

## Bat Emergence Survey Report

Client: **DHA Planning**  
on behalf of ***Chris Moore at Redec Ltd***

For proposed development of land at

**Glendale House  
Coopers Lane  
Aldington  
Kent**

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**Disclaimer:** This report should be read in full and detailed guidance given in this report must be followed to avoid breaching legislation regarding protected species and Habitats. This report is valid for two years from the date of the survey visit. Should works be delayed to later than one year after the survey then a further update survey of the site would be required as habitats change over time, along with their potential to support protected species.

This document has been prepared by Fellgrove Ecological Consultancy in accordance with the Chartered Institute of Environmental Management (CIEEM) guidelines for Ecological Report Writing, Second Edition December 2017. Planning policy and legislation may affect the timing works and operations described in this report.

It is accepted that this document may need to be updated and more detailed information added throughout the planning and development process. The interpretations and recommendations contained within this report represent our professional opinion in addition to using accepted industry practice based on current legislation. Fellgrove accept no responsibility for any use of this document outside that of which it is intended.

## 1 – Introduction

On behalf of DHA Planning, Fellgrove were commissioned to undertake bat emergence surveys<sup>1</sup> at Glendale House, Aldington, Kent TN25 7HH in September 2021 after the Preliminary Ecological Survey Assessment identified multiple bat roost features within the onsite buildings with a moderate probability of bats being present on site.

### 1.1 - Surveyors

Richard Ferrett (BSc Hons) and Liam Mattingly (BSc) are both experienced ecological surveyors and bat surveyors who have the knowledge, experience necessary as identified within the “Competencies for Species Surveys: Bats”.

### 1.2 - Site Description

The site is located at National Grid Reference: TR040369 and lies to the North of Frith Road, bordered on the North by a residential property and kennels, to the East by Coopers Lane, to the South by a commercial property and Frith Road and to the West lies Frith Business Centre. The site is predominantly made up of hardstanding with onsite buildings which appear to have been used for commercial purposes until recently.

### 1.3 - Development Proposal

The proposal put forward is for the construction of three new dwellings with associated parking. Existing onsite buildings will be demolished from top down, first removing the roof with hand tools. There are plans for the creation of green space within the site boundary that does not currently exist. ***Please see Figure 1 below.***

**Figure 1: Proposed Development Location Plans**



<sup>1</sup> Good practice guidance (Collins, 2016) state that one emergence survey is required to establish likely presence or absence of buildings deemed to have low bat potential and two surveys for moderate potential.

#### **1.4 - Bat Legislation (United Kingdom)**

Bats are legally protected under British legislation the Wildlife and Countryside Act 1981 (as amended). For more information on the relevant legislation refer to the appendix of this document or visit [The Bat Conservation Trust](#) website.

#### **1.5 - Purpose of this report**

The purpose of this survey was to provide an assessment of bat activity onsite. Key considerations when surveying the site in relation to bats are as follows:

- Identification of significant ecological features present on site and their potential to support bats, both within the proposed development site and surrounding local area, including all relevant statutory and non-statutory designated sites
- Provide an overview of ecological impacts on proposed development
- To use the results and data obtained from the initial assessment to provide recommendations for further surveys where necessary and to detail enhancement / biodiversity measures to be taken where appropriate, following best practice timelines

## 2 - Method

The previous preliminary appraisal survey identified the potential for roosting bats as moderate. Therefore, two emergence surveys were required by two surveyors to cover the potential roost features. The surveys began fifteen minutes before sunset and concluding ninety minutes after sunset.<sup>2</sup>

Two experienced field surveyor ecologists used Echo Meter Touch 2 bat detectors. Potential roost features were identified prior to survey and were discussed and agreed by all surveyors. Each surveyor was positioned so that the accessible and most likely emergence points were observed.

The location, appearance, flight characteristics and time of sightings of bats were noted on recording forms to gain a better understanding of how all bats were using the site. (Please see Appendix 1: Bat Survey Record Sheets).

Bat calls were automatically recorded by the detectors to enable sound analysis where needed.

### Constraints / Limitations

Surveys such as this provide a snapshot of activity and are designed to follow best practice guidelines to determine likely presence or absence of bats to inform the planning process. This has followed the current guidelines to establish 'probable' absence as proving absence is not possible within the scope of surveys.

The bat emergence surveys were carried out in September in fair and adequate weather conditions.

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<sup>2</sup> Bat emergence surveys are usually carried out between May and September when bats are active and not hibernating and will be managed by an ecologist member of the Chartered Institute of Ecology and Environmental Management.

### 3 – Survey Results

The buildings were surveyed externally, with no bat emergence activity recorded. The buildings were identified as moderate bat roost potential. Activity was recorded from Common Pipistrelle and Noctule passing over the site from NE and NW to SW and over southern side of the building.

The buildings on the site had been surveyed internally previously during the habitat appraisal and no internal signs of bats were seen.

No bat emergences were recorded from the building during both surveys.

***Please see appendix 1 for survey results data.***

## 4 – Recommendations + Conclusion

Two bat species were encountered during the surveys Common Pipistrelle and Noctule no bats were recorded emerging from the buildings. The species recorded are consistent with the findings of the desktop study for the site during the Preliminary Habitat Appraisal, the data from which suggests that roosts are present in the wider area but not in the immediate vicinity of the site.

We would recommend that a Natural England license does **not** need to be sought prior to any work being carried out.

To ensure all recommendations are actionable a site-specific method statement (SSMS) full details of which could be appropriate as a condition if planning is granted is proposed. The contents of the SSMS will detail the mitigation and methods required to ensure protected species are not impacted by the proposal while ensuring the conservation status is maintained, a brief overview can be seen below:

Prior to the proposed works taking place, 3x Schwegler type 2F or similar bat boxes will be installed within the retained trees on site. Installation will be under the supervision of the licensed ecologist.

- Pre-works site inspection of the roof space on all roof elevations, under the eaves and any suitable roost features.
- Toolbox talk to all on-site contractors (details outlined below) and obtain signatures
- Installation/supervision of installation of bat boxes
- Supervision of roof strip particularly focusing on the locations where bats roost features are, although depending on the structure of the roof it may be necessary to supervise the entire of the roof strip.

## 5 – Additional Enhancements

Planning policy requires new developments to be enhanced for biodiversity. The existing proposals are considered to determine whether biodiversity enhancements are offered and whether they are adequate to meet the policy requirements. Again, national, regional, county and borough policies are considered.

- **Bat Boxes** - To provide enhancement for the local area for bats, we recommend installation of two bat boxes to the retained trees within the proposed development area, all at suitable heights and locations once works have been completed.
- **Lighting** - External lighting must be designed to be sympathetic to the activity of local bats.
- **Landscaping** - Landscaping planting should include the planting of species known to attract insects, common prey for many different bat species.

## 6 – References

- Bat Conservation Trust (2016) Bat Survey Guidelines, United Kingdom - <https://www.bats.org.uk>
- [UK Biodiversity Action Plan - www.jncc.defra.gov.uk](http://www.jncc.defra.gov.uk)
- <https://cieem.net/wp-content/uploads/2019/02/Ecological-Report-Writing-Dec2017.pdf>
- <https://www.gov.uk/government/publications/wildlife-law>



## 7 – Appendices

### Appendix 1: Bat Survey Record Sheets

<b>Bat survey type:</b> Emergence		<b>Surveyor 1: Richard Ferrett</b>	
		<b>Detector type:</b> Echo Meter Touch Pro	
<b>Site name/address:</b> Glendale House, Aldington		<b>Temp (°C)</b> (Start and End) 14°C	
		<b>Wind:</b> none	
<b>Date:</b> 29/09/21		<b>Precipitation:</b> none	
<b>Survey visit number:</b> 1		<b>Cloud cover (%):</b> 10%	
<b>Sunset / Sunrise Time:</b> 18:38		<b>F - Foraging</b> <b>C - Commuting</b> <b>E - Emergence</b> <b>RE – Re-entry</b>	<b>NS – Not seen</b> <b>S - Seen</b> <b>P – Pass</b> <b>DP – Distant pass</b>
<b>Start / End time:</b> 20:38			
<b>Time</b>	<b>Species and numbers</b>	<b>Activity notes</b>	
19:16	Common Pipistrelle	C Flight direction across the front of the site.	
19:18	Common Pipistrelle	C Flight direction across the front of the site.	
19:21	Common Pipistrelle	C	
19:22	Common Pipistrelle	C	
19:26	Common Pipistrelle	C Flight direction across the front of the site.	
19:28	Noctule	C Flight direction across the front of the site.	
19:30	Noctule	C	
19:32-19:44	Common Pipistrelle	Flight direction across the front of the site.	
19:45-19:48	Common Pipistrelle	NS	
19:53-19:56	Common Pipistrelle	NS	
20:03	Common Pipistrelle	NS Flight direction across the front of the site.	

<b>Bat survey type:</b> Emergence		<b>Surveyor 2: Liam Mattingly</b>	
		<b>Detector type:</b> Echo Meter Touch Pro	
<b>Site name/address:</b> Glendale House, Aldington		<b>Temp (°C)</b> (Start and End) 14°C	
		<b>Wind:</b> none	
<b>Date:</b> 29/09/21		<b>Precipitation:</b> none	
<b>Survey visit number:</b> 1		<b>Cloud cover (%):</b> 10%	
<b>Sunset / Sunrise Time:</b> 18:38		<b>F - Foraging</b> <b>C - Commuting</b> <b>E - Emergence</b> <b>RE – Re-entry</b>	<b>NS – Not seen</b> <b>S - Seen</b> <b>P – Pass</b> <b>DP – Distant pass</b>
<b>Start / End time:</b> 20:38			
<b>Time</b>	<b>Species and numbers</b>	<b>Activity notes</b>	
18:50	Noctule	C	
19:21	Common Pipistrelle	C	
19:42	Soprano Pipistrelle	C	
19:50	Common Pipistrelle	C	

**Bat Emergence Survey Report**

Glendale House, Aldington

Document ref: 6729/09/2021

<b>Bat survey type:</b> Emergence		<b>Surveyor 1: Richard Ferrett</b>		
		<b>Detector type:</b> Echo Meter Touch Pro		
<b>Site name/address:</b> Glendale House, Aldington		<b>Temp (°C)</b> <b>(Start and End)</b>		
		<b>Wind:</b> F1		
<b>Date:</b> 30/09/21		<b>Precipitation:</b> None		
<b>Survey visit number:</b> 2		<b>Cloud cover (%):</b> 100		
<b>Sunset / Sunrise Time:</b> 18.39		<b>F - Foraging</b> <b>C - Commuting</b> <b>E - Emergence</b> <b>RE – Re-entry</b>	<b>NS – Not seen</b> <b>S - Seen</b> <b>P – Pass</b> <b>DP – Distant pass</b>	
<b>Start / End time:</b> <b>18.24/ 20.09</b>				
<b>Time</b>	<b>Species and numbers</b>	<b>Activity notes</b>		
18.40	CP 45	HNS		
19.03	CP 55	HNS		
19.30	CP 45	HNS		
19.35	CP 53	HNS		
19.40	CP 45	HNS		
19.55	CP	HNS		
20.01	CP	HNS		

<b>Bat survey type:</b> Emergence		<b>Surveyor 2:</b> Liam Mattingly		
		<b>Detector type:</b> Echo Meter Touch Pro		
<b>Site name/address:</b> Glendale House, Aldington		<b>Temp (°C)</b> <b>(Start and End)</b> 16		
		<b>Wind:</b> 2		
<b>Date:</b> 30/09/21		<b>Precipitation:</b> None		
<b>Survey visit number:</b> 2		<b>Cloud cover (%):</b> 100		
<b>Sunset / Sunrise Time:</b> 18.39		<b>F - Foraging</b> <b>C - Commuting</b> <b>E - Emergence</b> <b>RE – Re-entry</b>	<b>NS – Not seen</b> <b>S - Seen</b> <b>P – Pass</b> <b>DP – Distant pass</b>	
<b>Start / End time:</b> 18.24/ 20.09				
<b>Time</b>	<b>Species and numbers</b>	<b>Activity notes</b>		
18.37	N22	SC Fly by front of house to tree line		
19.03	CP 55	HNS		
19.31	CP 45	HNS		
19.35	N 22	HNS		
19.42	CP 22	HNS		
20:05	CP 22	HNS		

## **Appendix 2: Surveyor Location Plan (*continued below*)**

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Status

Planning

Project

Glendale House

Drawing title

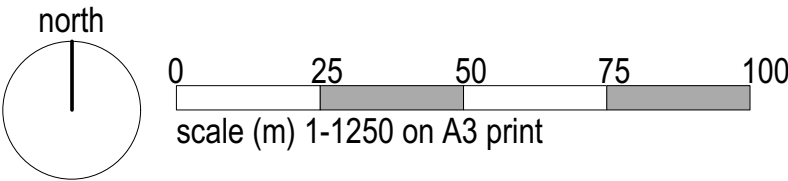
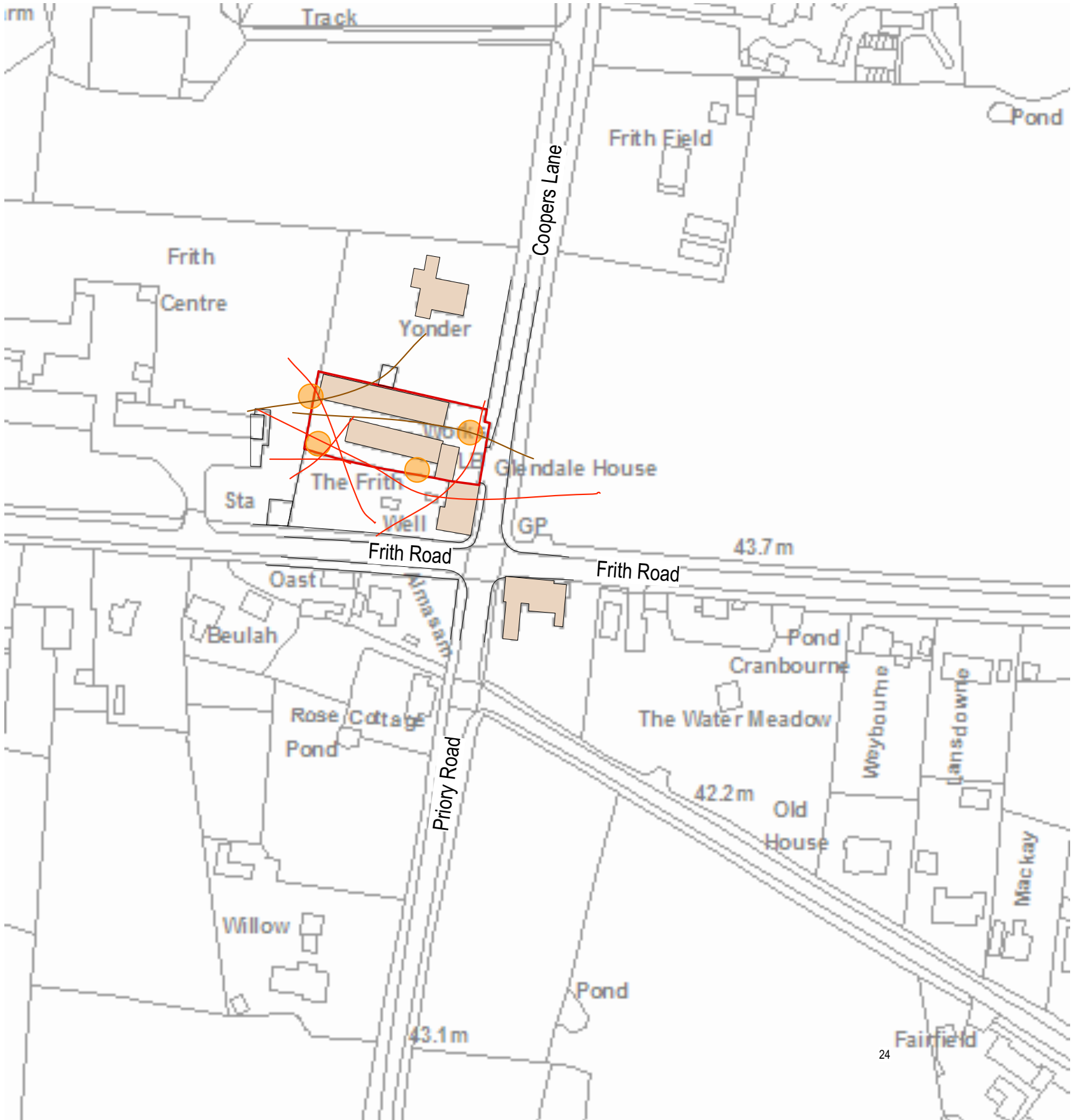
Location plan Appendix 2

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number	Rev
NTS	21/10/21	6729_01	
V01			

BS Category of Condition

- Building
- Trees
- Common Pipistrelle
- Noctule
- Surveyors



CLIENT; Redec Ltd  
PROJECT; Glendale House Aldington TN25 7HH  
TITLE; location plan  
SCALE; 1-1250(A3) DATE; Nov. 2020 DWN;GB  
DRAWING NUMBER 20-52-21

