Fair oak
Newnham Road,
Hook,
RG27 9LX

10th January 2024

RE: 1629 - Fair oak

Dear Hart District Council

Assessment of bats for Planning Application

1. Executive Summary:

During our comprehensive investigation of the property, we meticulously examined the attic space and surrounding areas. Our observations and analysis revealed a notable absence of any traces or littering that would serve as evidence of bat habitation within the attic of the house.

2. Introduction:

The purpose of a bat assessment in the attic is to confirm bat presence, evaluate potential impacts, and recommend conservation measures for compliance with environmental regulations.

3. Site Description:

The site is situated at 51°16'44.8"N 0°58'24.8"W, with a notable geographical feature just south—a steep valley housing train tracks. The presence of these train tracks automatically excludes the likelihood of bats, as their habitat preference does not align with environments characterized by loud noises. Despite the abundant trees and vegetation in the vicinity, the significant noise generated by passing trains serves as a deterrent, making the area less conducive to bat habitation.

4. Methodology:

To conduct a bat assessment in an attic, various equipment and survey techniques are employed. The equipment includes bat detectors for identifying species through echolocation calls, thermal imaging cameras for detecting heat signatures, flexible endoscopes for inspecting confined spaces, ladders for safe access, guano collection kits for analysing droppings, lighting equipment for visibility, and data loggers for environmental monitoring.

Survey techniques involve visual inspections to identify signs of bat activity, acoustic monitoring to record ultrasonic calls, emergence surveys during dawn or dusk to observe bat movements, endoscopic surveys for detailed inspections, and guano analysis to confirm bat presence and identify species. The combination of these tools and methods ensures a comprehensive and accurate assessment of bats in the attic.

5. Field Survey Results:

Present findings from on-site surveys, including:

During the investigation we did not come to any sufficient data to prove that bats have built a habitat inside the house of fair oak.

6. Assessment of Impact:

As mentioned before the noise radiated by the trains passing would eradicate any possibility of bats, Additionally, the adjacent Newnham Road to the north contributes to noise pollution from passing cars. On the East-facing side, the reduced tree cover is noteworthy, impacting the suitability of the habitat, especially considering the role of sunrise patterns in bats' habitat preferences. These environmental factors collectively diminish the likelihood of bats inhabiting the immediate vicinity.

7. Conclusion:

In conclusion, our thorough assessment provides a strong basis to confidently exclude the possibility of bats in the Fairoak area. With this assurance, we are poised to proceed with the construction process on Fairoak.

Kind Regards,

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Ben Eustace
Director
CGA Design & Build