

Woodview, Witney

Bat Activity Survey Report

Colony Architects



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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

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Executive Summary

Executive Summary

- **Building 1 –Woodview, Witney no bats were recorded emerging from the building.**
- **Bats do not constitute an ecological constraint to the proposed works.**
- In June 2023, Daniel Ahern Ecology Ltd was commissioned by Colony Architects Ltd to undertake an ecological appraisal of a property and its surrounding land in the village of Hailey, north of the town of Witney in Oxfordshire. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.
- The desk-based assessment recorded No statutory wildlife sites and six non-statutory wildlife sites within 2km of the site.
- No EPSL's had been granted for any species within 2km of the site.
- The PRA determined that the building had **MODERATE** bat roost potential based on the moderate number of Potential Roost Features (PRF) recorded.
- **Two bat activity surveys were recommended to confirm the presence or absence of bats using the building. This survey should take place between May and September.**
- Mitigation and habitat enhancement recommendations are set out in section 4.2.

Introduction

1.1. Introduction

In June 2023, Daniel Ahern Ecology Ltd was commissioned by Colony Architects Ltd to undertake an ecological appraisal of a property and its surrounding land in the village of Hailey, north of the town of Witney in Oxfordshire. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.

Building 1 - The main house was assessed as having **MODERATE** bat roost potential due to the moderate number of PRF's found. Subsequently it was recommended that two bat activity surveys should take place between May - September 2023, to assess the presence/absence of bats using the buildings.

1.2. Site Location and Description

Wood View Cottage and its surrounding land, hereafter referred to as 'the Site', measures approximately 0.066 ha and was situated on Wood Lane, to the south east of the village of Hailey (approximate OS grid reference: SP 35282 13315), see Fig. 1 below.

Figure 1. Red line boundary for the Site.



1.3. Development Proposals

The current proposal has not been finalised, but it will consist of the following:

- Demolition of buildings.

- Construction of a property.
- Clearance of vegetation.
- Disturbance of the land.

1.4. Survey Objectives

The objectives of the bat inspection survey comprise the following:

- Confirm the presence/absence of bats using the buildings;
- Confirm which species of bat and in what number are present; &
- Confirm how bats are using the building.

1.5. Quality Assurance

All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Methodology

2.1. Activity Surveys

2.2. Dusk emergence survey

A single bat activity survey was undertaken in Spring 2023, see Table 1, below, for details.

Table 1. Dusk Emergence Survey Dates.

Survey date	Building surveyed	Number of surveyors	Start time	Finish time	Temperature °C
20/06/2023	Building 1	3	20:55	22:30	19
02/08/2023	Building 1	3	20:30	22:00	16

The dusk emergence surveys commenced approximately 30 minutes before sunset and continued for 90 minutes after sunset.

A combination of three surveyors and 2 video cameras with infra-red illuminators were present in order to survey all visible angles of the building. The time, location, number and species were recorded for each bat leaving or returning to a roost. Bat passes by foraging or commuting bats encountered during the survey were also recorded using standardised forms.

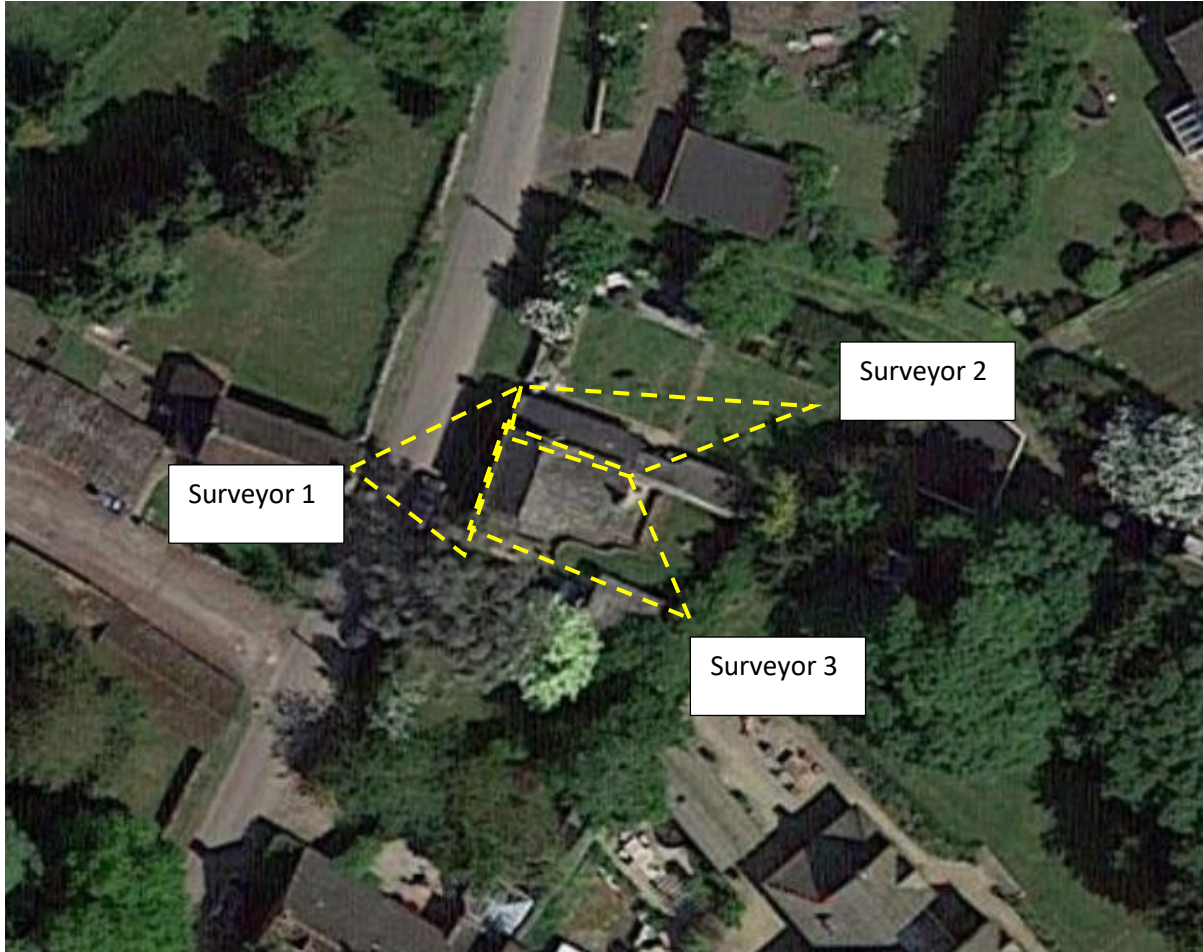
Equipment used:

- Anabat Scout bat detectors;
- Anabat Swift bat detectors;
- Canon XA30 & XA35 camcorders with 850 nm infra red illuminators; &
- Anabat Insight sound analysis software.

Location of the surveyors:

The surveyors were located in such a way as to achieve coverage of all parts of building 1 during the surveys. See Figure 2, below, for the locations.

Figure 2. The location and viewing angles of the surveyors.



2.3. Limitations

The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.

The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.

The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

Results

3. Activity Survey

There was good weather with a light breeze throughout the surveys.

The results of the dusk activity surveys are set out in Table 3, below.

Table 3. Bat Activity Survey Results – Bat Emergence

Survey date	Site	Survey type	Bats recorded	Number recorded
20/06/2023	Building 1	Dusk Emergence	none	n/a
02/08/2023	Building 1	Dusk Emergence	none	n/a

Details of bats recorded across the wider site are set out in Table 4, below.

Table 4. Bat Activity Survey Results – Ambient bat activity

Survey date	Site	Survey type	Bats recorded	Number recorded
20/06/2023	Building 1	Dusk Emergence	common pipistrelle <i>Pipistrellus pipistrellus</i> noctule <i>Nyctalus noctula</i> soprano pipistrelle <i>Pipistrellus pygmaeus</i>	5 1 3
02/08/2023	Building 1	Dusk Emergence	common pipistrelle noctule soprano pipistrelle	7 1 2

Discussion and Recommendations

4.1. Discussion

4.1.1. Survey results

Building 1 – The main house; no bats were recorded emerging.

The results of the dusk emergence survey confirm that bats DO NOT present an ecological constraint to the proposed building works to Building 1 – Wood view, Witney.

The findings of this report are valid for 12 months from the issue.

4.2. Recommendations

Mitigation measures:

- Prior to any works taking place on site one Harlech woodstone bat box will be erected on a tree adjacent to the site at a height at least 3m above the ground.
- The buildings on site will be inspected by a Natural England C2 licenced ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.
- The “demolition” phase of the proposed development will take place between late March and late November.
- Should any bats be encountered during the supervised strip of the building they will be collected by the Natural England C2 licenced ecologist and moved to the pre-installed bat box on the adjacent tree.
- A Natural England C2 licenced ecologist will oversee the building strip, when the fabric in which bats were recorded roosting, is removed ie the roof and vegetation on the western elevation of the house. This will ensure best practice is adhered to by the building contractor.

Habitat enhancement measures:

1. Bat box – install a large, multi-chamber woodstone bat box installed on a northern elevation at a height above 3m.

<https://www.arkwildlife.co.uk/product/large-multi-chamber-woodstone-bat->

[box/?gclid=EAlalQobChMIgdvw8pTNgAMVh9XtCh07_gPIEAYASAAEglst_D_BwE](https://www.amenity.co.uk/products/madrid-swift-nest-box?variant=43620846371065¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gclid=EAlalQobChMI3MC6uJXNgAMV_oIQBh31EAtQEAQYASABEgKMSfD_BwE)

2. Bird box – install a Vivaro Pro Madrid swift nest box installed on a northern elevation under the eaves at a height of at least 3m above the ground. https://www.amenity.co.uk/products/madrid-swift-nest-box?variant=43620846371065¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gclid=EAlalQobChMI3MC6uJXNgAMV_oIQBh31EAtQEAQYASABEgKMSfD_BwE
3. “Bug” hotel – install an insect hotel Capri installed on a free standing post at a height of 1.5m above the ground. https://www.birdfood.co.uk/insect-hotel-capri?gclid=EAlalQobChMIgoXo8pXNgAMVBPntCh3N9Q17EAQYBSABEglgR_D_BwE

Legislation and Policy

5.1. Legislation

5.1.1. Bats

All species of bat found in the UK are listed under Schedule 5 of *The Wildlife and Countryside Act 1981* (as amended 2018) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures any bat;
- Disturbs any bat while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any bat uses for shelter or protection.

Bats are afforded additional protection through their inclusion on Schedule 2 of *The Conservation of Species and Habitats Regulations 2017* (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat;
- Deliberately disturbs a bat; or
- Damages or destroys a bat breeding site or resting place.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

5.1.2. Breeding Birds

Wild birds, their nests and eggs, are afforded protection under Section 1(1) of *The Wildlife and Countryside Act 1981* (as amended). Under this legislation, a person is guilty of an offence if he intentionally:

- Kills, injures or takes any wild bird;
- Takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
- Takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- Takes or destroys an egg of any wild bird.