

Ecological Impact Assessment (EclA) and Bat Survey Report for The Kings Veg, 7 King Street, Gravesend, Kent DA12 2EB

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1. Introduction

This combined Ecological Impact Assessment (EclA) and Bat Survey Report has been prepared in response to the proposed conversion of office space to residential use at 7 King Street, Gravesend. The building is in poor condition and has not been regularly used, which raises concerns about the potential for bats to be roosting within parts of the building. Satellite imagery also suggests that certain external features of the building could provide potential roosting sites for bats.

This report aims to assess whether bats are present on site, evaluate the potential ecological impacts of the proposed development, and ensure compliance with UK wildlife legislation, particularly with regard to bats, which are a protected species under the Wildlife and Countryside Act 1981.

2. Methodology

The following methods were employed to assess the presence of bats and evaluate potential ecological impacts:

1. Preliminary Roost Assessment (PRA):

A visual inspection of the building was carried out on 2nd of November 2024 to identify any features that could potentially be used by bats for roosting. This inspection included a review of both the internal and external parts of the building, particularly any features identified in satellite images as having potential for bat roosting.

2. Bat Emergence Surveys:

Two dusk emergence surveys were undertaken on the 3rd and 5th of November 2024 to observe bat activity around the building. Bat detectors were used to record ultrasonic calls and monitor bat activity at the site during these surveys.

3. Bat Activity Monitoring:

During the dusk emergence surveys, bat detectors EchoMeter Touch 2 Pro were used to capture ultrasonic calls to identify bat species and monitor the level of bat activity around the building.

3. Baseline Ecological Conditions

The site consists of a fully developed urban building, with no vegetation or natural habitats on-site. The building is currently unused and is in poor condition. There are no trees, shrubs, or other green spaces within the boundary of the site, and the surrounding area is largely developed.

- **No Vegetation or Natural Habitat:**
The site has no significant habitat value for plants, invertebrates, or small mammals. As such, there are no ecological features that would provide habitat for these species on the property.
- **Bat Habitat Suitability:**
While satellite imagery highlighted external features on the building that could provide potential bat roosting sites (e.g., gaps around windows and external brickwork), a thorough inspection of the site was conducted to evaluate whether these features might actually support bat roosts.

4. Survey Results

1. **Preliminary Roost Assessment (PRA):**
 - **Building Condition:** The building is in poor condition, and although there are external features that may have the potential to provide roosting opportunities for bats, no physical signs of bat activity (such as droppings, staining, or other roosting evidence) were observed during the inspection.
 - **Roosting Features:** The building lacks suitable roof voids, crevices, or sheltered spaces that bats typically use for roosting. No evidence of bat usage was found in the external features highlighted by satellite imagery.
2. **Bat Emergence Surveys:**
 - **Survey Observations:** No bats were observed emerging from the building during either of the dusk emergence surveys. No bat activity was recorded during the surveys, and no bats were seen or heard emerging from the structure.
 - **Bat Activity Monitoring:** Bat detectors recorded no ultrasonic calls indicating bat activity. No bats were detected around the building during the surveys, confirming that the structure is not being used by bats.

5. Impact Assessment

Based on the results of the bat survey, it is concluded that the proposed development will have no significant ecological impacts on bats or other protected species. Key findings include:

1. **Direct Impacts:**

- **No Vegetation Loss:** The site has no vegetation or natural habitats, so there will be no loss of biodiversity as a result of the development.
 - **No Impact on Bat Roosting:** As no bats have been found to be roosting within the building, the development will not impact any bat roosts.
2. **Indirect Impacts:**
- **Lighting and Noise:** While construction and future residential lighting may cause some disturbance to local wildlife, the lack of bat activity around the site suggests that any indirect effects on bats or other protected species will be minimal.

6. Mitigation and Enhancement Measures

Although no ecological impacts have been identified, the following mitigation and enhancement measures are recommended to support local biodiversity:

1. **Lighting Management:**

To minimise potential disturbance to any surrounding wildlife, including bats, it is recommended that low-intensity, downward-facing lighting is used on the site. This will reduce light spill and avoid affecting any nearby foraging or commuting bats.

7. Conclusion

The combined results of the Preliminary Roost Assessment and Bat Emergence Surveys confirm that no bats are present at 7 King Street, Gravesend. There are no suitable roosting features within the building, and no bat activity was recorded during the surveys. As a result, the proposed development will have no impact on bat populations or other protected species.

Given these findings, the proposed development is fully compliant with UK ecological regulations, and no further surveys or mitigation measures are necessary. The development can proceed without any ecological concerns related to bats.