

# Ampney Brook House, Ampney Crucis The Main House

Bat Activity Survey  
Mr J. Fagge

July 2022



## Document Control

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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.

## Contents

Executive Summary .....	4
Executive Summary .....	4
Introduction .....	5
1.1 Introduction .....	5
1.2 Site Location and Description .....	5
1.3 Development Proposals.....	6
1.4 Survey Objectives .....	6
The objectives of the ecological assessment comprise the following:.....	6
1.5 Quality Assurance .....	6
Methodology.....	7
2.1. Activity Surveys.....	7
2.2. Dusk emergence survey .....	7
2.3. Dawn emergence survey .....	7
2.4. Limitations .....	8
Results.....	8
3. Activity Survey .....	8
Legislation and Policy.....	9
4.1. Legislation .....	9
Discussion and Recommendations .....	10
5.1. Discussion .....	10
Photos.....	11

## Executive Summary

### Executive Summary

- In March 2022 Daniel Ahern Ecology was commissioned by Richmond Bell Architects on behalf of Mr J. Fagge to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey, to support a planning application.
- No SAC with Annex II bat species cited as primary or qualifying features for the designation were recorded approximately 7.5km.
- Five EPSL for bats were recorded within 2km of the site. The EPSL were for brown long-eared, common pipistrelle, lesser horseshoe, Natterer's and soprano pipistrelle.
- The PRA recorded the Buildings 1 & 2 as housing **CONFIRMED** bat roosts due to the presence of several hundred bat droppings which were recorded on the floor of Building 1 and two roof voids of Building 2. Building 3 was assessed as having **MODERATE** bat roost potential.
- This report covers the bat activity surveys which took place for Building 2 – the main house, survey results for Building 1 will be set out in a separate report.
- Based on the results of the activity surveys, Building 2 – the Main house, houses **MATERNITY ROOSTS** for brown long-eared and soprano pipistrelle.
- **The results of the surveys confirm that bats present an ecological constraint to the proposed work to Building 2.**
- **Subject to receiving planning approval, it will be necessary to apply for and obtain an European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.**
- The findings of this report are valid for 12 months from the issue.

## Introduction

### 1.1 Introduction

In March 2022 Daniel Ahern Ecology was commissioned by Richmond Bell Architects on behalf of Mr J. Fagge to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey, to support a planning application.

The PRA recorded the Buildings 1 & 2 as housing **CONFIRMED** bat roosts due to the presence of several hundred bat droppings which were recorded on the floor of Building 1 and two roof voids of Building 2. Building 3 was assessed as having **MODERATE** bat roost potential.

Activity surveys of Building 1 & 2 were completed during May and June 2022. This report will deal with the survey results for Building 2, Building 1 results will be set out in a separate report.

### 1.2 Site Location and Description

Ampney Brook House, hereafter referred to as 'the Site', is situated on the edge of the village of Ampney Crucis near Cirencester (NGR SP 07166 01897). An aerial photo view of the site can be seen in Figure 1 below.

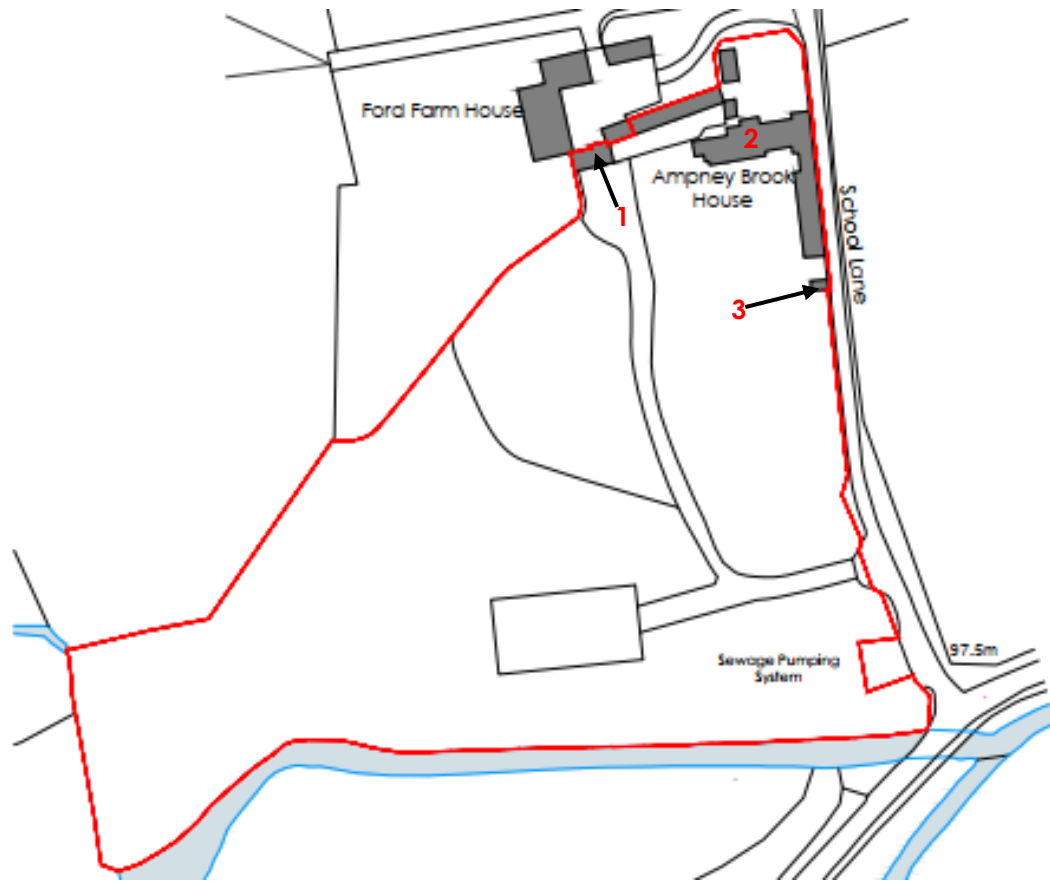
Figure 1. Red line boundary for the Site.



A block plan of the site is presented in Figure 2 below.

The Main house as Building 2.

Figure 2. Block Plan of Ampney Brook House – Building Numbering Marked in Red



### 1.3 Development Proposals

The proposals are:

Main House:

- Internal reconfigurations
- General restoration works
- Single Storey Extension

### 1.4 Survey Objectives

The objectives of the ecological assessment 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

Table 1. Dusk Emergence Survey Dates.

Survey date	Building surveyed	Number of surveyors	Start time	Finish time	Temperature °C
12/05/22	Building 2 – Main house	4	20:15	22:15	12
06/06/22	Building 2 – Main house	4	21:15	22:20	15

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

### 2.3. Dawn emergence survey

Table 1. Dawn Emergence Survey Dates

Survey date	Building surveyed	Number of surveyors	Start time	Finish time	Temperature °C
28/06/22	Building 2 – Main house	2	3:15	5:30	9

The dawn re-entry surveys commenced approximately 90 minutes before sunrise and continued for 30 minutes after sunrise.

A combination of up to four surveyors and 3 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.

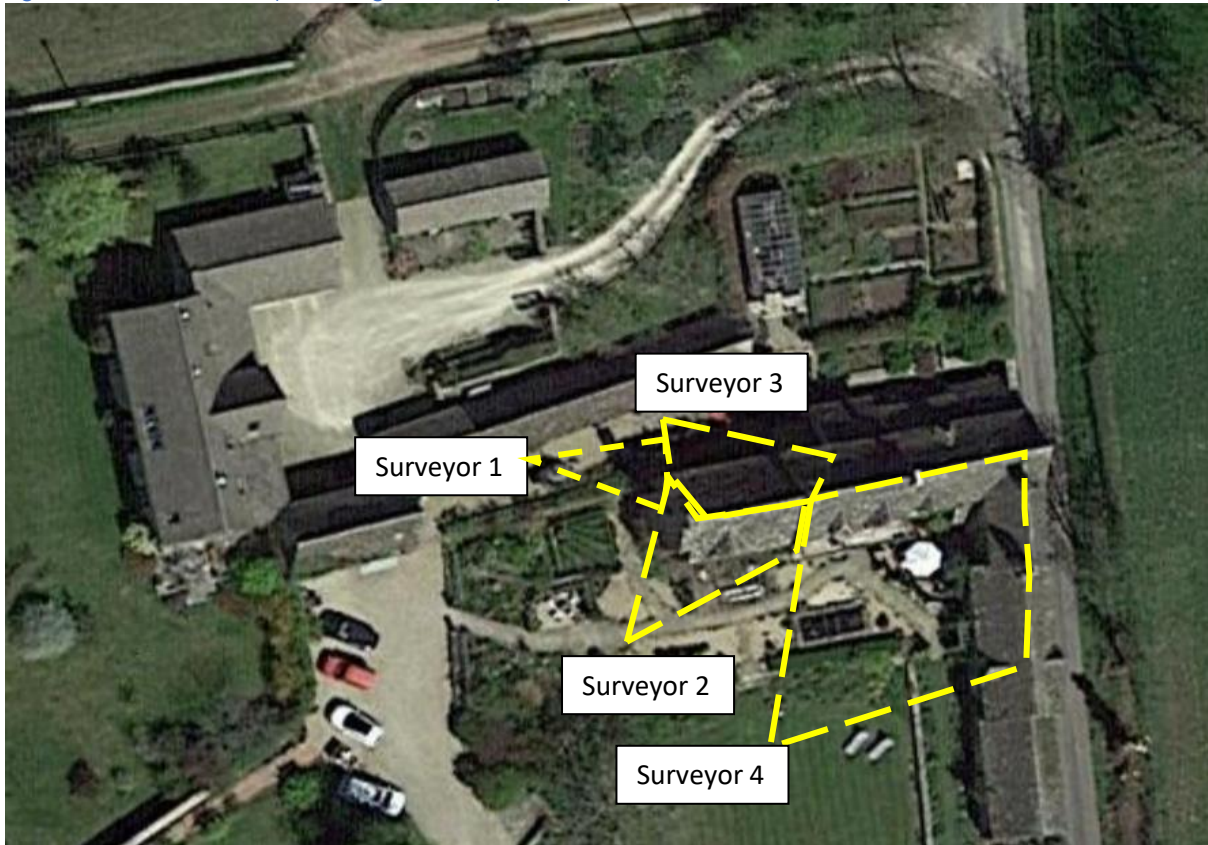
Equipment used:

- 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 & 2 during the surveys. See Figure 3, below, for the locations.

Figure 3. Location of surveyors during the activity surveys with field of view indicated - [dashed yellow box]



## 2.4. 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 survey are set out in Table 3 and 4, below. The results of the single dawn survey can be found in table 5 below.

Table 3. Dusk Bat Activity Survey Results – Bat Emergence

Survey date	Site	Survey type	Bats recorded	Number recorded
12/05/22	Building 2 – The Main house	Dusk emergence	Brown long-eared <i>Plecotus auritus</i>	10
			Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	1



06/06/22	Building 2 – The Main house	Dusk emergence	Brown long-eared Soprano pipistrelle	8 3
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Table 4. Dawn Bat Activity Survey Results – Bat Re-entry

Survey date	Site	Survey type	Bats recorded	Number recorded
28/06/22	Building 2 – the Main house	Dawn Re-entry	Brown long eared Soprano pipistrelle	7 14

Table 5. Bat Activity Survey Results – Ambient bat activity

Survey date	Site	Survey type	Bats recorded	Number recorded
12/05/22	Building 2 – the Main house	Dusk emergence	Brown long eared Common pipistrelle Myotis Myotis spp. Noctule Nyctalus noctula Serotine	12 4 7 2 4
06/06/ 22	Building 2 – the Main house	Dusk emergence	Brown long eared Common pipistrelle Myotis sp Noctule Serotine Soprano pipistrelle	14 7 3 2 4 7
28/06/22	Building 2 – the Main house	Dawn re-entry	Brown long eared Common pipistrelle Serotine Soprano pipistrelle	7 12 3 32

## Legislation and Policy

### 4.1. Legislation

#### 4.1.1. 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.

#### 4.1.2. 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.

## Discussion and Recommendations

### 5.1. Discussion

#### 5.1.1. Survey results

Building 2 – the Main house, **dusk emergence and dawn re-entry surveys**: a maximum of ten brown long-eared and fourteen soprano pipistrelle were recorded emerging and re-entering. Based on these data this building is confirmed as housing maternity roosts for brown long-eared and soprano pipistrelle bats. See Photo 3 & 4 for the emergence/re-entry points.

**The results of the activity surveys confirm that bats present an ecological constraint to the proposed demolition of Building 2 on site.**

**Subject to receiving planning approval, it will be necessary to apply for and obtain an European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.**

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

#### 5.1.2. Recommendations

Mitigation measures (under an EPSL):

- Prior to any works taking place on site a 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. The ecologist will use a flexible endoscope to assist with this survey.
- The “demolition” phase of the proposed development will be supervised by a Natural England C2 licenced ecologist
- 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 i.e. 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:

- A closed void will be constructed within the roof of the proposed new garage building to the south west of Building 2, this will be a new bat loft
- The new bat loft will have access created by raised tiles
- The roof of this structure will be clad with Type 1F felt and stone tiles
- The dimension of the new bat loft will be confirmed once the designs are completed

## Photos

Photo 1 – Building 2, emergence and re-entry points for brown long eared bats.



Photo 2 – Building 2, A rot hole where common pipistrelle and brown long eared were recorded emerging and re-entering

