. After the effects of the above mitigation, we consider that the favourable conservation status of the local bat population will be maintained and that an EPS mitigation licence should be granted by Natural England.

6. BIBLIOGRAPHY

British Standard BS 42020:2013 *Biodiversity - Code of Practice for planning and development*.

British Standards Institution (2012). BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations*.

Collins, J. (Ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.)*. The Bat Conservation Trust, London.

Greenlight Environmental Consultancy Ltd. (2020). Preliminary Ecological Appraisal. Edge House Farm, Rishangles, Eye, Suffolk.

International Commission on Illumination (2003). CIE 150:2003, *Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations*.

Mitchell-Jones (2004). *Bat mitigation guidelines*. English Nature: Peterborough

Stone, E.L. (2013). *Bats and lighting: Overview of current evidence and mitigation*. University of Bristol.

Appendix A Legislation

European Protected Species

National Planning Policy - National Planning Policy Framework (NPPF)

Section 15 of the National Planning Policy Framework 2019 (NPPF): Conserving and enhancing the natural environment states that 'planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity.'

Office of The Deputy Prime Minister ("ODPM") Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the planning system.

Paragraph 98 of Circular 06/2005 states that 'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat'.

Implications of legislation and policies

Without this ecological assessment, the potential developer would be unable to demonstrate due diligence in his responsibilities. Furthermore, the local planning authority would not have been provided with sufficient information for a planning decision to be made. This could result in non-determination or refusal of the application.

With legal responsibilities and planning implications, it is essential that any ecological assessment of a potential development site, including the area of this report, must determine the possible presence or absence of any protected species as part of any planning development consideration.

Where mitigation or compensation measures are required to ensure that no significant impacts will result on biodiversity from the development, the proposed measures may be secured through planning conditions or by EPS Mitigation Licences from Natural England.

Bats

All bat species in Britain are protected under the Wildlife and Countryside Act 1981 through inclusion on Schedule 5. They are also protected under the Conservation (Natural Habitats &c.) Regulations 1994 (which were issued under the European Communities Act 1972), through inclusion on Schedule 2. On 30th November 2017, these Regulations, together with subsequent amendments, were consolidated into the Conservation of Habitats and Species Regulations 2017.

European protected animal species ("EPS") and their breeding sites or resting places are protected under Regulation 42. It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species.

The threshold above which a person will commit the offence of deliberately disturbing a wild animal of a European protected species has been raised. A person will commit an offence only if he deliberately disturbs

such animals in a way as to be likely significantly to affect (a) the ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or (b) the local distribution of abundance of that species. The existing offences under the Wildlife and Countryside Act (1981) as amended which cover obstruction of places used for shelter or protection (for example, a bat roost), disturbance and sale still apply to European protected species.

This legislation provides defences so that necessary operations may be carried out in places used by bats, provided the appropriate Statutory Nature Conservation Organisation (in England this is Natural England) is notified and allowed a reasonable time to advise on whether the proposed operation should be carried out and, if so, the approach to be used. The UK is a signatory to the Agreement on the Conservation of Bats in Europe, set up under the Bonn Convention. The Fundamental Obligations of Article III of this Agreement require the protection of all bats and their habitats, including the identification and protection from damage or disturbance of important feeding areas for bats.

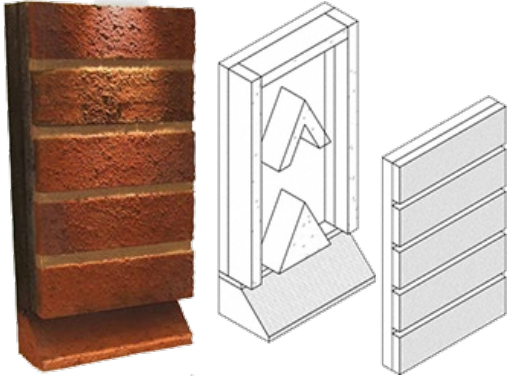
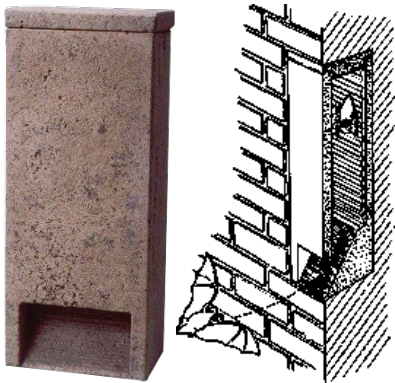


Natural England Licensing - EPS Mitigation Licensing

Licences can be obtained from the Wildlife Management and Licensing Service at Natural England to allow certain activities that would otherwise constitute an offence, for the purposes of development (e.g. destruction of a bat roost, loss of great crested newt aquatic and terrestrial habitat, etc).

Appendix B

Examples of bat boxes

(images sourced from www.nhbs.com and www.habibat.co.uk)

<p style="text-align: center;">Integrated bat box Habibat Bat Box</p> 	<p style="text-align: center;">Integrated bat box 1FR Schwegler Bat Tube</p> 
<p style="text-align: center;">Standalone bat box 2F Schwegler Bat Box (General purpose)</p> 	<p style="text-align: center;">Standalone bat box 1FF Schwegler Bat Box with built-in wooden rear panel</p> 

Recommendations for installing bat boxes:

(Sourced from Bat Conservation Trust www.bct.org)

Ideally, several boxes should be put up facing in different directions to provide a range of conditions.

Locate boxes:

- Where bats are known to feed close to hedges and treelines (some bats use a treeline or hedgerow for navigation, putting boxes near these features may help the bats find the box).
- On trees: boxes should be placed on the trunk of a mature tree, where there is a clear flight line/accessible entrance.
- On buildings: boxes should be placed as close to the eaves as possible.
- As high as possible (ideally, at least 3 to 4m above the ground, where safe installation is possible).
- In sunny places, sheltered from strong winds (usually between south-west and south-east).

Make sure the boxes are secured.

Boxes can be installed on trees using adjustable ties to avoid damaging the trees. Otherwise, timber screw bolts or nails can be used. Aluminium alloy nails are less likely to damage saws and chipping machinery.

Bats need time to find and explore new homes, and it may be several months or even years before boxes have residents. Once bats find a place they want to live they can return over and over again. Droppings on the landing area, urine stains around the lower parts of the box and chattering noises from inside on warm afternoons and evenings are signs of occupation.

Appendix C

Native species suitable for planting and sowing

Plants should be obtained from specialist nurseries and preferably be of local genetic stock.

Key: (f) – fruit and berry species; (e) – evergreen species; (se) semi-evergreen species; (d) – deciduous species

Trees	
Alder (d)	<i>Alnus glutinosa</i>
Apples (f; d)	<i>Malus spp.</i> (local varieties)
Ash (d)	<i>Fraxinus excelsior</i>
Beech (d)	<i>Fagus sylvatica</i>
Bird cherry (f; d)	<i>Prunus padus</i>
Elder (f; d)	<i>Sambucus nigra</i>
Elm (d)	<i>Ulmus procera</i>
Field maple (d)	<i>Acer campestre</i>
Pedunculate oak (d)	<i>Quercus robur</i>
Rowan (f; d)	<i>Sorbus aucuparia</i>
Pears (f; d)	<i>Pyrus spp.</i>
Silver birch (d)	<i>Betula pendula</i>
Small-leaved lime (d)	<i>Tilia cordata</i>
White willow (d)	<i>Salix alba</i>
Wild cherry (f; d)	<i>Prunus avium</i>
Walnut (d)	<i>Juglans regia</i>

Shrubs	
Blackthorn (f; d)	<i>Prunus spinosa</i>
Buckthorn (f; d)	<i>Rhamnus catharticus</i>
Crab apple (f; d)	<i>Malus sylvestris</i>
Dog rose (f; d)	<i>Rosa canina</i>
Dogwood (f; d)	<i>Cornus sanguinea</i>
Field maple (d)	<i>Acer campestre</i>
Guelder-rose (f; d)	<i>Viburnum opulus</i>
Hawthorn (f; d)	<i>Crataegus monogyna</i>
Hazel (d)	<i>Corylus avellana</i>
Holly (e)	<i>Ilex aquifolium</i>
Honeysuckle (f; d)	<i>Lonicera periclymenum</i>
Spindle (f; d)	<i>Euonymus europaeus</i>
Wild privet (f; se)	<i>Ligustrum vulgare</i>
Yew (f; e)	<i>Taxus baccata</i>

Flowering plants	
Bird's-foot trefoil	<i>Lotus corniculatus</i>
Black knapweed	<i>Centaurea nigra</i>
Common cat's-ear	<i>Hypochoeris radicata</i>
Common sorrel	<i>Rumex acetosa</i>
Common vetch	<i>Vicia sativa</i>
Cowslip	<i>Primula veris</i>
Field scabious	<i>Knautia arvensis</i>
Foxglove	<i>Digitalis purpurea</i>
Lady's bedstraw	<i>Galium verum</i>
Meadow buttercup	<i>Ranunculus acris</i>
Meadow vetchling	<i>Lathyrus pratensis</i>
Oxeye daisy	<i>Leucanthemum vulgare</i>
Primrose	<i>Primula vulgaris</i>
Red clover	<i>Trifolium pratense</i>
Selfheal	<i>Prunella vulgaris</i>
Sweet violet	<i>Viola odorata</i>
Wild daffodil	<i>Narcissus pseudonarcissus</i>
Yarrow	<i>Achillea millefolium</i>

Grasses	
Common bent	<i>Agrostis capillaris</i>
Crested dog's-tail	<i>Cynosurus cristatus</i>
Meadow fescue	<i>Festuca pratensis</i>
Red fescue	<i>Festuca rubra</i>
Rough meadow-grass	<i>Poa trivialis</i>
Small timothy	<i>Phleum bertolonii</i>
Smooth meadow-grass	<i>Poa pratensis</i>
Sweet vernal-grass	<i>Anthoxanthum odoratum</i>
Yellow oat-grass	<i>Trisetum flavescens</i>