

Michael Tamsett
[Redacted]

21st May 2020
Our reference: 2020/04/20

Dear Mr Tamsett,

The Old Alma, Canterbury Road, Chilham Kent

Bat Survey

The Bat Conservation Trust’s guidelines provide a table stating the ‘minimum number of presence/absence survey visits required to provide confidence in negative preliminary roost assessment from buildings, built structures and trees in summer.

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

^a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

It is therefore recommended that two night-time surveys are undertaken between May and September. Two surveyors will be necessary to cover all sides of the building with potential access points. The surveys should be carried out at 3

weeks interval as a minimum in order to sample a long enough period of bats' active season¹.

Each emergence bat survey (with two surveyors, to be undertaken with sunset temperature of 10°C or above, no rain or strong wind) and report writing would be undertaken for a fixed sum, including travel and disbursements:

= £354.00/survey + VAT

So should two surveys be needed, the cost would be £708.00 + VAT

Please note that if presence has been established, further surveys may be required to characterise the roost.

Katia Bresso is a licensed bat, dormice and great crested newt ecologist and has undertaken many projects dealing with mitigation work under development (EPSM) licences for these species over the last fifteen years in Kent, Sussex and Surrey.

The works shall be carried out under KB Ecology Ltd's 'Terms and conditions'. Reports will be issued as PDF by emails unless otherwise agreed.

We trust this provides you with a competitive costing. If this proposal is acceptable, please indicate your instruction to proceed in writing to the undersigned (by letter or email, including invoicing details).

Please do not hesitate to contact me, should you need additional information.

Yours sincerely,



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The findings of any report by KB Ecology Ltd represent the professional opinion of a qualified ecologist and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document.

¹ General guidance for carrying out bat surveys suggests that they only take place in optimum weather conditions in order to maximise the likelihood of recording bats if they use the site being surveyed. It is usually advised to avoid very heavy rain, strong winds, mists and dusk temperatures below 7°C.

Extract below from BSI Standards Publication Biodiversity — Code of practice for planning and development BS 42020:2013

BS 42020:2013

BRITISH STANDARD

NOTE 1 Biodiversity strategies, plans and schemes are likely to be more appropriate to larger, more complex development proposals where a number of biodiversity issues can be more efficiently incorporated into one comprehensive document. For example, where a number of biodiversity method statements are required (see 10.5), these can be included or referenced in CEMPs which are often necessary for larger developments or those with multiple risks to the environment.

NOTE 2 Where the decision-maker considers it more appropriate, monitoring and land management may also be secured through a planning obligation (see 9.4).

9.2.4 Conditioning additional ecological investigations, surveys and assessments (see D.5)

The presence or absence of protected species, and the extent to which they could be affected by the proposed development, should be established before planning permission is granted; otherwise all material considerations might not have been considered in making the decision. The use of planning conditions to secure ecological surveys after planning permission has been granted should therefore only be applied in exceptional circumstances³⁾, such as the following.

- a) Where original survey work will need to be repeated because the survey data might be out of date before commencement of development.
- b) To inform the detailed ecological requirements for later phases of developments that might occur over a long period and/or multiple phases.
- c) Where adequate information (see 6.2) is already available and further surveys would not make any material difference to the information provided to the decision-maker to determine the planning permission, but where further survey is required to satisfy other consent regimes, e.g. an EPS licence (see 9.3).
- d) To confirm the continued absence of a protected species or to establish the status of a mobile protected species that might have moved, increased or decreased within the site.
- e) To provide detailed baseline survey information to inform detailed post-development monitoring.

