

**Preliminary Bat Roost Assessment and Bird
Survey for the,
Mr. D. Swift.
Buildings at,
Atherstone Hunt Kennels,
Longford Lane,
Witherley,
ATHERSTONE,
Warwickshire,
CV9 3LJ.**

**Map Ref SP 3276 9727
13th September 2022.**

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Natural England License Number 2016-23395-CLS-CLS

Natural England Bat Mitigation Class License

Registered Consultant RC133

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Summary.

- **There is evidence of Brown long eared bats using the buildings as a place of shelter. This is Day Roosting and Night Roosting.**
- **There is evidence of Common pipistrelle bats using the buildings as a place of shelter. This is Day Roosting.**
- **There was evidence of birds nesting in the building.**
- **A European Protected Species license will be required from Natural England to undertake any development of the site due to the need to destroy a place of shelter for bats.**
- **Bat lofts will be required to be created to replace the roosting in Buildings 3 and 5 if planning permission for conversion to dwellings is granted. These are proposed to be in the new Garages of plots 6 and 8 to be built on the site.**
- **Ridge tile bat roosting for Common pipistrelle bats can be created in the Garages of plots 6 and 8 if planning permission is granted for conversion to dwellings to provide enhancements for bats as required by the National Planning Policy Framework (2019).**
- **The conversion of the buildings, if approved by the Local Authority must not occur if birds are nesting in the building until the young have fledged.**
- **New bird nesting is to be created by installing brick built bird boxes into the Garages of plots 6 and 8.**
- **A method of working must be put in place with contractors to ensure that in the event of bats being found they will not be injured.**

Emergence surveys.

In order to provide data upon bat movements on site, to determine whether bats are roosting in buildings and to allow the identification of bats emerging from buildings, six evening emergence surveys were undertaken. The number of surveys undertaken on each building was determined with reference to the Bat Survey Guidelines for properties with moderate and high roost potential.

The aim of each survey was to look at different areas of the buildings to determine if bats were emerging from a roost and to assess bat activity across the site. The surveys were undertaken using heterodyne and frequency division bat detectors from which it is possible to identify bats by their different ultrasound call. Separate bat passes are recorded where the echolocation ends for more than 5 seconds. Where a bat was seen it was recorded on a plan of the site to provide information upon movements across the site. As bats close in on their prey their echolocation calls get closer together sounding like a buzz. These feeding buzzes are recording as they confirm the presence of prey and bats feeding in the area.

During the Covid 19 period of lockdown and social distancing the need to keep surveyors safe and avoid the risk of infection resulted in the decision to restrict access to the site to a single surveyor and for that surveyor to work their way around the site looking at different areas of the buildings where there was access for bats or roosting opportunities for bats. Because of this, surveys were undertaken sometimes on consecutive days or only a week apart. There was no repeat survey of the same feature at anything less than two weeks apart to ensure that the surveys of repeat areas met the requirements of the Bat Survey Guidelines.

The surveys were undertaken using Batbox Duet frequency division bat detectors with an Edirol R09 recording device, a Batbox Baton frequency division bat detector with an Olympus WAV sound recorder, a Batbox Baton XD Time Expansion bat detector with Olympus wav recorder , an Elekon Batscanner and Magenta 5 heterodyne bat detectors.

9th June 2020.

Sunset. 21.28
Air Temperature. 16.9°C at the start of 15.6°C at the end of the survey .
Wind. Beaufort Scale 1.
Cloud cover. 8/8th.

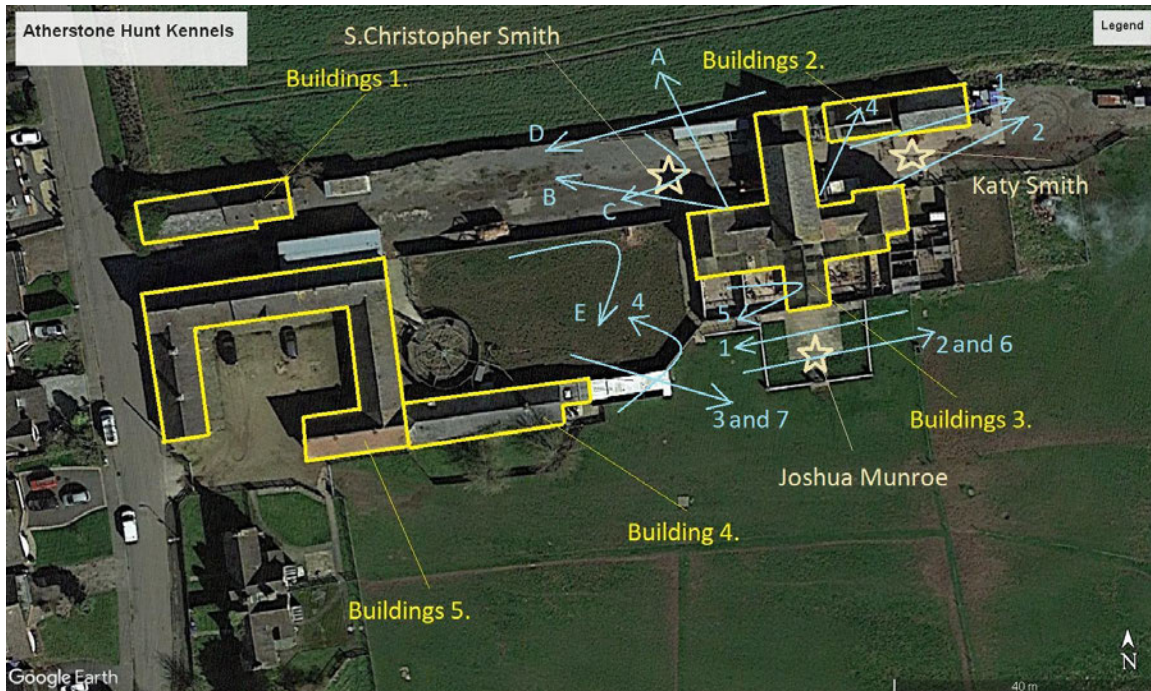
Survey started 21.02 and ended at 23.12.

Surveyor. S. Christopher Smith.

Time.	Direction.	Activity.	Species.	Notes.
21.37	A	Emerged	Common pipistrelle	
21.41	B	Emerged	Common pipistrelle	
21.49	Not seen	Commuting	Common pipistrelle	
21.49	C	Foraging	Common pipistrelle	2 passes
21.50	B	Emerging	Common pipistrelle	
21.52	D	Commuting	Common pipistrelle	

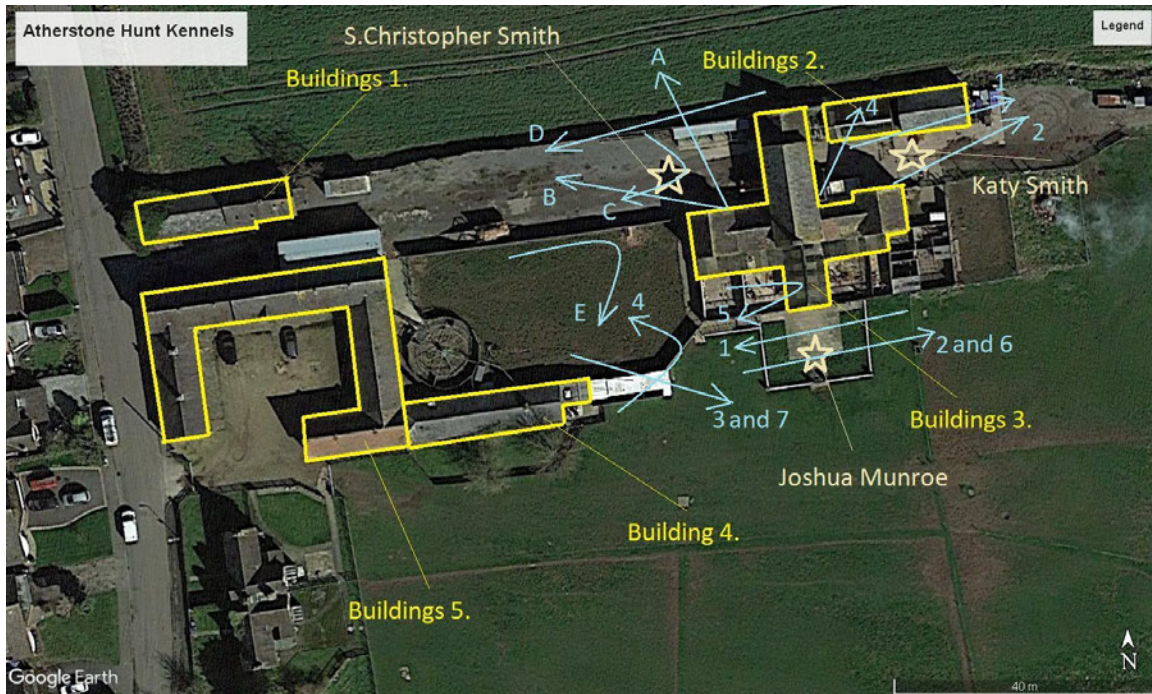
21.52	Not seen	Commuting	Common pipistrelle	
21.56	D	Commuting	Common pipistrelle	
21.58	Not seen	Commuting	Common pipistrelle	
22.06	Not seen	Commuting	Common pipistrelle	
22.09	Not seen	Commuting	Common pipistrelle	
22.10	Not seen	Foraging	Common pipistrelle	
22.14	Not seen	Foraging	Common pipistrelle	Faint
22.16	Not seen	Foraging	Common pipistrelle	Faint
22.20	Not seen	Commuting	Common pipistrelle	
22.21	Not seen	Commuting	Common pipistrelle	
22.26	E	Foraging	Common pipistrelle	
22.28	Not seen	Commuting	Common pipistrelle	
22.29	Not seen	Commuting	Common pipistrelle	
22.32	Not seen	Commuting	Common pipistrelle	
22.34	Not seen	Commuting	Brown long eared	
22.41	Not seen	Commuting	Common pipistrelle	
22.46	Not seen	Commuting	Common pipistrelle	Faint
22.47	Not seen	Commuting	Common pipistrelle	
22.50	Not seen	Commuting	Common pipistrelle	Faint
22.53	Not seen	Foraging	Common pipistrelle	





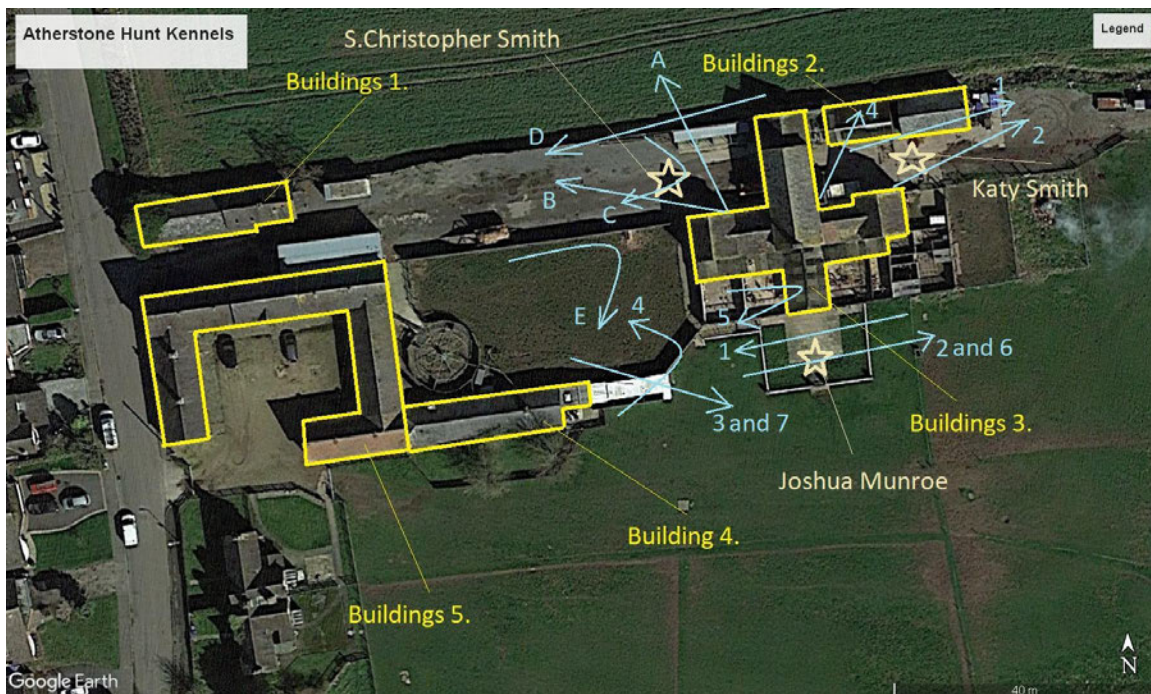
Surveyor. Katy Smith, trainee bat worker.

Time.	Direction.	Activity.	Species.	Notes.
21.49	Not seen	Foraging	Common pipistrelle	
21.57	1	Commuting	Common pipistrelle	
22.12	2	Emerged	Brown long eared	
22.12	Not seen	Commuting	Common pipistrelle	
22.20	Not seen	Foraging	Brown long eared	
22.21	Not seen	Foraging	Brown long eared	
22.22	4	Emerged	Brown long eared	
22.28	Not seen	Foraging	Brown long eared	
22.41	Not seen	Foraging	Brown long eared	
22.46	Not seen	Foraging	Brown long eared	



Surveyor. Joshua Munroe, Trainee Bat Worker..

Time.	Direction.	Activity.	Species.	Notes.
21.54	1	Commuting	Soprano pipistrelle	
21.55	2	Commuting	Soprano pipistrelle	
21.58	Not seen	Commuting	Noctule	
21.59	3	Commuting	Common pipistrelle	
22.01	4	Foraging	Common pipistrelle	2-3 bats
22.05	5	Emerged	Common pipistrelle	Bat flew into Barn 3 and out of gap in roof
22.09	6	Commuting	Common pipistrelle	
22.26	Not seen	Commuting	Noctule	
22.29	7	Commuting	Common pipistrelle	



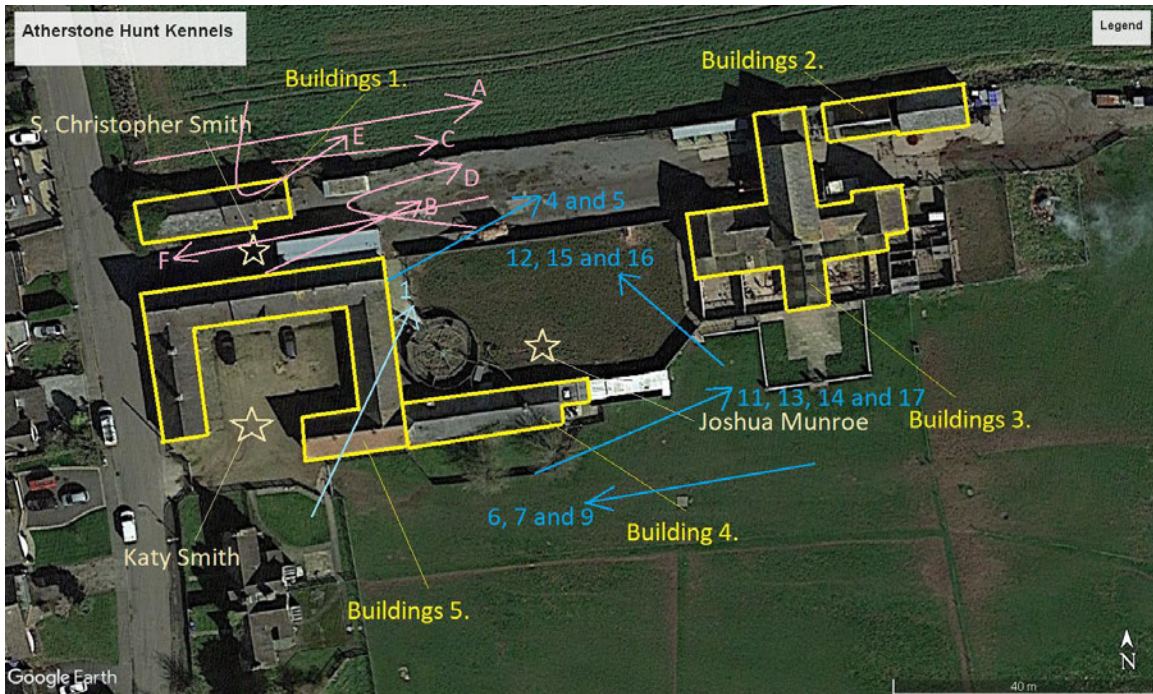
22nd June 2020.

Sunset. 21.33
Air Temperature. 19.6°C at the start of 16.1°C at the end of the survey.
Wind. Beaufort Scale 0-1.
Cloud cover. 1/8th.

Survey started 21.08 and ended at 23.15.

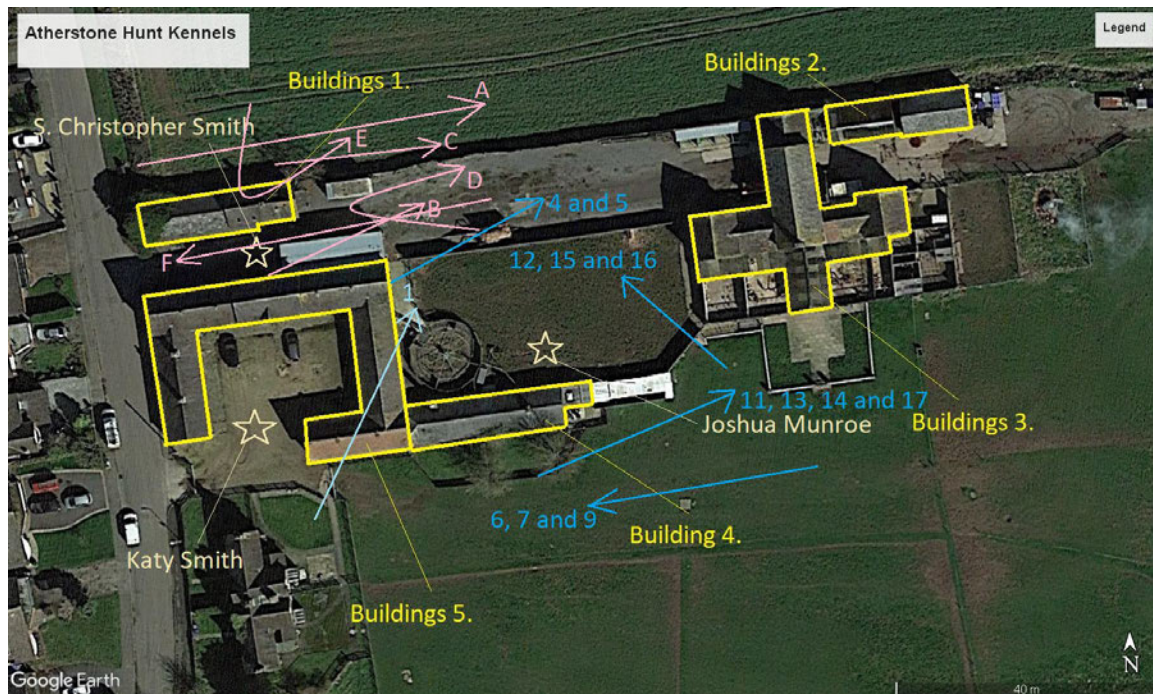
Surveyor. S. Christopher Smith.

Time.	Direction.	Activity.	Species.	Notes.
21.52	Not seen	Foraging	Noctule	
21.56	Not seen	Foraging	Noctule	
21.59	Not seen	Commuting	Noctule	Faint
22.01	A	Foraging	Noctule	
22.08	Not seen	Foraging	Noctule	
22.10	B	Emerged	Brown long eared	
22.12	Not seen	Commuting	Noctule	
22.14	C	Commuting	Brown long eared	
22.17	Not seen	Commuting	Noctule	
22.17	A	Foraging	Noctule	
22.18	Not seen	Commuting	Common pipistrelle	Faint
22.19	Not seen	Foraging	Noctule	
22.24	D	Foraging	Common pipistrelle	4 passes
22.24	Not seen	Foraging	Noctule	
22.25	Not seen	Foraging	Soprano pipistrelle	
22.26	Not seen	Foraging	Soprano pipistrelle	
22.27	E	Foraging	Soprano pipistrelle	Foraging until 22.29
22.28	Not seen	Foraging	Common pipistrelle	
22.29	F	Commuting	Common pipistrelle	2 bats
22.32	Not seen	Commuting	Soprano pipistrelle	
22.33	Not seen	Foraging	Soprano pipistrelle	Foraging until 22.34
22.34	E	Foraging	Common pipistrelle	Foraging until 22.41
22.39	Not seen	Foraging	Noctule	
22.43	Not seen	Commuting	Common pipistrelle	
22.48	Not seen	Commuting	Common pipistrelle	
22.54	Not seen	Commuting	Common pipistrelle	Faint
22.56	Not seen	Commuting	Common pipistrelle	
22.38	Not seen	Commuting	Common pipistrelle	



Surveyor. Joshua Munroe, Trainee Bat Worker.

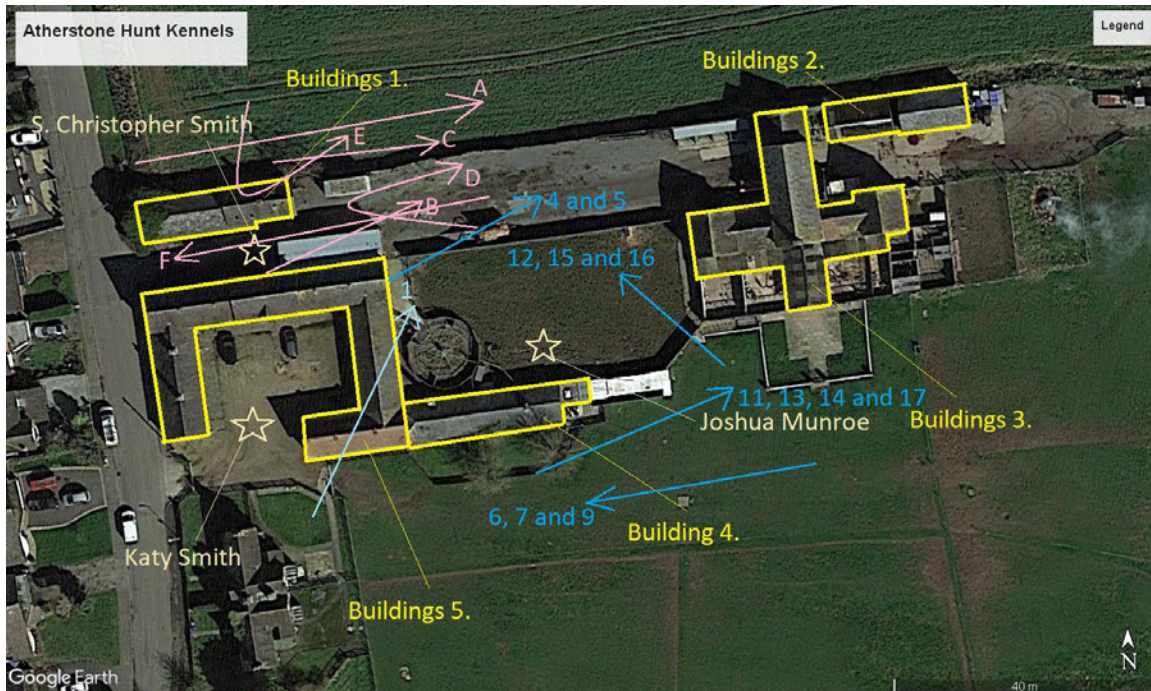
Time.	Direction.	Activity.	Species.	Notes.
21.52	Not seen	Commuting	Noctule	
21.54	A	Commuting	Noctule	
21.56	A	Commuting	Noctule	
21.59	A	Commuting	Noctule	
22.01	Not seen	Foraging	Noctule	
22.04	4	Emerged	Brown long eared	
22.06	5	Emerged	Brown long eared	
22.12	6	Commuting	Noctule	
22.12	7	Commuting	Noctule	
22.14	9	Commuting	Noctule	
22.23	10	Commuting	Noctule	
22.25	11	Commuting	Common pipistrelle	
22.29	12	Commuting	Common pipistrelle	
22.32	13	Commuting	Common pipistrelle	
22.35	14	Commuting	Common pipistrelle	
22.39	15	Commuting	Common pipistrelle	
22.41	16	Commuting	Common pipistrelle	
22.43	17	Commuting	Common pipistrelle	





Surveyor. Katy Smith, trainee bat worker..

Time.	Direction.	Activity.	Species.	Notes.
22.13	Not seen	Foraging	Soprano pipistrelle	
22.25	Not seen	Foraging	Soprano pipistrelle	
22.26	Not seen	Foraging	Brown long eared	
22.27	1	Commuting	Brown long eared	
22.37	Not seen	Foraging	Soprano pipistrelle	
22.51	Not seen	Foraging	Soprano pipistrelle	
23.00	Not seen	Foraging	Brown long eared	



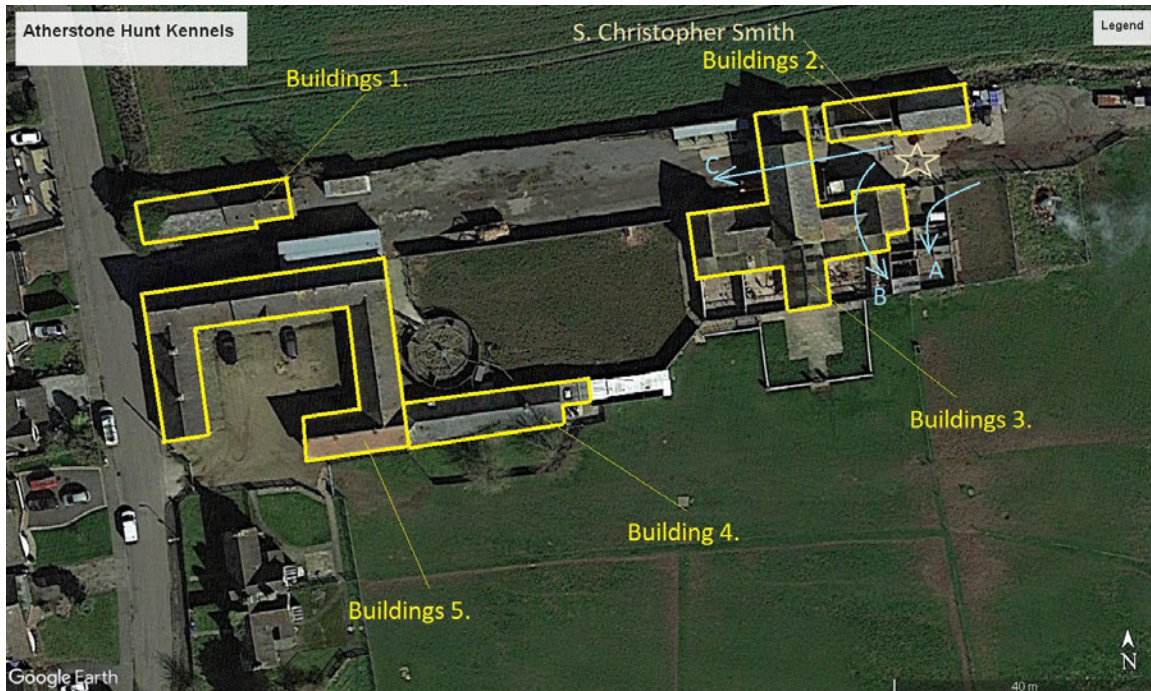
17th July 2020.

Sunrise. 05.04
 Air Temperature. 18.7°C at the start of 16.5°C at the end of the survey .
 Wind. Beaufort Scale 0-1.
 Cloud cover. 7/8th.

Survey started 03.08 and ended at 05.15.

Surveyor. S. Christopher Smith.

Time.	Direction.	Activity.	Species.	Notes.
03.28	Not seen	Commuting	Common pipistrelle	
03.30	Not seen	Commuting	Common pipistrelle	
04.03	Not seen	Commuting	Common pipistrelle	
04.06	Not seen	Commuting	Common pipistrelle	
04.14	A	Commuting	Common pipistrelle	
04.15	Not seen	Commuting	Common pipistrelle	
04.20	B	Commuting	Common pipistrelle	
04.29	C	Commuting	Common pipistrelle	



31st July 2020.

Sunrise. 05.24
 Air Temperature. 17.7°C at the start of 16.8°C at the end of the survey .
 Wind. Beaufort Scale 0-1.
 Cloud cover. 0/8th.

Survey started 03.20 and ended at 05.45.

Surveyor. S. Christopher Smith.

Time.	Direction.	Activity.	Species.	Notes.
03.41	Not seen	Commuting	Common pipistrelle	Faint
03.42	Not seen	Commuting	Brown long eared	
03.45	Not seen	Commuting	Common pipistrelle	
03.48	Not seen	Commuting	Common pipistrelle	
04.03	Not seen	Commuting	Common pipistrelle	Faint
04.09	Not seen	Commuting	Common pipistrelle	Faint 2 passes
04.11	Not seen	Commuting	Common pipistrelle	Faont
04.13	Not seen	Commuting	Common pipistrelle	
04.17	Not seen	Commuting	Common pipistrelle	
04.28	A	Commuting	Common pipistrelle	
04.42	B	Foraging	Common pipistrelle	Foraging until 04.43 and then exited direction C
04.45	B	Foraging	Common pipistrelle	
04.46	D	Foraging	Common pipistrelle	



11th August 2020.

Sunset. 20.39
 Air Temperature. 24.9°C at the start of 24.6°C at the end of the survey .
 Wind. Beaufort Scale 0-1.
 Cloud cover. 438th.

Survey started 20.30 and ended at 22.40.

Surveyor. S. Christopher Smith.

Time.	Direction.	Activity.	Species.	Notes.
21.14	A	Emerged and Foraging	Common pipistrelle	3 bats emerged and then foraged until 21.34
21.15	A	Emerged	Common pipistrelle	
21.16	B	Commuting	Common pipistrelle	
21.19	C	Commuting	Common pipistrelle	2 bats
21.47	Not seen	Commuting	Brown long eared	
21.47	Not seen	Commuting	Common pipistrelle	
21.52	Not seen	Commuting	Common pipistrelle	
21.53	Not seen	Commuting	Common pipistrelle	2 passes
21.57	Not seen	Commuting	Common pipistrelle	
21.59	Not seen	Commuting	Common pipistrelle	
22.01	Not seen	Commuting	Common pipistrelle	
22.04	Not seen	Commuting	Common pipistrelle	
22.07	Not seen	Commuting	Common pipistrelle	Faint
22.09	Not seen	Commuting	Common pipistrelle	
22.10	Not seen	Commuting	Brown long eared	

22.11	Not seen	Commuting	Common pipistrelle	3 passes
22.12	Not seen	Commuting	Common pipistrelle	2 passes
22.15	Not seen	Commuting	Common pipistrelle	
22.16	Not seen	Commuting	Common pipistrelle	
22.18	Not seen	Commuting	Common pipistrelle	
22.19	Not seen	Commuting	Common pipistrelle	
22.20	Not seen	Commuting	Common pipistrelle	





Surveyor. Katy Smith, Trainee Bat Worker.

Time.	Direction.	Activity.	Species.	Notes.
21.01	1	Foraging	Common pipistrelle	
21.12	Not seen	Foraging	Common pipistrelle	
21.12	Not seen	Foraging	Common pipistrelle	
21.22	2	Emerged	Brown long eared	
21.32	3	Emerged	Brown long eared	
22.05	Not seen	Foraging	Common pipistrelle	
22.07	Not seen	Foraging	Common pipistrelle	
22.12	Not seen	Foraging	Brown long eared	



8th September 2020.

Sunset. 19.47
 Air Temperature. 21.2°C at the start of 20.8°C at the end of the survey.
 Wind. Beaufort Scale 1-2.
 Cloud cover. 6/8th.

Survey started 19.30 and ended at 21.40.

Surveyor. S. Christopher Smith.

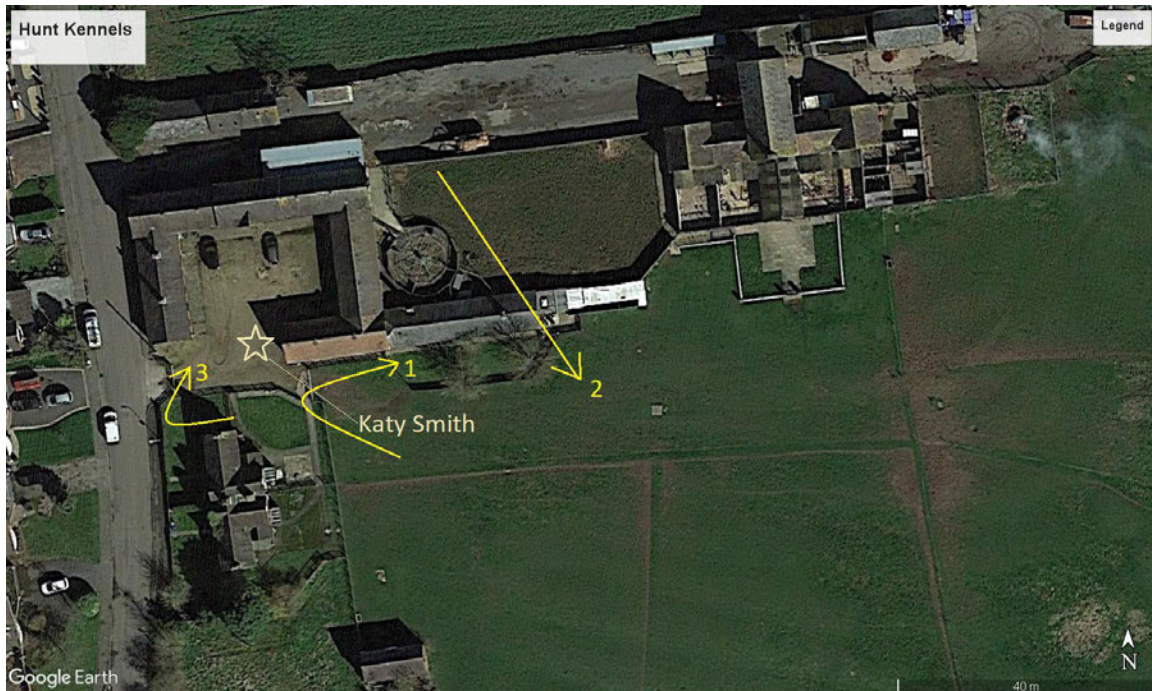
Time.	Direction.	Activity.	Species.	Notes.
20.01	A	Commuting	Common pipistrelle	
20.03	A	Commuting	Common pipistrelle	
20.06	B	Commuting	Common pipistrelle	
20.09	Not seen	Commuting	Common pipistrelle	
20.11	Not seen	Foraging	Common pipistrelle	
20.13	Not seen	Foraging	Noctule	
20.22	Not seen	Commuting	Common pipistrelle	
20.31	Not seen	Foraging	Common pipistrelle	
20.32	Not seen	Commuting	Common pipistrelle	2 passes
20.34	Not seen	Commuting	Common pipistrelle	
20.37	Not seen	Commuting	Common pipistrelle	
20.38	Not seen	Commuting	Common pipistrelle	
20.40	Not seen	Foraging	Common pipistrelle	2 passes
20.42	Not seen	Foraging	Noctule	
20.44	Not seen	Commuting	Natterer's	
20.45	Not seen	Commuting	Common pipistrelle	

20.45	Not seen	Commuting	Brown long eared	
20.46	Not seen	Commuting	Common pipistrelle	2 passes
20.47	Not seen	Commuting	Common pipistrelle	
20.49	Not seen	Commuting	Common pipistrelle	Faint
20.50	Not seen	Foraging	Noctule	
20.52	Not seen	Commuting	Common pipistrelle	
20.53	Not seen	Commuting	Common pipistrelle	
21.01	Not seen	Commuting	Common pipistrelle	
21.03	Not seen	Commuting	Common pipistrelle	2 passes
21.04	Not seen	Commuting	Common pipistrelle	
21.06	Not seen	Foraging	Brown long eared	2 passes
21.07	Not seen	Commuting	Common pipistrelle	
21.08	Not seen	Commuting	Brown long eared	
21.10	Not seen	Commuting	Common pipistrelle	2 passes
21.12	Not seen	Commuting	Common pipistrelle	2 passes
21.13	Not seen	Commuting	Common pipistrelle	2 passes
21.14	Not seen	Commuting	Common pipistrelle	
21.15	Not seen	Commuting	Brown long eared	
21.17	Not seen	Commuting	Common pipistrelle	
21.18	Not seen	Commuting	Common pipistrelle	Faint
21.20	Not seen	Commuting	Common pipistrelle	
21.21	Not seen	Commuting	Common pipistrelle	
21.24	Not seen	Commuting	Common pipistrelle	
21.25	Not seen	Commuting	Common pipistrelle	
21.26	Not seen	Commuting	Common pipistrelle	
21.28	Not seen	Commuting	Brown long eared	



Surveyor. Katy Smith, Trainee bat worker.

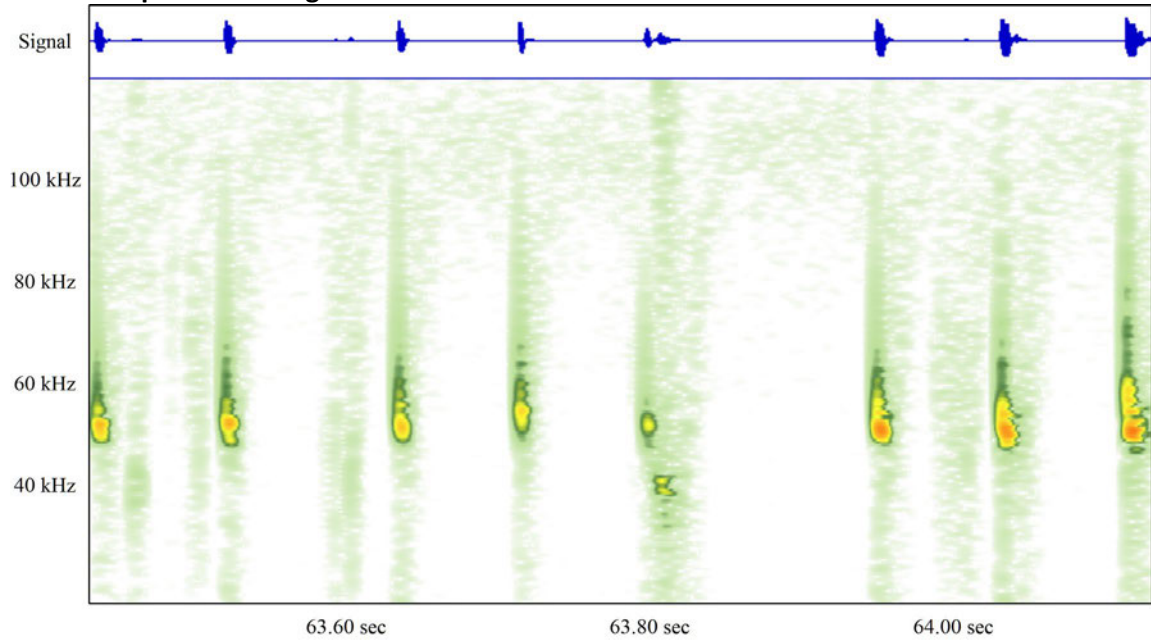
Time.	Direction.	Activity.	Species.	Notes.
20.05	Not seen	Foraging	Common pipistrelle	
20.07	Not seen	Foraging	Common pipistrelle	
20.12	1	Foraging	Common pipistrelle	
20.13	Not seen	Foraging	Noctule	
20.14	Not seen	Foraging	Common pipistrelle	
20.17	Not seen	Foraging	Common pipistrelle	
20.20	2	Foraging	Noctule	
20.21	Not seen	Foraging	Common pipistrelle	
20.21	Not seen	Foraging	Noctule	
20.22	Not seen	Foraging	Common pipistrelle	
20.23	2	Foraging	Common pipistrelle	
20.24	2	Foraging	Common pipistrelle	
20.26	3	Foraging	Common pipistrelle	
20.29	2	Foraging	Common pipistrelle	
20.42	Not seen	Foraging	Noctule	
20.48	Not seen	Foraging	Brown long eared	
20.50	Not seen	Foraging	Noctule	
20.52	Not seen	Foraging	Brown long eared	
21.25	Not seen	Foraging	Brown long eared	
21.25	Not seen	Foraging	Common pipistrelle	
21.25	Not seen	Foraging	Brown long eared	
21.27	Not seen	Foraging	Brown long eared	
21.28	Not seen	Foraging	Brown long eared	
21.28	Not seen	Foraging	Common pipistrelle	



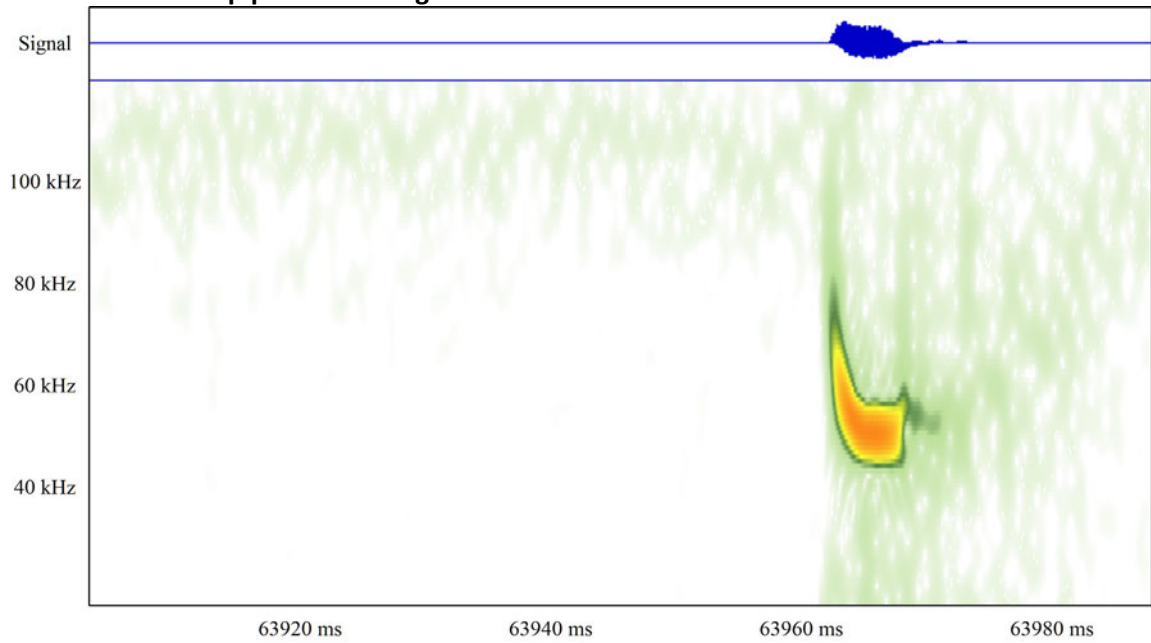
Analysis of the recordings from the bat detectors have confirmed the presence of Common Pipistrelle bats and Soprano pipistrelle bats.

The bats were commuting across the site with forage calls recorded. The sonogram shows the typical 'hockey stick' shape for all pipistrelle echolocation calls, an initial frequency modulated downwards sweeping call followed by the constant frequency peak frequency area. The peak frequency can be seen to be around 45kHz on the peak frequency graph, confirming that the bat was a Common Pipistrelle.

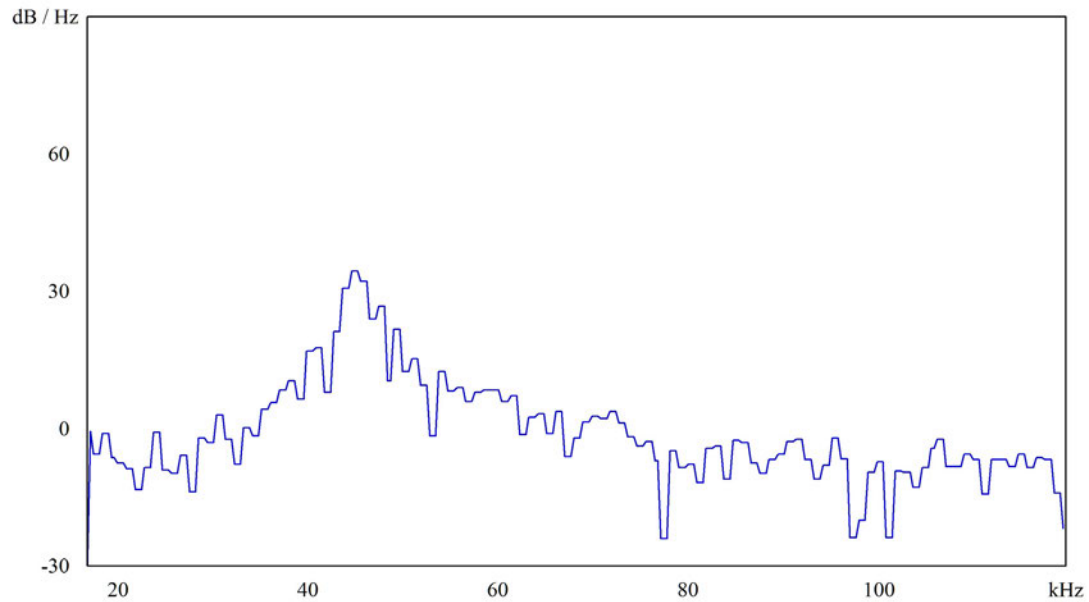
Common Pipistrelle sonogram.



Detailed Common pipistrelle sonogram

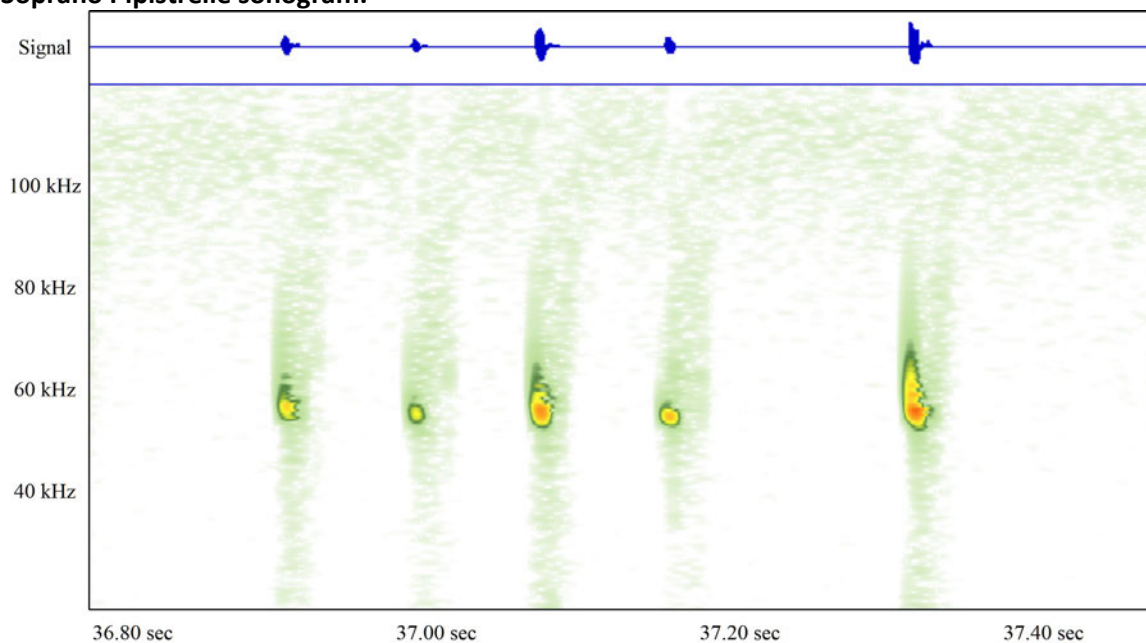


Common Pipistrelle peak frequency.

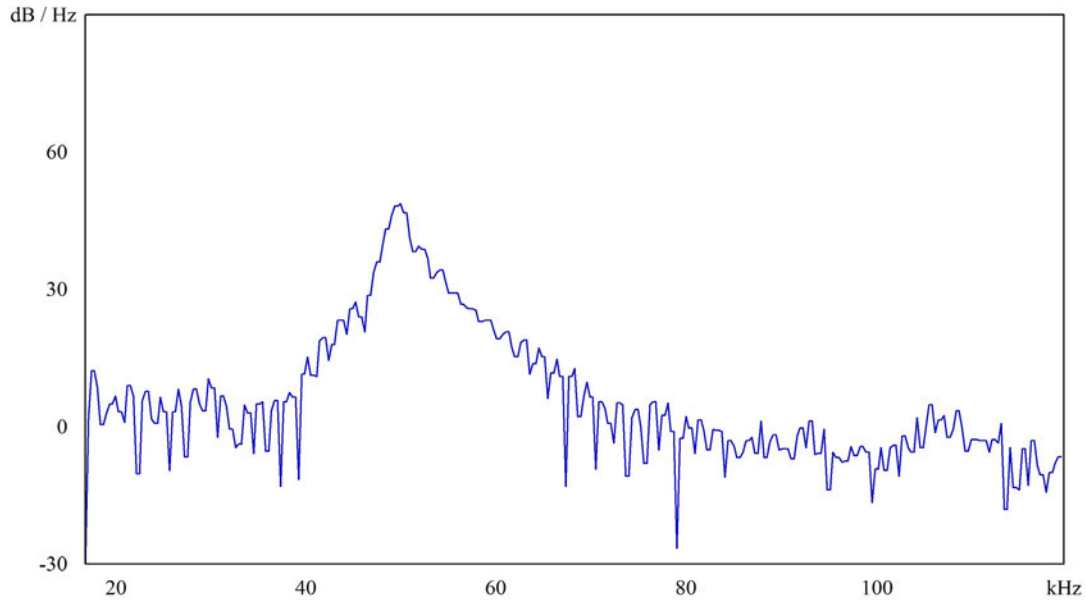


The Soprano Pipistrelle bats heard have also been confirmed by sound analysis with the peak frequency being around 55kHz.

Soprano Pipistrelle sonogram.

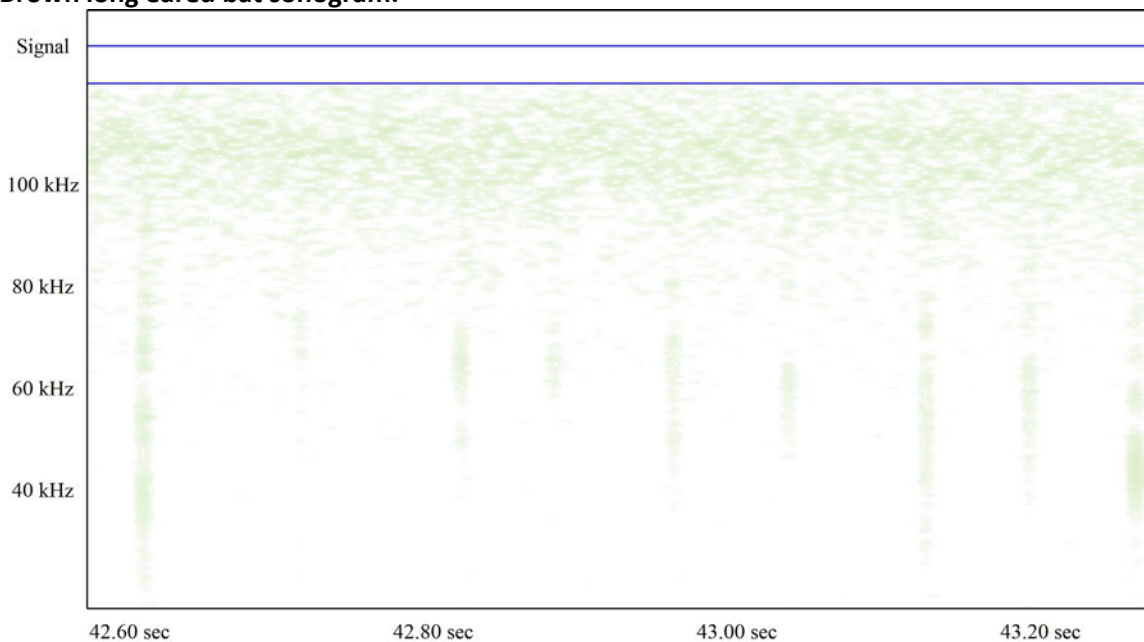


Soprano Pipistrelle peak frequency.



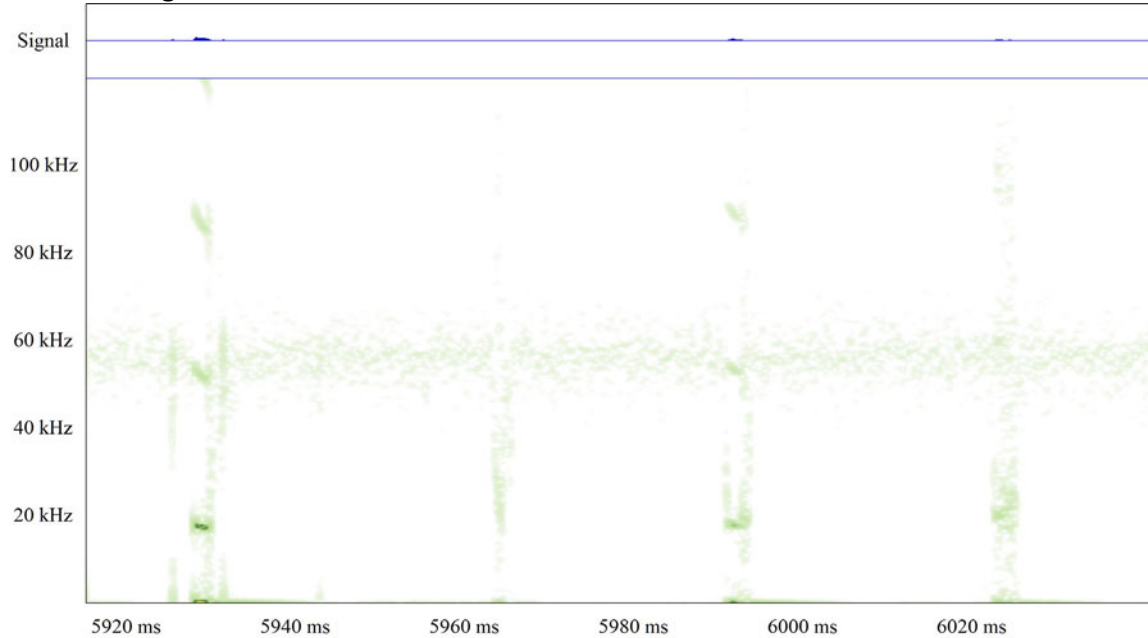
The presence of Brown long eared bats was confirmed by the bats being seen in flight. The calls are very quiet and show a faint frequency modulated call with a split in the call making it appear as a staggered downwards line.

Brown long eared bat sonogram.

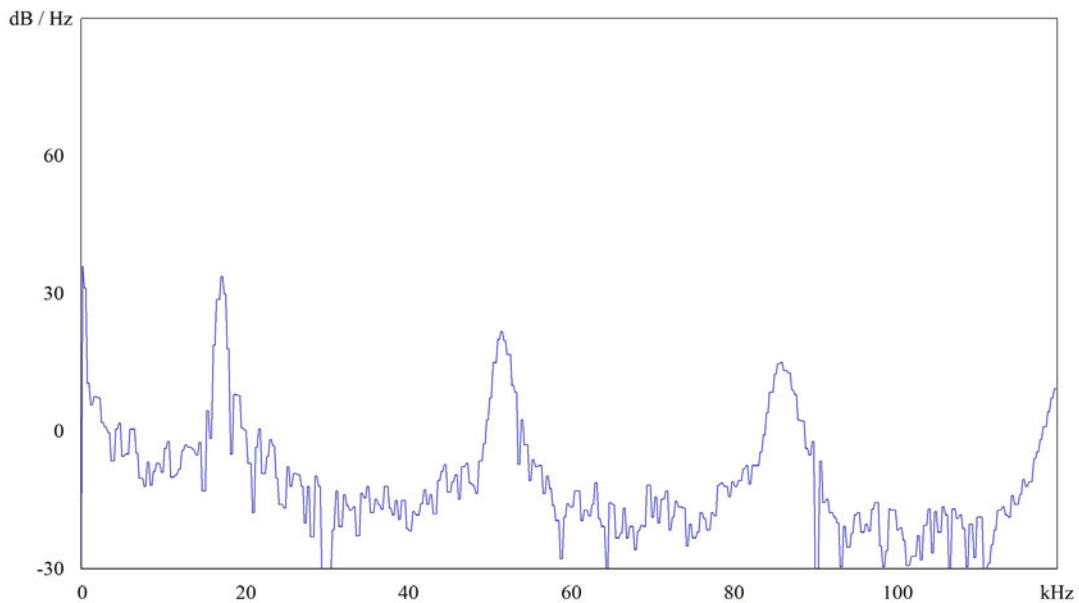


Noctule bats were heard foraging across the site. The call is a low frequency call with a short frequency modulated initial call followed by a longer low frequency constant frequency tail with a peak frequency at around 22kHz.

Noctule sonogram.



Noctule peak frequency.



Birds.

There was evidence of birds nesting in the buildings and there are opportunities for birds to nest in all of the buildings. There are no nesting opportunities in the dwelling, Building 4.

Swallow nests.



Sparrow nest.



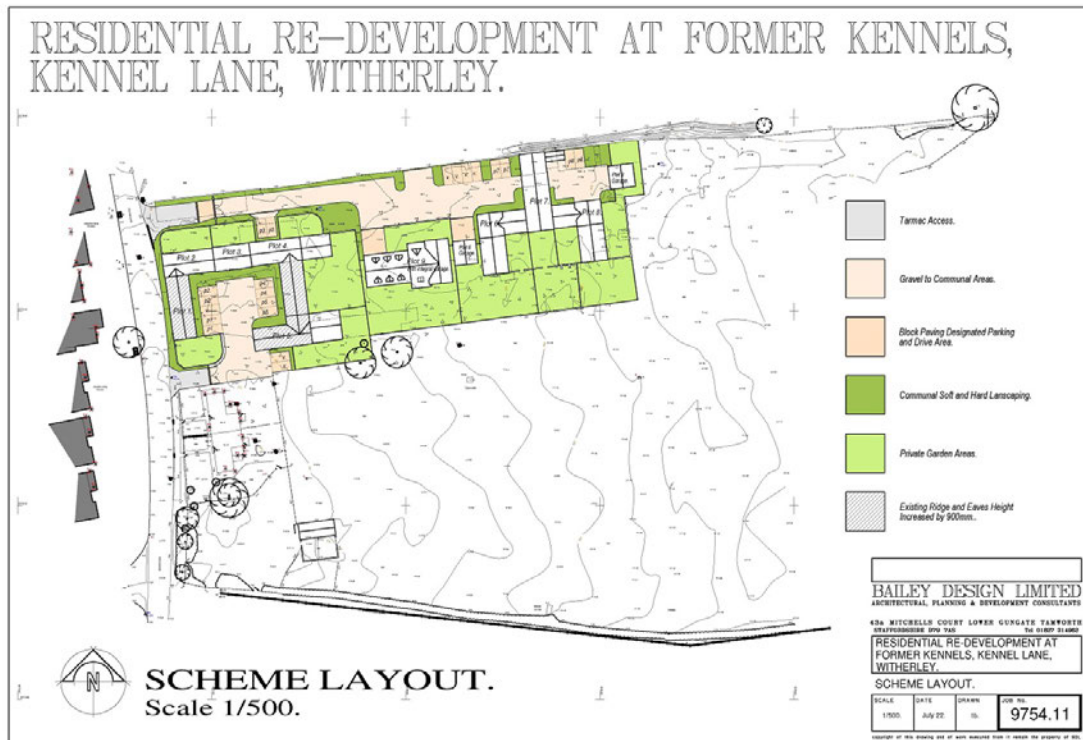
Conclusion.

There was evidence of bats using Buildings 3 and 5 as a place of shelter.

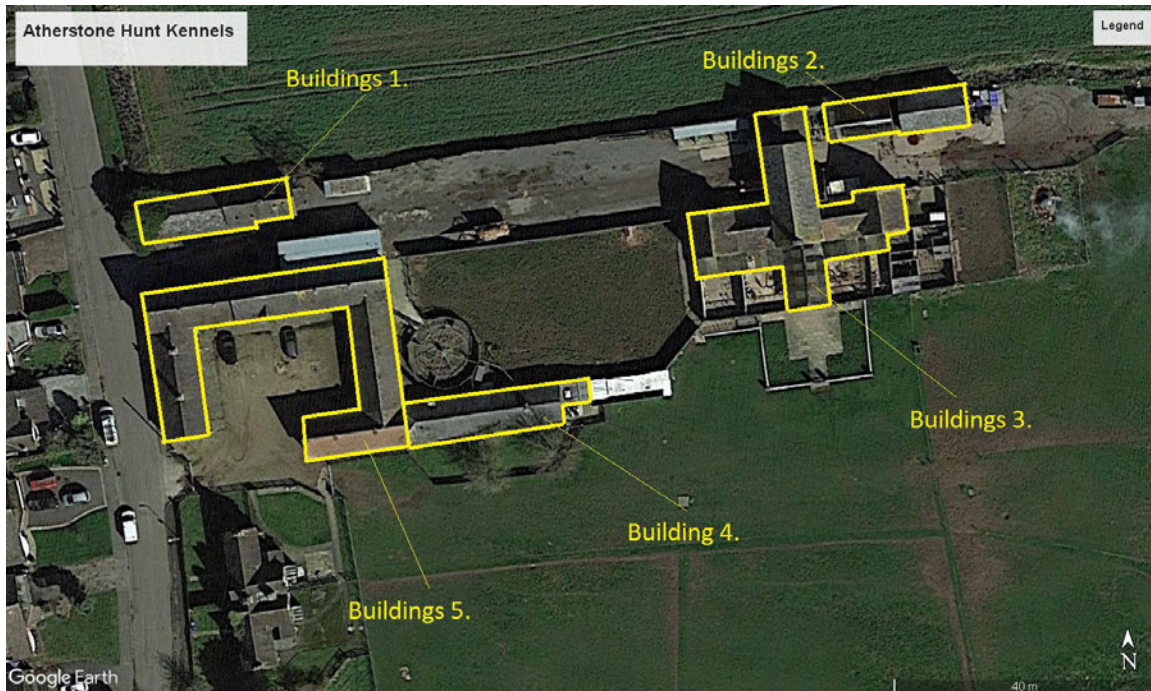
Common pipistrelle and Brown long eared bats are using the buildings as Day roosts.

The conversion of the buildings to dwellings will require a license from Natural England, should planning permission be granted.

Mitigation for the loss of the bat roosting in Buildings 3 and 5 will require the creation of bat lofts in new buildings and ridge tile bat roosting for the Common pipistrelle bats. The proposal for the site is to convert the existing buildings to dwellings and associated home offices. New garages are to be constructed for the development and it is proposed that mitigation and new bat roosting opportunities are created in these buildings due to restricted height in the existing buildings at first floor and the garages being along the commuting route across the site.



The conversion of Buildings 1, 2, 4 and Barn 1 will not affect a place of shelter for bats.



The conversion of the buildings to dwellings will affect nesting birds. If birds are nesting no conversion work can proceed until the young have fledged. New nesting the birds on site can be created in the new garages to be built on the site.

The site has low value to biodiversity and comprises predominantly hard standing with small areas of amenity grassland that has been allowed to become overgrown with brambles.

There should be no direct illumination of the new bat roosting opportunity. Lighting around the site will be by low wattage down lights at low level to provide security and safety lighting for the dwelling and service area. This lighting will be set no higher than the head height of the ground floor windows and will minimise the possible disturbance to bats in this area. Any security lighting will use PIR's to ensure they turn off automatically once the movement has ceased.

Impacts on bats.

The conversion of the property will have a negative impact on bats due of the loss of the roosting. The method of working below must be followed to ensure that the potential for disturbing or harming bats, however small, is minimized and avoided.

There is no loss of habitat from the proposed development and there will be no impact on habitat, forage or commuting routes from the proposed development if lighting across the site is restricted.

Proposed Development and meeting the 3 tests.

The current proposal is for the buildings on site to be converted from farm storage and stables to residential accommodation. There is a possibility that the building has been used by individual bats as a temporary place of shelter. In order for planning permission to be granted the Local Authority need to be able to show that the development will;

1. **“preserve public health and safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”;**

And

2. **“that there is no satisfactory alternative”;**

And that the development

3. **“will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”.**

Test 1.

The change of use of the property would be beneficial to ensure the continued use of the buildings and the retention of bat roosting opportunities. The change of use of the property will have an economic benefit which will ensure that there will be a beneficial consequence for local bat populations by the retention of roosting opportunities. The current farm enterprise has no use of the buildings that would not require changes to the structure of building. Any alternative use would be beneficial in retaining the building and the timber frame. This can be done with the retention of the temporary bat roosting opportunities in the building.

Test 2.

The failure to find an economic use for the building will result in their becoming dilapidated and roosting opportunities for local bats will be lost. There is no alternative use of the property for the original farm enterprise that would not result in the creation of rooms that can be used for any form of activity. Modern farming enterprises do not require barns of this nature. The only means by which to retain the buildings for use by local bat populations in the future is by granting a change of use and creating new roosting opportunities for local bats.

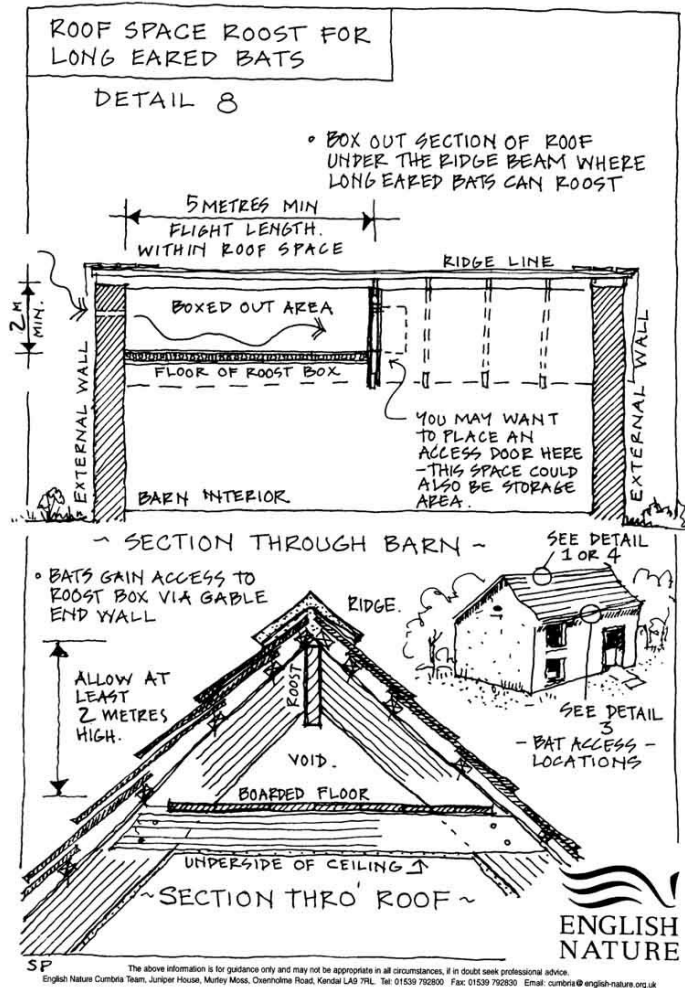
Test 3.

The surveyor will show in the mitigation section that bat roosting opportunities can be created in such a way that will not be detrimental to local bat populations or the use of the building for other purposes. The addition of new roosting opportunities to meet the requirements of the National Planning Policy Framework (2018), will increase roosting opportunities for local bats.

Mitigation for bats.

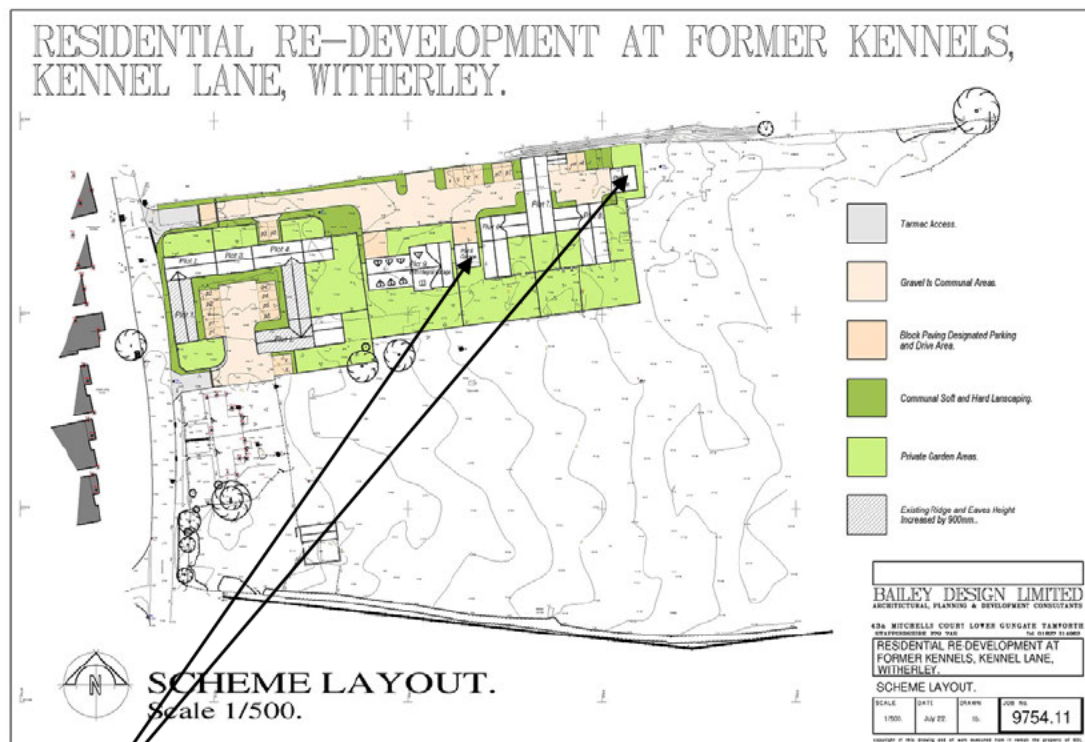
The development of the site for residential purposes will result in the destruction of Day roosts for Brown long eared and Common pipistrelle bats. Mitigation for the loss of these roosting opportunities will be required.

The Brown long eared bats using the site as a place of shelter are roosting in the roof spaces of the buildings. Replacement roosting will need to be created in line with the minimum requirements set out by Natural England below.



This can be created in the roof space of the Garage buildings on plots 6 and 8. The garage are to be built of brickwork with a pitched roof. There will need to be a clear height of 2m within the roof space to meet the requirements for a bat loft for Brown long eared bats as set out by natural England, above. The roof of the garage must be covered with a bitumous underfelt, breathable roofing membranes cannot be used.

Access is to be created by installing a bat access slot in the gable wall.

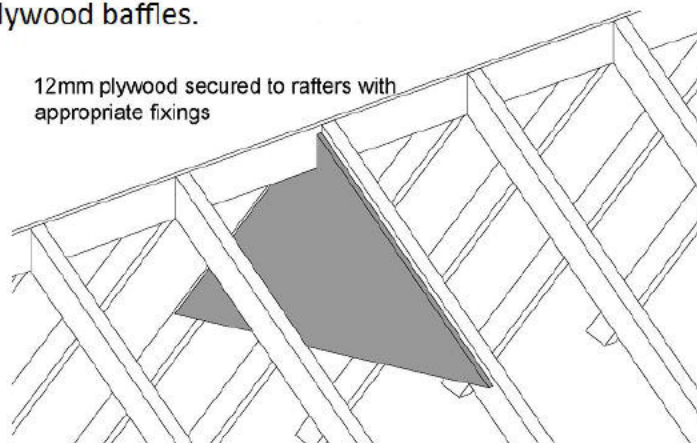


Bat lofts.

Each garage is to have a triple ridge board design so that crevices for Brown long eared bat roosting against the ridge board are created.

Further variation in the roosting will be created by installing a baffle extending 900mm down from the ridge in the centre of the roof space. These will reduce warm air movements at the ridge on one side and create a 'hot box' area for bats.

Plywood baffles.

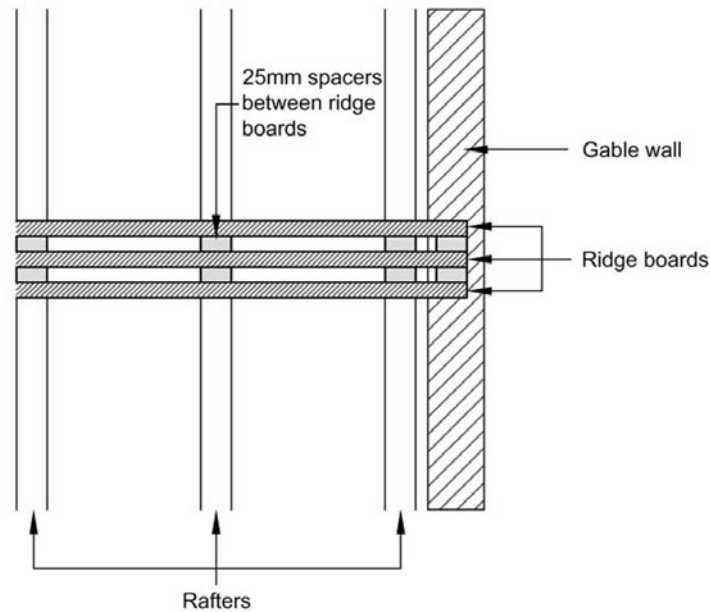


Baffle to extend 900mm from top of ridge board.

ROOST OPPORTUNITY: TRIPLE RIDGE BOARD

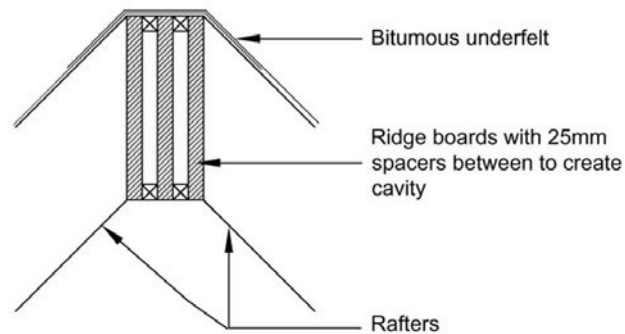
PLAN: TRIPLE RIDGE BOARD WITH ROOSTING OPPORTUNITIES

Not to scale



SECTION: TRIPLE RIDGE BOARD WITH ROOSTING OPPORTUNITIES

Not to scale



TAMWORTH PROPERTY SERVICES

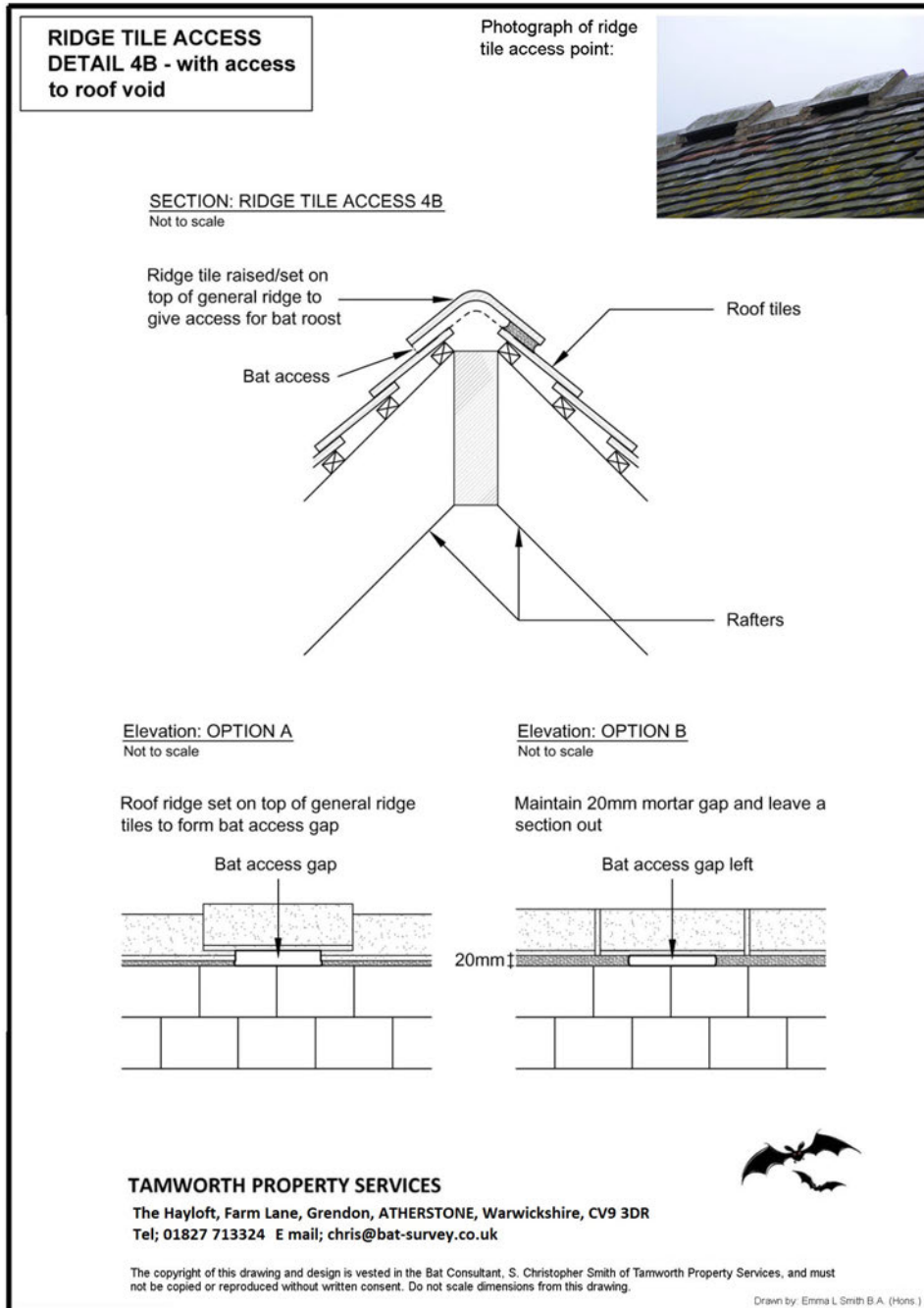
The Hayloft, Farm Lane, Grendon, ATHERSTONE, Warwickshire, CV9 3DR
Tel; 01827 713324 E mail; chris@bat-survey.co.uk

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Drawn by: Emma L Smith B.A. (Hons.)

Mitigation for the loss of the Common pipistrelle Day roosting is to be created under the ridge tiles of the Garage buildings of plots 6 and 8 as per the detail below. The raised ridge tiles will create a cavity between the rear of the ridge tiles and the bitumous underfelt for crevice dwelling bats to use.



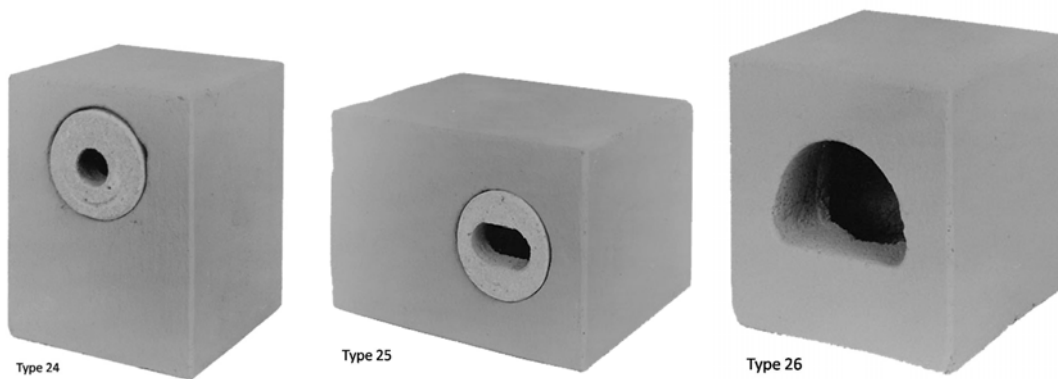
Mitigation for birds.

Mitigation for the loss of other bird nesting is to be created by installing a number of brick built bird boxes into the new garages on plots 6 and 8. This will avoid the need to cut into the solid brick walls of the existing buildings.

The scheme has been designed using Schwegler bird boxes but other manufacturers are available.

Garage Plot 6.

Four number Type 24, four number Type 25 and four number Type 26 bird boxes are to be installed at the eaves on the northern elevation of the Garage.



New nesting opportunities for Sparrows are to be created by installing a Sparrow terrace in the gable brickwork at eaves level.

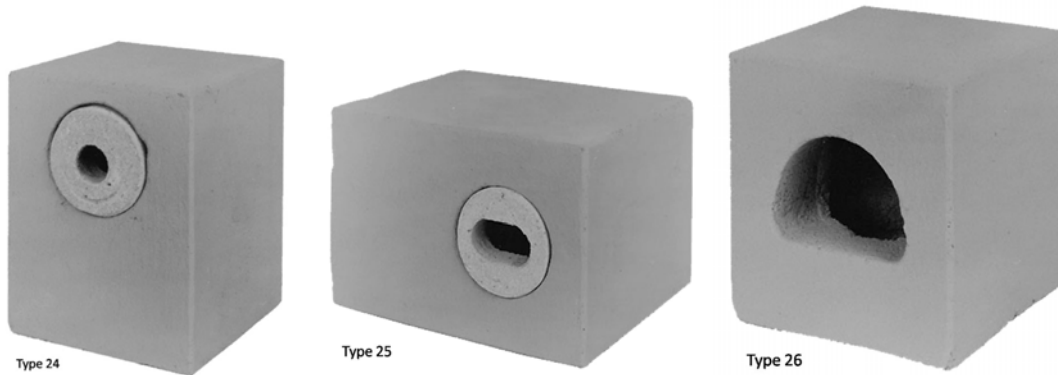


Sparrow terraces.

12 bird boxes at eaves level.

Garage plot 8.

Three number Type 24, three number Type 25 and three number Type 26 bird boxes are to be installed at the eaves on the northern elevation of the Garage to plot 8.



New nesting opportunities for Sparrows are to be created by installing a Sparrow terrace in the gable brickwork at eaves level.



9 bird boxes at eaves level.

Sparrow terraces.

The method of working has been set out so that it can be printed and handed to contractors on site.

Method of working.

There is evidence of bats using the buildings as a place of shelter and it is possible that individual bats may use the possible roosting site behind the plain and ridge tiles or against the ridge boards at different times of year. Because of this possibility a method of working should be put in place when there are contractors on site. This would cover work to the roof or demolition where there was access for bats.

The common species of bats that are likely to roost in buildings of this nature and are evidenced from the regional records, are crevice dwelling bats, such as the Common Pipistrelle. These bats are small and can use accesses as little as 50mm x 20mm. When found in buildings they appear no bigger than a thumb and have dark brown fur.



It is common to find bat droppings in places used by bats. These are small and often confused with mouse droppings. It is possible to distinguish between them as mouse droppings are hard whereas bat droppings, being only insect remains, crumble when rubbed between the fingers.



The other species of bat that may possibly be found on site is the Brown Long Eared bat. These are a medium sized bat, larger than a Pipistrelle with very long ears that meet in the centre of the head. These bats may be found in crevices in the brickwork, behind ridge boards or in splits in the larger roof timbers.



- When tiles are removed they should be lifted away from the roof and not slid or twisted to avoid injuring any bats roosting beneath the tiles.
- Ridge tiles should be lifted without sliding so as to avoid injuring any bats roosting beneath them.
- If a bat is found under a roof tile or ridge tile, the tile should be carefully replaced and work in that area stopped until such time as a licensed bat worker can attend the site.
- The bat can then be removed to a place of safety until such time that it can be released at night.
- The demolition of any part of the building where bats could potentially roost should be by hand. This includes the removal of roof tiles, ridge tiles, soffits, gutter fascia boards and hanging tiles. If a bat is found the work should be stopped immediately and a bat worker called to come and deal with the bat. The bat should not be handled except by a

licensed bat worker. Any bats found will be taken into care for release on site later dependent upon the time and weather.

- Bats discovered during the winter period will be taken into care, feed and kept healthy until they can be released on site in the Spring.
- Bats will not be released on site until evening temperatures are consistently above 6°C, at least three nights, the wind is light, and there is no rain.
- Bats taken into care over the winter will be released to the new roost opportunities in Spring if they are available using the same release criteria as above.

Legislation concerning bats.

The Wildlife and Countryside Act 1981 (WCA) protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 (CROW) which applies only in England and Wales, and by the Nature Conservation (Scotland) Act 2004 which applies in Scotland.

The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations) implements the Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. All bats are listed as 'European protected species of animals'.

It is an offence for any person to:

- Deliberately capture, injure or kill a bat.
- Intentionally or recklessly disturb bats, where that disturbance may significantly affect the ability of those bats to survive, breed, rear or nurture their young, or is likely to significantly affect the local distribution or abundance of any bat species, whether in a roost or not.
- Damage or destroy a place of shelter (roost) of a bat, be that a resting or breeding place.
- Possess a bat, whole or in part, alive or dead.
- Intentionally or recklessly obstruct access to a roost.
- Sell or offer for sale or exchange whole or parts of bats, alive or dead.

The fine for committing an offence is £5,000 per bat.

If a bat is found on site, work should stop in the area where the bat was found and the contractor should call the Bat Consultant; S. Christopher Smith 07967636115.

Breathable Roofing Membranes-Info Sheet

What are they?

- ✦ Traditional roofing felt was bitumen based
- ✦ Modern membranes are made from very fine and long plastic fibres that are spun into thin sheets. They be single ply or have various layers to provide a more complex membrane.
- ✦ They are known as Breathable roofing membranes or Vapour permeable underlay's (BRMs/VPUs)

Who Makes them?

- ✦ When most people talk about BRMs, they will call it Tyvek as this is the most famous brand name
- ✦ There are over 70 products in the UK alone, made by 20+ companies – never assume the product is Tyvek unless there is proof.



Why are they used?

- ✦ Modern houses are designed to be more energy efficient, meaning they tend to be warmer.
- ✦ Along with human activities this means increased levels of water vapour in the air
- ✦ When this passes up into the cold roof space, it forms condensation, which can lead to problems
- ✦ In the past gaps would have been left near the ridge and eaves to allow ventilation, but increased insulation often means this isn't possible. A breathable membrane aids this as it allows water vapour to pass out of the loft into the external air

Potential Problems

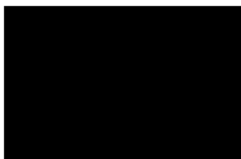
- ✦ There have been reports of bats becoming entangled in fibres pulled from the membranes
- ✦ Possibility of Temperature and humidity change
- ✦ A lot of membranes are white or brightly coloured

Advice

- ✦ At present we cannot recommend specific brands that are considered safe for use in bat roosts, as such it is recommended that bitumen felt be used where possible
- ✦ It is not against the law not to install a BRM
- ✦ If the planner insists on a BRM, suggest a dark coloured and reinforced membrane

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S.Christopher Smith MRICS MSc CEnv.

Appendix 1.

Roost Types as designated by Natural England and the Bat Surveys for Professional Ecologists, Good Practice Guidelines.

- A. Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
- B. Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
- C. Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
- D. Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
- E. Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
- F. Mating sites: sites where mating takes place from later summer and can continue through winter.
- G. Maternity roost: where female bats give birth and raise their young to independence.
- H. Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
- I. Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.
- J. Other – Explain what the roost type is if not one of the above (it is recognised that roost types are interchangeable and not always easy to classify according to the nuances of certain species).