

# Lavender Cottage, Crookham Village

Bat Activity Survey Report

Mr & Mrs Goss

November 2023



## Document Control

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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 – Lavender Cottage; no bats were recorded emerging from the structure during any of the three emergence surveys.

The results of the PRA survey confirm that bats present an ecological constraint to the proposed building works to Building 1 based on the presence of droppings in the roof void.

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.

A PRA survey, completed by Arbtech in August 2023, assessed **Building 1 to house a CONFIRMED roost for brown long-eared bats based on the presence of c30 droppings in the roof void.** The PRA report recommended three activity surveys were completed.

Mitigation and habitat compensation measures are set out in section 4.2.

## Introduction

### 1.1. Introduction

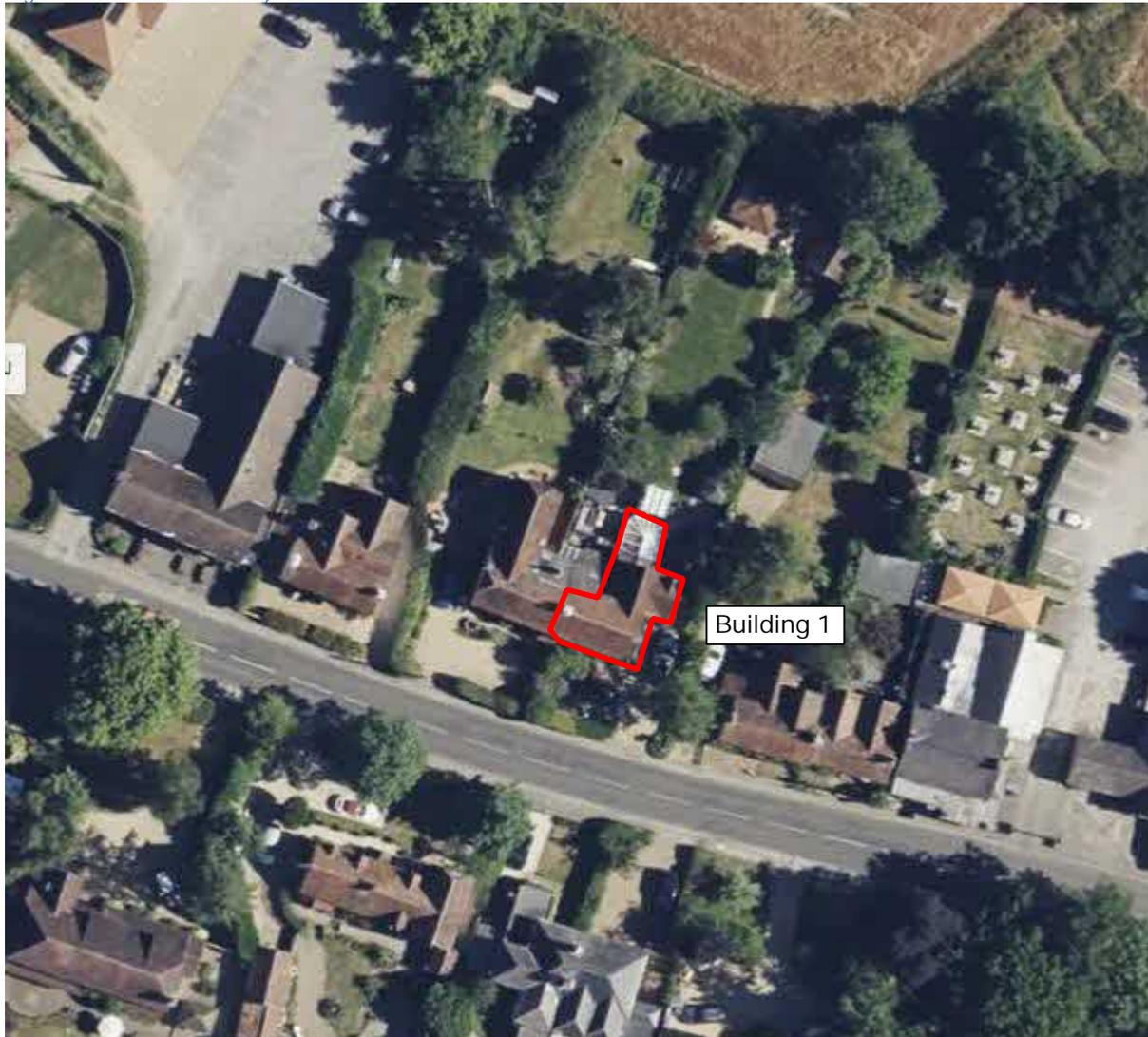
In August 2023 Daniel Ahern Ecology Ltd were commissioned by Mr & Mrs Goss to undertake three bat emergence surveys of their property, Lavender Cottage in Crookham Village.

A PRA survey, completed by Arbtech in August 2023, assessed **Building 1 to house a CONFIRMED roost for a void dwelling bats species based on the presence of c30 droppings in the roof void**. The PRA report recommended three activity surveys were completed.

## 1.2. Site Location and Description

Building 1 – Lavender Cottage, hereafter referred to as ‘the Site’, is situated in the village of Crookham. (NGR ST 93171 95827). An aerial photo view of the site can be seen in Figure 1 below.

Figure 1. Red line boundary for the Site.

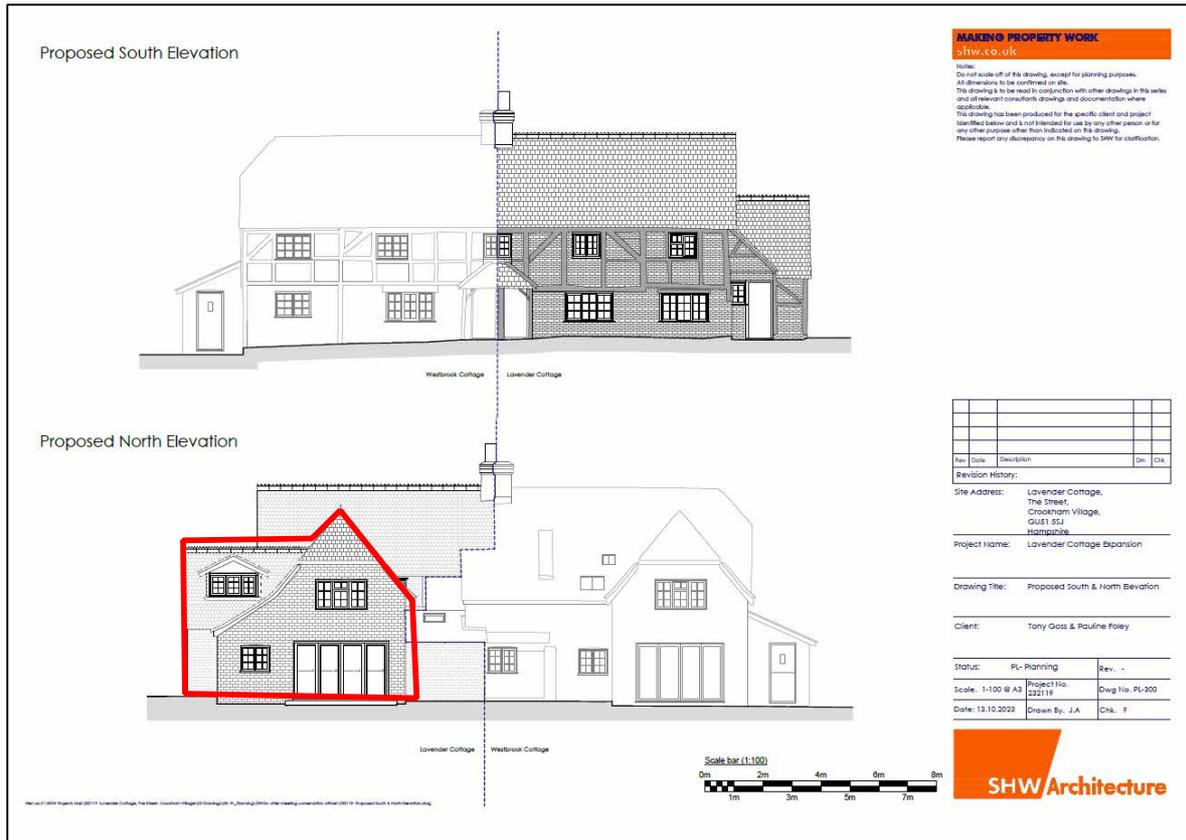


## 1.3. Development Proposals

The current proposal consist of the following:

Create a two storey extension on the northern elevation of building 1, see Figure 2 below. The proposed roof of the extension will cut into the existing roof void of the building.

Figure 2. Proposed design for building 1 with redline indication the location of the extension.



## 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

Three bat activity surveys were undertaken in Summer 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
01/09/2023	building 1	4	19:25	21:25	17
15/09/2023	building 1	4	18:55	20:55	15
29/09/2023	building 1	4	18:20	20:20	16

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

A combination of four surveyors and four 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;  
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 3, below, for the locations.

Figure 3. 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 data not included in the search occur within the vicinity of the proposed development site.

The 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.

Surveys were completed during September, technically outside of the optimal bat survey window. Since the air temperatures were comparable with those in August the data collected is considered to be robust.

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 survey.

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

Table 3. Bat Activity Survey Results – Bat Emergence

Survey date	Site	Survey type	Bats recorded	Number recorded
01/09/2023	building 1	dusk emergence	none	n/a
15/09/2023	building 1	dusk emergence	none	n/a
29/09/2023	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
01/09/2023	building 1	dusk emergence	common pipistrelle noctule serotine soprano pipistrelle	6 1 1 2
15/09/2023	building 1	dusk emergence	common pipistrelle serotine soprano pipistrelle	4 2 7
29/09/2023	building 1	dusk emergence	common pipistrelle noctule Myotis sp. soprano pipistrelle	11 1 2 9

## Discussion and Requirements

### 4.1. Discussion

#### 4.1.1. Survey results

**Building 1 – Lavender Cottage; no bats were recorded emerging from the structure during any of the three emergence surveys.**

**The results of the PRA survey confirm that bats present an ecological constraint to the proposed building works to Building 1 based on the presence of droppings in the roof void.**

The proposed extension will cut into the roof above the void where brown long eared bats roost. This work will constitute disturbance of a known bat roost, an offence under current legislation. The roost will not be lost as a result of the proposed works.

Subject to receiving planning approval, it will be necessary to apply for and obtain a 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.

## 4.2. Requirements

Mitigation measures:

Prior to any works taking place on site a Harlech woodstone bat box will be erected on trees or a building 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. This includes all gaps and cracks in the external brickwork and stonework on Building 5.

The “demolition” phase of the proposed development will take place between late March and late September.

Should any bats be encountered during the supervised strip of the buildings they will be collected by the Natural England C2 licenced ecologist and moved to the pre-installed bat boxes

Habitat compensation measures:

Bat box – the Harlech woodstone bat box will be retained as long term compensation for the loss of the roost which will be destroyed as part of the proposed works.

## Appendices

### Appendix 1 - Legislation

#### 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 and development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

## 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.