LONGVIEW HOUSE, POUND LANE

Nocturnal Bat Survey Report

July 2023

Collington winter
environmental

Report Control Sheet

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by James Gorst Architects to undertake a nocturnal bat survey at the site at Longview House, Pound Lane, Sibford Gower, OX15 5AE. This report has been produced to inform a planning application at the site which includes the full demolishment of the dwellings to allow for the development of a new residential dwelling.

1.1.2. The author of this report is Katie Brewer, Assistant Ecologist at Collington Winter Environmental Ltd. The project has been managed and overseen by Olivia Collington BSc (Hons), MIEnvSc, CEnv. Director and Principal Ecologist at Collington Winter Environmental. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning permission. Olivia holds a Class 1 Natural England Bat Licence and is experienced assessing sites for bat roosting potential.

1.1.3. A Preliminary Roost Assessment (PRA) was undertaken of the site in June 2023 by Collington Winter Environmental which found two buildings within the site to provide moderate bat roosting potential. Therefore, two nocturnal emergence surveys were recommended, the results of which are detailed in this report.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the approximate site location. The site is located west of Pound Lane and is approximately 0.9km North from Sibford Gower village centre.

Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

2 METHODOLOGY

2.1. NOCTURNAL BAT SURVEY

2.1.1. The first nocturnal surveys were undertaken as a dusk – dawn on the 05th July 2023 and 06th July 2023. The dusk consisted of two surveyors focusing on B2 and the dawn consisted of four surveyors focusing on B1.

2.1.2. The second nocturnal surveys were also undertaken as a dusk – dawn on the 18th July 2023 and 19th July 2023. The dusk consisted of four surveyors focusing on B1 and the dawn consisted of two surveyors focusing on B2.

2.1.3. Please refer to Figure 2.1 for locations of vantage points used during the surveys.

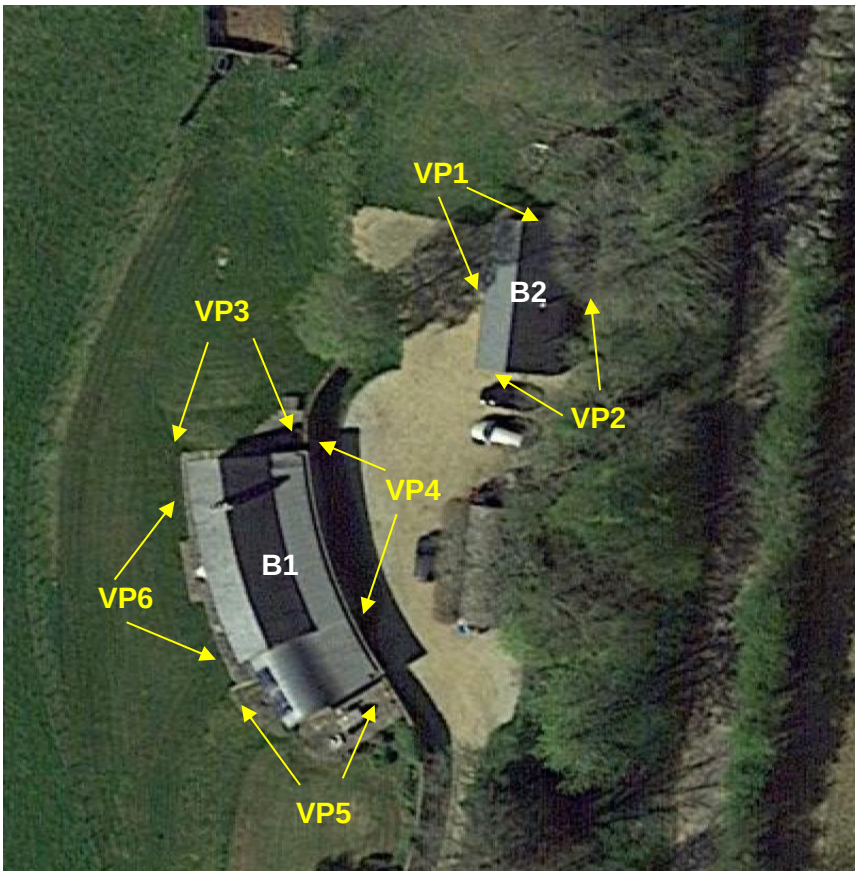

Figure 2.1 Surveyor Locations

2.1.4. The surveys were undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors.

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
04/07/2023	21:28	21:12	22:58	VP1 – Charlotte Nuttall VP2 – Tiernan O Ceallaigh	Temp at start/end: 12 Celsius Cloud cover: 8 Wind: 1 max (Beaufort scale) Precipitation: Light rain
05/07/2023	04:53	03:23	05:08	VP3 – Charlotte Nuttall VP4 – Andrew Taylor VP5 – Emma Anderson VP6 - Tiernan O Ceallaigh	Temp at start/end: 9 Celsius Cloud cover: 0 Wind: 2 max (Beaufort scale) Precipitation: None

18/07/2023	21:17	21:02	22:47	VP3 – Charlotte Nuttall VP4 – Caitlin O'Connor VP5 – Rhiannon Hobbs VP6 – Iman Rafiq	Temp at start/end: 16 Celsius Cloud cover: 8 Wind: 1 max (Beaufort scale) Precipitation: None
19/07/2023	03:38	05:08	05:23	VP1 – Charlotte Nuttall VP2 – Iman Rafiq	Temp at start/end:13 Celsius Cloud cover: 8 Wind: 3 max (Beaufort scale) Precipitation: Light rain at start of the survey.

2.2. SURVEY LIMITATIONS

2.2.1. Due to the surveys being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey time period.

2.2.2. Myotis Alcathoe *(Myotis alcathoe)*, brandt's *(Myotis brandtii)*, Daubenton's bat *(Myotis daubentonii)* and whiskered *(Myotis mystacinus)* bat are often difficult to distinguish between by handheld detectors and sound analysis. As such, the species have been recorded as Myotis sp. throughout the report.

3 SURVEY RESULTS

3.1. DUSK SURVEY B2 (04/07/23)

3.1.1. Bat activity was recorded throughout the survey, common pipistrelle *(Pipistrellus pipistrellus),* soprano pipistrelle *(Pipistrellus pygmaeus)* and myotis sp.

3.1.2. The first bat was recorded at 21:54 (approximately 26 minutes after sunset) by VP1 which consisted of common pipistrelle commuting overhead. *Myotis* sp. was recorded commuting overhead of VP1 at 22:11. Bats were observed foraging overhead and along the treelines on the eastern aspect at 22:04 and 22:10 which included common pipistrelles and myotis sp. A soprano pipistrelle was recorded at 22:22 by VP1 which was heard and not seen. Only one bat was recorded by VP2 throughout the survey which consisted of one common pipistrelle at 21:54, this was heard and not seen.

3.1.3. **There was no emergence recorded throughout the survey.**

3.2. DAWN SURVEY B1 (05/07/23)

3.2.1. Minimal bat activity was recorded throughout the survey, species identified included common pipistrelle and brown long-eared bat *(Plecotus auritus)* by VP3. The common pipistrelle was recorded at 03:23 (at the beginning of the survey) and the brown long-eared bat was recorded at 03:28. The bats were recorded commuting and foraging throughout the survey within the area.

3.2.2. **There were no re-entry's recorded throughout the survey.**

3.3. DUSK SURVEY B1 (18/07/23)

3.3.1. Bat activity was recorded throughout the survey, species identified included common pipistrelle and unidentified pipistrelle species. The first bat was recorded at 21:32 (approximately 15 minutes after sunset) by VP2 and VP1 which consisted of a common pipistrelle commuting between VP1 and VP2. Common pipistrelles were recorded throughout the remained for the survey and were seen commuting throughout the site and the surrounding areas.

3.3.2. **There were no emergences recorded throughout the survey.**

3.4. DAWN SURVEY B2 (19/07/23)

3.4.1. Bat activity was also recorded throughout the survey with the first bat recorded at 04:13 (approximately 35 minutes after the survey start) which consisted of a commuting common pipistrelle at VP1. The final bat was recorded at 04:24 (Approximately 44 minutes before sunrise) which consisted of a seen but not heard common pipistrelle.

3.4.2. **There were no re-entry's recorded throughout the survey.**

3.5. ASSESSMENT

3.5.1. Bat activity was recorded throughout the surveys with only common and widespread species being identified within the local area. Foraging and commuting activity was recorded minimally.

3.5.2. **No bat roosts were located on site during the survey.**

3.5.3. Due to no bat roosts being located on site, no further licences or nocturnal surveys are required to proceed with the proposed development. However, due to historic bat droppings being identified during the PRA, mitigation measures should be implemented (detailed in Section 4).

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

4.1.1. The proposed development works will include the full demolition of both buildings surveyed and reconstruction of a new build. There is not considered to be a risk of injuring and/or killing bats or disturbing/destroying a known bat roost as a result of the proposed works, based on the nocturnal bat surveys completed. As such, Natural England European Protected Species License (EPSL) is not required to be obtained prior to any works being completed on the building.

4.1.2. The proposed development includes demolishment of Building 1 and 2. As no bat roosts was identified on site, no further surveys or licences are required. However, due to the presence of historic bat droppings, this indicates that it was previously used for roosting. It is recommended that the building is demolished under Reasonable Avoidance Measures (RAMS) (Detailed in section 4.2).

4.2. MITIGATION

4.2.1. The following RAMs are to be undertaken under the supervision of a licensed bat ecologist. Pre-commencement works are as following:

- Before demolition works can start, one general purpose bat boxes will be fixed to a suitable location. Boxes are to be affixed onto retained trees located within the landowner's land. Boxes must be positioned on a south-west or south-east-facing aspect, at a minimum of 4m from the ground, and must remain in situ for a minimum of 5 years.
- All contractors working on the site will be briefed with a Toolbox Talk by the licenced ecologist, on the legal protected afforded to bats and their roosts, and on how to proceed if a bat is discovered during the works.
- The licenced ecologist will undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. The ecologist will check for fresh droppings and accurately assess the levels of bat activity. If fresh bat droppings are identified, all works will cease and a licence will be required.
- The licenced ecologist will attend site immediately prior to the demolition works to undertake a search for bats in the areas where bat droppings were identified. If any bats are identified, all works will cease and a licence from Natural England will be required to allow the proposed works to proceed. No bats are to be removed from their roost, unless in immediate danger.

4.2.2. All bats have some degree of sensitivity to artificial, night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions. It is recommended external lighting is not to be provided on the building to ensure roosting bats are not impacted by introduced lighting.

4.2.3. It is advised that a light mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.

4.2.4. Due to the nature of the species on site and their utilisation of the building and wider habitat for foraging and commuting purposes, crevice dwelling bat boxes could be installed as an ecological enhancement for the site.

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