Dryad Habitats & Ecology Ltd

Bat Report

Undertaken by Jon Hayter level 2 bat ecologist. (License no.2019-39842-CLS-CLS)
on behalf of Mrs Sharon Calderwood Monk
Keepers' cottage, Tidpit, Martin, Hampshire, SP63JR
15.07.2023
Ref: CM01

Introduction.

The purpose of this Report is to update the existing preliminary bat roost assessment conducted by ABR ecology on 10th October 2022 and provide results from the Phase 2 surveys undertaken over the 2023 survey period, which inform the need for a bat European Protected Species (EPS) license or a Bat Mitigation Class License (BMCL) to allow the works to proceed lawfully following planning approval.

My client is looking to re-develop the property with the existing attached lean-to shed on the western gable elevation being demolished, along with the kennel block on the eastern gable end. A Single-story extension will be added along the west elevation along with a two-story extension on the northern elevation which will be connected into the existing roof structure. The resulting wrap around L-shaped building will be accessed via the ground and first floors. (see plan a below)

As a direct result of these works the confirmed Brown long eared Roost highlighted in the original report would be affected along with any other potential bats in the roof space or structure of the building.

Bats are protected by law in England and Wales under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:

• Deliberately capture, injure, or kill bats.

• Intentionally or recklessly disturb bats.

• Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection.

• Deliberately damage or destruction of a breeding site or resting place.

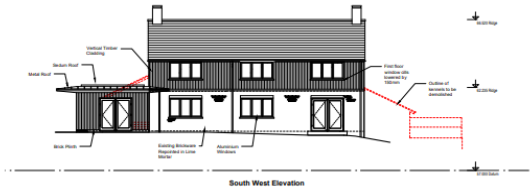
Seven of the 18 species of bats occurring in the UK are species of principal importance in England and a total of 17 species are found within Wiltshire.

During the spring and summer months bats are actively foraging for food in the landscape and buildings provide valuable opportunities to use as day roosts, for breeding as maternity roosts, as transitory roosts and feeding perches.

From November to February Bats enter winter hibernation if persistent cold weather occurs or considerable periods of longer torpor to survive the colder, harsher weather conditions and lack of feeding opportunities.

Plans a and b - proposed development works elevations and plan view

North West Elevation



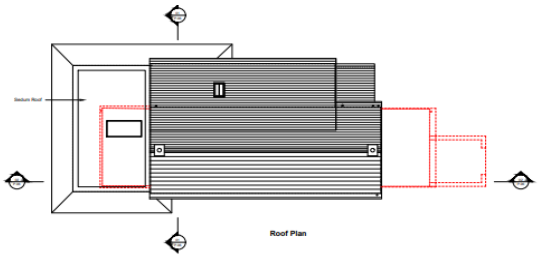
South West Elevation

South East Elevation

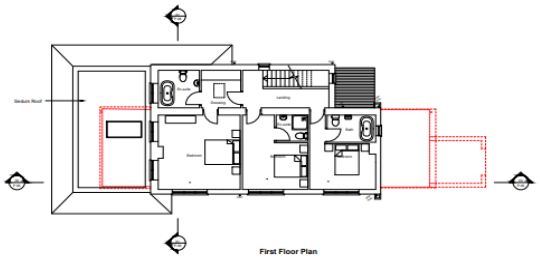
North East Elevation

Section 02

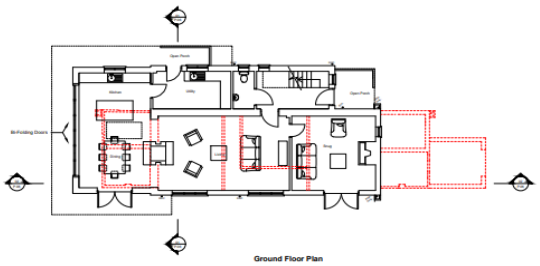
Section 01



Roof Plan



First Floor Plan



Ground Floor Plan

Methodology

3 emergence and re-entry surveys were conducted between May and August during the 'optimal' survey season.

The surveys were to determine if a maternity Brown long eared bat roost (i.e. where females give birth and raise their young to independence) is present in the house and whether any other species are present likely to be affected by the building works.

Each survey was spaced a minimum of two weeks apart and all surveys were conducted in optimal weather conditions for bats (i.e. low wind speed and no precipitation).

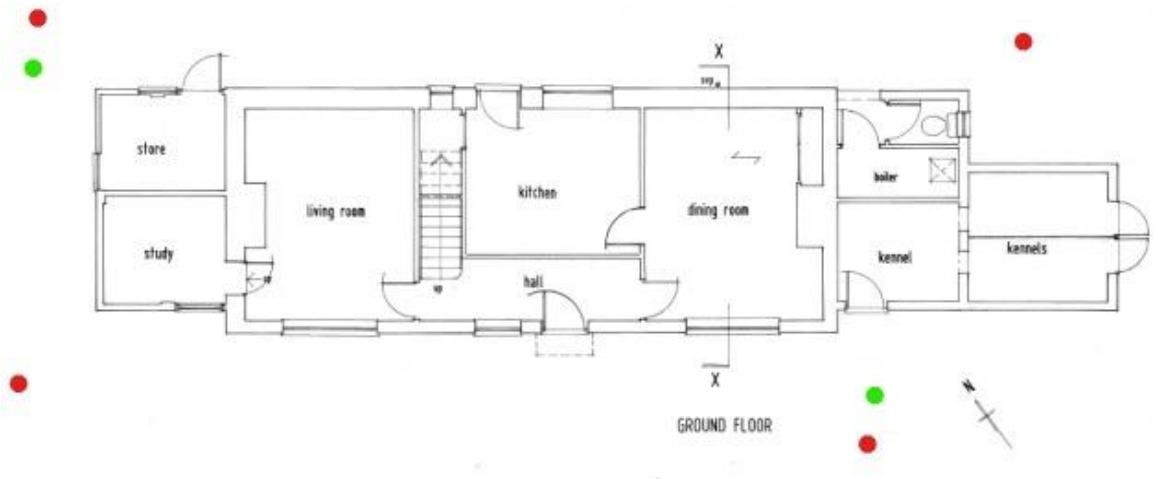
3 Surveyors were positioned to cover all aspects of the building, The dusk surveys commenced approximately 15 minutes before local sunset time and ended between 1.5- 2 hours after sunset.

The surveyors observed the external features of the property, watching for any sign of bats entering or leaving the building. A note was made of the location(s) of any bat access points/roosting areas, the species encountered and the behavior of the bats. A note on any general bat activity will also be made, including bat passes, social calls and foraging behavior.

The surveyors used specialized recording equipment that detects all echolocating bats, which will help determine the species of bat encountered.

The survey methodology will be conducted in accordance with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016).

Plan b- surveyor locations. Red dot surveyor locations. Green dots IR Camera locations



Results

Phase 2 Bat Surveys. All sound analysis undertaken in Kaleidoscope pro and Analook.

Survey 1- 02.05.23

Start: 20:16pm End: 22:01pm Sunset: 20:31pm

Equipment

3 x Echo meter Touch 2 Pro

1 x Canon XA10 camera paired with one 96 LED Infra-Red Illuminator flood light.

1 Sony night shot camera paired with one 96 LED Infra-red Illuminator flood light.

Weather

Start: 12 deg c End: 10deg c. 2/8 cloud cover 2/12 wind Dry and clear

Comments

3 surveyors. 1 located on E corner, 1 located NW corner and 1 located SE corner. 1 camera looking at W gable and N elevation, 1 camera looking at E gable and S elevation.

Bat species and activity

-2 common pipistrelle emerged from South east corner of building from soffit board where joins east gable, 1 at 20:49pm and 1 at 20:52pm

-22 common pipistrelle foraging passes mainly to E of building alongside mature hedgerow and occasional along north elevation and around to east by newly built stable block between 20:49pm and 21:45pm

-30 Serotine foraging passes all along hedgerow to E of building between 21:20pm and 21:59pm

-1 Soprano pipistrelle commuting at 21:54pm

-1 brown long eared pass not seen at 21:36pm

-2 Leislers bat passes to south east of building between 21:50pm and 21:58pm.

Figure A Location of 2 x Pip Pip emergence marked with red dot

Survey 2-05.06.2023

Start: 21:02pm End: 22:47pm Sunset: 21:17pm

Equipment

3 x Echo meter Touch 2 Pro

1 x Canon XA10 camera paired with one 96 LED Infra-Red Illuminator flood light.

1 Sony night shot camera paired with one 96 LED Infra-red Illuminator flood light.

Weather

Start: 15deg c End: 13deg c. 0/8 cloud cover 2/12 wind Dry, breezy and clear

Comments

3 surveyors. 1 located on W corner, 1 located on E corner and 1 located on SE Corner. 1 camera looking at W gable and S elevation. 1 camera looking at E gable.

Bat species and activity

No emergences recorded.

-27 common pipistrelle foraging passes mainly to E of building alongside mature hedgerow and along north elevation and around to east by newly built stable block then back along south elevation forming a circular route around the property between 21:56pm and 22:46pm

-10 Serotine foraging passes all along hedgerow to E of building between 21:42pm and 22:44pm

-2 Soprano pipistrelle passes at 22:25pm and 22:44pm

-2 brown long eared passes at eastern side of building at 22:00pm and 22:35pm

-2 Leislers bat passes to south of building at 21:57pm and 22:35pm.

-1 noctule pass at 22:23pm

-2 Barbastelle passes at 22:22pm and 22-24pm along south of building.

Survey 3-12.07.23

Start: 21.04pm End: 22:49pm Sunset: 21:19pm

Equipment

3 x Echo meter Touch 2 Pro

1 x Canon XA10 camera paired with one 96 LED Infra-Red Illuminator flood light.

1 Sony nightshot camera paired with one 96 LED Infra-red Illuminator flood light.

Weather

Start: 16deg c End: 14deg c. 5/8 cloud cover 3/12 wind Dry, breezy and overcast

Comments

3 surveyors. 1 on NW corner, 1 on E corner and 1 on SE corner. Camera 1 looking at W gable and N elevation. Camera 2 looking at E gable and S elevation.

Bat species and activity

No Emergences

-29 common pipistrelle foraging passes mainly to E of building alongside mature hedgerow and along north elevation and around to east by newly built stable block then back along south elevation forming a circular route around the property between 21:43pm and 22:43pm

-4 Serotine foraging passes all along hedgerow to E of building between 21:51pm and 22:50pm

-2 Soprano pipistrelle passes at 21:52pm and 22:28pm

-6 Leislers bat passes to south of building at 21:52pm and 22:50pm.

-4 noctule passes between 21:33pm and 22:08pm

-1 Myotis sp pass at 22:43pm

Summary of Findings

The building holds a confirmed day roost for Common pipistrelle within the soffit and fascia board void in the southern elevation where it abuts the eastern gable wall.

The site supports foraging habitat within close proximity to the building for 4 species of bats recorded frequently throughout the duration of all 3 surveys.

-Common pipistrelle

-Soprano pipistrelle

-Leislers

-Serotine

A further 4 species were recorded commuting and foraging within immediate vicinity of the site but far less frequently and not during every survey.

-Barbastelle (annex 2 species)

-Brown long eared

-Noctule

-Myotis Sp.

As no brown long eared bats were recorded entering or leaving the premises During optimal maternity season but confirmed Dna evidence was collected during the preliminary visit it is assumed that the house supports an occasional roost used infrequently but over a historic period therefore generating the level of droppings recorded. Mitigation is therefore required for low numbers of Brown long eared bats and Common pipistrelle bats which is detailed in the following sections.

Data Searches

After performing a local data search using DEFRA website MAGIC for a 2km radius of the site for granted EPS licenses it recorded the following records for bats.

2016-24505-EPS-MIT C-PIP,NAT Destruction of resting place

2019-39289-EPS-MIT BLE,C-PIP Damage of a breeding place and destruction of a resting place

2019-43609-EPS-MIT BLE,C-PIP,SER,S-PIP Damage of a resting place

An additional data search via Hampshire Bat Group (HBG, 2022) was contacted to provide records of bats and roosts within a 2km radius of the application site and the results of which are provided below:

Brown long-eared bat 2018 250m east

Common pipistrelle bat 2018 590m northwest

Leisler's bat 2018 590m northwest

Long-eared bat sp. 2015 200m northeast

Natterer's bat 2011 810m northwest

Pipistrelle bat sp. 2018 200m northeast

Serotine bat 2018 590m northwest

Soprano pipistrelle bat 2018 590m northwest

Requirements and Recommendations

Due to the presence of roosts of 2 species within the building a European protected species license will be required prior to any work being undertaken on the main structure of the building.

It is my opinion that the demolition of the kennel block and lean-to shed can proceed prior to granting of the license as these works will have no detrimental effect on the known roosts. In addition, footings can be prepared for the new extension, however, no work will be allowed on the roof space or to the soffits and fascia's until the EPS license is in place.

All works to the roof and soffits must be undertaken under an ecological watching brief to avoid harm or injury to roosting bats, this is required during the soft strip of all sensitive areas of the building, following a detailed toolbox talk to all site contractors.

All sensitive areas which may be used by bats will be dismantled by hand, tiles which require removal will be carefully lifted vertically and not slid horizontally to avoid harming any bats that may be underneath. If any bats are encountered during work, the licensed bat handler will remove the bat(s) using gloves and a face mask to the bat boxes on the site.

If a bat is encountered whilst undertaking other building works not specified under the license when the ecologist is not present all work will stop until they have been consulted.

As long-eared and myotis bats are known to be within the area and these species are particularly light adverse, a 'bat-friendly' lighting strategy will be required. To maintain the roosts in the area the lighting on the site will be sensitive to bats in line with current guidelines the lighting will not exceed 1lux on boundary features and lighting will be hooded or cowled to avoid light spill on these features (ILP, 2018). Lighting within the development will be on a security timer where possible and be LED lighting of a warm white spectrum.

In addition to EPS licensing process, bat species are listed under the UK Biodiversity Action Plan (UK BAP) due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006), and Section 40 places a duty to conserve biodiversity on all public authorities.
These include bats such as barbastelle (Barbastella barbastellus), Bechstein's bat (Myotis bechsteinii), brown long-eared (Plecotus auritus), both species of horseshoe bat (Rhinolophus sp.), soprano pipistrelle (Pipistrellus pygmaeus) and noctule (Nyctalus noctula).

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2021) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable it states 'Planning policies and decisions should contribute to and enhance the natural environment by, minimizing impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue measurable net gains for biodiversity.

New Forest District Council Local Plan 2016-2036 Part 1: Planning Strategy & Part 2: Sites & Development Management

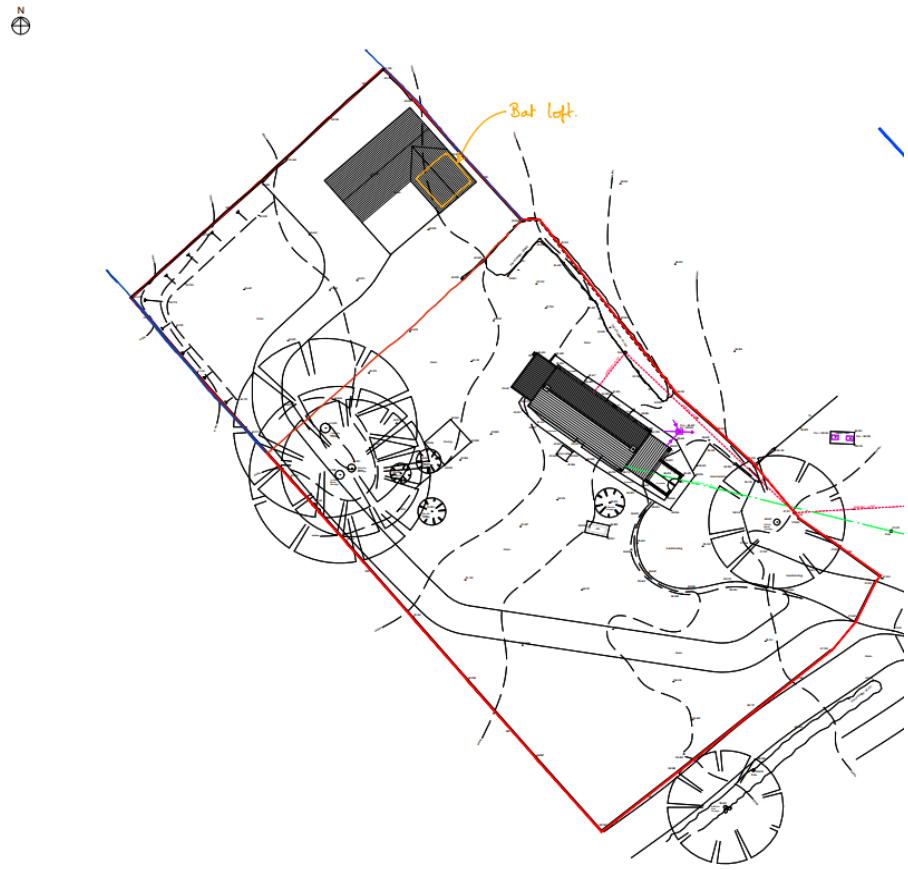
Policy SO2 Part 1 This policy aims to 'safeguard and improve biodiversity, and the protection and enhancement of wildlife, species, habitats and water bodies in the Plan Area. To avoid where possible or fully mitigate where necessary, the direct and cumulative impacts of development on designated nature conservation sites. To promote the understanding of and care for the natural environment, managing recreational pressures in sensitive locations. To manage and where possible reduce or mitigate activities that unacceptably impact on air quality or levels of noise, dust, odour or light pollution.'

Policy DM2 of Part 2 This policy outlines the objectives of the local plan including: 'Development will not be permitted which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, unless their protection can be adequately secured through conditions and/or planning obligations.'

Mitigation and Enhancement.

The following mitigation will be included in the license application.

A purpose-built bat loft has been built into the new stable block located to the north of the main property approximately 10m away. This measures 3m x 3m (as per plan below) and will form both mitigation and enhancement for the site.



2 cementcrete 1FF Schwegler type bat boxes will be positioned on a suitable trees prior to work commencing. This will allow any bats that are found during work to be safely relocated. The boxes will be retained as an enhancement feature following completion of the building work.

The existing roof void size will remain the same along with roosting features in the soffits being retained so no detrimental effect is expected on the existing bat roosts in the building other than disturbance during the work.

Due to the low conservation status of the roosts no timing constraints are required. It is considered unlikely hibernating bats will utilize the site however as a precautionary approach any destructive works undertaken between November and March must be undertaken when the overnight temperatures have been consistently above 8°C for a period of four nights to avoid any disturbance to bats during hibernation.

The demolition of the kennel block will need to be timed to avoid the barn swallow nest located within the eaves. Bird nesting season is timed from March to September so work can commence from September to February. To mitigate the loss of this nest, a purpose made swallow box will be affixed to the building following completion.

References

Collins, J (ed) (2016). Bat Surveys for Professionals Ecologists: Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

Department for Communities and Local Government (2005). Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

Hampshire Bat Group (HBG) (2022). Keepers Cottage, Old Cranbourne Road, Tidpit, Hampshire, SP6 3JR - bats only data search 2km radius.

JNCC (The Joint Nature Conservation Committee) (2016).

UK BAP priority terrestrial mammal species. Ministry of Housing, Communities and Local Government (2021). National Planning Policy Framework.

New Forest District Council (2014). The New Forest District Council Local Plan Parts 1&2: Sites and Development Management Adopted April 2014

Magic maps online application, DEFRA