

Azilla, Dean Lane, Harvel, Kent

Bat Scoping Survey

25th April 2024/ Ref No 2024/04/25

Client: Mr T Harrar



Prepared by Katia Bresso CEnv MIEEM
Trading as 'KB Ecology Ltd' (Reg 7595382)
9 Barleyfields,
Weaving, Maidstone
ME145SW Kent
Tel: 07810 412 773
Email: katia.bresso@kbecology.co.uk

Copyright KB Ecology Ltd. All rights reserved.

No part of this report may be copied or reproduced by any means without prior written permission from KB Ecology Ltd. If you have received this report in error, please destroy all copies in your possession or control.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by KB Ecology Ltd, no other party may use, make use of or rely on the contents of this report. No liability is accepted by KB Ecology Ltd for any use of this report, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of KB Ecology Ltd using due skill, care and diligence in the preparation of the same and no warranty is provided as to their accuracy. Surveys are undertaken on the understanding that nothing in the final report will be omitted, amended or misrepresented by the client or any other interested party. This report and its contents remain the property of KB Ecology Ltd until payment has been made in full.

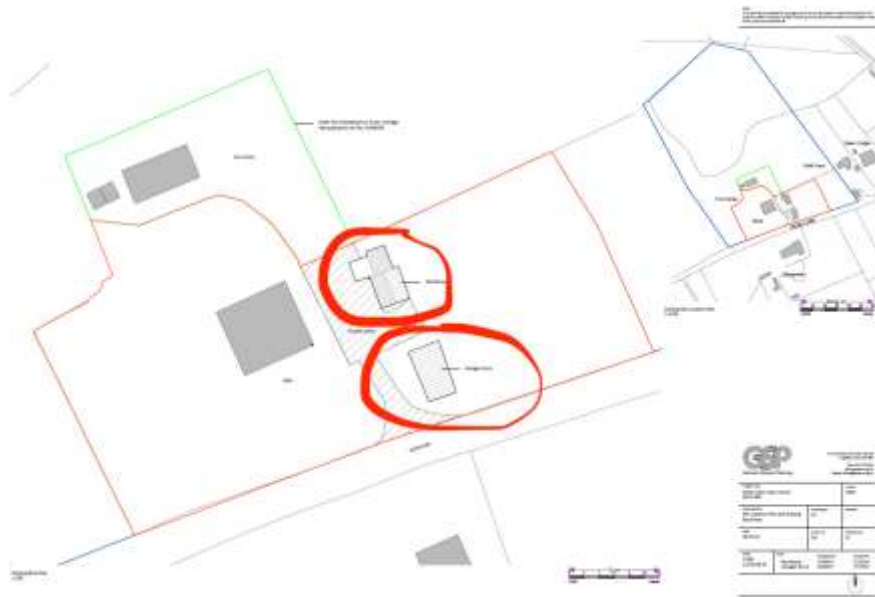
Contents

1	Introduction	2
1.1	Background to the Scheme	2
1.2	Survey Objectives	2
1.3	Limitations.....	2
2	Methodology.....	3
3	Results	4
4	Legislation.....	4
5	Recommendations	5
6	References and Bibliography	6

1 Introduction

1.1 Background to the Scheme

KB Ecology Ltd was commissioned to undertake a bat survey in support of a planning application at Azilla, Dean Lane, Harvel DA13 0BS for the demolition of two outbuildings prior to erection of replacement garage and new outbuilding.



1.2 Survey Objectives

The purpose of this survey is to provide a scoping assessment and to assist in demonstrating compliance with wildlife legislation and planning policy objectives.

The key objectives are as follows:

- Assess the potential for the presence of bats within the site and its surroundings.
- Provide recommendations for further surveys where assessed as necessary and suggest potential enhancements.
- Present the likely significance of ecological impacts onto bats of the proposed development.
- Provide an early indication of potential ecological mitigation and compensation requirements.

1.3 Limitations

This report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct and the opinions expressed are true and professional bona fide opinions. It records the potential for flora and fauna evident on the days of the site visits. It does not record any flora or fauna that may appear at other times of the year and, as such, were not evident at the time of visit.

The findings of this report 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.

2 Methodology

The site and its immediate surroundings were considered in terms of potential habitat for bats during a day-time walkover survey undertaken on 23rd April 2024 by Katia Bresso CEnv MCIEEM, a qualified professional consultant ecologist with over 20 years of experience, licensed bat surveyor (Class Licence CL19, Level 3, Registration Number: 2016-27133-CLS-CLS) and Registered Consultant of the Bat Low Impact Class Licence WML-CL21 with Natural England (Registered Consultant Reference Number RC056, since May 2015).

A visual examination of the external and internal areas of the buildings was undertaken. This consisted of a visual inspection using a bright torch (Cluson CB1 Clubman Standard High Power, 500,000 candle power). Cracks and holes were inspected using an endoscope¹, if needed. The purpose of the survey was to look for signs of bats such as droppings, urine staining, marking around entrance/exit holes, and any animals; and to note any potential roosting locations and access points. The latter is important because signs of bats are frequently not present; for example, they can be washed off external surfaces by wind and rain and are often not visible where bats roost in crevices such as gaps between tiles and boarding or felt, behind weatherboarding, holes in brickwork, timbers and similar.

Bat roosting potential of all impacted structures, buildings and trees was classified according to the following criteria set out in the Table below, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

Potential suitability	Roosting Habitats in Structures
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, the potential roost sites do not provide enough space, shelter, protection appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger number of bats (i.e. unlikely to be suitable for maternity and not a classis cool/stable hibernation site, but could be used by individual hibernating bats)
Moderate	A structure which one or more potential roost sites that could be used by bats due to their size, shelter, protection, soncditions and surrounding habitats but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in the table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and

¹ RIDGID CA-350x Inspection Camera System 63888

Potential suitability	Roosting Habitats in Structures
	potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

3 Results

The outbuildings are within the garden of a dwelling, surrounded by woods and pasture, which provide suitable habitat for bats.



No bats or signs of bats were found during the internal/external inspection of the outbuildings. The most southern structure is an open timber structure with single skin corrugated tin roof, with single skin timber panels to two sides and tarpauline down another. The most northern structure is a single-skin timber shed (with tight tarpauline over timber panel roof) which has been extended with what looks like remnants of a conservatory.

Thus both outbuilding are judged as offering no suitability for roosting bats.

Photos are present in Appendix A.

4 Legislation

All species of bat are afforded full legal protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). They are also listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and are therefore an EPS). Some species of bats (noctule, soprano pipistrelle, brown long-eared bat, barbastelle) are also listed as species of principal conservation importance².

² Please note that this legal information is a summary and intended for general guidance only. The original legal documents should be consulted for definitive information.

Bats rarely use the same roosting place all year round as they need different conditions for breeding and hibernating. But bats are creatures of habit and tend to return to the same sites at the same time year after year. For this reason, roosts are legally protected even if bats don't seem to be living there at certain times of year.

The legislation makes it a criminal offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb³ a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

For more information, Natural England have produced a Standing Advice Species Sheet available at <https://www.gov.uk/bats-protection-surveys-and-licences>

5 Recommendations

The proposed demolition of the two outbuilding will not impact onto roosting bats and thus no further work is recommended for these species.

However, as lighting can be detrimental to roosting, foraging and commuting bats⁴, the recommendations from the Bat Conservation Trust and the Institution of Lighting Professionals, titled 'Guidance Note 8 Bats and Artificial Lighting'⁵, should be considered, when designing any lighting scheme.

³ Disturbance, as defined by the Conservation of Habitats and Species Regulations 2010, includes in particular any action which impairs the ability of animals to survive, breed, rear their young, hibernate or migrate (where relevant); or which affects significantly the local distribution or abundance of the species.

⁴ <https://www.bats.org.uk/about-bats/threats-to-bats/lighting>

⁵ <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

6 References and Bibliography

- Collins, J. (ed) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). Bat Conservation Trust, London.

With kind permission from Google Earth Brand

Appendix A – Photos



✓ IMG_6342



✓ IMG_6343



✓ IMG_6344



✓ IMG_6345



✓ IMG_6346



✓ IMG_6347



✓ IMG_6348



✓ IMG_6349



✓ IMG_6350



✓ IMG_6351



✓ IMG_6352



✓ IMG_6353



✓ IMG_6354



✓ IMG_6355