

**Robin Cottage,
Reading Road,
Mattingley, Hook,
Hampshire,
RG27 8JZ**

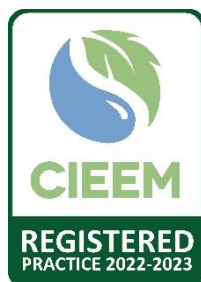
Phase 1 Daytime Bat Assessment

Dr. Jonty Denton FRES FLS MCIEEM CEcol

3rd August 2022

Written by:

Dr. Jonty Denton (Chartered Ecologist) 31 Thorn Lane, Four Marks, Hampshire,
GU34 5BX. email: jontydenton@aol.com



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Summary

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned to undertake a Daytime Bat Assessment (Phase 1) of Robin Cottage, Reading Road, Mattingley, Hook, Hampshire, RG27 8JZ

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2016).

The dwelling has low potential for bats and a phase 2 emergence survey is recommended.

INTRODUCTION

Background

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned to undertake a Daytime Bat Assessment (Phase 1) of Robin Cottage, Reading Road, Mattingley, Hook, Hampshire, RG27 8JZ. (GR:SU733587).

This report presents the findings of the survey undertaken on the 3rd August 2022 which is aimed at assessing the suitability of the property to support bat species.

Site Setting and Description

The dwelling is situated in a rural setting west of the Reading Road, Mattingley. It is flanked by open pasture to the south. There is a hedge with mature trees to the north connecting to a belt of rough grassland and scrub to the north-east and woodland to the west. There is a mature garden to the north of the northern boundary.

METHODS

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2016).

The Phase 1 Bat Survey was carried out on the 3rd August 2022 and comprised of a daytime walkover of the site, internally and externally, to record evidence of any protected bat species.

The dwelling was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2016) *Bat surveys for professional ecologists: Good practice guidelines* 3rd edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

High Potential- High potential buildings are those that have multiple enclosed voids and/or complex internal spaces. This can include soffits and extensive areas of roof with under-tile spaces (especially where backed by lining in good condition), with numerous potential access points in the form of gaps in tiling, flashings etc. Similarly extensive areas of vertical surfaces covered in hang-tiling are also highly attractive to bats where external openings are available. Such sites could support large numbers of bats on a regular basis including roosts of high conservation status. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings typically have one inaccessible internal void (including soffit boxes), and/or under-tile spaces with at least one or two potential openings. Such sites are unlikely to support roosts of high conservation status. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential typically without internal voids and only very limited potential for bats (small areas of hang tile, occasional gap under ridge and roof-tiles which could be used by individual bats opportunistically. These are unlikely to open into under-tile spaces beyond the tile in question. A further Phase 2 survey limited to one visit is likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are unsuitable for roosting bats, having no accessible voids or under-tile spaces. Phase 2 surveys are unlikely to be required for structures of this kind.

Phase 1 Survey Timing and Weather Conditions

The Phase 1 bat survey was carried out on the evening of the 3rd August 2022 which was clear day with 10% cloud cover, and an ambient temperature of approx. 18 °C.

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10 x 42 close focus binoculars and a high-powered torch.

RESULTS

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2010) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.

According to the DEFRA's MagicMap, a bat licence has been issued for a property 971m to the north. The barn 300m to the south was also recently subject to a bat license with common and soprano pipistrelles, brown long-eared and serotine roosting within the structure.

Building assessment

The property is a modern single storey structure with a slate roof and timber faced walls. The roof space is largely incorporated into the rooms with just a small boxed off section <1m in depth under the ridge line.

The south gable to which the proposed development would be connected has ship-lap planking which has some small gaps along the upper edges against the under-eaves. These are sufficient for bats to enter the space beneath (see figure 2)



Figure 1. Eastern elevation of South wing of dwelling looking west.



Fig 2. Southern elevation looking north. Red arrow indicate potential access points for bats.

EVALUATION, IMPACTS AND RECOMMENDATIONS

There are a few potential openings into the wall facing woodwork and around the door and window framing. Therefore, the structure has low potential for roosting bats and a phase 2 bat survey is recommended to elucidate the current state of useage by bats.

A programme of dusk emergence surveys is required to confirm whether bats are utilising the building.

This would entail the structure being surrounded by surveyors (two would be required in this instance) such that all potential entrance/exit points are covered. The structure is then watched from either 15 minutes before sunset to 2 hours after

or 2 hours before dawn to sunrise.

All emerging or re-entering bats are recorded along with their flight path, their species and the time of flight.

An emergence survey would identify:

- Whether bats are present in a structure, the species and number involved
- Entrance and exit points for the roost
- The type of roost
- Actions needed to be taken to ensure legal compliance

LIGHTING

Lighting can be detrimental to roosting, foraging and commuting bats and many bats. Any new lighting around the revised structure must be focused away from the tree lines and new integral bat roosts, hooded or baffled to ensure minimal light spillage. Lamps of greater than 2000 lumens (150 W) must not be installed. Lights should not be directed at any areas where bats may use as entrance and exit locations.

REFERENCES

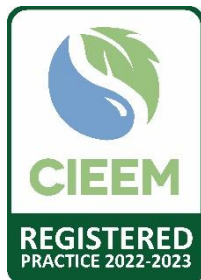
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PHASE 2 BAT SURVEY

June 2023



The surveys were conducted at dusk on the 13th September 2022 and 14th May 2023. Surveyor was stationed to the southwest viewing the western and southern elevations. Such that the potential access points identified by the phase 1 were all covered. Canon XA40 HD digital camcorder with IR illumination was also employed (see figure 1). Survey commenced 30 minutes before sunset and continued until 90 minutes after sundown. *EchotouchPro*, *Echotouch*, and *Batbox Duet* detectors were employed to monitor and record bat activity.

RESULTS

The nights were suitable for bats which were active on both surveys despite drizzle on 13th September.

SPECIES ENCOUNTERED

Soprano Pipistrelle

Active on both surveys foraging along hedgeline to east.

Noctule

Brief pass on 14th May

CONCLUSIONS

No bats emerged from the property and activity was very low. Therefore no further surveys are recommended.

LIGHTING

As a number of bats were observed commuting across the site, lighting must also be considered as part of the proposal. Lighting can be detrimental to roosting, foraging and commuting bats and many bats.

Any new lighting around the building must be focused away from the tree lines to the rear and hooded or baffled to ensure minimal light spillage. Lamps of greater than 2000 lumens (150 W) must not be installed.

APPENDIX 1. FIELD DATA

Project		Start time	18.50	Finish	21.05	Temperature	18 C at start 17 C at finish
		13.9.22		sunset	19.25	Weather	100% cloud beaufort 0
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SW	19.34	Soprano pipistrelle	1	1	Pass to east behind bungalow		
SW	19.41	Soprano pipistrelle	1	1	Pass to east behind bungalow		

Project		Start time	20.10	Finish	22.20	Temperature	18 C at start 16.5 C at finish
		14.5.23		sunset	20.45	Weather	100% cloud beaufort 0
Bat passes heard							
Station no.	Start time		No.	passes	comments		
SW	21.15	Noctule	1	1	High pass to east		
SW	21.44	Soprano pipistrelle	1	1	Pass along hedgeline to east of bungalow		