



BAT SURVEY REPORT

245 SINGLEWELL ROAD

GRAVESEND

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1. INTRODUCTION

- 1.1 This report details presence/likely absence survey work for roosting bats undertaken in respect of proposed development at 245 Singlewell Road, Gravesend, Kent (Site centred TQ 64738 2059).

1.2 COMMISSION

- 1.3 Native Ecology was commissioned by Esquire Developments in June 2022 to undertake bat presence/likely absence surveys for the buildings at 245 Singlewell Road.

APPLICATION SITE

- 1.4 For site location plan and survey site details please refer to PRA '0996_R01_Preliminary Roost Assessment (Native Ecology, 2022)'.

PROPOSED WORKS

- 1.5 Proposals include the replacement of a residential dwelling within the current footprint and the removal of a small garden shed.

PURPOSE OF REPORT

- 1.6 The objectives of the report are to:
- To determine whether roosting bats are present; and
 - Establish whether the proposed development is likely to impact on roosting bats. The degree of impact is determined by a number of factors:
 - the species present;
 - number of bats present;
 - the type of roost present; and
 - location of roost and access points.

2. METHODOLOGY

PRESENCE/ABSENCE SURVEYS

- 2.1 Three dusk emergence surveys (detailed in Table 1) were undertaken between June and August 2022 in accordance with the Bat Conservation Trust Good Practice Guidelines (Collins, 2016).

Table 1. Survey details for the dusk emergence surveys

Survey location	Survey no.	Survey date	Surveyors	Sunrise/ sunset time	Time		Weather conditions			
							°C	Wind BF	Precipitation	Cloud cover %
B1	1	28/06/22	MA AW DS JF TH	21:19	Start	21:04	17	1	None	75
					Finish	22:49	16	1	None	50
B1 & B2	2	13/07/22	MA AW DS AB KJD TH	21:11	Start	20:56	22	3	None	100
					Finish	22:41	18	3	None	100
B1	3	03/08/22	MA JM DS JF PH	20:44	Start	20:29	24	0	None	25
					Finish	22:14	22	1	None	25

- 2.2 The emergence surveys commenced 15 minutes prior to sunset and continued for 1.5 hours after sunset.
- 2.3 Surveyors (listed in Table 2 below) were positioned around the buildings so that the features with suitability to support roosting bats were visible and any emerging or re-entering bats could be observed. A survey plan is available in Appendix 2.
- 2.4 Each surveyor used an EMT Pro or Anabat walkabout detector and a Elekon Bat Scanner to identify and record bat activity within the Site. Data was recorded as to the species, number of bats, any emergence locations, time and general activity.

Table 2. Surveyor details

Surveyor name (initials)	Experience
James Madden (JM)	Class 2 bat licence: 2017-32641-CLS-CLS
Amy Wright (AW)	Class 2 bat licence: 2015-10994-CLS-CLS
Adam Bedwell (AB)	>8 years bat survey experience
Miriam Anderson (MA)	>2 years bat survey experience
Dani Sheehan (DS)	>1 years bat survey experience
Paul Harris (PH)	>1 years bat survey experience
Keith John Derrett (KJD)	>1 years bat survey experience
Thomas Hurst (TH)	>1 years bat survey experience
Jonathan Fletcher (JF)	>1 years bat survey experience

LIMITATIONS

- 2.5 In accordance with CIEEM guidance, consideration should be given to the validity of survey data after a period of 12 month from the date of the survey. This may require a site visit to assess whether ecological conditions within the site have changed and may require further ecological survey work due to the transient nature of roosting bats.

3. RESULTS AND ASSESSMENT

PRESENCE/LIKELY ABSENCE SURVEYS

Dusk Emergence Survey - 28th June 2022

- 3.1 No emergences were observed from Building B1.
- 3.2 During the survey bat activity was low, the first recorded bat was a noctule at 21:58 commuting over the Site. Two species of bat were recorded;
- Four noctule passes were recorded at 21:58, 22:04, 22:03 and 22:36; and
 - Common pipistrelle were recorded foraging and commuting around the south side of the Site between 22:04-22:43.

Dusk Emergence Survey - 13th July 2022

- 3.3 No emergences were observed from Buildings B1 or B2.
- 3.4 During the survey bat activity was low, the first recorded bat was a common pipistrelle at 21:35 foraging at the western boundary sporadically until 22:35.

Dusk Emergence Survey - 3rd August 2022

- 3.5 No emergences were observed from Building B1.
- 3.6 During the survey bat activity was low, the first recorded bat was a common pipistrelle at 21:14. Two species of bat were recorded;
- Two noctule passes were recorded at 21:31 and again at 21:59; and
 - A common pipistrelle was recorded foraging and commuting around the south and west sides of the Site between 21:14-21:59.

ASSESSMENT

- 3.7 Results from the presence / likely absence survey work, confirms the likely absence of roosting bats within Buildings B1 and B2 at 245 Singlewell Road.
- 3.8 No further survey work or mitigation is required for roosting bats.

4. REFERENCES

- A. J. Mitchell-Jones (2004). Bat Mitigation Guidelines (Version. January 2004). English Nature 2004.
- CIEEM (2017a). Guidelines for Ecological Report Writing. Chartered Institute for Ecology and Environmental Management, Winchester.
- Collins, J. (ed.) (2016) Bat surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

5. APPENDIX 1: SUMMARY OF PLANNING POLICY AND LEGISLATION

LEGAL PROTECTION FOR BATS

- 5.1 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 are also known as European Protected Species. European Protected Species include all species of bat.
- 5.2 European Protected Species relate to those listed within the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and are afforded the highest level of protection. These species are also protected under the Wildlife and Countryside Act 1981. Taken together this level of protection makes it an offence to:
- deliberately capture, injure or kill any wild animal of a European protected species,
 - deliberately disturb wild animals of any such species
 - damage or destroy a breeding site or resting place of such an animal
- 5.3 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, or
 - in the case of animals of a hibernating or migratory species, impair their ability to hibernate or migrate
 - to affect significantly the local distribution or abundance of the species to which they belong
- 5.4 The legislation requires that any derogation be dealt with by licencing through an appropriate licencing body (Natural England in England). In determining whether a licence can be granted the licencing body must apply the requirements of Regulation 53, and in particular, the three tests:
1. Regulation 55(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
 2. Regulation 55(9) states: The relevant licensing body must not grant a licence under this regulation unless it is satisfied—
 - (a) that there is no satisfactory alternative; and
 - (b) that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.



Legend

- Surveyor locations
- Buildings



Bat survey plan	
245 Singlewell Road Gravesend DA11 7RN	
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