

REPORTS 4 PLANNING

A DIVISION OF BROWN FISHER ENVIRONMENTAL LLP

Head Office
Barley House
Cedar Drive
Snitterfield
Stratford-upon-Avon
Warwickshire
CV37 0LJ



Client:

Peter Terry
PJ Developments Ltd
2 Square Chambers
23 High Street
Emsworth
PO10 7AQ

SUPPLEMENTARY BAT SURVEY

LANES END
WEST WALBURTON LANE
FONTWELL

Consultant;

Dr Peter Webb MCIEEM
NE bat survey licence CLS13597
NE Great crested newt survey licence
CLS19891

Ecological Surveyor

Survey Dates: 9th July to 12th August 2020
Report Date: 24th August 2020



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1.0 BACKGROUND AND SITE DESCRIPTION

This survey relates to the proposed demolition of the existing dwelling (and associated outbuildings) at Lanes End, West Walburton Lane and its replacement with 6 new dwellings (and associated detached garages).

The proposals have the benefit of the following outline planning consent: WA/26/18/OUT.

The following application has been submitted for the discharge of planning conditions relating to the above: WA/7/19/RES.

Application WA/7/19/RES was supported by the following ecological survey report:

ESL (2020) Preliminary Ecological Appraisal. Lanes End, West Walburton Lane, Walburton BN18 0GS. GR: SU 95734 06875. January 2020

ESL (2020) noted the presence of bat (most likely Brown long-eared) droppings within the roof space of the existing dwelling and consequently recommended the carrying of 'Bat Emergence Surveys'. Reference should be made to ESL (2020) for further detail.

2.0 SURVEY METHOD

Daytime survey update

The exterior of the existing dwelling was checked on the 9th July 2020 for:

- i. locations potentially suitable for use in their own right by bats as roosts (eg gaps/crevices below ridge, hip or roof tiles, behind fascias, in brick-work, around window/door frames) etc and/or for use by bats to access potential roost voids (namely the roof space) inside the building;
- ii. any sign of use of such locations by bats (eg the presence of bats within them, or bat droppings/urine staining within or around them etc).

Where appropriate, survey was aided by the use of binoculars, a powerful hand torch, an endoscope, a mechanics mirror, a penlight torch and a 5 m ladder.

The building was not accessed for the purpose of survey. We note that the interior (including the roof space) was checked by others in January 2020 (ESL 2020).

With reference to the Bat Conservation Trusts 'Bat Surveys for Professional Ecologists - Good Practice Guidelines 3rd Edition' (the 'Bat Survey Guidelines') the dwelling was otherwise assessed as to its potential suitability to house roosts that may not have been apparent during the survey.

Dusk and dawn watches

The existing dwelling was watched for bats emerging from, entering or showing any particular interest in it over dusk and again over the following dawn on the nights of the 9th/10th July, the 27th/28th July and the 11th/12th August 2020.

Two surveyors were present (Peter Webb, licensed, and Lottie Frears, unlicensed) were present on the nights of the 9th/10th July and the 11th/12th August 2020 (stationed on opposite corners of the dwelling so as to, between them, watch all relevant parts of it – see Figure 1) and a single surveyor on the night of the 27th/28th July (stationed at one corner for the dusk watch and the opposite corner for the dawn watch – see Figure 1).

Dusk watches commenced approximately 15 minutes before sunset and lasted approximately 120 minutes. Dawn watches commenced approximately 90 minutes before sunrise and lasted for approximately 100 minutes.

Surveyors were armed with broad-band (Bat box Duet) and heterodyne (Pettersen D240/D240x) bat detectors to aid in bat detection and species identification. Where appropriate time-expanded echolocation calls were recorded onto Roland digital recorders for later computer analysis.

3.0 RESULTS

Daytime survey update

The following table details any use of the dwelling by bats found during the current or previous surveys:

Date	Survey	Location	Species	Details
13.01.20	ESL (2020)	Roof space	Long-eared sp?	'Numerous' droppings scattered on floor
09.07.20	Current	L1	Long-eared/Pipistrelle sp?	Around 20-30 droppings stuck to external wall below tight gap behind soffit
		L2	Long-eared/Pipistrelle sp?	Around 20-30 droppings stuck to external wall below tight gap

		L3	Long-eared/Pipistrelle sp?	behind soffit Around 20- 30 droppings stuck to external wall below tight gap behind soffit
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Further to the above the following Table summarises the potential suitability of the dwelling for use as a roost (refer Table 4.1 in the Bat Survey Guidelines):

Building	Details	Potential suitability
Dwelling	Occupied Fully accessible for survey No flying access Single large roof space present (accessible for survey) Brick-work secure Window and door frames sound and sit flush in surrounding masonry Exposed edge tiles (on gable end of porch) well-bedded Roof pitched and fitted with plain clay tiles Roof tiles lie flush against on another Ridge tiles well-bedded Hip tiles well-bedded Roof flashing tight Eaves overhang. Ends of rafters protrude (see P7, Figure 2). Occasional tight gaps along rear of soffit (between adjacent rafters – see P8, Figure 2)	High

The following table summarises the weather conditions during the bat dusk and dawn watches:

Date	Survey	Weather conditions at start/end of survey			Rainfall
		Air temp. (°C)	Cloud cover (%)	Wind strength (Beaufort Scale)	
09.07.20	Dusk	18/16	100	0	None
10.07.20	Dawn	13/13	100	2	None
27.07.20	Dusk	19/16	100	1	None
28.07.20	Dawn	10/10	0	0	None
11.08.20	Dusk	25/23	20	0	None
12.08.20	Dawn	19/18	20	0	None

The following table summarises any evidence found during the dusk and dawn watches for use of the dwelling by bats:

Date	Survey	Surveyors	Location	Species	Number	Details
09.07.20	Dusk	2	L1	Long-eared	2	Emerged from below eaves approximately 35-36 minutes after sunset
10.07.20	Dawn	2	L1	Long-eared	1	Entered below eaves approximately 20 minutes before sunrise (after first approaching gap at L1 several times)
			L1/L2	Common pipistrelle	1-2	Individual bats approached eaves at L1 and L2 approximately 15 and 10 minutes before sunrise respectively but neither entered the building. Both flew off to the east.
27.07.20	Dusk	1	L1	Common pipistrelle	1	Emerged from below eaves approximately 25 minutes after sunset

28.07.20	Dawn	1	L2 L1	Long-eared Common pipistrelle	1 1	Entered below eaves approximately 35 minutes before sunrise Approached eaves approximately 30 minutes before sunrise but did not enter the building. Flew off to the east.
11.08.20	Dusk	2	L2/L4	Long-eared	2	Emerged from below eaves at L2 and L4 approximately 30 and 40 minutes after sunset respectively
12.08.20	Dawn	2	L2 L2	Long-eared Common pipistrelle	1 1	Entered below eaves approximately 45 minutes before sunrise Approached eaves approximately 15 minutes before sunrise but did not enter the building. Flew off to the east.

4.0 INTERPRETATION AND RECOMENDATION

Bats – the presence/absence of roosts

The presence of the following bat roosts has been confirmed:

Identifier	Species	Category	Location	No. Bats confirmed
Roost 1	Long-eared*	Day	Roof space and/or associated crevices	No more than 2 confirmed to be in residence in July/Aug 2020
Roost 2	Common pipistrelle	Day	Various gaps along eaves	No more than 1 confirmed to be in residence in Jul/Aug 2020

* most likely Brown long-eared

Survey has met the default level to adequately establish the presence/absence of roosts within buildings such as the dwelling, as recommended in Tables 4.1 and 7.1-7.3 in the Bat Survey Guidelines. Identified roosts have been characterised. No further bat survey is therefore warranted.

Legal issues

It is an offence to (even if unknowingly but recklessly), harm a bat, damage, destroy or block access to a place used by bats for shelter, rest or protection, or to cause significant disturbance to bats while they are within such a place.

Notwithstanding the above, Natural England can issue licences (commonly known as European Protected Species, or EPS, licenses) permitting the otherwise illegal activities described above for the purpose of development provided 3 tests are met. These tests are described in Section 53 of the above regulations and are as follows:

- i. Test 1. Regulation 53(2)(e) requires that the actions to be authorised are for the purpose of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance to the environment”
- ii. Tests 2 and 3 respectively. Regulation 53(9)(a) and (b) respectively state that actions may not be authorised unless:
 - (a) there is no satisfactory alternative (that would have a lesser impact on bats); and

(b) the actions authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

We note that Natural England are;

- i. likely to take around 2 months to process any license application;
- ii. unlikely to accept a license application while planning issues (including the discharge of any pre-commencement planning conditions relating to wildlife) are outstanding;
- iii. likely to insist that a licence application is supported by survey (including dusk/dawn watches if/as appropriate) from the current or most recent (summer) survey season (at that time).

Recommendations

Given the above we recommend that:

- i. prior to the commencement of works a licensed bat worker be engaged as Ecological Clerk of Works (ECoW);
- ii. unless otherwise advised in writing as unnecessary by the ECoW at the time, a relevant EPS licence be obtained from Natural England prior to the demolition of the existing dwelling;
- iii. demolition of the dwelling takes place under the guidance of the ECoW, with due care and attention and in such a way as to minimise the risk of harm to bats. Method of demolition may need to include:
 - a) a pre-demolition check of the roof space for bats by the ECoW;
 - b) if demolition occurs during the extended summer months:
 - the fitting of one-way exclusion devices to all potential bat access points and the leaving of such devices in place for several nights of fair weather prior to demolition;
 - the carrying out of at least one watch for bats coming/going from the building over dusk/dawn immediately prior to demolition;
 - potentially delaying demolition until any bats in residence (if present in unexpectedly high numbers) have dispersed;
 - c) careful removal of (some or all) fascias/soffits by hand by or under the direction of the ECoW;
 - iv. in compensation for the loss of the two roosts alternative provision be made for bats to roosts within the new build in the form of several external crevices suitable for use as a day roost by pipistrelle and/or long-eared bats. Such provision could include one or more of the following:
 - gaps behind bargeboards or fascias;

- intermittent or running crevices/voids between ridge tiles and underlying roof timbers;
- tight voids between roof slates/tiles and underlying underlay or boarding;
- narrow voids behind wooden cladding on exterior walls;
- deep crevices or voids within brick, stone or block work (eg cavity blocks or commercially available 'bat bricks');
- other similar locations.

In the context of the above we note that crevice-dwelling bats tend to favour crawling access points of around 15-20 mm high and at least 50 mm wide, like to land on a surface (eg wall or roof face) and crawl up from there into any gaps provided, and like to be able to fly or easily drop or launch themselves out of roost access points;

Bats should not be allowed contact with modern, breathable roofing underlay.

In this regard we note that ESL (2020) have previously recommended that a single bat tube be built into each new dwelling (6 in total).

- v. any potential roosting locations provided for bats and likely flight lines to and from them, are protected from excessive exposure to artificial lighting.

Disclaimer. All reasonable effort was taken to ensure an accurate assessment of the situation at the time of the survey. However, the absence of recorded sign should not be taken as an absolute guarantee that the site was not being used by a particular species. There is also no guarantee that any particular species will not use the site at any time in the future. Survey results may be weather or seasonally dependent.

Figure 1. Site Plan

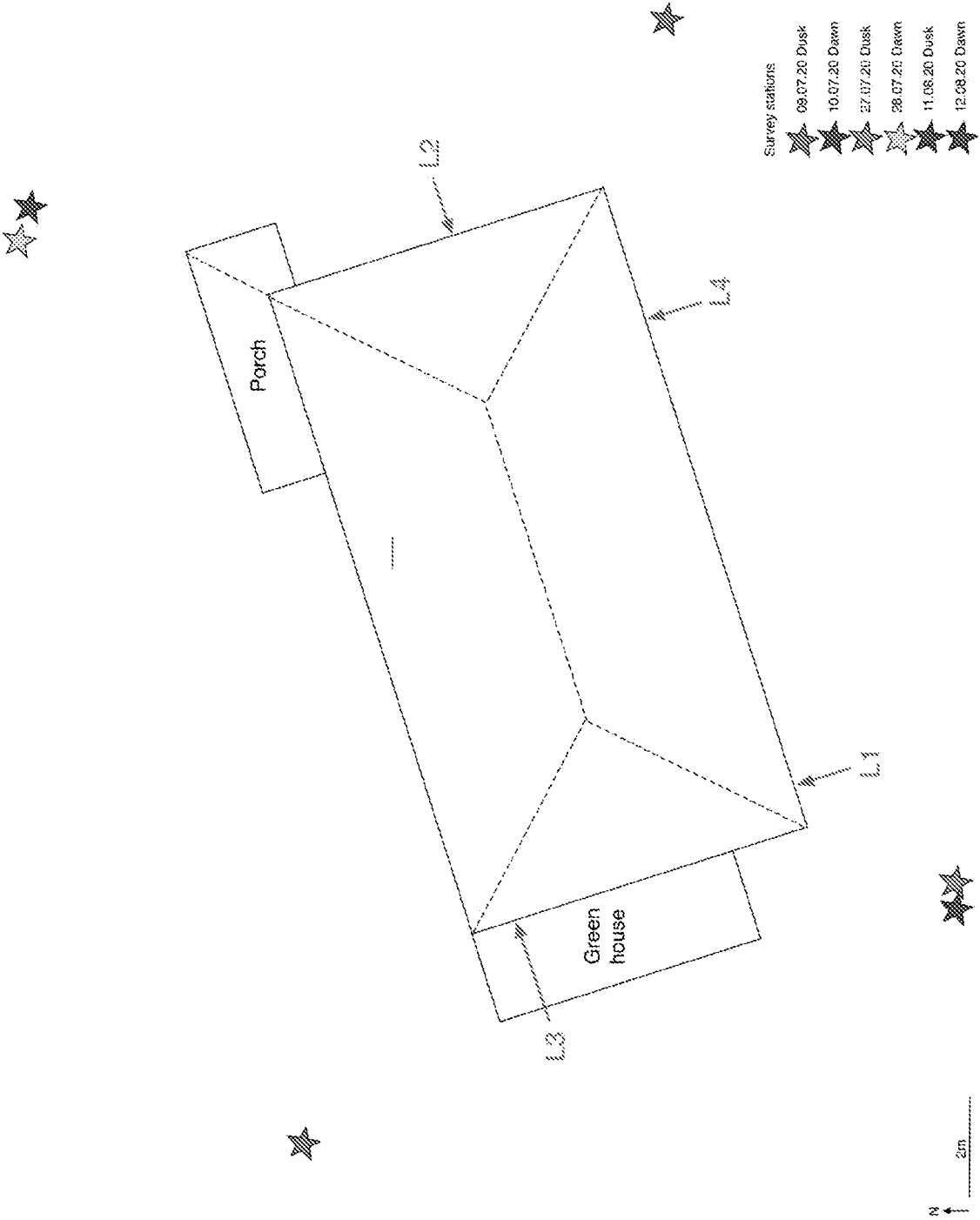
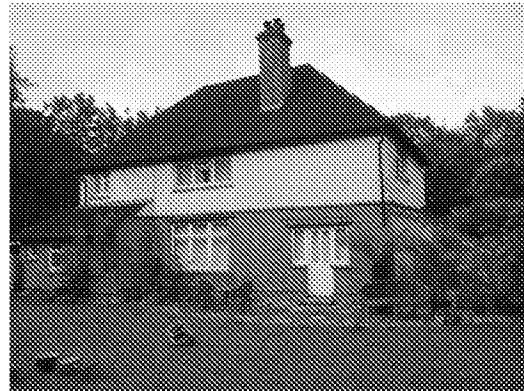


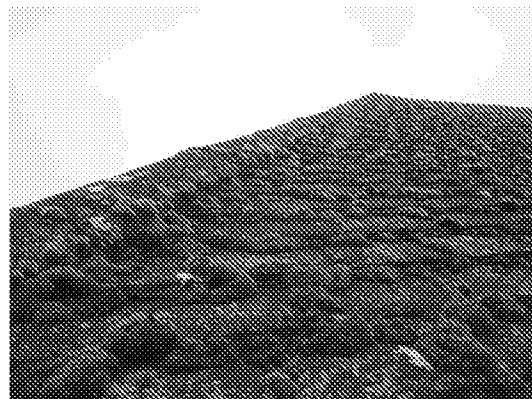
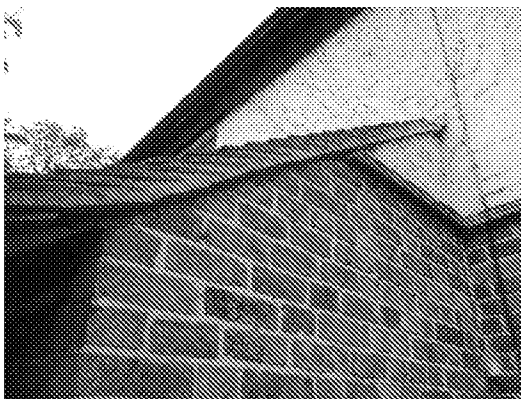
Figure 2. Photographs



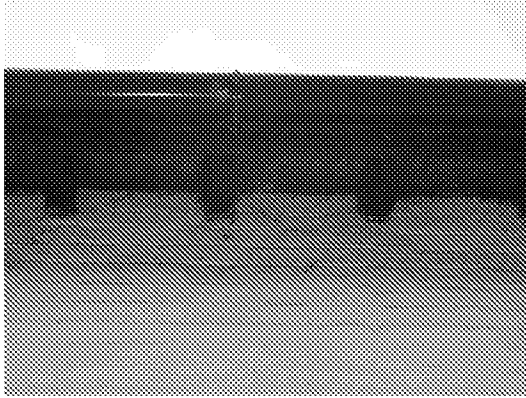
P1 and P2. The dwelling as viewed from the northeast and the southwest respectively.



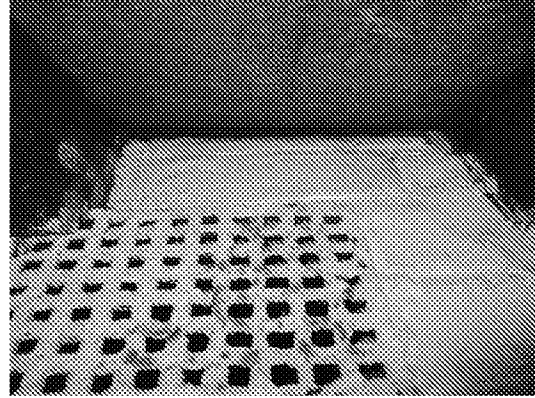
P3 and P4. The dwelling as viewed from the southeast and the northwest respectively.



P5. Well-bedded edge tiles on roof of porch. P6. Typical view of main roof. Note the lack of gaps.



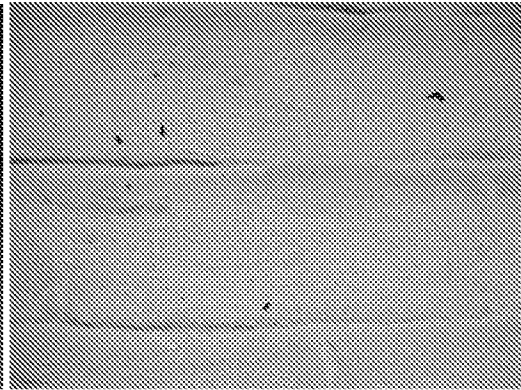
P7. Typical view of eaves.
at L1).



P8. One of various gaps along eaves (this one



P9. Scattered bat droppings n roof space
(from ESL 2020)



P10. Bat droppings stick to external wall.