

4 SURVEY RESULTS

4.1 Visual Inspections of Buildings

Table 8 – Visual Inspection Results

Date	Species Observed	Roost Type	Structure Reference	Roost Location	Potential Access Points	Dimensions of existing roosts
22.02.2016	None	None Identified	Building 1 – Manor Lodge	None Found	None Found	
Notes and Observations: The exterior of the building was examined using close focusing binoculars. The roof was in excellent condition with all of the slates on the roof being laid flat with no missing or broken slates that could allow bats into the interior voids of the building. All of the walls of the building were in good condition with no cracks or crevices that would be suitable for roosting bats. All of the soffits surrounding the roof line were all intact and had no gaps where access could be gained to the interior of either the soffit or the roof void, This building is classified as having NEGLIGIBLE potential as a bat roost as shown in Table 4, Section .						
22.02.2016	None	None Found	Building 2 – Former Stable block	None Found	Beneath roof tiles throughout structure	Various
Notes and Observations: This building is located on the west side of the site immediately north of Manor Lodge and just south of the end of the Tithe Barn. The exterior of the building was examined using close focusing binoculars. The roof was examined and a small number of tiles were found to be missing on various elevations. The rest of the roof tiles are handmade clay tiles and are uneven throughout. There are extensive gaps where the tiles do not lay flat potentially allowing bats to gain access to the small void between the roof covering and the internal ceilings of the building. The external walls are all in good condition with no suitable gaps or crevices suitable for bats. The soffits surrounding the roof line of the building are in fairly good condition, there are no cracks or splits in the wood that form the soffits and they are positioned close to the walls of the building with no gaps suitable for bats. This building is classified as having MODERATE potential as a bat roost as shown in Table 4, Section .						
22.02.2016	None	None Found	Building 3 – Office Barn	None Found	Beneath roof tiles throughout structure	Various
Notes and Observations: This building is located on the east side of the site. The exterior of the building was examined using close focusing binoculars. The roof was examined and a small number of tiles were found to be missing on various elevations. The rest of the roof tiles are handmade clay tiles and are uneven throughout. There are extensive gaps where the tiles do not lay flat potentially allowing bats to gain access to the small void between the roof covering and the internal ceilings of the building. The external walls are all in good condition with no suitable gaps or crevices suitable for bats. The soffits surrounding the roof line of the building are in fairly good condition, there are no cracks or splits in the wood that form the soffits and they are positioned close to the walls of the building with no gaps suitable for bats. All gable ends were inspected and all found to have intact pointing preventing any access at these locations. This building has a small void on the first floor at its north-east corner. The interior was examined and no evidence of bats was found i.e. no droppings or feeding remains. The small void between the roof covering and the internal ceilings on the first floor of the building was inaccessible but could provide roosting opportunities for bats beneath the roof covering.						

This building is classified as having MODERATE potential as a bat roost as shown in Table 4, Section						
22.02.2016	None	None Found	Building 4 – Granary	None Found	Beneath roof tiles throughout structure	Various
Notes and Observations: This building is located at the south end of Building three centrally within the site. This is a small rectangular building and is constructed on a timber frame with timber cladding on all walls. The roof is pitched and hipped with clay tiles. The clay tiles have gaps throughout allowing access to the interior. The interior was inspected and found to be of open construction throughout and no bats or evidence of bats was found. This building is classified as having MODERATE potential as a bat roost as shown in Table 4, Section						

4.1 Visual Inspections of Trees

All trees inspected were around the boundary of the site with the exception of a single tree in front of the Stable Block. None of the trees on site revealed any suitable PRF's.

4.2 Emergence Survey Results

4.2.1 Survey 10.05.17 – Stable Block

The survey was carried out in good conditions for such surveys with no rain, high winds and mild temperatures. Bats were first detected 22 minutes after sunset, with bats commuting along the hedgerow behind the stable block. Bats were recorded commuting and foraging along this hedgerow for the duration of the survey and comprised Soprano Pipistrelle and Brown Long-eared bats. No bats were observed emerging from any part of the building or approaching areas where roosts may be present.

4.2.2 Survey 15.5.17 – Office Barn

The survey was carried out in good conditions for such surveys with no rain, high winds and mild temperatures. Bats were noted commuting past the office barn on the east side and behind the boundary hedge between the building and the church. These bats were exclusively Soprano Pipistrelle bats. At no point were any bats noted emerging from any point on the building. It was however noted that the bats were emerging from the roof of the church.

4.2.3 Survey 5.6.17 – Stable Block

The survey was carried out in good conditions for such surveys with no rain, high winds and mild temperatures. As the survey in May bats were recorded commuting and foraging along the hedgerow at the rear of the building. No bats were observed emerging from the building or approaching the building or any of the features suitable for bats. A few Brown Long-eared were observed emerging from the English Heritage barn and generally dispersing to the east and west.

4.2.4 Survey 6.6.17 – Office Barn

This survey commenced but the weather was unsuitable with winds gusting to Force 6. Therefore this survey was abandoned.

4.2.5 Survey 3.7.17 – Stable Block

The survey was carried out in good conditions for such surveys with no rain, high winds and mild temperatures. Bats were evident within 20 minutes of sunset commuting and foraging along the hedgerow at the rear of the building. Bats were observed foraging generally around the building foraging on insects close to the building line. No bats were observed exiting any of the features on the building or flying close to them.

4.2.6 Survey 4.7.17 – Office Barn

The survey was carried out in good conditions for such surveys with no rain, high winds and mild temperatures. For this survey an infra red video camera was also used to monitor any activity along the eastern side of the building as this was particularly dark. No bats were observed or heard on this side of the building and very few passes of Soprano Pipistrelle bats were recorded commuting or foraging along the hedgerow along the east boundary. No bats were observed emerging from or close to any of the features of this building.

4.3 Summary of Bat Activity

During all of the surveys carried out at the site no bats were observed emerging from the Stable Block or the Office Barn or investigating any of the suitable roosting locations within these buildings. In the early part of the season during May and June extensive use of the hedgerows to the east and west boundaries of the site was noted. It is clear that these dark areas are important for both species of bat recorded at the site. The surveys also confirmed the use of the English Heritage barn as still supporting small numbers of Soprano Pipistrelle and Brown Long-eared bats for roosting and additionally identified a new roost within the church to the east of site with a maternity roost of Soprano Pipistrelle bats.

5 INTERPRETATION/EVALUATION OF SURVEY RESULTS

5.1 Interpretation/Evaluation of surveys

Table 9 – Interpretation/Evaluation of surveys

Structure Reference	Species	Count/Estimate of number of individuals	Site Status assessment – roost types	Conservation Significance of Roost	Use and importance of the site throughout the year
Building 1 – Manor Farmhouse	None	None	None	None	This building has not been used by bats. There are no entry points suitable for bats. This building did not require any emergence surveys.
Building 2 – Former Stable block	None Found	None	Potential for Summer Roosts of individual bats beneath roof tiles	Moderate Potential	There is no physical evidence of use of this building by bats. Emergence surveys confirmed that no bats were using the features of this building as a roost.
Building 3 – Office Barn	None Found	None	Potential for Summer Roosts of individual bats beneath roof tiles	Moderate Potential	There is no physical evidence of use of this building by bats. Emergence surveys confirmed that no bats were using the features of this building as a roost.
Building 4 -	None Found	None	Potential for Summer Roosts of individual bats beneath roof tiles	Moderate Potential	There is no physical evidence of use of this building by bats however no emergence surveys are required as there are no plans to carry out works to this building.

The above table shows that during the inspection surveys of the buildings no bats or evidence of bats was discovered. Building 1 has no potential to support bats as there are no potential access points where bats could enter the building. Buildings 2 and 3 have some potential for roosting bats between the roof covering and the internal ceilings an area that could not be inspected. Crevice dwelling bats frequently roost beneath roof tiles and as the site already has records of crevice roosting bats in the

adjacent Tithe Barn the potential for these buildings could not be ruled out without additional surveys. Building 4 although having moderate Potential to support roosting bats there was no evidence found to suggest that the building has been used historically by roosting bats and all areas of the structure were able to be inspected during this survey. No works are proposed to this structure therefore no further surveys will be required.

The table also shows that at no time during the surveys did any bats emerge from the buildings at the site and no bats showed any interest in the features contained within these buildings.

The survey has shown that bats are reliant on the two hedgerows along the east and west sides of the site. These hedgerows are clearly important in allowing bats to disperse to the wider habitat that surrounds the site for foraging. These hedgerows are dark with no light directly illuminating them and should be retained as such after development.

5.2 Recommendations

The survey results indicate that bats are not using the Stable Block or the Office Barn and these results indicate that no European Protected Species licence will be required for the development to proceed. However it should be noted that the potential opportunities for bats remains and bats are constantly seeking new roosts and as a result update surveys should be carried out if no development proceeds after the expiration of 12 months from the date of this report.

It is important that development of the site also provides for the bats that are present within the Listed Barn. To enhance the site generally a single Schwegler 1 FQ bat box should be erected on the exterior of both the Stable Block and the office barn once these buildings have been converted. The boxes should be located on the southern elevation of each building at eaves level. This will provide additional quality roosting habitat for bats at the site.

Lighting at the site should be designed so that no artificial light illuminates the hedgerows on the east and west boundaries of the site so that the hedgerows used by bats as commuting routes and foraging areas remain uncompromised, and also that the Listed Barn is also kept dark. This is particularly important in the case of the Brown Long-eared bats present at the site which are extremely light averse and additional lighting on the hedges and on the barn are likely to deter bats from using these areas.

6 FIGURES AND PHOTOGRAPHIC PLATES

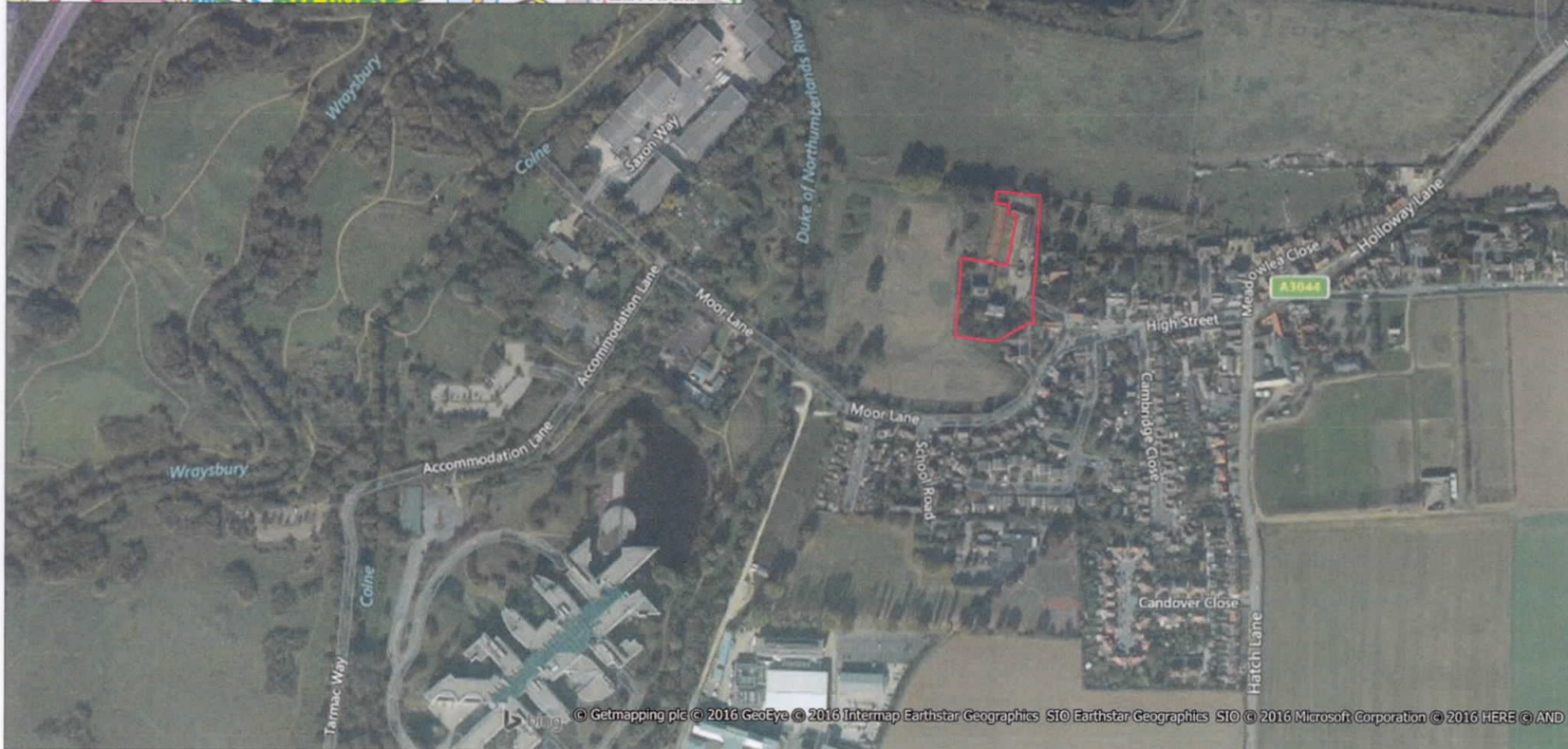
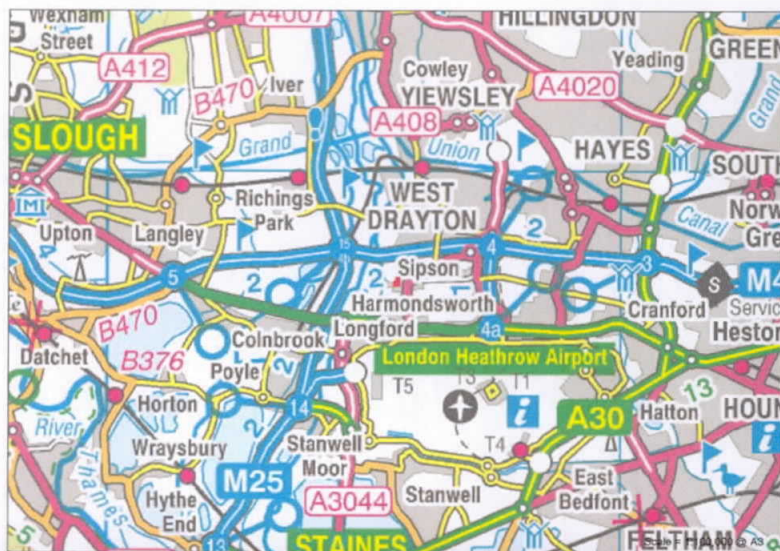
6.1 Figures

Figure 1 – Location Map

Figure 2 – Site Plan

Figure 3 – Surveyor Positions for Emergence Surveys

Figure 4 – Bat Activity



Site boundary

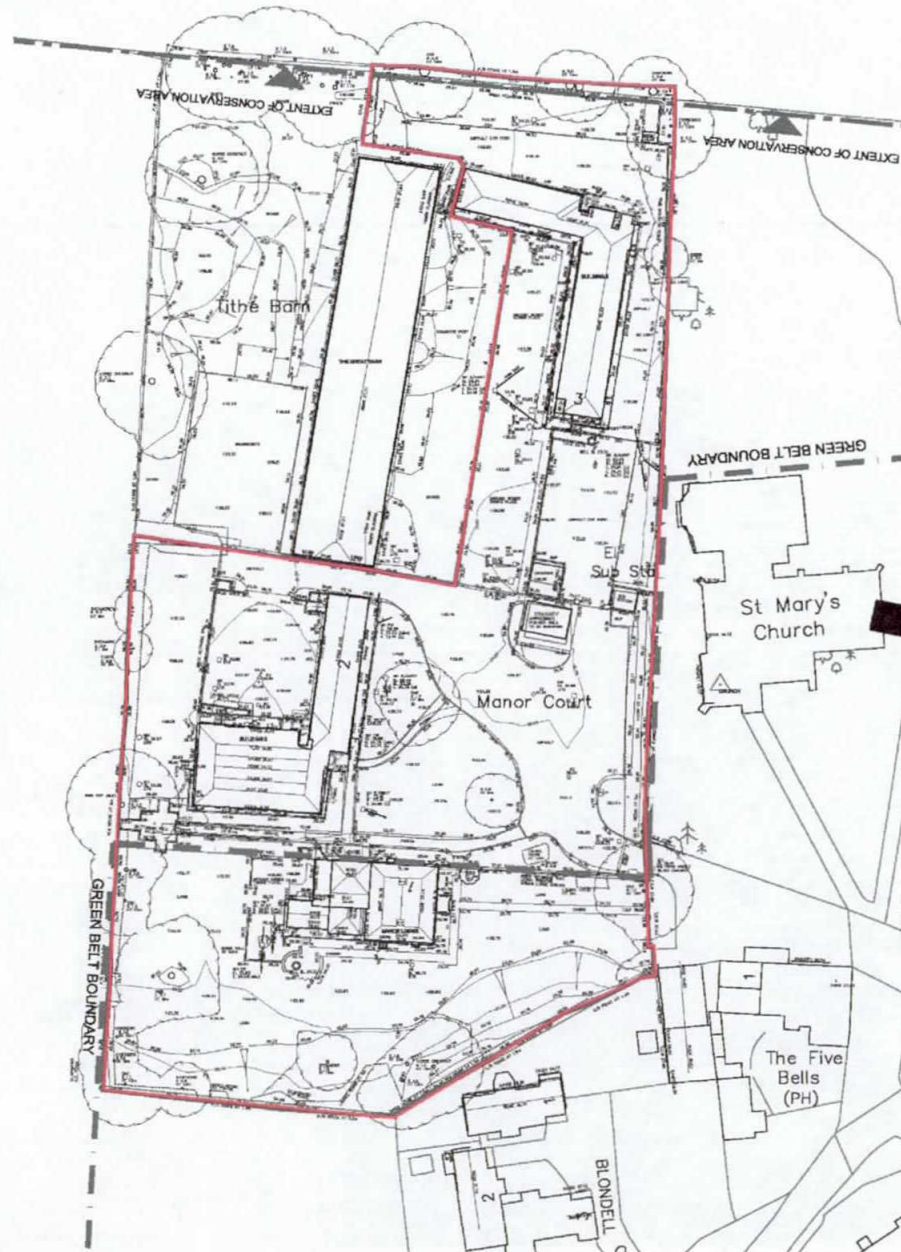
Rev	Date	Description	Drn	Chk	App
00	21.11.16	856431	RG	SP	DC

Manor Court

Figure 1
Site Location Plan

0 150
metres
Scale = 1:5,000 @ A3

REV 00



Site boundary

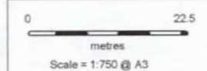


00	21.11.16	856431	RG	SP	DC
Rev	Date	Description	Drm	Chk	App

Manor Court

RSK

Figure 2
Site Plan



REV 00



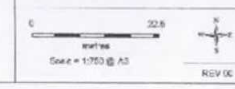
- Site boundary
- Surveyor Positions



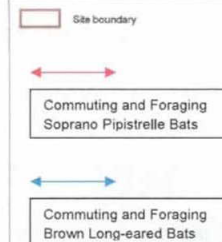
DD	21.11.19	R05431	RQ	SP	DC
Rev	Date	Description	Drawn	Checked	Approved
Manor Court					



Figure 3
Surveyor Positions



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Site Plan produced by RSK Limited, produced by RSK Associates, Andover - (drawing) R05431/01



00	21.11.18	856431	RQ	SP	DC
Rev	Date	Description	Des	CHK	App

Manor Court

RSK

Figure 4
Commuting and Foraging
Bat Locations



Scale = 1:750 @ A3

REV 06

6.2 Photographic Plates

Plate 1 – Grade 1 Listed Tithe Barn containing Soprano Pipistrelle and Brown Long-eared maternity roosts immediately adjacent to development site



Plate 2 – Building 1 – Manor Lodge – Building with no potential bat access



Plate 3 –
Building 2 –
Former Stable
Block west
facing elevation



Plate 4 –
Building 2 –
Former Stable
Block – North
facing Gable
end showing
condition of
pointing.



Plate 5 – Rear elevation of Building 2 showing small dormers



Plate 6 – Extension of rear elevation of Building 2 – Former Stable Block



Plate 7 – View of roof covering of Building 2 – Former Stable Block showing extensive gaps that could be used by bats



Plate 8 –
Building 3 –
Office Barn –
South Elevation



Plate 9 – View of open sided barn and garage/workshop



Plate 9 – Office Barn View of East elevation showing corrugated panels along bottom of roof slope



Plate 10 –
Building 3
Office Barn
west and south
elevations



Plate 11 –
Building 3
Office Barn
View of roof
(general)
showing
extensive gaps
under tiles



7 REFERENCES

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

APPENDIX A – RELEVANT LEGISLATION

Bats

All species of British bat are protected by *The Wildlife and Countryside Act 1981* (as amended), extended by the *Countryside and Rights of Way Act 2000*. This legislation makes it an offence to:

- intentionally kill, injure or take;
- possess or control;
- intentionally or recklessly damage, destroy or obstruct access to a breeding site or resting place; and
- intentionally or recklessly disturb whilst the animal occupies a breeding site or resting place.

Bats are also European Protected Species listed on *The Conservation of Species and Habitats Regulations 2010* (as amended). This legislation makes it an offence to:

- deliberately capture, injure or kill;
- deliberately disturb, including in particular any disturbance which is likely (a) to impair their ability - (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) hibernate or migrate, where relevant; or (b) to affect significantly the local distribution or abundance of the species to which they belong;
- damage or destroy a breeding site or resting place; and
- possess, control, transport, sell, exchange, or offer for sale or exchange.