

Caroline Bell

From: Erica Whettingsteel
Sent: 02 October 2020 14:01
To: Hilary Saunders
Cc: Planning
Subject: NYM/2020/0275/FL Biggin House Barns
Attachments: Bat Emergence Survey Report.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Hilary,

Please find attached Bat Emergence Survey Report that confirms that the required evening emergence surveys were undertaken on 7th and 21st September and details the ecologists findings and advice.

Kind regards

Erica

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2nd October 2020

Biggin House Farm, Mulgrave Estate



Summary

The results of the survey demonstrate that the surveyed building has a single transitory roost of a *Myotis* species bat.

There is no evidence to indicate any usage of the site by higher numbers of bats. The scoping assessment in March 2020 by Peak Ecology Ltd identified low number of butterfly wings in one section of the building and did not identify any droppings. The buildings were assessed as 'high potential' with 3 emergence surveys recommended. A walkover by MAB Environment and Ecology Ltd in September 2020 did not find any droppings within the buildings or stuck to external walls (usage of the building by void dwelling species in a maternal capacity can, therefore, be ruled out). MAB Ecology assessed the buildings as 'moderate potential' requiring 2 surveys with one in the optimal season to rule out bats.

A further emergence survey prior to works within the optimal bat survey season is recommended to rule out maternity roosts of crevice dwelling bats. However, as no evidence of void-roosting bats has been found, mitigation for any roosts identified by the peak summer survey will not require a change in plans and can be incorporated within the existing development plan.

We recommend that work is carried out outside of the bird breeding season. If this is not possible then a check should be made for active bird nests prior to works. If any active nests are present, then work should be delayed until after the bird breeding season or once chicks have fledged in order to avoid disturbance.

1 Methodology

Two evening emergence surveys were completed in 2020, on 7th September and 21st September. Each survey used 3 surveyors, detectors used included; Pettersson D240x, Elekon Batlogger, and BatBox Duet. The D240x detectors were set to 10x expansion with manual triggering with an Edirol R09 WAV solid state recording device for the time expansion channel, with heterodyne output through the other channel. The Duet used heterodyne detection were set to 50 kHz. Time expansion recordings were analysed with BatSound software.

Surveyors used were;

- Sarah Emerson Grad CIEEM (SE) has worked as an ecologist since 2015 and holds a Class Survey Licence WML-A34 (Bat Survey Level 2) registration number: 2016-26716-CLS-CLS.
- Tom Spears (TS) a seasonal bat surveyor, who has conducted surveys since 2018.
- Jake Walker (JW) has a BSc (Hons) in Ecology & Environmental Science and is a seasonal bat surveyor
- Sam Newton (SN) a biology graduate and bat surveyor, who has carried out bat surveys for MAB since 2017.

2 Emergence Survey Results

Survey 1

Date: 07/09/2020

Start time: 19:23

End time: 21:08

Sunset: 19:38

Conditions: 17°C start, 16.5°C end. Dry. 60-95% cloud cover. Gentle Breeze (BF3).

Surveyors: Sarah Emerson (SE) Jake Walker (JW); Tom Spears (TS).

Equipment used: 2x Pettersson D240x time expansion ultrasound detector with Edirol R09 recorder; and 1x BatBox Duet Heterodyne detectors set to 50KHz.








Results summary:

One emergence was recorded, with a solitary myotis bat emerging via a tile crevice on the northern aspect of Building 1c.

High levels of foraging were observed across the site, with common pipistrelles and whiskered/Brandt's frequently foraging north of 1c, in and around the barns. Common pipistrelles were also surveyed utilising the vegetation west of 1b as foraging habitat.

Two common pipistrelles were observed emerging via the East gable end of the house; however, these emergences did not occur from the target building.

Observations:

| Surveyor | Time | Species | Number | Activity | Annotation |
|----------|---------------------|--|--------|--|---|
| JW | 20:01- 20:35 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> Whiskered/Brandt's bat, <i>Myotis mystacinus/Myotis brandtii</i> | 1-3 | Frequent foraging along 1c and in the barn north of 1c |  |
| SE, TS | 20:03 & 20:05 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 2 | Emergence from house – non target building |  |
| TS | 20:10 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 4 | Foraging in trees west of 1a/1b |  |
| JW | 20:14 | <i>Myotis</i> sp. | 1 | Emergence from tile crevice, Building 1c |  |
| SE | 20:16 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 1 | Foraging west of SE – adjacent to road |  |
| SE | 20:17 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 1 | Commuting over target building |  |
| SE | 20:21 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 1 | Commuting over site |  |

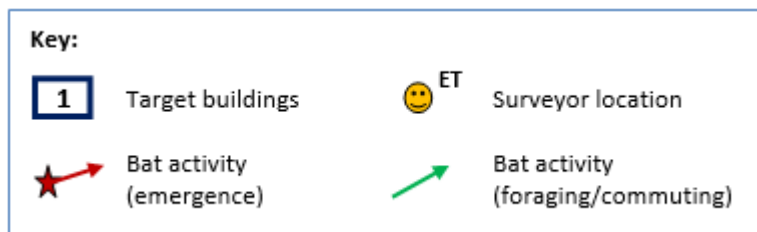
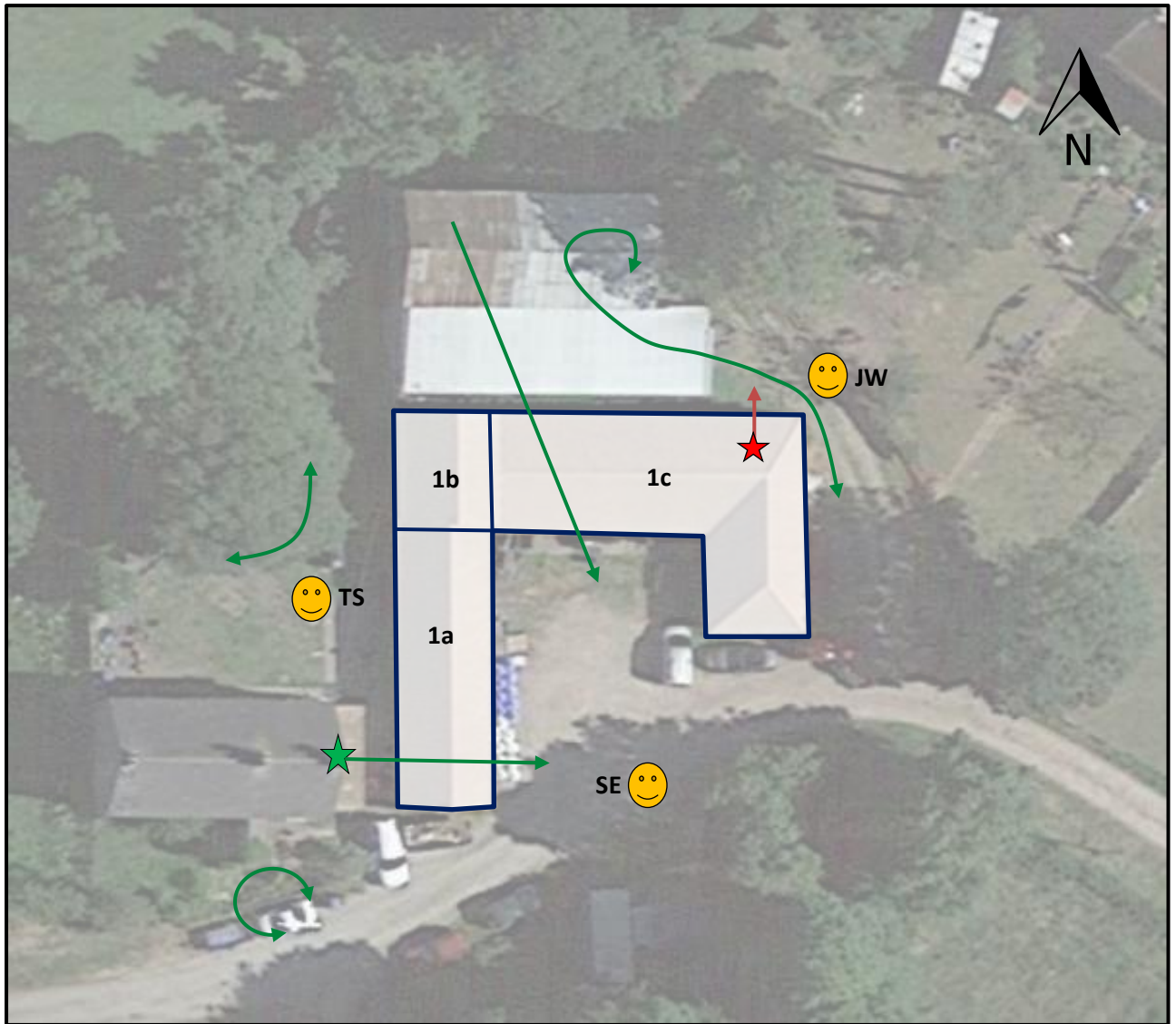


Figure 1 – Surveyor locations and bat activity recorded during survey 1 (7/09/2020).

Survey 2

Date: 21/09/2020

Start time: 18:18

End time: 20:33

Sunset: 19:03

Conditions: 17°C start, 15°C end. Dry. 0% cloud cover. Slight Breeze (BF2) – Light Air (BF1).





Surveyors: Sarah Emerson (SE); Sam Newton (SN); Tom Spears (TS).

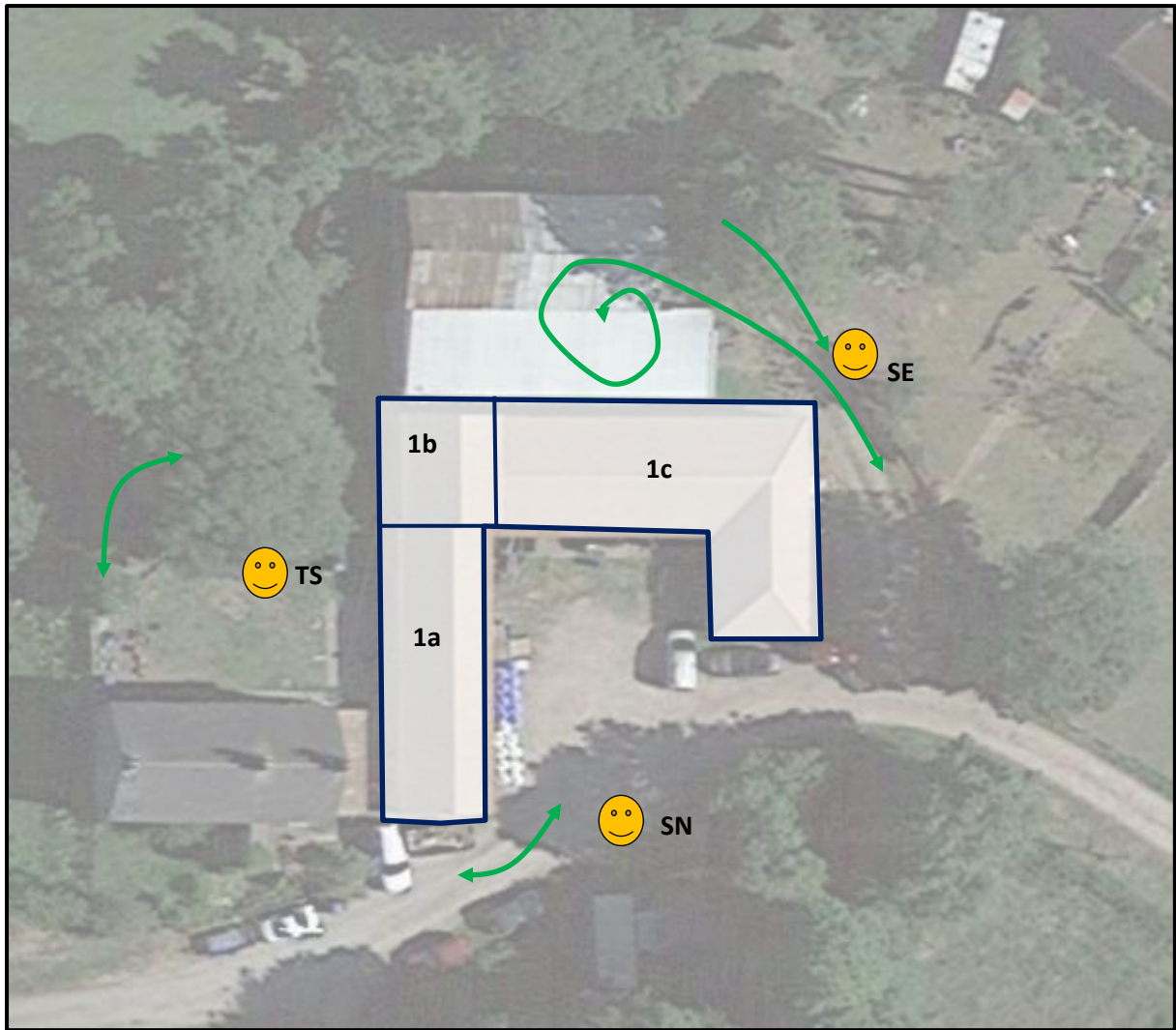
Equipment used: 1x Pettersson D240x time expansion ultrasound detector with Edirol R09 recorder; 1x Elekon Batlogger M; and 1x BatBox Duet Heterodyne detectors set to 50KHz.

Results summary:

No emergences were identified from any of the target buildings. Moderate levels of activity by common pipistrelles and myotis species were observed; with several bats utilising the barns north of 1c to forage for an extended period.

Observations:

| Surveyor | Time | Species | Number | Activity | Annotation |
|----------|-------------|---|--------|--|---|
| SE | 19:26 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 1 | Commuting south along 1c |  |
| TS | 19:25 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 1 | Foraging in trees of west of TS |  |
| SN | 19:28-20:00 | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 2 | Foraging south of 1a |  |
| SE | 19:35 - End | Common pipistrelle, <i>Pipistrellus pipistrellus</i> | 2 | Continued foraging around target buildings and open barns to the north |  |
| | | <u>Myotid sp</u> | 2 | | |



| Key: | |
|---|-----------------------------------|
| 1 | Target buildings |
| ☺ ^{ET} | Surveyor location |
| ★➔ | Bat activity (emergence) |
| ➔ | Bat activity (foraging/commuting) |

Figure 2 – Surveyor locations and bat activity recorded during survey 1 (21/09/2020).

3 Impact Assessment

Conversion of the building will result in the loss of a single transitory myotis bat roost. There is also a risk of harm or disturbance to individual bats that may use potential crevice habitat identified during the scoping survey, for transient use or hibernation.

There will be a loss of bird nesting habitat due to the development. There will be a negligible impact on barn owl.

4 Mitigation & Compensation

4.1 Mitigation Summary

In order to reduce the risk of detrimental impacts upon bats and to ensure compliance with current wildlife legislation (see Section 10) an outline method statement for future works is included below. A full method statement will be required for a European Protected Species Licence (EPSL) which will be applied for prior to works, but after planning permission has been granted. A further emergence survey between May-August will be required to inform the licence application.

Replacement crevice roosting habitat will be provided on site through the installation of two professional quality and long-lasting bat boxes on site (Schwegler 1FF or equivalent). Due to low numbers and non-breeding status, such mitigation is considered to be proportionate to the level of bat use and will ensure that ecological functionality is maintained post-development.

If work takes place during the bird breeding season, then a check should be made prior to work for any active bird nests within buildings to be worked on. If nests are found, then no work to these immediate areas will take place until any chicks have fledged.

4.2 Method Statement

Bats

1. A further emergence survey will be completed within optimum survey season (May – August).
2. Works will require an EPSL. The schedule of works to buildings/areas covered by a licence will be specified within the EPSL application and is subject to the approval of Natural England.
3. Prior to any works commencing on site, workers and contractors will be informed of the protection afforded to bats and understand the method statement and procedure to be followed.
4. Prior to works, a professional quality bat box will be installed temporarily on site in a location agreed with the ecologist for the release of any bats uncovered during works.
5. Work to all roost locations, including roofing works and re-pointing will be carried out under the supervision of a suitably qualified ecologist (SQE), and when bats are active.
6. To mitigate for the loss of crevices and to enhance the site, on completion of building works, two long-lasting (+ 20yrs) professional quality (Schwegler Type 1FF or equivalent) bat boxes will be installed in locations as agreed by a suitably qualified bat ecologist.
7. Any lighting scheme will be designed to minimise any disturbance to bats currently using the site and surrounding area for foraging and commuting. No roost locations, foraging areas or commuting routes will be directly illuminated.

Breeding birds and barn owls

8. If work takes place during the bird breeding season, then a check will be made prior to work for any active bird nests. If active nests are found, then no work to these immediate areas will take place until any chicks have fledged.