

Bat Emergence Survey Report

Client: **DHA Planning**
on behalf of Mr A Goodwin

For proposed development of land at

The Barn at 2 Hartley Wood Corner Cottage
Manor Drive
Hartley
DA3 8AU

Bat Emergence Survey Report

The Barn, Hartley Wood Corner Cottage
Document ref: 6719/09/2021

Contents

1. Introduction
2. Method
3. Survey Results
4. Conclusion + Recommendations
5. Conclusion
6. Appendices
 - Appendix 1: Bat Survey Results Data
 - Appendix 2: Surveyed Building & Surveyor Locations
7. References

Disclaimer: This report should be read in full and detailed guidance given in this report must be followed to avoid breaching legislation regarding protected species and Habitats. This report is valid for two years from the date of the survey visit. Should works be delayed to later than one year after the survey then a further update survey of the site would be required as habitats change over time, along with their potential to support protected species.

This document has been prepared by Fellgrove Ecological Consultancy in accordance with the Chartered Institute of Environmental Management (CIEEM) guidelines for Ecological Report Writing, Second Edition December 2017. Planning policy and legislation may affect the timing works and operations described in this report.

It is accepted that this document may need to be updated and more detailed information added throughout the planning and development process. The interpretations and recommendations contained within this report represent our professional opinion in addition to using accepted industry practice based on current legislation. Fellgrove accept no responsibility for any use of this document outside that of which it is intended.



1 - Introduction

Fellgrove were commissioned by DHA Planning on behalf of their client, Mr A Goodwin to undertake bat emergence surveys of The Barn at Hartley Wood following results from the preliminary ecological appraisal (carried out in 2021 by Fellgrove – document ref: 6719) which identified moderate potential for roosting bats within the onsite building.

Surveyors

Ben Millington-Jones and Ryan Millington-Jones are both experienced ecological bat surveyors who have the knowledge, skills and experience identified within CIEEM's "Competencies for Species Surveys: Bats"

Site Description

The site is located with National Grid Reference: TQ612673 and accessed by parking just off Manor Lane at the point it meets Manor Drive. The site lies adjacent to the North of Manor Drive and is bordered on the East by a country track leading to a residential property and to the West and North are residential properties.

Development Proposal/s

The development proposal put forward by the client is for the construction of a two-storey new residential build located within the same parameters of the barn with associated garden and parking. The barn will be retained and converted as part of the development.

Bat Legislation (United Kingdom)

Bats are legally protected under British legislation the Wildlife and Countryside Act 1981 (as amended). For more information on the relevant legislation refer to the appendix of this document or visit [The Bat Conservation Trust website](#).

2 - Method

Previous surveys identified the building as having moderate potential for roosting bats. Therefore, two emergence surveys were required with two surveyors to cover the building, each beginning fifteen minutes before sunset and concluding ninety minutes after sunset.¹

Two experienced field surveyor ecologists used Echo Meter Touch 2 bat detectors. Potential roost features were identified prior to survey and were discussed and agreed by all surveyors. Each surveyor was positioned so that the accessible and most likely emergence points were observed.

The location, appearance, flight characteristics and time of sightings of bats were noted on recording forms to gain a better understanding of how all bats were using the site. (Please see Appendix 1: Bat Survey Record Sheets).

Bat calls were automatically recorded by the detectors to enable sound analysis where needed.

Limitations and/or Constraints

Surveys such as this provide a snapshot of activity and are designed to follow best practice guidelines to determine likely presence or absence of bats to inform the planning process. This has followed the current guidelines to establish 'probable' absence as proving absence is not possible within the scope of surveys.

The bat emergence surveys were carried out in September in fair and adequate weather conditions.

¹ Bat emergence surveys are usually carried out between May and September when bats are active and not hibernating and will be managed by an ecologist member of the Chartered Institute of Ecology and Environmental Management.

3 – Survey Results

The building was surveyed externally and had no bat emergence activity. The single storey timber clad building was identified as moderate bat roost potential around the top of the building's timber clad walls and the corrugated roofing. Activity was recorded from Common Pipistrelle and Noctule passing over the site from NE and NW to SW and over southern side of the building.

No bat emergences were recorded from the building during both surveys. Please see appendix 1 for results.

4 – Conclusion + Recommendations

Two bat species were encountered during the surveys and no bats were recorded emerging from the building. The species recorded are consistent with the findings of the desktop study for the site during the Preliminary Habitat Appraisal, the data from which suggests that roosts are present in the wider area but not in the immediate vicinity of the site.

A Natural England license does **not** need to be sought prior to any work being carried out.

To ensure all recommendations are actionable a site-specific method statement (SSMS) full details of which could be appropriate as a condition if planning is granted is proposed. The contents of the SSMS will detail the mitigation and methods required to ensure protected species are not impacted by the proposal while ensuring the conservation status is maintained, a brief overview can be seen below:

Prior to the proposed works taking place, 2 x Schwegler type 2F or similar bat boxes will be installed within the retained trees on site. Installation will be under the supervision of the licensed ecologist.

- Pre-works site inspection of the roof space on all roof elevations, under the eaves and any suitable roost features.
- Toolbox talk to all on-site contractors (details outlined below) and obtain signatures
- Installation/supervision of installation of bat boxes
- Supervision of roof strip particularly focusing on the locations where bats roost features are, although depending on the structure of the roof it may be necessary to supervise the entire of the roof strip.

5 – Enhancements

Planning policy requires new developments to be enhanced for biodiversity. The existing proposals are considered to determine whether biodiversity enhancements are offered and whether they are adequate to meet the policy requirements. Again, national, regional, county and borough policies are considered.

To provide enhancement for the local area for bats, we recommend installation of two bat boxes to the retained trees within the proposed development area, all at suitable heights and locations once works have been completed.

Any landscaping planting should include the planting of species known to attract insects, common prey for many different bat species.

6 – Appendices

Appendix 1: Bat Survey Record Sheets

Bat survey type: Emergence / Re-entry / Activity		Surveyor 1: Ben Millington	
		Detector type: Echo Touch Meter 2	
Site name/address: The Barn, Hartley Wood Corner Cottage		Temp (°C) (Start and End)	
		Wind: 0	
Date: 23/09/21		Precipitation: None	
Survey visit number: 1		Cloud cover (%): 5	
Sunset / Sunrise Time: 18.56		F - Foraging C - Commuting E - Emergence RE – Re-entry	NS – Not seen S - Seen P – Pass DP – Distant pass
Start / End time: 18.41 / 20.26			
Time	Species and numbers	Activity notes	
19.17	N 18	HNS	
19.18	CP 44	S C overhead left side of barn NE-SW	
19.22	CP 44	HNS Strong	
19.36	CP 48	S C overhead left side of barn NE-SW	
19.52	CP 47	HNS	
19.54	N 26	HNS Faint	
19.57	CP 45	HNS Strong	
20.15	N 25	HNS	

Bat survey type: Emergence / Re-entry / Activity		Surveyor 2: Ryan Millington	
		Detector type: Echo Touch Meter 2	
Site name/address: The Barn, Hartley Wood Corner Cottage		Temp (°C) (Start and End)	
		Wind: 0	
Date: 23/09/21		Precipitation: None	
Survey visit number: 1		Cloud cover (%): 5	
Sunset / Sunrise Time: 18.56		F - Foraging C - Commuting E - Emergence RE – Re-entry	NS – Not seen S - Seen P – Pass DP – Distant pass
Start / End time: 18.41 / 20.26			
Time	Species and numbers	Activity notes	
19.17	N 20	HNS	
19.18	CP 48	C travel South West	
19.21	CP 48	C travel South	
19.21	N 20	HNS	
19.30	CP 48	HNS	
19.33	CP 48	HNS	

Bat Emergence Survey Report

The Barn, Hartley Wood Corner Cottage
 Document ref: 6719/09/2021

19.35	CP 48	Overhead pass
19.43	CP 48	HNS
19.53	CP 47	HNS
19.55	N 26	HNS
19.57	CP 46	HNS
20.15	N 25	HNS

Bat survey type: Emergence / Re-entry / Activity		Surveyor 1: Ben Millington	
		Detector type: Echo Touch Meter 2	
Site name/address: The Barn, Hartley Wood Corner Cottage		Temp (°C) (Start and End) 18 / 20	
		Wind: 0	
Date: 24/09/21		Precipitation: None	
Survey visit number: 2		Cloud cover (%): 20	
Sunset / Sunrise Time: 18.54		F - Foraging	NS – Not seen S - Seen P – Pass DP – Distant pass
Start / End time: 18.39 / 20.24		C - Commuting	
		E - Emergence RE – Re-entry	
Time	Species and numbers	Activity notes	
19.18	N 28	HNS Strong	
19.19	CP 45	HNS	
19.23	N 27	HNS	
19.36	CP 46	HNS	
19.48	CP 47	HNS	
19.54	N 29	HNS	
19.59	CP 47	HNS Strong	
20.10	CP 46	HNS	
20.15	N 26	HNS Strong	
20.18	CP 44	HNS	

Bat survey type: Emergence / Re-entry / Activity		Surveyor 2: Ryan Millington	
		Detector type: Echo Touch Meter 2	
Site name/address: The Barn, Hartley Wood Corner Cottage		Temp (°C) (Start and End) 20 / 18	
		Wind: 0	
Date: 24/09/21		Precipitation: None	
Survey visit number: 2		Cloud cover (%): 20	
Sunset / Sunrise Time: 18.54		F - Foraging	NS – Not seen S - Seen P – Pass DP – Distant pass
Start / End time: 18.39 / 20.24		C - Commuting	
		E - Emergence RE – Re-entry	
Time	Species and numbers	Activity notes	



Bat Emergence Survey Report

The Barn, Hartley Wood Corner Cottage

Document ref: 6719/09/2021

19.17	N 28	C over head travel North West
19.18	CP 45	C over head travel East
19.25	CP 48	HNS
19.36	CP 46	HNS
19.42	SP 45	HNS
19.47	CP 47	HNS
19.54	CP 46	HNS
19.58	CP 47	HNS

Appendix 2: Surveyed Buildings + Surveyor Locations – Continued below

Status

Planning

Project

Hartley Wood Corner Cottage





Drawing title

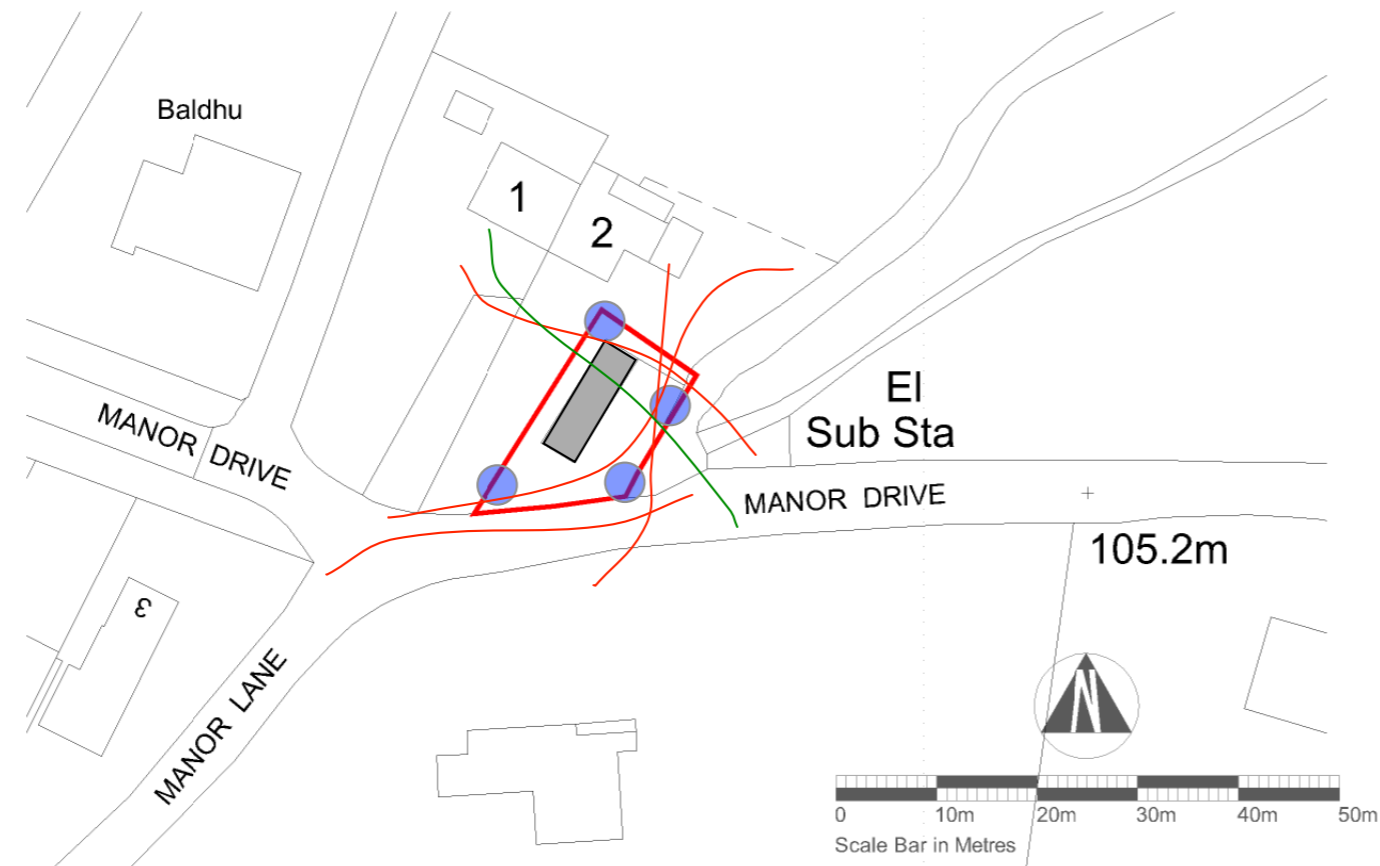
Location plan Appendix 2

Rev	Description	Date
-	-	-
-	-	-

Scale	Date	Drawing Number	Rev
NTS	09/21	6719_01	V01

BS Category of Condition

-  Buildings
-  Common Pipistrelle
-  Noctule
-  Surveyors



LOCATION PLAN 1:1250

Bat Emergence Survey Report

The Barn, Hartley Wood Corner Cottage
Document ref: 6719/09/2021

7 - References

- Bat Conservation Trust (2016) Bat Survey Guidelines, United Kingdom
- UK Biodiversity Action Plan (www.jncc.defra.gov.uk)
- CIEEM Guidelines for Ecological Report Writing (2017)
- Serious Nature Bat Survey Recording Guideline Sheet