

# Bat Survey Report



## Bat Survey Report: Woodland Stables, The Severals, Newmarket

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## Quality Assurance

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Ltd.

## Revision History

Revision	Date	Amendment
A	July 2021	INITIAL REPORT

## Summary

ADAS was commissioned by KWA Architects to undertake a bat survey of two buildings at Woodland Stables, The Severals, Newmarket, Suffolk (Woodland House (hereafter referred to as 'Building 1' or 'B1') and Main Yard (hereafter referred to as 'Building 2' or 'B2')). The survey was commissioned following the recommendations of a Preliminary Ecological Appraisal (PEA) of the Site undertaken by ADAS in December 2020 to inform a planning application for the partial demolition of Building 1, and the conversion of a hayloft within Building 2. A Preliminary Roost Assessment (PRA) undertaken during the PEA assessed both buildings to have High Suitability to support roosting bats. As the proposed works have the potential to impact bats and bat roosts if present, further survey work in the form of dusk emergence and dawn re-entry surveys were recommended to determine the presence or likely absence of roosting bats.

These surveys were undertaken in May and June 2021. Three common pipistrelle (*Pipistrellus pipistrellus*) roosts were found within the buildings: two roosts in B1 and one roost in B2. The bat survey identified six species of bat to be using the site and adjacent habitat for foraging and commuting purposes: common pipistrelle, serotine (*Eptesicus serotinus*), myotis species (*Myotis sp.*), common noctule (*Nyctalus noctule*), brown long-eared bat (*Plecotus auritus*), and soprano pipistrelle (*Pipistrellus pygmaeus*).

The proposed development will have a direct impact on common pipistrelle bats and a European Protected Species Mitigation Licence will need to be obtained prior to the development commencing. The mitigation and enhancement measures outlined in the summary table below must be followed to reduce any potential impacts to bats. Following the mitigation and enhancement recommendations will also ensure that the development is in line with the relevant legislation protecting bats and the National Planning Policy Framework.

## Summary of Further Surveys/actions

Survey/Action	Rationale	When
Obtain a European Protected Species Mitigation Licence.	Roosting bats have been identified as present in a building to be demolished and a building to be converted. A mitigation licence permits works that would impact bats, that would otherwise be illegal, to be undertaken.	Post planning
Building demolition works to be undertaken during the winter period (November to February).	To avoid a large delay between the destruction of the bat roosts and the provision of mitigation and enhancement measures.	Construction phase.
Installation of bat mitigation	To replace the roost that will be destroyed as part of the proposed development and enhance the site in line with the Newmarket Neighbourhood Plan and National Planning Policy Framework.	Construction phase.

# 1 Introduction

## 1.1 Background and Survey Objectives

ADAS was commissioned by KWA Architects to undertake a bat survey of a three-storey period property (hereafter referred to as 'Woodland House', 'Building 1' or 'B1') and a traditional stable yard (hereafter referred to as 'Main Yard', 'Building 2' or 'B2') at Woodland Stables, The Severals, Newmarket, Suffolk CB8 7BS (hereafter referred to as 'the Site'). A Preliminary Ecological Appraisal (PEA) of the Site and a Preliminary Roost Assessment (PRA) of B1 and B2 was undertaken by ADAS in December 2020. The PRA assessed B1 and B2 to have High Suitability to support roosting bats. As B1 and B2 were determined to be suitable to support roosting bats and the proposed works include the demolition of a section of B1, and the modification of B2 in such a way that bats and bat roosts could be impacted if present, further survey work, in the form of a bat survey comprising dusk emergence and dawn re-entry surveys, was recommended to determine the presence or likely absence of roosting bats.

The objectives of the bat survey and this report are:

- *To provide details of the emergence and re-entry surveys undertaken;*
- *To identify what bat species, if any, are using the buildings;*
- *To identify what features are being used by roosting bats;*
- *To make an ecological assessment of the value of the site for bats and the potential impact upon bats from development; and,*
- *To recommend further mitigation, compensation and enhancement where appropriate.*

The report has been prepared in accordance with guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017), the British Standard 42020:2013 and the Bat Conservation Trust (Collins, 2016).

## 1.2 Site Description

The Site is located to the east of Fordham Road within the town of Newmarket (grid reference: TL 64618 63947). The Site is approximately 0.7ha in size and comprises an equestrian stable yard with associated soft landscaping, scattered trees and areas of amenity grassland and hardstanding. The Site includes two rows of stable blocks with tack and feed rooms and hay stores, two additional stable boxes, a manure pit, a horse walker, a bungalow, a garden pond and shed, a swimming pool and shed, and the Woodland House and Main Yard buildings. The Site is accessed via a private road off Fordham Road, and bound by neighbouring equestrian yards, including an equestrian exercise track known as 'The Severals' to the south-east.

The wider area comprises residential properties, equestrian yards, amenity green spaces and areas of arable land.

An approximate site boundary is provided within Figure 1 below.



**Figure 1. Site location (indicated by red line boundary) and wider landscape**  
*Imagery taken from Microsoft Virtual Earth (Bing). December 2020*

### 1.3 Description of the Proposed Development

It is proposed by KWA Architects that the ground floor kitchen and a section of the northern wing of B1 be demolished. It is also proposed that the hayloft in the north-east section of the first floor of B2 be converted into staff accommodation, comprising the removal of all existing internal features and the construction of a sitting room, three ensuite bedrooms, and an external staircase on the northern elevation of the building (see Appendix 3: Proposed Development Plan).

It is understood that the demolition and conversion work as part of this development proposal is to be contained within the existing footprints of the Woodland House and Main Yard buildings, and that the remainder of the site is to be retained.

## 2 Planning Policy and Legislation

### 2.1 Relevant Legislation

Bats are protected by UK and European legislation making it an offence to kill or injure bats, cause disturbance at their resting places or to block access to, damage or destroy their roost sites. Please see Table 1 below with regards the relevant legislation.

**Table 1: Summary of pertinent legislation and planning policy relevant to the protection of bats in the UK**

Statutory Nature Conservation Authority (SNCO)	Transposing EC Habitats Directive	Other Relevant Legislation	Planning Policy
Natural England	Conservation of Habitats and Species Regulations 2017.	Wildlife and Countryside Act 1981 as amended. Countrywide and Rights of Way Act 2000. Natural Environment and Rural Communities Act 2006.	National Planning Policy Framework (“NPPF”).

### 2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) of July 2018, which has recently been updated identifies a range of important principles. Paragraph 170 of the NPPF states that decisions should contribute to and enhance the natural local environment by:

*‘Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’*

Paragraph 171 goes on to state:

*‘...take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries’.*

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles (paragraph 175):

*‘Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.’*

*‘Opportunities to incorporate biodiversity in and around developments should be encouraged’.*

## 2.3 Local Planning Policy

Table 2 details the policies within the Newmarket Neighbourhood Plan 2018 – 2031 which are relevant to the ecological features on site.

**Table 2: Summary of relevant local planning policy – Newmarket Neighbourhood Plan 2018 – 2031 which are relevant to the ecological features on site**

Policy	Description
<b>Objective C: To Value and Protect our Environment</b>	The council will aim for the town to make the minimum impact on the natural environment, and to promote bio-diversity and encourage wildlife.
<b>NKT16: Biodiversity</b>	<p>a. Where appropriate, developments should incorporate a selection of features, proportionate to the site in question, which support endangered or protected species of local or national concern. These features include, but are not limited to:</p> <ul style="list-style-type: none"> <li>i. bat bricks, swift bricks, house martin cups and other bird boxes</li> <li>ii. hedgehog highways (enabling access under walls or fences between gardens and open spaces), amphibian friendly kerbing and wildlife corridors under main roads</li> <li>iii. bat friendly lighting</li> <li>iv. insect habitat features such as compost heaps and log piles in gardens; these have the added benefit of providing an ideal habitat for hedgehogs and their prey, as well as reptiles and amphibians</li> </ul> <p>b. Planting in new developments should include, proportionate to the site in question:</p> <ul style="list-style-type: none"> <li>i. nectar-rich plant species for pollinating insects</li> <li>ii. avenues of trees and green corridors through the built environment</li> <li>iii. wildflower verges</li> <li>iv. native hedging</li> <li>v. fruit trees planted in gardens and verges</li> <li>vi. retention of original wildlife features, such as ancient hedgerows and trees</li> </ul> <p>c. Those features designed to increase biodiversity as described above should where possible connect into wider ecological networks and enhance them, and also link into the Public Right of Way network and the pedestrian and cycle network, as a well-connected ecological network increases ecosystem resilience. Special consideration should be given as to how proposals can enhance the passage of wildlife across the town.</p>