



BAT SURVEY REPORT

LAND OFF OXFORD ROAD, BODICOTE

REC REFERENCE: 103869EC2R0



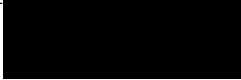
REPORT PREPARED FOR: HOLLINS STRATEGIC LAND LLP

DATE: MAY 2018



National Consultancy, Locally Delivered



Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Draft			
Date	10.05.2018			
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Project number	103869EC2R0			





EXECUTIVE SUMMARY

Site Address	Land off Oxford Road, Bodicote, Banbury, OX16 9HA
Grid Reference	SP461383
Site Area	Approximately 2.2 ha
Results	No bats were recorded emerging from the building during the survey. Low bat activity was recorded along the southern boundary of the site.
Conclusions and Recommendations	No bats were found to be roosting within the building as such no further mitigation is deemed necessary for the development to proceed. However, recommendations have been listed within the report to enhance the sites ecological value for bats.





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1. INTRODUCTION

1.1 Background

Resource and Environmental Consultants Ltd (REC) have been commissioned by Hollins Strategic Land LLP to undertake an Emergence Bat Survey at land off Oxford Road, Bodicote, Banbury; hereafter referred to as the 'site'. The proposed works are for a residential development and associated amenity gardens.

REC previously carried out an Extended Phase 1 Habitat Survey of the site in April 2018. A total of 8 buildings were located on site, with the majority being assessed as having negligible bat roosting potential. However, Building 1 was assessed as having Low Bat roosting potential due to a missing tile the eastern aspect of the building.

1.2 Site Description

The site application is located to the north of Bodicote and is access via Oxford Road. Residential houses surround the site, including a primary school to the east. Agricultural fields, bordered by hedgerows and trees are located within the wider area.

Please refer to Drawing 103869-001 for the Site Location Plan and Drawing 103869-002 for the Site Habitat Plan.

1.3 Objectives

The purpose of the Bat Survey was to identify:

- ▶ Any features on site with the potential to support bats;
- ▶ Existing bat roosts or evidence of usage of the site by bats;
- ▶ Potential impacts of the proposed development on bats; and,
- ▶ The need for mitigation.

The survey findings are presented in this report. The aim of the survey was to provide an assessment of the likely importance of the site for bats and bat conservation and advice on any necessary mitigation and enhancement proposals which will enable the development to proceed in full compliance with relevant wildlife and nature conservation legislation.

1.4 Legislative Framework

All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act (2000) and the Conservation (Natural habitats &c.) Regulations 2010 (as amended). Together, this legislation makes it illegal to:

- ▶ Intentionally or deliberately take, kill or injure a bat;
- ▶ Damage to, destruction of, and obstruction of access to, a bat roost; and,





- ▶ Disturbance of a bat occupying a roost.

A bat roost is defined in the legislation as *“any structure or place which a bat uses for shelter or protection”*.





2. SURVEY METHODOLOGY

2.1 Vantage Survey

One dusk emergence was undertaken on the 3rd May 2018. The methods used for the surveys followed Collins (2016). All surveys were conducted with heterodyne detectors with the assistance of Zoom Recorders for analysis of echolocation calls on BatScan 9.

The dusk survey started at 20.14 and finished 22.15. The weather conditions were 100% cloud cover with no breeze and no precipitation; the temperature was 10°C and sunset was recorded at 20.33.

Two surveyors were deployed and their Vantage Points (i.e. location and direction of study) are indicated on Figure 2.1 (V1 and V2).

Figure 2.1 Approximate locations of surveyors during the survey. V refer to Vantage Point and the direction of the arrows indicate the vantage gained from that location.





3. RESULTS

3.1 Vantage Point Survey

During the dusk emergence survey, V1 and V2 recorded the same activity due to the close proximity of the vantage points. Low levels of bat activity were recorded from 21.03 until 21.39. Common pipistrelles were the only species recorded during the survey. No bats were recorded emerging from the building. No bats were visually seen during the survey, however based on the bat activity recorded, it is assumed that bats were commuting along the southern boundary of the site.

3.2 Interpretation

Very low numbers of bats were heard commuting and foraging within the site during the dusk emergence survey. All calls recorded were brief, suggesting the bats were commuting through the site or briefly foraging within the site.

No roosting behaviour was observed within the buildings, and bats were recorded on site approximately 30 minutes after sunset. Pipistrelle species of bat typically emerge from roosts 15 minutes after sunset and as such it can be assumed that they are not roosting within or adjacent to the site.





4. CONCLUSIONS AND RECOMMENDATIONS


Development proposals include the demolition B1. No bat roosting was recorded within the building during the bat survey. Therefore, no further survey or a Natural England European Protected Species Mitigation licence is deemed necessary for the demolition of the building.

In the unlikely event that bats are located during the demolition of the building, all work should immediately cease and a suitably qualified ecologist (who holds a Class 2 bat license) contacted to remove the bat to safety. Under no circumstances should site operatives attempt to handle live bats.

It is recommended that the boundary features (in particular the southern boundary), which currently mainly comprises of hedgerows, is to be retained and enhanced. The site boundary features are anticipated to be utilised by commuting bats. No lighting should be directed at the boundary features, as this may discourage bats from using the features. The use of artificial lighting should aim to follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting” (2014) to minimise disturbance.

In order to enhance the sites value for roosting bats, a total of 5 bat boxes, targeting pipistrelle species, are to be installed on the retained trees. Please refer to Table 4.1 for the suggest bat box specifications.

Table 4.1 Suggested Bat Boxes

Bat Box Specifications	Photograph
<p><u>1FF Schwegler Bat Boxes With Built-in Wooden Rear Panel</u></p> <ul style="list-style-type: none">• Height: 43.0 cm• Width: 27.0 cm• Depth: 14.0 cm• Entrance hole: 12.0 cm x 24.0 cm• Weight 9.5 kg <p>The Schwegler 1FF bat box is spacious enough for bats to use as a summer roost or nursery sites and is open at the bottom, allowing droppings to fall out so it does not need cleaning. The 1FF is manufactured from long-lasting Woodcrete, which is a blend of wood, concrete and clay which will not rot, leak, crack or warp, and will last for at least 20 - 25 years.</p> <p>Source: http://www.nhbs.com/title/158636/1ff-schwegler-bat-box-with-built-in-wooden-rear-panel</p>	





REFERENCES

- ▶ Bat Conservation Trust (2014). Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting.
- ▶ JNCC (2004). The Bat Workers Manual. 3rd Edition.
- ▶ Collins (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. Bat Conservation Trust.
- ▶ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ▶ Mitchell-Jones A, J, (2004). Bat Mitigation Guidelines, English Nature, Peterborough





Bat Surveyy
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APPENDIX 1 BAT SURVEY SHEETS





APPENDIX 1 – BAT SURVEY SHEETS

Site:	Land off Oxford Road, Bodicote	Grid reference:	
Surveyor:	Katie Bird and Hana Foggin	Detectors:	
Date:	03.05.2018	SS time:	20.33
Cloud:	100%	Air temp:	10°C
Wind speed	6	Wind direction:	NE
Rain	None	Vantage Ref:	1 and 2
Start:	20.15	Finish:	22.15

Time	Species	Visual (Y/N) and location on map	Remarks (activity direction weather etc)
21.03	45	N	Commuting.
21.28	45	N	Commuting.
21.44	45	N	Commuting, faint call.
21.52	45	N	Commuting, faint call.
22.00	45	N	Commuting, faint call.
22.06	45	N	Brief foraging.
22.08	45	N	Brief Foraging.
Comments: (i.e. limited access, constraints, etc) 45 = Common Pipistrelle Assumed to be commuting along southern boundary.			





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DRAWINGS



Site Location Plan



Revision	Date	Issue	Drawn	Authorised
R0	03.04.2018	1	KB	OW
Client:		Job Number:		
Hollins Strategic Land LP		103869		
Drawing No:		001		Scale:
Job Title:		N/A		
Land off Oxford Road, Bodicote		Site Location Plan		
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