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Landmark Planning Ltd
10 Salisbury Road
Leicester
LE1 7QR
FAO Phil Rowland
7th February 2011

Ref: Bat Survey at The Barn at Home Farm, Hall Lane, Osbaston, Nr Nuneaton, Warks., CV13 0BW

Name of Client: Mr D. Bloor
Name of Agent: Landmark Planning Ltd, contact- Phil Rowland
Address Of Agent: 10 Salisbury Road, Leicester, LE3 7QR
Date of Surveys/site visits: 10th May & 31st August 2010, 7th February 2011
Planning Application Number: 09/00934/FUL
Grid Reference of survey site: SK 4254 0437
Name of Surveyor: A.B.Gibney BSc (Hons), MIEEM
Licence Numbers: Bat 20093453 & 20103625 issued by Natural England

The following is a report on a follow up surveys suggested in the recommendations of the ecology report produced by myself, as amended 12th February 2010. The recommendation stated 'Works on buildings 1 & 4 should not be started until the bat loft is completed in building 5, and these works on buildings 1 & 4 would be best undertaken between October and April, when bats are unlikely to be present. Works on buildings 1 & 4 can only be carried out at other times if a licensed bat worker has carried out surveys to ascertain that bats aren't present in the roosts.' This is part of the continuing watching brief and monitoring of this development.

In brief, a dusk visit was undertaken at the site on 10th May 2010, to check that the bat loft in building 5 had been completed and to check whether there was any evidence of bats in building 1 & 4 prior to the commencement of works on these two buildings.

The findings were as follows:

- The bat loft in building 5 was completed and it was agreed that a further visit be undertaken to check for bat droppings or other evidence of use by bats, could be found in this loft at a later date.

- Buildings 1 & 4 were thoroughly searched for any fresh evidence of bats, and were searched for the bats themselves, using a bat detector and red filtered torch. No fresh droppings were found and there were no bats found to be present in either building.

- Building 1 had been re-roofed, as the roof had collapsed over the winter period, due to the weight of snow on it. No further roofing works were to be undertaken in this building until September at the earliest, when it was proposed to fit insulation between the rafters. It was agreed that a further visit be undertaken nearer this time to check for any evidence of bats.

- The building works in Building 4 were to commence as soon as possible, as it was ascertained that there were no bats present in this building. It was also ascertained that there no birds nesting in this building, so again it would be better to commence works before any nests were started. By starting the works, the disturbance caused by the works should prevent any birds or bats trying to take up residence at a later date.

A further visit was undertaken on the 31st August 2010, when an internal inspection of the bat loft was carried out.

The findings were as follows:

- The bat loft had been used by bats, this had been established when bat droppings were found on the floor of the loft. It was not possible to enter the loft to establish the numbers of droppings, as an active hornet nest was present in the loft, which it would have been inadvisable to disturb. As hornets are relatively uncommon, this was adjudged to be a positive conservation outcome.

- There was no evidence of bats found in any of the other buildings.

A further visit was undertaken on the 7th February 2011, when the majority of the building works had now been completed.

The findings were as follows:

- All mitigation measures now appeared to be in place, with lofts in all buildings as agreed. Access points were in the gables of building 1, and under the ridge tiles of building 4. Plus as already specified in the building 5 loft.
- A kestrel nest box had been installed in a pine tree, in the small copse adjoining the site, ready for use in the next season.
- Mr Bloor agreed to monitoring of the lofts in the coming season to monitor whether or not the lofts were in use, and to establish which species may be using the site.

Letter and survey undertaken and produced by
Alan Bernard Gibney BSc (Hons), MIEEM - Ecologist (Curious Ecologists)

Appendix: Photographs of bat roost

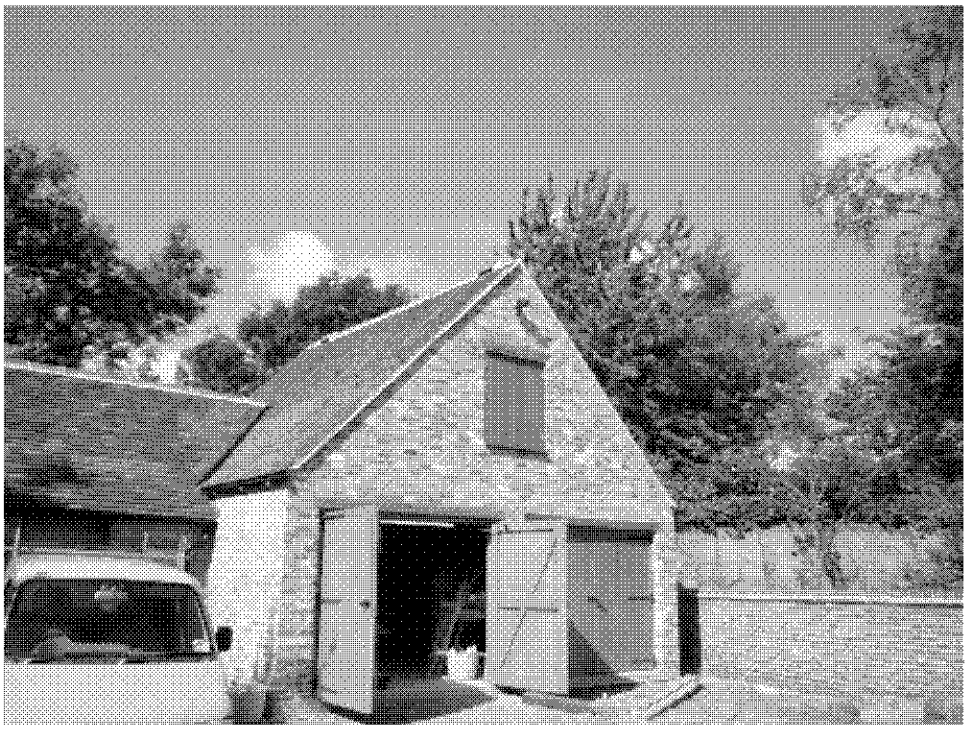


Photo 1: Bat roost above garage

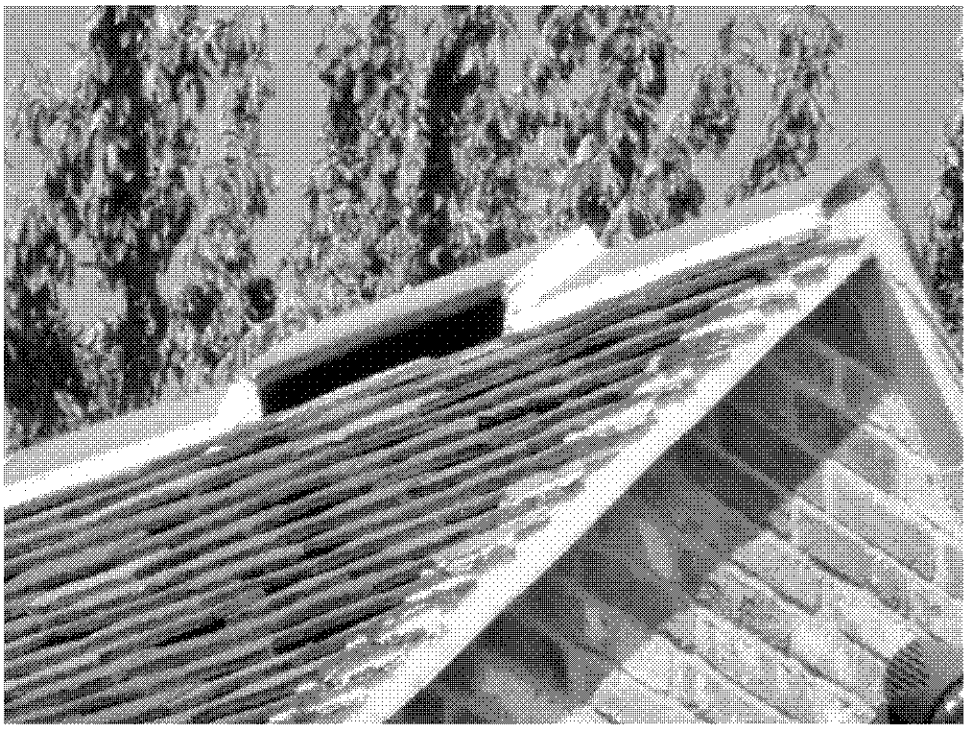


Photo 2: Entrance into bat roost, under ridge tiles



Photo 3: Internal view of bat roost