

**Stables at Flanders Farm,
Thompson's Lane,
Chobham,
Surrey,
GU24 8SU**

Phase 1 Bat survey

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Dr. Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECol



Prepared by

Dr. Jonty Denton *BSc (Hons) D(Phil) FRES, FLS, MCIEEM, CECol*
(Chartered Ecologist)

31 Thorn Lane, Four Marks, Hampshire, GU34 5BX

Phone: (01420) 565647 mobile: 07935594093

EXECUTIVE SUMMARY

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned to undertake Provisional Environmental Assessment and Daytime Bat Assessment (Phase 1) of stables at Flanders farm, Thompson's Lane, Chobham, Surrey, GU24 8SU.

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023) on 7th March 2024.

There was no evidence of bat activity inside the stables/outbuildings A, B and C, which have no enclosed voids or holes in timberwork suitable or bats. Therefore, a phase 2 emergence survey is *not* required.

INTRODUCTION

This report presents the results of a Provisional Ecological appraisal including a phase 1 bat survey of stables at Flanders Farm, Thompson's Lane, Chobham, Surrey, GU24 8SU.

According to the DEFRA MAGICmap three European protected species licences have been issued for bats within 1km of the stables. These cover common pipistrelle, soprano pipistrelle and brown long-eared bat.

The habitats around the property include good foraging habitat for most bat species, with mature woodland, open pasture, mature gardens within 30m.



Figure 1. Site location. Courtesy *Google maps*

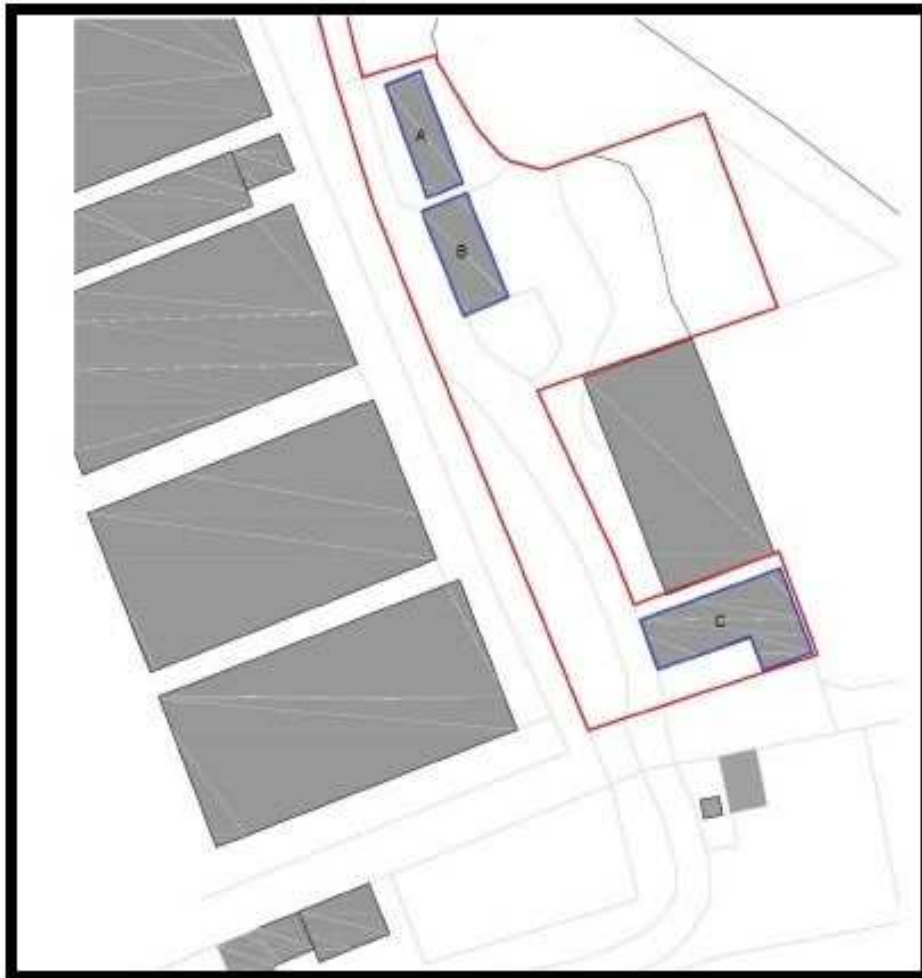


Figure 2. Site plan

METHODS

Introduction

The stables were investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes in 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 buildings were assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th 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 a 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 features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings have a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. 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 although some features that may be utilised by bats may be present. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

Phase 1 Survey Timing and Weather Conditions

The Phase 1 bat survey was carried out on the afternoon of the 7th March 2024 which was a cloudy dry day, with 100% cloud cover and an ambient temperature of 9 °C.

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10x42 binoculars and a high-powered 1 million candlepower Clulite torch.

RESULTS

Building A

Single storey stable with rendered breezeblock walls and a shallow sloping roof of corrugated metal sheeting (see figures 3-5). There are no enclosed voids within and the roof is unlined with no gaps sufficiently large for crevice roosting bats. The eaves are open with daylight visible beneath the roof sheeting. Therefore the structure has negligible potential for roosting bats.



Figure 3. Building A: Western and southern elevations looking northeast.



Figure 4. Building A: Eastern elevations looking northwest.



Figure 5. North Stable: Interior looking east.



Figure 6. Building B: Eastern and southern elevations looking west.

Building B

Building B is immediately south of A and is a prefabricated wooden stable with pitched roof of corrugated sheeting (see figures 6). The space within has no voids and is permanently illuminated via windows on the eastern elevations.

Building C

The south stable is a L-shaped prefabricated stable block. It is a wooden building with pitched roof of corrugated metal sheeting on an open wooden frame (see figures 7-8). The space within has no voids and is permanently illuminated via a skylight on the west face of the roof.



Figure 7. Building C: South Stable southern and western elevations looking northeast.



Figure 8. Building C eastern elevations.

EVALUATION

EVALUATION, IMPACTS AND RECOMMENDATIONS

The buildings have negligible potential for crevice roosting bats; therefore, a phase 2 emergence survey is *not* recommended.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

REFERENCES

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

INTERNET RESOURCES

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk