

**Clarke Webb Ecology Limited**  
ECOLOGICAL SURVEYORS & CONSULTANTS



**Box Hedge Farm, Coalpit Heath**

**Proposed redevelopment**

**Supplementary Bat Survey**

**Survey dates: 15<sup>th</sup> June – 18<sup>th</sup> July 2020**

**Lead surveyor: Dr Peter Webb MCIEEM**  
NE bat survey licence CLS13957

Report date: 18<sup>th</sup> July 2020

## **1 Background**

- 1.1 This survey relates to the proposed redevelopment of various existing buildings at Box Hedge Farm, Coalpit Heath.
- 1.2 A plan of the site can be found at Figure 1.
- 1.3 A preliminary ecological appraisal (PEA) of the proposed works was carried out by us on the 22<sup>nd</sup> May 2020 as detailed in the following report:

*Clarke Webb Ecology Ltd (2020) Box Hedge Farm, Coalpit Heath. Proposed redevelopment. Preliminary Ecological Appraisal. Survey date: 22<sup>nd</sup> May 2020*

- 1.4 During the PEA no evidence was found for any use of any building by bats. However, with reference to Table 4.1 in the Bat Conservation Trusts 'Bat Surveys for Professional Ecologists - Good Practice Guidelines 3<sup>rd</sup> Edition' (the Bat Survey Guidelines), the buildings were judged to display the following potential suitability for use by bats:

<b>Building</b>	<b>Potential suitability</b>
A1/A2	High
A3	Negligible
B1	High
B2	High
B3	Negligible
D	Negligible

- 1.5 For further details, including building descriptions/photographs) reference should be made to the original report.
- 1.6 The Bat Survey Guidelines (see Tables 7.1-7.3 therein) recommend that to adequately establish the presence/absence of bat roosts within buildings of 'High' potential suitability at least 3 separate watches should be carried out for bats emerging from/entering them over dusk and/or dawn sometime over the extended summer months (refer to the Bat Survey Guidelines for further detail).

## **2 Survey method**

- 2.1 Buildings A1/A2 and B1/B2 were each watched for bats emerging from, entering or showing any particular interest in them over dusk or dawn on three separate occasions sometime between 15<sup>th</sup> June and 18<sup>th</sup> July 2020. Each building was subjected to at least one dusk watch at least one dawn watch and one further dusk or dawn watch. Sequential watches on any one building were no less than 2 weeks apart.
- 2.2 For each survey, three surveyors (Peter Webb, licensed; Lottie Frears, unlicensed; Owen Frears, unlicensed) were present, stationed at strategic locations around either A1/A2 or B1/B2 so as to be able to, between them, see all relevant parts of the building (see Figure 1).
- 2.3 Dusk surveys commenced approximately 15 minutes before sunset and lasted approximately 120 minutes. Dawn surveys commenced approximately 90 minutes before sunrise and lasted for approximately 100 minutes.
- 2.4 Surveyors were armed with broad-band (Bat box Duet) and heterodyne (Petterson D240/D240x) bat detectors to aid in bat detection and species identification. Where appropriate time-expanded echolocation calls were recorded onto Roland digital recorders for later computer analysis.

### **3 Survey results**

3.1 The following table summarises the weather conditions during the dusk and dawn bat surveys:

Date	Building	Survey	Weather conditions at start/end of survey			Rainfall
			Air temperature (°C)	Cloud cover (%)	Wind strength (Beaufort Scale)	
15.06.20	B1/B2	Dusk	20/17	25	0	None
16.06.20	A1/A2	Dawn	13/12	100	0	None
02.07.20	A1/A2	Dusk	15/13	0	2-3	None
03.07.20	B1/B2	Dawn	14/14	100	0	None
17.07.20	A1/A2	Dusk	19/18	100	1	None
18.07.20	B1/B2	Dawn	16/16	100	2	None

3.2 No bats were seen to emerge from, enter or show any particular interest in either of the buildings during any of the dusk/dawn watches.

3.3 Notwithstanding the above, the following table summarises any local bat activity noted during the dusk/dawn watches:

Date	Survey	Species	Details
15.06.20	Dusk	Noctule	Single commuting pass high above site approx 40 minutes after sunset
		Common pipistrelle	Very occasional foraging/commuting passes by individual bats commencing from approx 30 minutes after sunset onwards
16.06.20	Dawn	Common pipistrelle	Single commuting pass approx 45 minutes before sunrise
02.07.20	Dusk	Common pipistrelle	Very occasional foraging/commuting passes by individual bats commencing from approx 40 minutes after sunset onwards
03.07.20	Dawn	Noctule	Single commuting pass high above site approx 35 minutes before sunrise
17.07.20	Dusk	Noctule	Single commuting pass high above site approx 15 minutes after sunset
		Common pipistrelle	Very occasional foraging/commuting passes by individual bats commencing from approx 30 minutes after sunset onwards
18.07.20	Dawn	Noctule	Single commuting pass high above site approx 35 minutes before sunrise

#### **4 Interpretation and recommendations**

- 4.1 No evidence was found for any use of any of the buildings by bats during the previous PEA (thorough daytime inspection).
- 4.2 No bats were seen to emerge from, enter or approach any building during any of the dusk or dawn watches.
- 4.3 Survey effort has met the default minimum recommended in Tables 7.1-7.3 of the Bat Survey Guidelines in order to establish the presence/absence of bat roosts in buildings such as those present on the site.
- 4.4 Local bat activity noted incidentally during the various dusk/dawn watches was confined to very occasional passes by common/ubiquitous species (namely remote passes by Noctule bats and local passes by Common pipistrelle bats).
- 4.5 Given the above, no further bat survey is warranted.
- 4.6 Notwithstanding the above we recommend as standard best practice that:
  - i. **any removal of roofing materials (including fascias/soffits) takes place carefully by hand with materials (eg roof tiles) being lifted rather than slid away;**
  - ii. **should bats be found within buildings at any time then all works liable to impact further on them or their roosts immediately ceases pending consultation with a licensed bat worker as to how and when best to proceed. In the meantime, bats should be left in *situ* to disperse of their own accord overnight.**

**Disclaimer.** All reasonable effort was taken to ensure an accurate assessment of the situation at the time of the survey. However, the absence of recorded sign should not be taken as an absolute guarantee that the site was not being used by a particular species. There is also no guarantee that any particular species will not use the site at any time in the future. Survey results may be weather or seasonally dependent.

Figure 1. Existing site plan.

