



5.4 Recommendations for Ecological Enhancement

- 5.4.1 The measures recommended in section 5.5 of the PEA (UEEC, 2022) should be implemented to deliver ecological enhancements for a range of wildlife following construction.

6 Summary and Conclusions

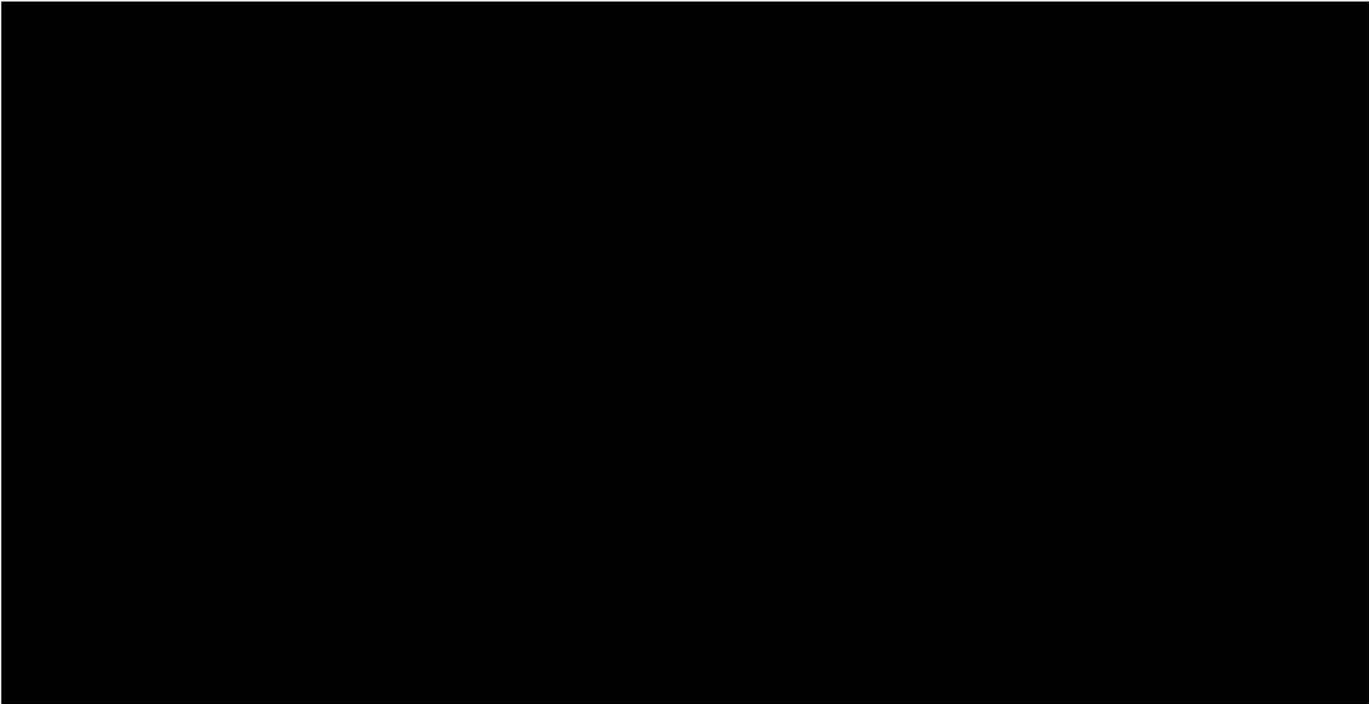
6.1 Introduction

- 6.1.1 Surveys for roosting bats and badger were carried out for the site of a proposed student residential development and refurbishment of the Grade II Listed building at Grandpont House, Abingdon Road, Oxford.
- 6.1.2 The study was undertaken to establish the presence or likely absence of bats using potential roosts within the site, [REDACTED] identify and evaluate potential impacts of the development on roosting bats [REDACTED] and make recommendations accordingly. Bat surveys included one dusk emergence survey and two dawn re-entry surveys were undertaken in May and June 2022, with reference to current industry guidelines (Collins (ed.), 2016). The surveys were supplemented by an internal/external inspection of structures to assess their suitability for roosting bats and DNA analysis of bat droppings. [REDACTED]

6.2 Results

Roosting bats

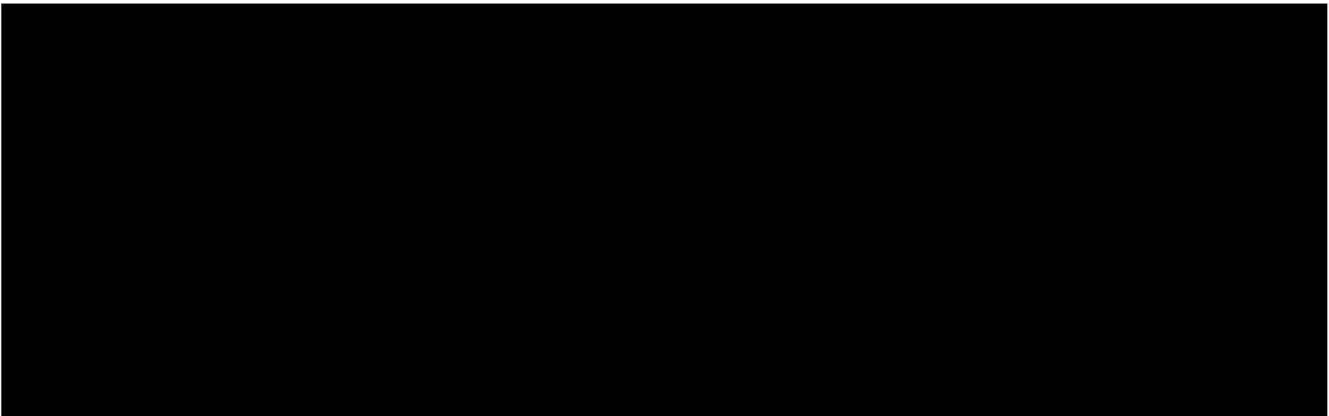
- 6.2.1 The desk study data search returned 304 records of twelve species of bat from within 5km of the survey area, during a date range of 1983 to 2017. There are eight granted mitigation licenses for bats within a 2km radius of the site. There are 36 SSSI and no SAC within 10km of the survey area, none of which are notified for bat populations.
- 6.2.2 The site comprises c.0.73ha of partly developed land, comprising a mosaic of woodland, scattered trees and scrub, introduced shrub, tall ruderal, amenity grassland, running water, buildings and bare ground. The site is located in an area of moderate-quality habitats for foraging and commuting bats, lying at the southern edge of a densely developed city but adjacent to the River Thames with pasture and woodland beyond. The site itself is relatively wooded which provides some protection from off-site sources of artificial light. The Preliminary Roost Assessment concluded that buildings B1/B2/B3/B4 were of low suitability for roosting bats, the culvert under Abingdon Road was of moderate suitability, and B5 was of high suitability.
- 6.2.3 Three surveys were carried out using a team of between five and seven surveyors, one dusk emergence on 4 May 2022, and two dawn re-entry surveys on 25 May and 15 June 2022. No roosting bats were recorded using any of the buildings or culvert during the surveys. High levels of foraging activity were recorded over the River Thames tributary which passes through the site, with near constant, multi-bat, multi-species bat passes observed, which points to the watercourse including the culverts providing a frequently used foraging and commuting route. No bats were observed roosting in the culvert's retaining walls.



6.3 Evaluation

Roosting bats

- 6.3.1 The survey results provide a good level of confidence that roosting bats were absent from buildings B1/B2/B3/B4, B5 and the culvert under Abingdon Road during the 2022 peak breeding season.
- 6.3.2 No designated sites notified for their bat populations will be affected by the proposals for the site. No bats roosts in buildings/structures will be affected by the proposals for the site. No significant impacts are predicted to result from installation of two new footbridges over the River Thames tributary which passes through the site, provided the recommendations in relation to artificial lighting are implemented.
- 6.3.3 In conclusion, the survey results demonstrate that there are unlikely to be any direct or indirect impacts to bats, their breeding/resting places or foraging/commuting habitats as a result of the proposed development. Bats are not considered to present a constraint to development proposals for the site.



6.4 Recommendations

- 6.4.1 No specific avoidance, mitigation or compensation measures for bats are required to be implemented as part of the currently proposed scheme because no roosting bats were recorded. However, precautionary measures are nevertheless advised and are summarised in Table 6.1.

Table 6.1: Summary of recommendations

#	Recommended precautionary measures
R1	If commencement of the works is significantly delayed (e.g. by more than 18 months from the survey date), updated active season surveys will need to be undertaken to record any changes in roosting status.
R2	In the unlikely event that bats are encountered during the works, site operatives will be advised to cease activity in the vicinity while advice from an ecologist is sought.
R3	Adopt 'soft felling' techniques to reduce the risk to roosting bats when felling or lopping low suitability trees. Tree felling or remedial works should be undertaken during March-April or September-October to avoid critical maternity and hibernation periods.
R4	Avoid the use of external lighting, or keep its use to the minimum required for its intended purpose, during both construction and operation. This will be of benefit to nocturnal species e.g. bats. Further specifications are detailed below. Lighting of the river corridors through the site and adjacent to the east will be avoided.
R5	Removal of nesting bird habitats (including vegetation and buildings) will be undertaken outside of the bird nesting season, which runs from 1 March to 31 August. It will therefore be carried out between September and February.
R6	Due to the constrained nature of the site, it is not possible to adequately retain and protect the habitats immediately surrounding sett TN4 within the final development layout. It will be necessary to obtain a sett closure licence from Natural England before undertaking the proposed development works.
R8	All excavations left overnight should either be covered over, or provided with a ramp to enable easy escape of [REDACTED] and other fauna, and inspected each morning prior to recommencement. Open pipework greater than 150mm outside diameter should be blanked off at the end of each working day.

6.5 Conclusions

- 6.5.1 The proposed development is unlikely to result in negative impacts to roosting bats. Proportionate measures are recommended to manage residual risks associated with the site's ongoing suitability for these species.
- 6.5.2 However, in the absence of mitigation, the proposed development will result in significant negative impacts on [REDACTED]. Avoidance and mitigation measures are recommended to prevent the predicted impacts on a proportionate basis.

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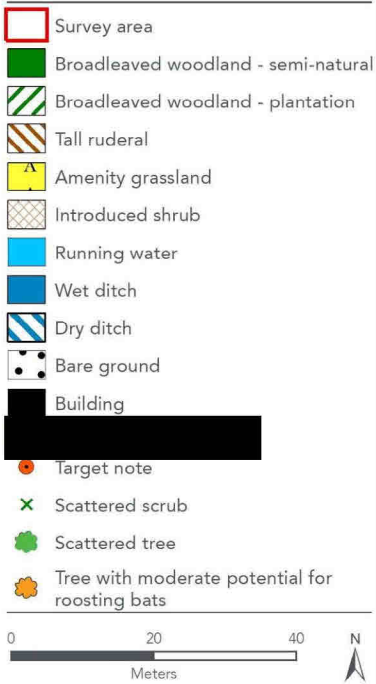
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Appendix I: Phase 1 Habitats Plan

Please see following page.

Grandpont House, Abingdon Road, Oxford









Scale: 1:750 Created by: MT
 Date: Jul 2022 Reviewed by: NP
 Drawing number:
 UE0490ECO-Grandpont_HabitatMap_220701



Appendix II: Bat Survey Plan

Please see following pages.

Grandpont House, Abingdon Road, Oxford

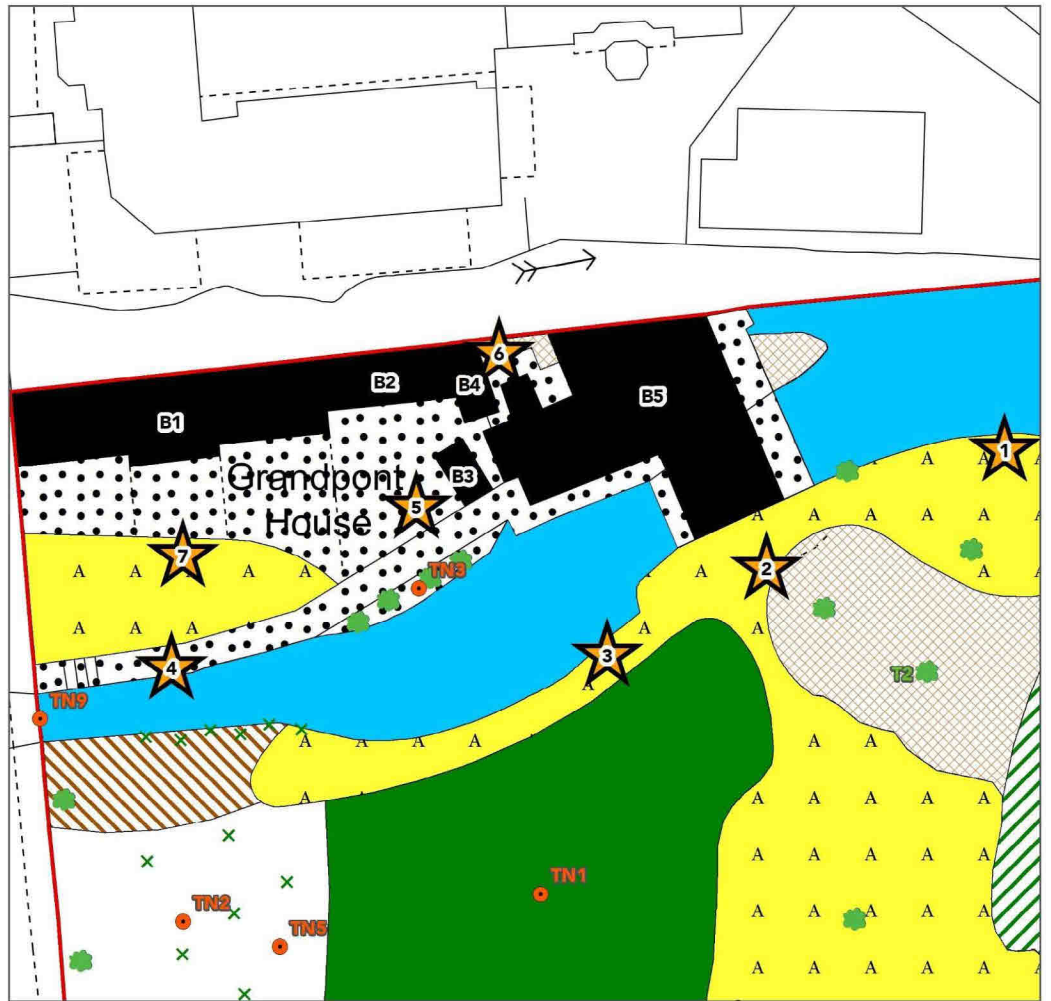
-  Survey area
-  Broadleaved woodland - semi-natural
-  Broadleaved woodland - plantation
-  Tall ruderal
-  Amenity grassland
-  Introduced shrub
-  Running water
-  Bare ground
-  Building
-  Target note
-  Scattered scrub
-  Scattered tree
-  Bat surveyors



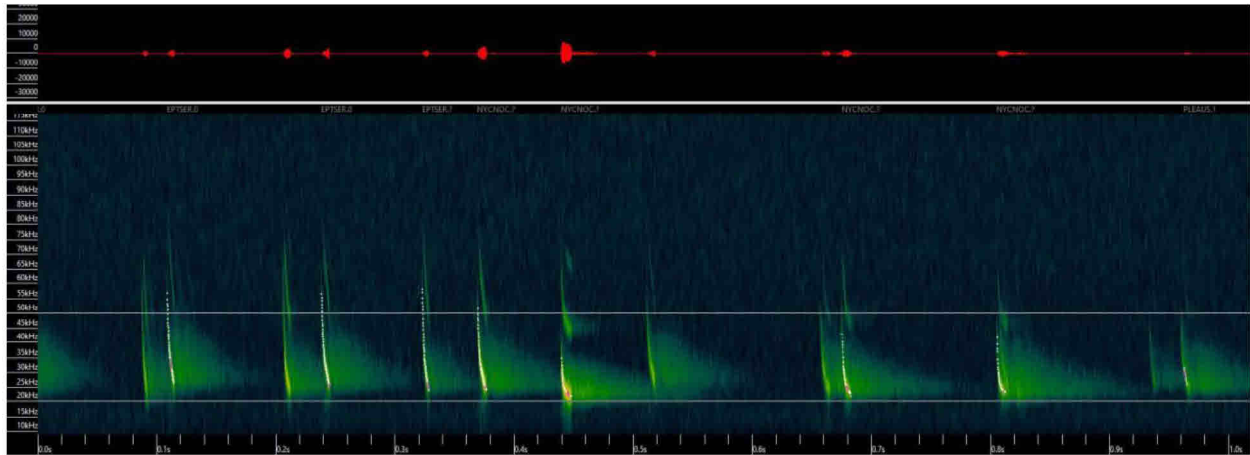
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Ordnance Survey 0100031673

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 Date: Jul 2022 Reviewed by: NP
 Drawing number:
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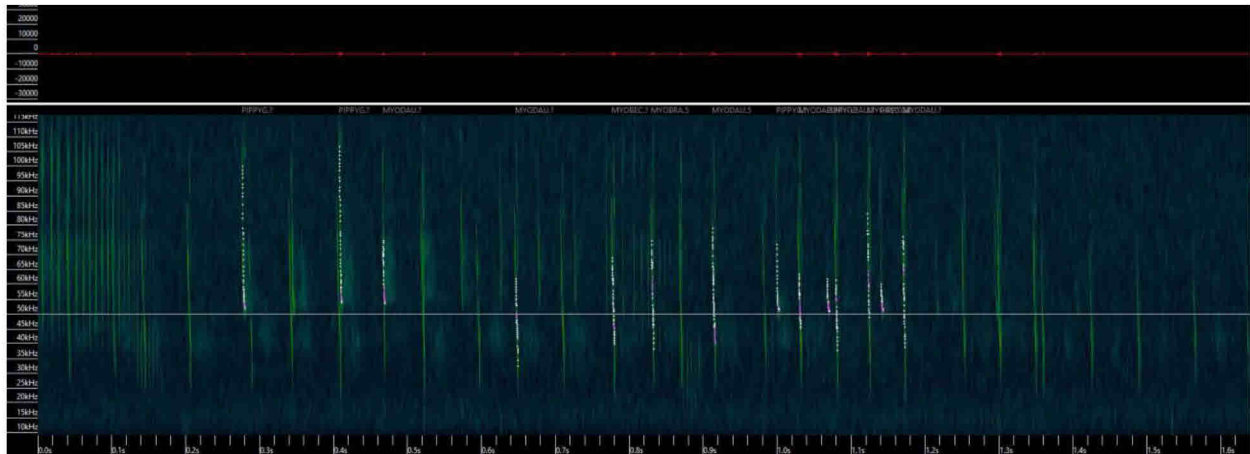
URBAN EDGE Tel: 01273 686 766
ENVIRONMENTAL Email: hello@ueec.co.uk
CONSULTING Web: www.ueec.co.uk



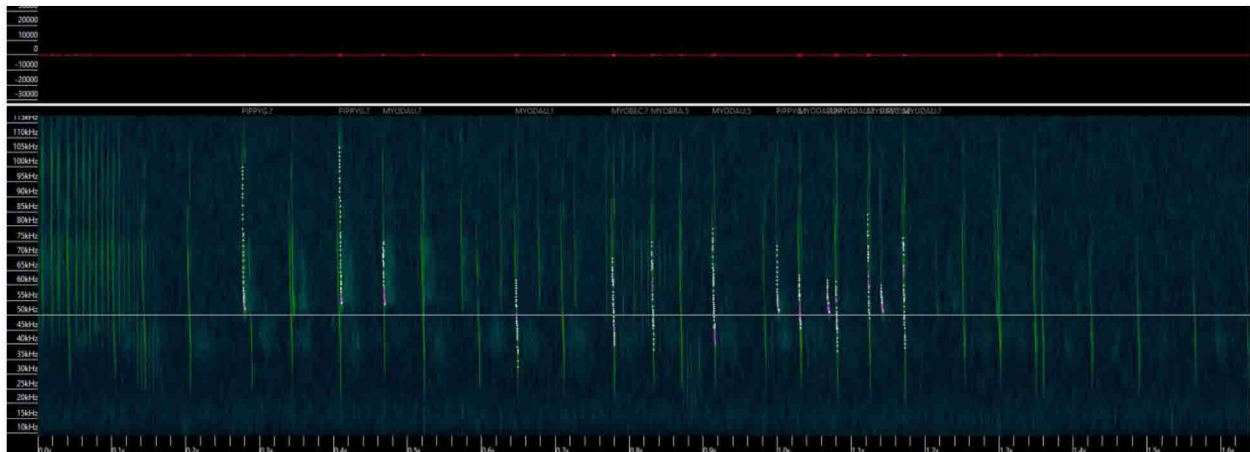
Appendix III: Example Sonograms



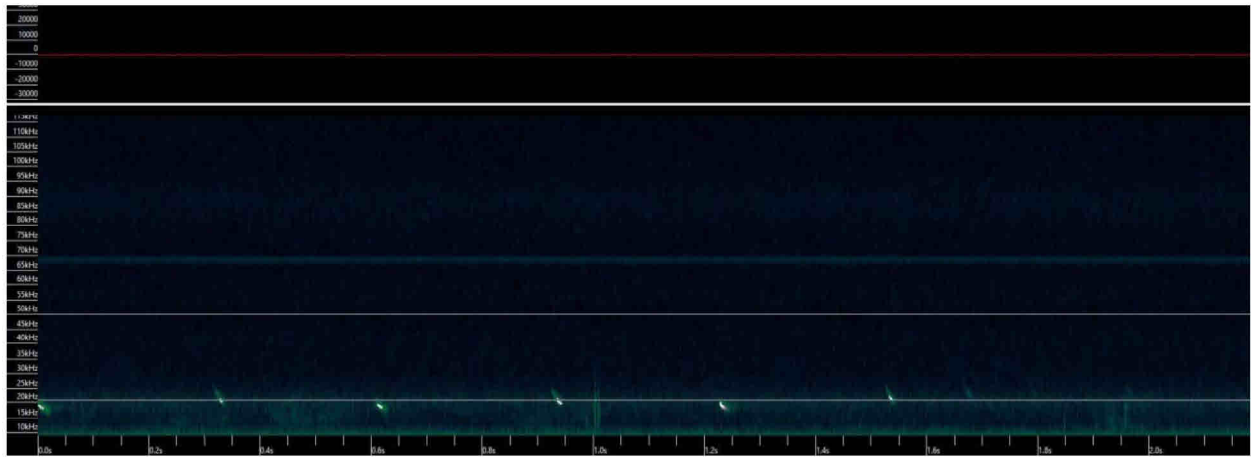
Serotine recorded on 15/06/2022 at 03.15



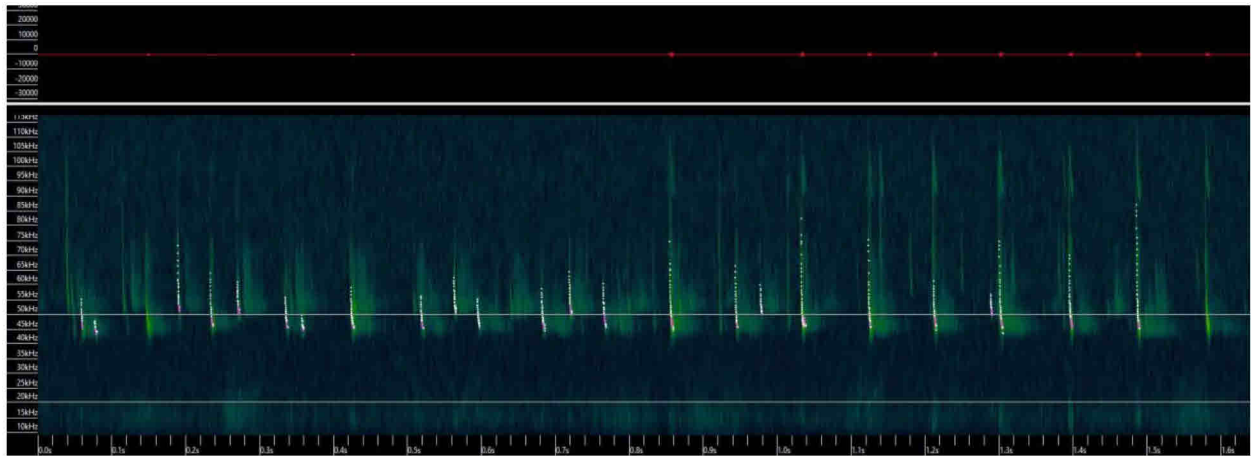
Myotis sp. bat (with soprano pipistrelle) recorded on 04/05/2022 at 20.58



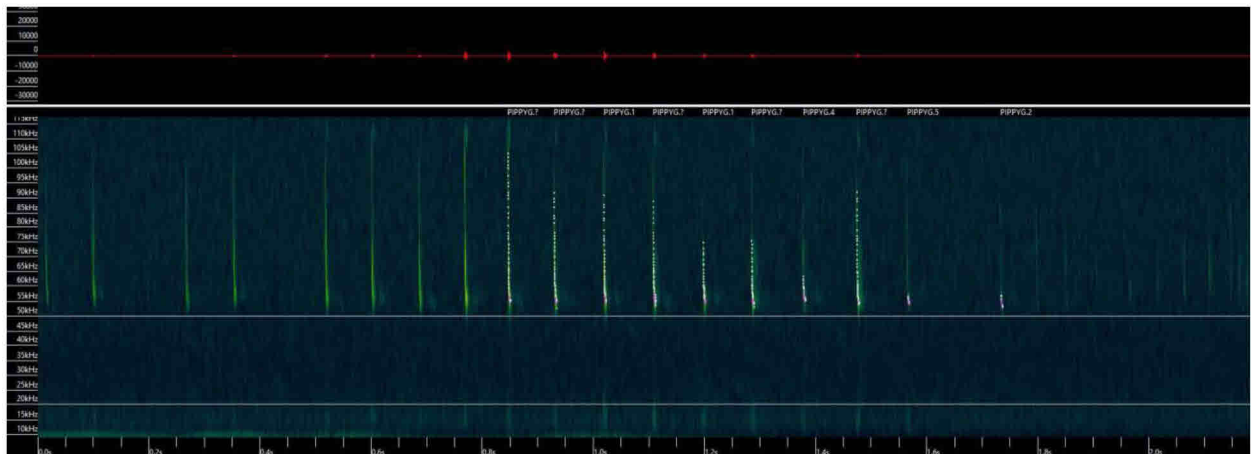
Daubenton's recorded on 04/05/2022 at 20.58



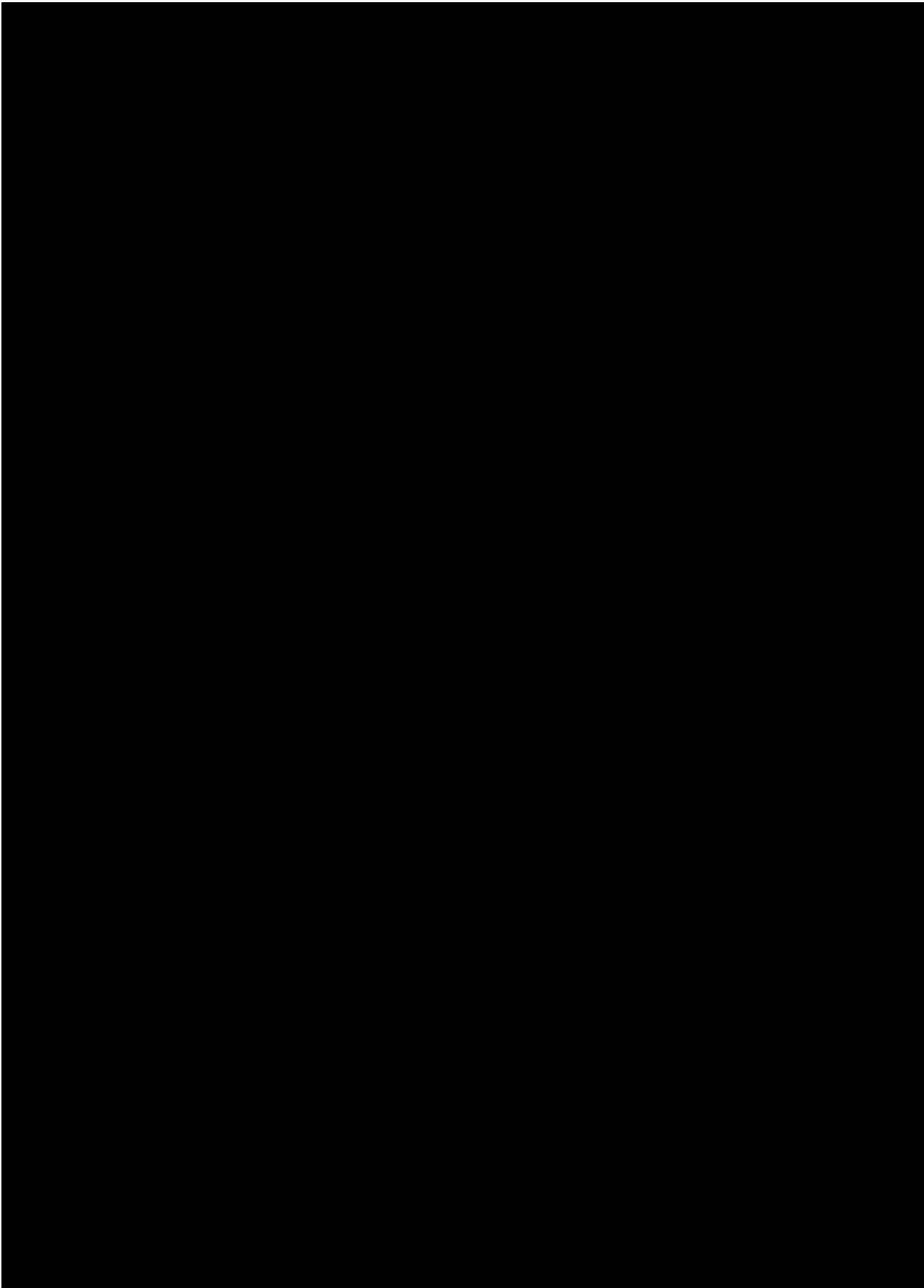
Noctule recorded on 04/05/2022 at 21.11

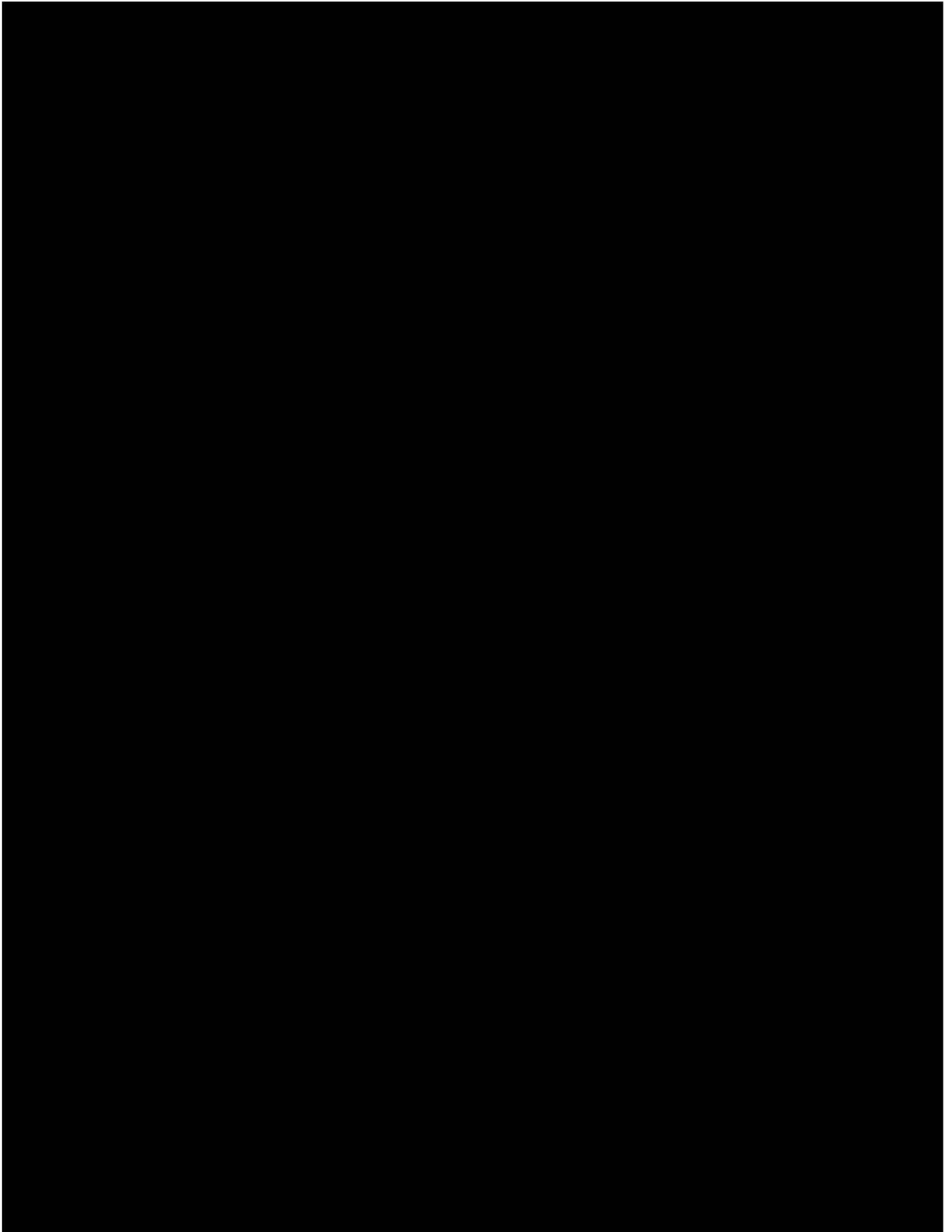


Common pipistrelle recorded on 04/05/2022 at 21.01



Soprano pipistrelle recorded on 04/05/2022 at 20.49





Appendix V: Section Drawings

Please see insert.



SECTION 10/00A
LONG SECTION ACROSS NEW BUILDING AND LINK CORRIDOR



SECTION 10/00B
SECTIONS LOOKING SOUTH

PROJECT:	GRANDPONT HOUSE, OXFORD OX1 4LD	
CLIENT:	NETHERHALL EDUCATIONAL ASSOCIATION	
ARCHITECT:	STEPHEN TISAND DESIGNS 21 ST SWINERTS CHURCH, LONDON SW16 6PH TEL: 020 7486 0774 FAX: 020 7486 0866 EMAIL: stephen.tisand@gmail.com	
DRAWING:	PROPOSED SECTIONS	
DRAWING NO.:	07736	SCALE - 1:100 @ A1 SIZE DATE: Feb 2017