

**Bat Emergence Surveys for,
Mr. D. Elkerton.
Buildings at,
2 Kennel Cottages,
Gopsall,
ATHERSTONE,
CV9 3QJ.**

**Map Ref SK 3430 0681
14th August 2024.**

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Summary.

- **There is evidence of bats using the dwelling as a place of shelter. Bat droppings were found in the property when surveyed by Jo Pedder, The Bat Surveyor, together with one bat, likely to have been a Pipistrelle species.**
- **There is a Day roost of Brown long eared bats in the dwelling.**
- **There is a Day roost of Common pipistrelle bats in the dwelling.**
- **A new bat loft for the Brown long eared bats can be created in the extension to the dwelling.**
- **A new bat roosting opportunity can be created under the ridge tiles of the extended dwelling.**
- **Two new roosting opportunities can be created by installing two integrated bat boxes into the extended dwelling.**
- **The conversion of the outbuilding to an office will have no impact on bats.**
- **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.**

Introduction.

Emergence surveys for bats was requested by Daniel Elkerton. The survey was to be undertaken in relation to the submission of a planning application to Hinckley and Bosworth Borough Council to extend the existing dwelling.

An Preliminary Roost Assessment of the site was undertaken by The Bat Surveyor, Jo Pedder, 18th June 2024. This found small elongated bat droppings and medium sized segmented bat droppings in the building. 2 emergence surveys were undertaken to accompany the planning application for the extension.

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 and Habitats 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'

Under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 it is illegal to:

- Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS),
- Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
- Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
- Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
- Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
- Damage or destroy a breeding site or resting place of a wild animal an EPS.

Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- Recklessly or intentionally kill, injures or take any wild animals included in Schedule 5.
- Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,

- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

<https://www.theguardian.com/business/2020/11/housebuilder-fined-600000-destroying-bat-roost-south-london-bellway>

Legislation concerning birds.

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- kill, injure or take any wild bird
- take, damage or destroy the nest of any wild bird while it is in use or being built
- take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

Methodology for bats.

The building surveys have been undertaken in accordance with Bat Surveys for Professional Ecologists- Good Practice Guidelines, 2023, the Bat Conservation Trust. Surveys of the buildings were undertaken during the daytime to look for evidence of bats using the buildings, or likely roosting sites. The evidence of bats using a building as a place of shelter can include bat droppings, grease marks, urine stains or actual bats. This evidence is then considered when planning evening emergence counts and activity surveys, using bat detectors. These surveys provide evidence of where bats are roosting and activity across the site by foraging or commuting bats.

The Bat Surveys for Professional Ecologists- Good Practice Guidelines, 2023, specify that emergence surveys are undertaken dependent upon the roost potential of the buildings on the survey site, as set out below;

Roost potential.	Number of surveys.
High.	3
Low to moderate.	2
Low.	1

The surveys are started at sunset, with bats emerging from roosts at different times, dependent upon the species, and continued for two hours. Emergence surveys can only be undertaken from the beginning of April to the end of September when bats are active. The optimum period of undertaking surveys is the beginning of May to the end of August. Their emergence is dependent upon the weather, the bats only leaving their roost on warm nights when there will be sufficient insect prey around to make flight worthwhile. While bats will emerge in light rain and moderate winds, the surveys would not be undertaken when there is heavy rain and/or strong winds as this would not provide reliable data upon which to base the conclusions of the

surveys. Mild weather in April and September will produce bat activity, particularly providing information on forage areas, commuting routes and pre-maternity group roosting.

Any trees on site are surveyed following the methodology set out in the Bat Tree Habitat Key, Henry L Andrews et al 2022, which produces a key for identifying Potential Roost Features in trees and their likelihood of being used by bats. Trees on any site being surveyed will have Potential Roost Features identified from ground level surveys and highlighted in the report.

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 the dwelling two evening emergence surveys were undertaken.

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.

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.

18th July 2024.

Sunset.	21.19
Air Temperature.	22°C at the start of 21°C at the end of the survey .
Wind.	Beaufort Scale 0-1.
Cloud cover.	4/8 th .

Survey started 20.58 and ended at 23.11.

Surveyors; Katy Smith (10 years bat work experience), Sharon Redfern (5 years bat work experience, Luke Redfern (2 years bat work experience).

Surveyor. Katy Smith.
Positioned looking at the Outbuilding.

Noctules, Common pipistrelle and Brown long eared bats heard but not seen. No bats emerged from the building.

Surveyor. Sharon Redfern, experienced bat worker.

Positioned looking at the north elevation of the dwelling where the extension is to be built.

Noctules and Common pipistrelle bats heard but no bats seen.

Surveyor. Luke Redfern, experienced bat worker.

Positioned looking at the southern elevation where the extension is to be built.

Time.	Direction.	Activity.	Species.	Notes.
21.56	1	Commuting	Common pipistrelle	
21.58	2	Emerged	Brown long eared	
22.21	3	Commuting	Common pipistrelle	



7th August 2024.

Sunset. 20.47

Air Temperature. 19°C at the start of 17°C at the end of the survey .

Wind. Beaufort Scale 0-1.

Cloud cover. 8/8th.

Survey started at 20.16 and ended at 22.25

Surveyors; Katy Smith (10 years bat work experience), Sharon Redfern (5 years bat work experience, Luke Redfern (2 years bat work experience).

Surveyor. Katy Smith.

Positioned looking at western gable of the dwelling.

Noctules, Common pipistrelle and Soprano bats heard but not seen. No bats emerged from the building.

Surveyor. Sharon Redfern, experienced bat worker.

Positioned looking at the north elevation of the dwelling where the extension is to be built.

Time.	Direction.	Activity.	Species.	Notes.
21.06	1	Emerged	Common pipistrelle	
21.08	2	Commuting	Common pipistrelle	
21.15	3	Emerged	Common pipistrelle	

Common pipistrelle bats heard.

Surveyor. Luke Redfern, experienced bat worker.

Positioned looking at the southern elevation where the extension is to be built.

Time.	Direction.	Activity.	Species.	Notes.
21.05	A	Commuting	Soprano pipistrelle	

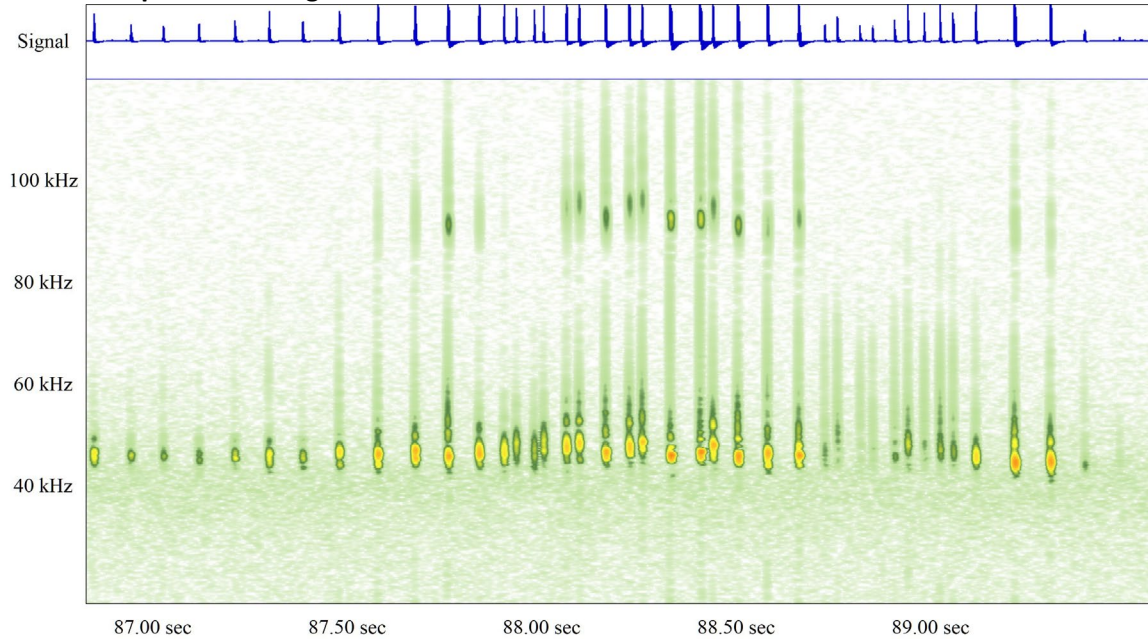
Bats heard were Common pipistrelle, Soprano pipistrelle and Brown long eared bats.



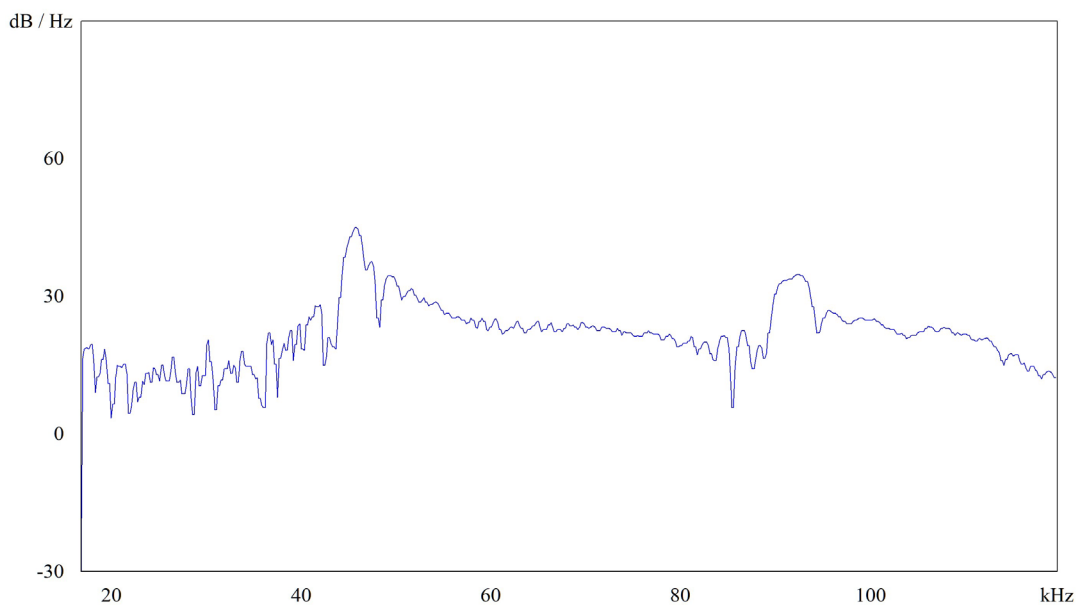
Analysis of the recordings from the bat detectors have confirmed the presence of Brown long eared, Common Pipistrelle bats and Soprano pipistrelle bats.

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.

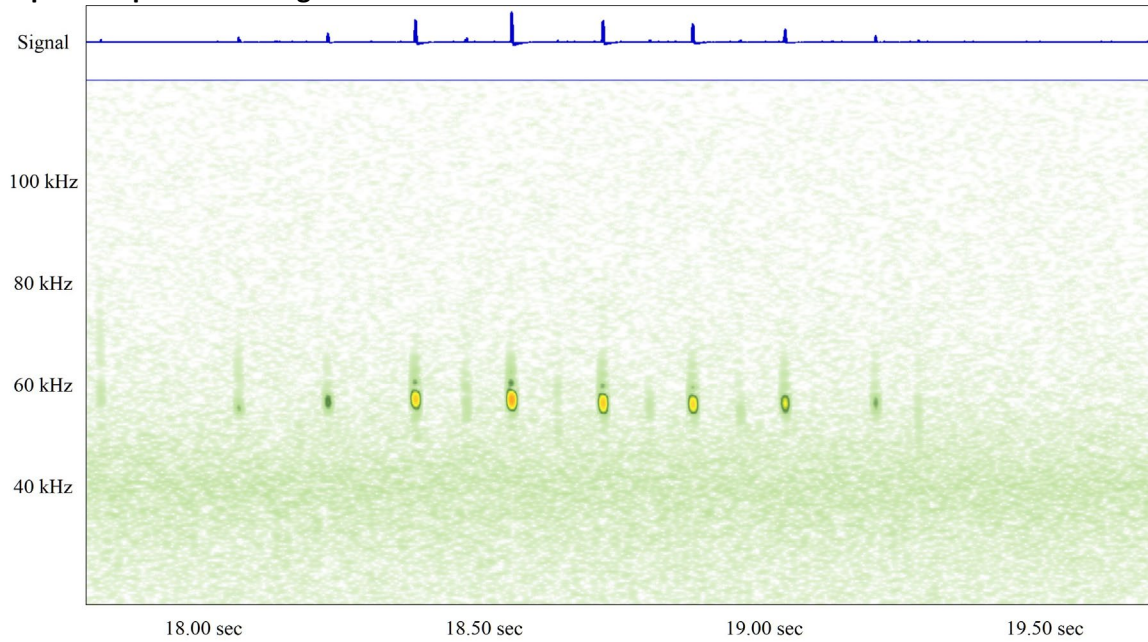


Common Pipistrelle peak frequency.

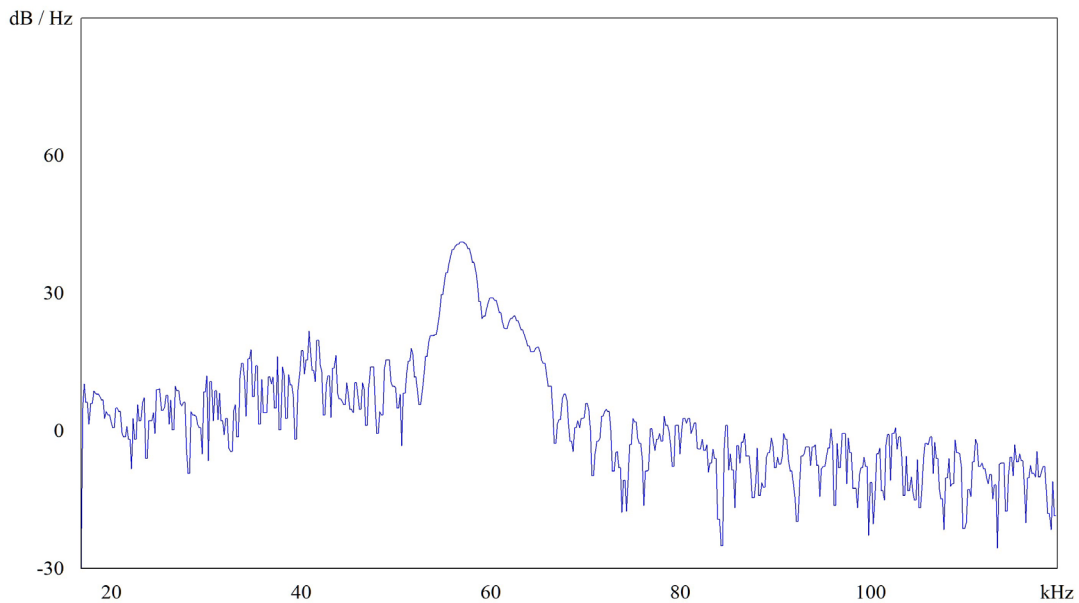


The Soprano Pipistrelle bats heard have also been confirmed by sound analysis with the peak frequency being around 55kHz.

Soprano Pipistrelle sonogram.

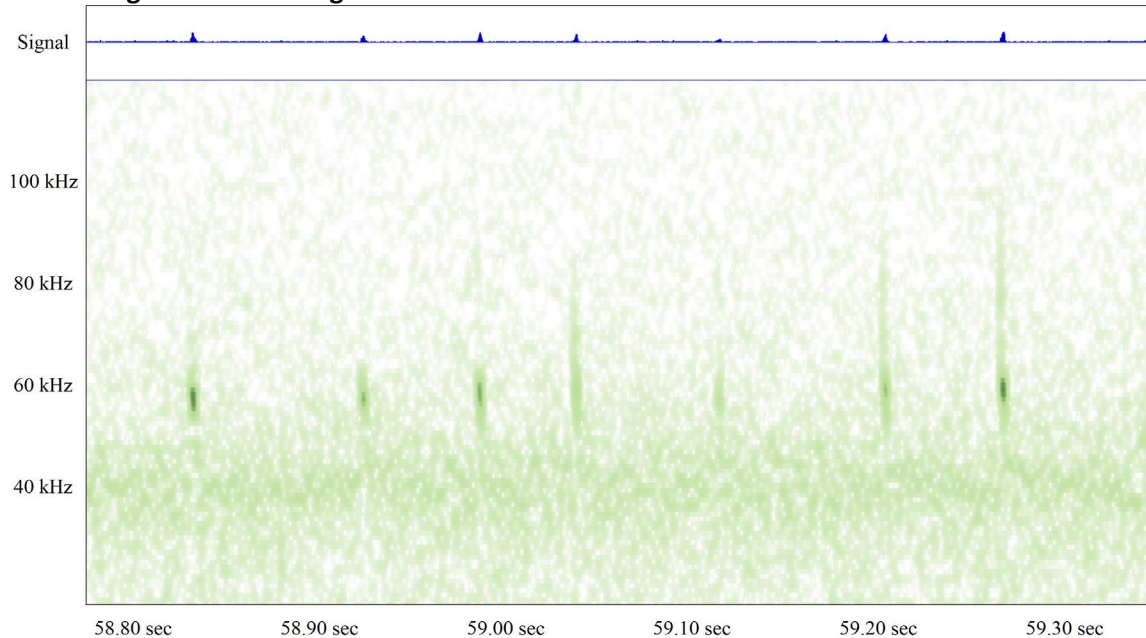


Soprano Pipistrelle peak frequency.



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.



Conclusion.

There was evidence of Common pipistrelle bats using the eastern gable as a place of shelter. 2 bats emerged from the barge board on the 7th August 2024 at 21.06 and 21.08. This is a Day roost.

There was evidence of Brown long eared bats using the building as a place of shelter. A single Brown long eared bat was seen to emerge from the ridge at 21.58 on the 18th July 2024. This is a Day Roost.

A European Protected Species license will be required to undertake the development if planning permission is granted and roosting must be maintained on the site. The number of bats is small and a Bat Mitigation Class license can be used.

The outbuilding is to be converted to a home office. No bats were seen to emerge from the outbuilding which offers a poor place of shelter for bats.

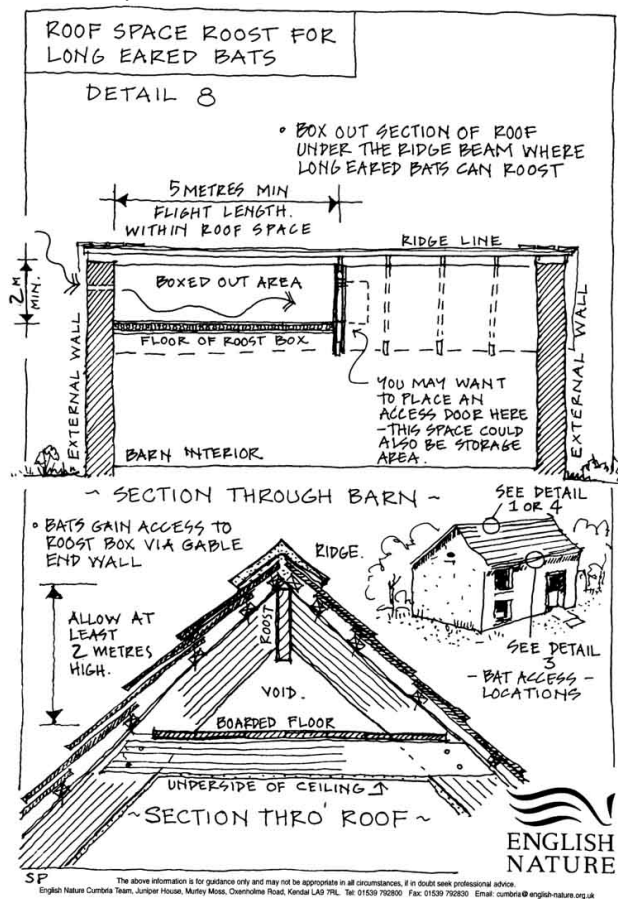
Impacts on bats.

The extension of the property will have a negative impact on bats due to the loss of the Day roosting for Common pipistrelle and Brown long Eared bats. A license from natural England will be required to undertake the development should planning permission be granted. 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 conversions and there will be no impact on habitat, forage or commuting routes from the proposed development. Lighting levels around the site must be limited to ensure that commuting routes, forage areas and roosting is not impacted by the proposed development.

Mitigation for bats.

A new bat loft for the Brown long eared bat that has been seen to emerge from the roof is to be created in the roof space of the extension. Natural England specify a 2m height for Maternity Roosts. This is a Day roost, only 1 bat, and can be the maximum height that can be achieved in the roof space.

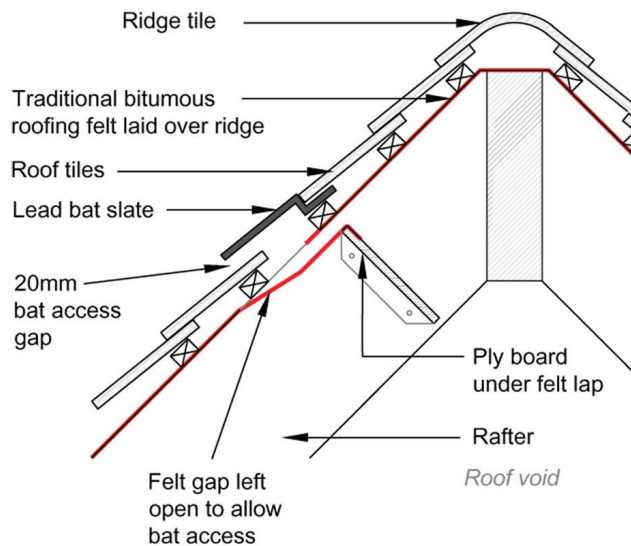


This roost must have a bitumous underfelt as breathable roofing membranes are not compatible for use with bats. Access is to be created by installing a bat access slate on the south western elevation where there is access to the woodland to the south of the dwelling.

BAT ACCESS 'SLATE'
DETAIL 1B - with access to
roof void

SECTION: BAT ACCESS 'SLATE' 1B

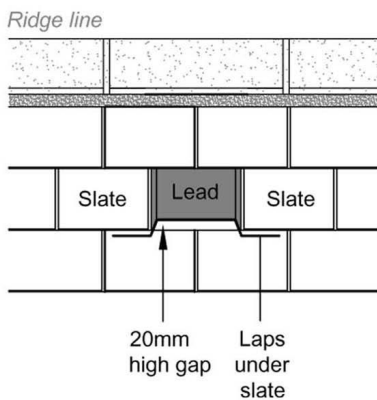
Not to scale



Elevation: BAT ACCESS 'SLATE' DETAIL 1B

Not to scale

Bat slate built into slope



Photograph of bat slate



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

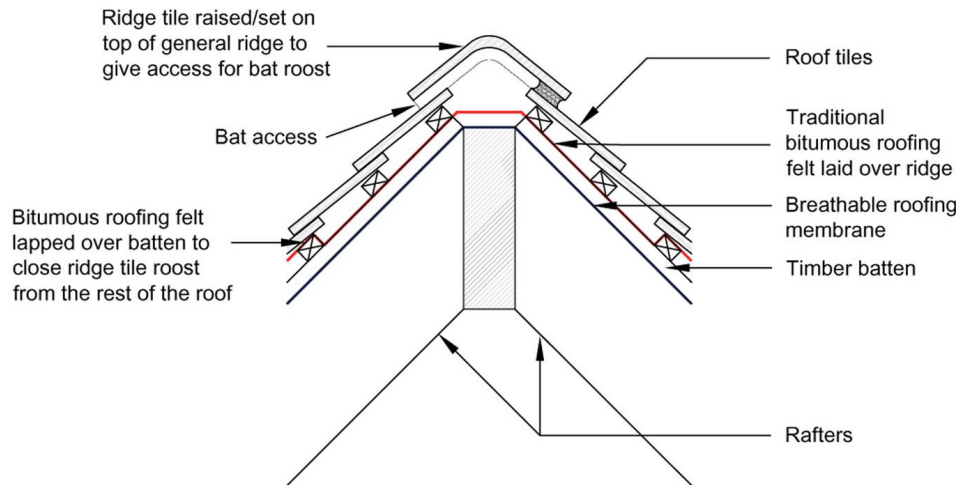
RIDGE TILE ACCESS DETAIL 4A

Photograph of ridge
tile access point:



SECTION: RIDGE TILE ACCESS 4A

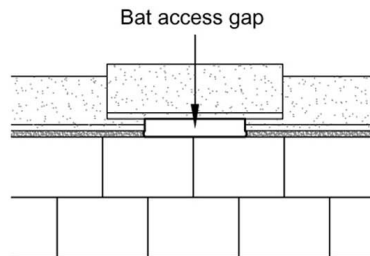
Not to scale



Elevation: OPTION A

Not to scale

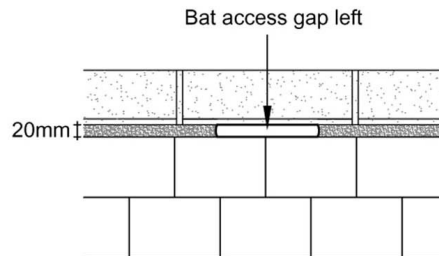
Roof ridge set on top of general ridge
tiles to form bat access gap



Elevation: OPTION B

Not to scale

Maintain 20mm mortar gap and leave a
section out



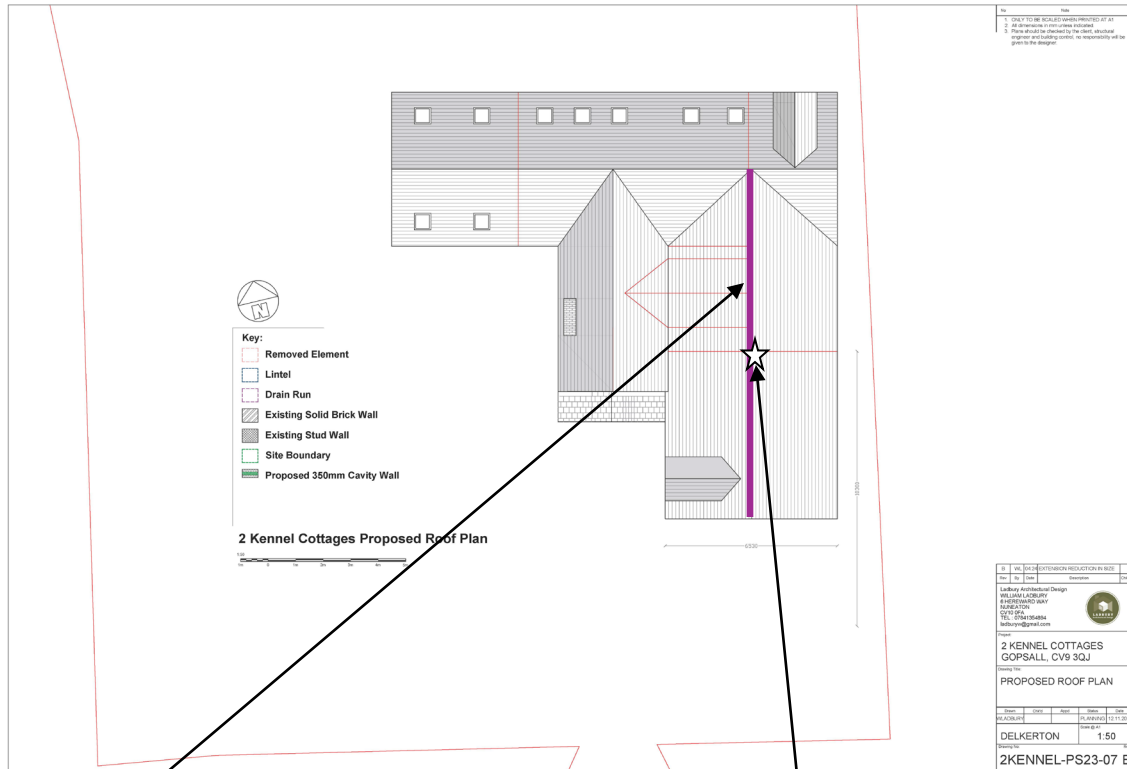
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Ridge tile bat roosting.

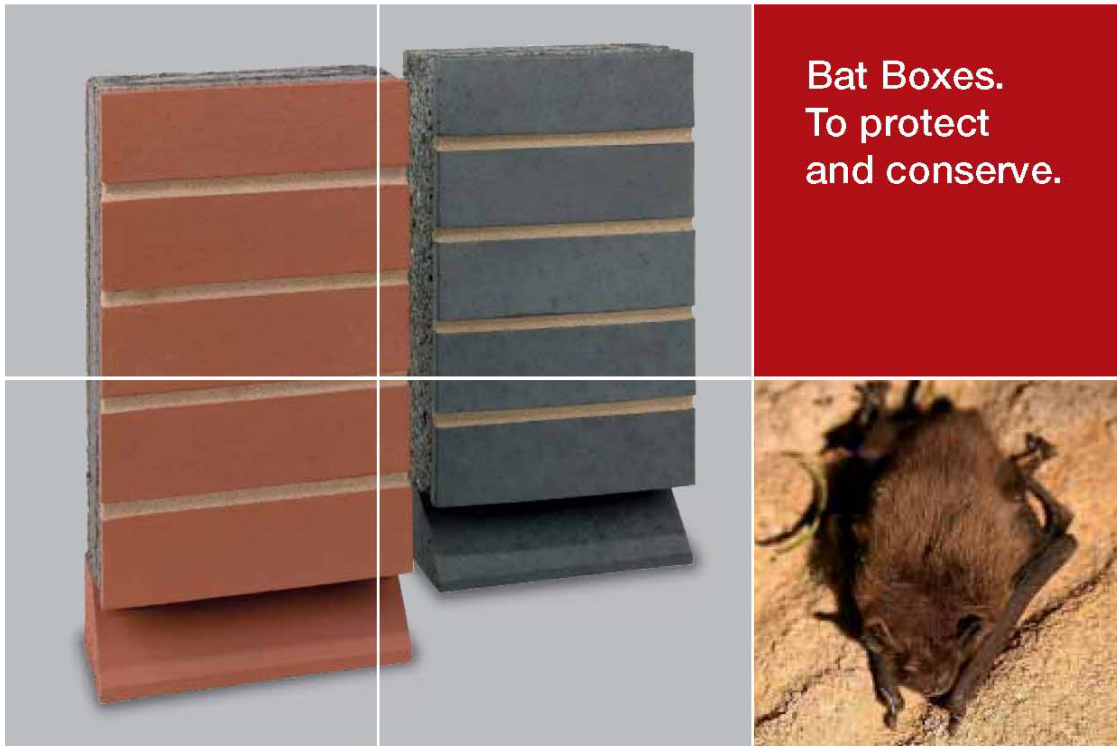
Ridge tile bat access.

Enhancements for bats can be created by installing two integrated bat boxes into the eastern elevation of the extended dwelling.

These are constructed from brick or concrete blocks and are built into the outer leaf of brickwork. They can have facing bricks or be rendered. They provide no access to the cavity wall.



They are made by a number of companies including Wienerberger, Ibstock Brick, Habibat and Schwegler.



Birmingham and the Black Country
Cheshire
Derbyshire
Devon
Durham
Lancashire, Greater Manchester & North Merseyside
Staffordshire
Surrey
Sussex

Wienerberger has worked closely with EcoSurv Ltd to create a brand new range of eco-friendly bat boxes. Compared to existing bat boxes on the market, the Wienerberger bat box is larger and features an innovative arrowhead structure which helps maintain the bats body temperature in order for them to flourish.

The bat box is designed to encourage the most popular bats found in the UK, such as Pipistrelles, Natterer's, Whiskered and Brandt's bats. Other bat box options are available for other breeds via special order.

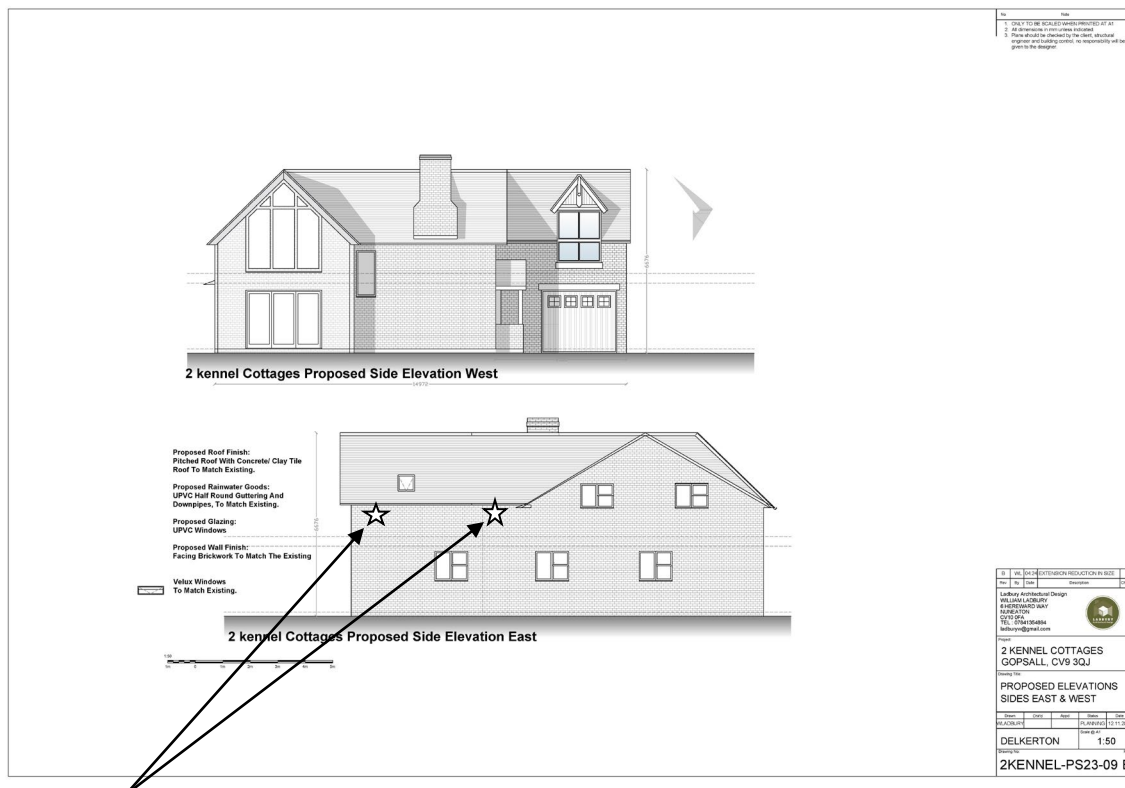
Bats are an important part of our natural landscape. The latest legislation to protect bat species and their habitats has now brought the UK in line with the rest of Europe and made bat conservation mandatory on any new building project where bats may exist.

Our bat boxes also help towards gaining additional ecological points to meet the requirements of the Code for Sustainable Homes.

Our bat boxes are currently available in Staffordshire Smooth Red and Smooth Blue but can also be manufactured to any colour in our range.

Further detailed information on Wienerberger bat boxes and bat conservation is available at www.brick.co.uk/batbox or contact Design Services on 0161 491 8200

A location away from doors and windows has been chosen so that droppings falling from the bat box will not cause a nuisance for the occupiers.



Integrated bat box.

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.

The method of working has been set out so that it can 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 bats may use the possible roosting sites in the buildings at different times of year. Because of this possibility a method of working must 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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ILP Guidance Note 8 Bats and Artificial Lighting, 2018
Is that a Bat?, N Middleton, 2020



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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).