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Further Bat Survey Report

(Including Dusk Emergence Surveys)

for Proposed Development at 9 Manor Road, Elmsett, Suffolk.

On behalf of:

Last & Tricker Partnership.

September 2023

Skilled Ecology Consultancy Ltd.
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Figures & Photographs

0 SUMMARY

0.1 Skilled Ecology Consultancy Ltd. was commissioned by Last & Tricker Partnership to undertake further dusk emergence surveys for proposed development at 9 Manor Road, Elmsett, Suffolk.

0.2 The surveys were required due to the discovery of potential for roosting bats in four buildings at the site by Arbrehart Ecology Ltd. during a Preliminary Ecological Appraisal on the 29th March 2023. A total of five surveys were undertaken. The buildings and potential for roosting bats included: Building A (bungalow- moderate), Building C (storage building- low), Building D (Big Barn- low), Building G (Nissan Hut- low).

0.3 In accordance with national bat survey guidelines the dusk emergence surveys were undertaken during the peak bat survey season during optimal weather conditions.

0.4 The surveys were undertaken on each occasion by two ecologists with bat detectors supported by an infrared video camera.

0.5 A maximum count of one common pipistrelle *Pipistrellus pipistrellus* bat roost was found. The roost was located at the south east gable-end of the bungalow. In addition, low numbers of foraging common pipistrelle and noctule *Nyctalus noctule* bats were detected foraging around the site.

0.6 The site is a summer day roost for low numbers of common pipistrelle bats. The site is of low conservation value at a local level.

0.7 Therefore, to prevent harm and to provide alternative roosting habitat, mitigation, detailed later in the report, should be followed. To ensure the works are undertaken legally a Natural England development site licence (Low Impact Licence) will be required before works commence on the building.

1 INTRODUCTION

1.1 Background

1.1.1 Skilled Ecology Consultancy Ltd. was commissioned by Last & Tricker Partnership to undertake further dusk emergence surveys for proposed development at 9 Manor Road, Elmsett, Suffolk.

1.1.2 Bats are protected by law and some bat species such as soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared are also UK priority species. Protected and priority species are a material consideration for individual planning decisions under the National Planning Policy Framework, 2023 (MHCLG, 2023).

1.1.3 CIEEM guidelines indicate that ecological surveying typically remains valid for between 12 and 18 months (CIEEM, 2019).

2 METHODOLOGY

2.1 Daylight Survey

2.1.1 Prior to and during the dusk emergence surveys external inspections of the buildings were undertaken. The daylight assessment for bats included searching for signs and evidence of activity and potential for roosting.

2.1.2 Equipment available for use during the survey included a ladder, high powered torch, digital camera, binoculars and a video endoscope.

2.1.3 The survey methods followed English Nature Bat Mitigation Guidelines (English Nature, 2004) and Bat Conservation Trust Best Practice Guidelines, therefore considerations were:

- the availability of access to roosts for bats;
- the presence and suitability of cracks, crevices, tiles, soffits, hollows, ivy growth and other places as roosts;
- signs of bat activity or presence, such as; bats themselves, droppings, bat grease marks, bat scratch marks, bat urine spatter and bat prey remains.

2.1.4 The availability of access to roosts was assessed based upon the presence of holes large enough to allow entry to bats and lack of cobwebs and dirt.

2.1.5 The outside and inside of buildings were inspected for gaps, cavities, access points and crevices, and any signs of bats in accordance with Bat Conservation Trust and Natural England (English Nature) guidelines (English Nature, 2004).

2.2 Dusk Emergence Bat Surveys

2.2.1 The following surveys were undertaken:

- Bungalow - dusk emergence survey on 6th July 2023 Roger Spring BSc MCIEEM & Tommy Root BSc ACIEEM (both licensed to survey for bats- Level 2).
- Nissan Hut - dusk emergence survey on 12th July 2023 Roger Spring BSc MCIEEM & Tommy Root BSc (Hons) ACIEEM (both licensed to survey for bats- Level 2).
- Big Barn - dusk emergence survey on 13th July 2023 Roger Spring BSc MCIEEM & Tommy Root BSc (Hons) ACIEEM (both licensed to survey for bats- Level 2).
- Storage Building - dusk emergence survey on 18th July 2023 Roger Spring BSc MCIEEM (licensed to survey for bats- Level 2) & James Francis BSc GradCIEEM.
- Bungalow - dusk emergence survey on 19th July 2023 Roger Spring BSc MCIEEM & Tommy Root BSc (Hons) ACIEEM (both licensed to survey for bats- Level 2).

2.2.2 The surveys were undertaken in optimal weather conditions at a suitable time of year following national standards for bat surveying. No dawn re-entry surveys were considered necessary. Recent guidance by The Bat Conservation Trust (May, 2022) questions the efficacy of dawn surveys recommending a transition away from dawn surveys encouraging the use of dusk emergence surveys supported by infrared cameras.

2.2.3 Equipment used during the survey included a Peersonic Pro bat detector (Tommy Root), Eco Meter Touch 2 pro (James Francis) and Batbox Griffin bat detector (Roger Spring). Bat recordings were analysed using BatSound V4 software. The surveys were supported by the use of an infrared video camera (with boosted lighting) which was reviewed subsequently, checking for any late emerging bats.

2.2.4 Surveyors were positioned around the buildings watching potential exit/entry locations.

2.2.5 The surveyors used bat detectors and observation, to record any bats exiting or re-entering the buildings, as well as commuting and foraging activity around the site.

2.2.6 The emergence survey commenced approximately 15 minutes before sunset and continued for approximately 90 minutes.

3 RESULTS AND RISK

3.1 Site Description & Location

3.1.1 The site is a small holding with several outbuildings and a bungalow positioned in a rural location. See Arbrehart Ecology Ltd. report for further information.

3.2 Protected & Priority Species

Daylight Inspections

3.2.1 Potential for roosting bats was discovered by Arbrehart Ecology Ltd. during a Preliminary Ecological Appraisal on the 29th March 2023. A total of five surveys were undertaken. The buildings and potential for roosting bats included: Building A (bungalow- moderate), Building C (storage building- low), Building D (open barn- low), Building G (Nissan Hut- low).

3.2.2 No signs or evidence of bats were found during the initial ecological survey.

Dusk Emergence Bat Surveys

3.2.3 A maximum count of one common pipistrelle *Pipistrellus pipistrellus* bat roost was found. The roost was located at the south east gable-end of the bungalow. In addition, low numbers of foraging common pipistrelle and noctule *Nyctalus noctule* bats were detected foraging around the site.

4 DISCUSSION OF RISK AND LEGISLATION

4.1 Protected Species

Bats

4.1.1 Bats are protected under the Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000 and under the Conservation of Habitats and Species Regulations 2017. Some bats are also UK priority species. A summary of the offences likely to be relevant to development are:

- Intentionally or deliberately kill, injure or take a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection, whether bats are present or not;
- Damage or destroy a breeding site or resting place of any bat;
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection;

- Deliberately disturb a bat anywhere.

4.1.2 Surveys have discovered small numbers of summer day roosting common pipistrelle bats using the gable-end of the bungalow.

4.1.3 No other roosting bats were discovered and foraging activity was very low indicating no large bat roosts are present locally.

4.1.4 Common pipistrelle bats are common and widespread species in the UK (Bat Conservation Trust 2023).

4.1.5 No evidence of a maternity roost or other high value bat roost was present. The site is a roost of low conservation value at a local level.

4.1.6 Without mitigation the risk of harm or impact to bats and bat roosts was high. Therefore, to prevent harm to bats and to provide alternative roosting habitat, mitigation detailed below should be followed.

4.1.7 To ensure the mitigation is undertaken lawfully, a Natural England development site licence will be required before works commence on the building.

5 RECOMMENDATIONS

5.1 Mitigation

5.1.1 Mitigation necessary for the prevention of harm to bats and maintenance of the ecological functionality of the site for bats include:

- Development works to commence when night weather conditions are above 7C to prevent encountering hibernating bats;

- Prior to the commencement of development works on the bungalow, a bat box should be erected on a nearby tree. The box should include 1 x Schwegler 1FD (or similar) positioned high (above 4m) on an adjacent tree facing a southerly direction. The box is for alternative roosting habitat for during construction but even after construction is completed should continue to remain on the tree in perpetuity;

- The initial stages of the works should commence with hand deconstruction of the roof under ecological supervision by a bat licensed ecologist. The ecologist should inspect all areas potentially suitable for roosting bats, particularly searching the south eastern gable-end of the bungalow. If a bat is discovered during the supervised works, it should be safely relocated into the installed bat box;

- During works, 1 x Eco integrated (or similar) should be installed into the walls of the new house facing a southerly/easterly direction. The box should be installed high (just below the roof). If possible the box should be integrated into the walls, though external mounting would also be appropriate to provide a permanent roosting location.

- All mature trees and hedgerows nearby should be retained and protected within the development to retain foraging and commuting habitat;

- Minimisation of use of external lighting on and around the new buildings. Any necessary external lighting should use warm white LED lamps (<3000k) with hoods to direct the light downward and prevent horizontal or vertical light spillage. Any external lighting should be on sensors with short timers and be sensitive to large moving objects only, to prevent passing bats from switching them on.

6 CONCLUSION

6.1 Surveys have discovered small numbers of summer day roosting common pipistrelle bats. The site is not a maternity roost.

6.2 The site is low in conservation value at a local level.

6.3 Mitigation is required to prevent harm to bats and to provide alternative roosting habitat during works and in the long-term.

6.4 A Natural England development site licence (Low Impact Licence) will be required for works to proceed legally.

7 REFERENCES

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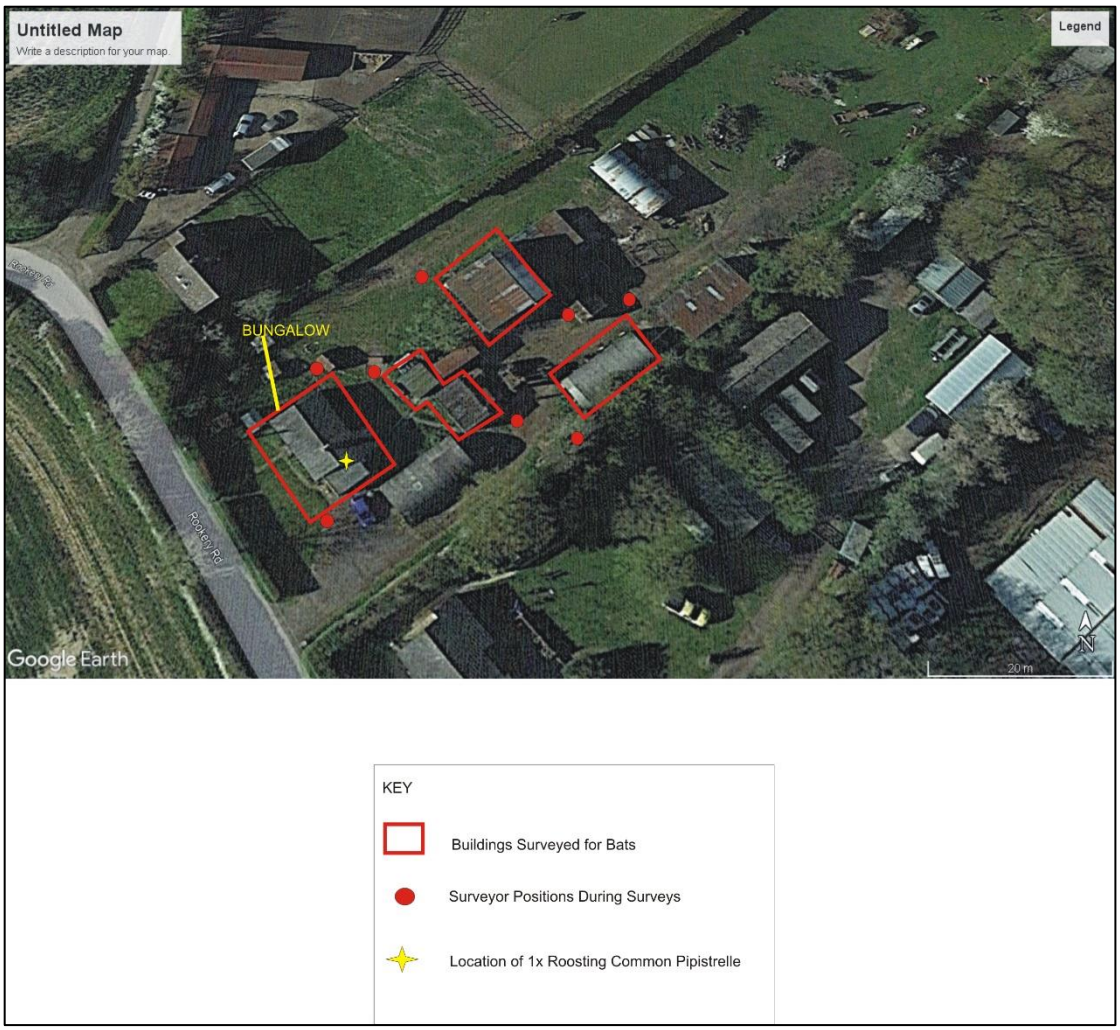
8 APPENDICES

8.1 Appendix 1: Figures

Figure 1: Bat survey results. Yellow star indicates locations of emerging common pipistrelle bats. The red dots indicate surveyor locations.



8.2 Appendix 2: Tables

Table 1: Dusk emergence survey results (Surveyor Tommy Root – first survey of bungalow, observing south and east sides) at 9 Manor Road, Elmsett. 6th July 2023.

Time	Bat Species	Activity on the Site
21.47	1 noctule	Unseen, detected only
21.49	1 pipistrelle species	Seen & detected – emerged from the southern gable-end then flew eastward
22.02	1 common pipistrelle	Seen & detected – observed flying east of house
22.09	1 common pipistrelle	Seen & detected – observed flying west to east
22.23	1 common pipistrelle	Seen & detected – observed flying from south east to north west

Start time: 21.01. Sunset: 21.16. End: 22.46

Weather: 16C start 14C end, 5% cloud, wind:0.2, dry.

Table 2: Dusk emergence survey results (Surveyor Tommy Root – observing north and west side of Nissan Hut) at 9 Manor Road, Elmsett. 12th July 2023.

Time	Bat Species	Activity on the Site
21.37	1 common pipistrelle	Unseen, detected only – very frequent, present for the duration of the survey
21.54	1 common pipistrelle	Seen & detected – flew from north to west
22.07	2 common pipistrelles	Unseen, detected only.

Start time: 20.57. Sunset: 21.12. End: 22.42.

Weather: 15C start 15C end, 70% cloud, wind:0, dry.

Table 3: Dusk emergence survey results (Surveyor Tommy Root – observing south sides of main big barn) at 9 Manor Road, Elmsett. 13th July 2023.

Time	Bat Species	Activity on the Site
21.43	1 common pipistrelle	Seen & detected – flew around wet side of barn
21.45	1 common pipistrelle	Seen & detected – observed flying around yard. Again at 22.00 & 22.05
21.49	1 common pipistrelle	Seen & detected – flew into barn then out, then flew south west
22.12	1 common pipistrelle	Detected only
22.16	1 serotine	Detected only. Again at: 22.19

Start time: 20.56. Sunset: 21.11. End: 22.41.

Weather: 20C start 16C end, 80% cloud, wind:0, dry.

Table 4: Dusk emergence survey results (Surveyor James Francis, observing south and west sides of storage buildings) at 9 Manor Road, Elmsett. 18th July 2023.

Time	Bat Species	Activity on the Site
21.41	1 common pipistrelle	Seen & detected – emerged from south east end of roof, then flew south east
21.56	1 common pipistrelle	Detected only
21.59	1 common pipistrelle	Seen & detected – flew from east to west
22.09	1 common pipistrelles	Detected only. Heard again at 22.15

Start time: 20.50. Sunset: 21.05. End: 22.35

Weather: 18C start 18C end, 100% cloud, wind:0, dry.

Table 5: Dusk emergence survey results (Surveyor Tommy Root – second survey of bungalow, observing south and west sides) at the site 9 Manor Road, Elmsett. 19th July 2023.

Time	Bat Species	Activity on the Site
21.41	1 common pipistrelle	Seen & detected – emerged from south east end of roof, then flew south east
21.56	1 common pipistrelle	Detected only
21.59	1 common pipistrelle	Seen & detected – flew from east to west

22.09	1 common pipistrelles	Detected only. Heard again at 22.15

Start time: 20.50. Sunset: 21.05. End: 22.35

Weather: 18C start 16C end, 40% cloud, wind:0, dry.

Table 6: Dusk emergence survey results (Surveyor Roger Spring – Surveying the north and west elevations of bungalow) at 9 Manor Road. 6th July 2023.

Time	Bat Species	Activity on the Site
21.51	1 pipistrelle species	Seen & detected – foraging north of bungalow
22.04	1 common pipistrelle	Seen & detected – foraging north of bungalow
22.07	1 common pipistrelle	Seen & detected – foraging north of bungalow
22.09	1 common pipistrelle	Seen & detected – foraging north of bungalow
22.10	1 common pipistrelle	Seen & detected – foraging north of bungalow
22.21	1 common pipistrelle	Seen & detected – foraging north of bungalow
22.30	1 common pipistrelle	Seen & detected – foraging north of bungalow

Table 7: Dusk emergence survey results (Surveyor Roger Spring – Surveying Nissan hut) at 9 Manor Road. 12th July 2023.

Time	Bat Species	Activity on the Site
21.38	1 common pipistrelle	One pass across the site east to west
21.55	1 common pipistrelle	One pass- did not see
22.06	1 common pipistrelle	Foraging in and out of adjacent big barn
22.16	1 common pipistrelle	One pass east to west
22.26	1 common pipistrelle	One pass- did not see
22.29 – end	1 common pipistrelle	Occasional passes detected

Table 8: Dusk emergence survey results (Surveyor Roger Spring – Surveying main big barn) at 9 Manor Road. 13th July 2023.

Time	Bat Species	Activity on the Site
22.00	1 common pipistrelle	Flying south to north across the site
22.18	1 common pipistrelle	Foraging briefly nearby- did not see

Table 9: Dusk emergence survey results (Surveyor Roger Spring – observing storage buildings) at 9 Manor Road. 18th July 2023.

Time	Bat Species	Activity on the Site
21.40	1 common pipistrelle	Seen & detected – flying from neighboring property from the east to west
21.43	1 common pipistrelle	Seen & detected foraging briefly inside and outside of the main big barn

Table 10: Dusk emergence survey results (Surveyor Roger Spring – observing bungalow) at 9 Manor Road. 19th July 2023.

Time	Bat Species	Activity on the Site
21.39	1 common pipistrelle	Seen & detected – flying from east to west across the site
21.54	1 common pipistrelle	One pass- did not see
21.57	1 common pipistrelle	Seen & detected – flying from west to east across the site
22.11	1 common pipistrelle	Foraging north of bungalow
22.12	1 common pipistrelle	Foraging on the western boundary

8.3 Appendix 3: Photographs

Photograph 1: Bungalow at 9 Manor Road. Circle indicates location of emerging common pipistrelle bat. 6th July 2023.

Photograph by Roger Spring 2023

Photograph 2: Nisan Hut during dusk emergence survey at 9 Manor Road 12th July 2023.

Photograph by Roger Spring 2023

Photograph 3: Big Barn during dusk emergence survey. 13th July 2023.

Photograph by Roger Spring 2023

Photograph 4: Storage Buildings during dusk emergence survey at 9 Manor Road. 18th July 2023.

Photograph by Roger Spring 2022