

Technical Note

Project: Land North of Moat Road, Headcorn

Planning Ref: 23/504471/OUT

Date: 14 March 2024

Outline Bat Mitigation Strategy: Building B4

1 Executive Summary

1.1.1 This Technical Note sets out an outline mitigation strategy regarding bats and Building B4.

1.1.2 The site supports roosting activity by Common Pipistrelle, which is a common and widespread species within England, often associated with urban areas. The survey work recorded the presence of a single Common Pipistrelle roost, considered to represent a summer day roost used by individual bats or low numbers of males and/or non-breeding females and is therefore categorised as being of low conservation significance. A single emerging bat was recorded on a single occasion.

2 Introduction

2.1.1 Aspect Ecology is advising Catesby Strategic Land on ecological matters in respect of planning application reference: 23/504471/OUT, for an outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency / pedestrian access to Millbank and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road). A previous identical application 22/505616/OUT was made on the same site in 2022.

2.1.2 Bat survey work has been undertaken at the site which has determined the presence of roosting bats in Building B4.

3 Survey Results and Interpretation

3.1.1 Building B4 was subject to Stage 1 surveys which did not record the presence of bats. The building was assigned 'low' potential to support roosting bats and accordingly, Stage 2 presence / absence survey work was undertaken. It was concluded that Building B4 provides a summer day roost or feeding roost used by individual bats or low numbers of males and/or non-breeding females and is therefore categorised as being of *low conservation significance*.

3.1.2 Accordingly, a mitigation strategy is proposed for this building.

3.1.3 Further emergence surveys at Building B4 will be undertaken as required to inform the application for a bat mitigation licence from Natural England.

4 Impact

- 4.1.1 The development requires the demolition of buildings within the site, which will result in the loss of the Common Pipistrelle roost at Building B4. This loss is considered to be of low scale of impact at the site level, based on the information set out within the Bat Mitigation Guidelines (Mitchell-Jones 2004).

5 Mitigation and Enhancement

- 5.1.1 Guidance¹ followed by Natural England sets out proportionate mitigation for roosting bats (see extract at Appendix 2). For small numbers (non-maternity) roosts of common species mitigation can be readily provided by bat box provision on trees or buildings.
- 5.1.2 It is proposed that an internal inspection of Building B4 will be undertaken prior to demolition, whilst soft stripping of roofing features will be undertaken under the supervision of a licensed bat worker/accredited agent, who, if necessary, will remove any bats that may be encountered immediately prior to or during works and immediately release them within a bat box previously erected at the site.
- 5.1.3 In order to maintain the favourable conservation status of the population of bats at the site, compensatory roosts in the form of bat boxes on trees and new buildings will be provided. These will provide adequate compensation for the loss of the roost, and ultimately would provide a net increase in roosting opportunities for bats at the site.
- 5.1.4 A total of 51 new bat boxes are proposed to be incorporated within the proposed development. These would be erected as high up as possible and sited in sheltered wind-free areas that are exposed to the sun for part of the day, facing a south-east, south or south-westerly direction. These would comprise 8 No. bat boxes on retained trees, 40 No. integrated bat boxes that would be incorporated into the new build, and 3 No. bat maternity bat boxes (larger boxes such as the Triple Chamber and Weinerberger designs), two on retained trees and one incorporated into a building sited close to the location of Building B4. Proposed bat box locations are shown on the attached Plan.
- 5.1.5 Further biodiversity enhancements included in the development proposals include the planting of new native trees and shrubs, which will improve the foraging/commuting habitat within the site.
- 5.1.6 Under the proposals a range of enhancements for biodiversity would be provided. These are partly recognised in the Ecological Appraisal. A range of enhancements for fauna, including bats, will be brought forward.
- 5.1.7 Accordingly, post development opportunities for roosting bats will be enhanced while landscape measures around the site will also provide enhanced foraging opportunities for bats.

¹ Bat Mitigation Guidelines 2004 (and updated Bat Mitigation Guidelines 2023)



Key:

- Site Boundary
- ★ Integrated bat box on building
- ★ Bat box on retained tree
- ★ Maternity bat box



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Land North of Moat Road,
 Headcorn
 Bat Box types and locations

6196/BAT1

A/ADB

February 2024



PROJECT
TITLE
DRAWING NO.
REV
DATE

Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.



1FD Bat Box

Developed specifically for smaller bats, such as Common Pipistrelle and Brown Long-eared Bat, featuring two roughened wooden interior panels and an increased interior height.

Woodcrete construction, 16cm diameter, height 36cm.

2F-DFP Bat Box

The 2F-DFP is a general purpose box attractive to the smaller British bats, with a roughened wooden panel inside the box to simulate a crevice.

This box is favoured by Pipistrelles and Daubenton's bat.

Woodcrete construction, 16cm diameter, height 33cm.



Bat Boxes

Bat Brick House

The Bat Brick House is a cleverly designed bat box with a removable brick front, that provides a permanent roosting site suitable for most British bat species, as an interegral part of the fabric of a building.

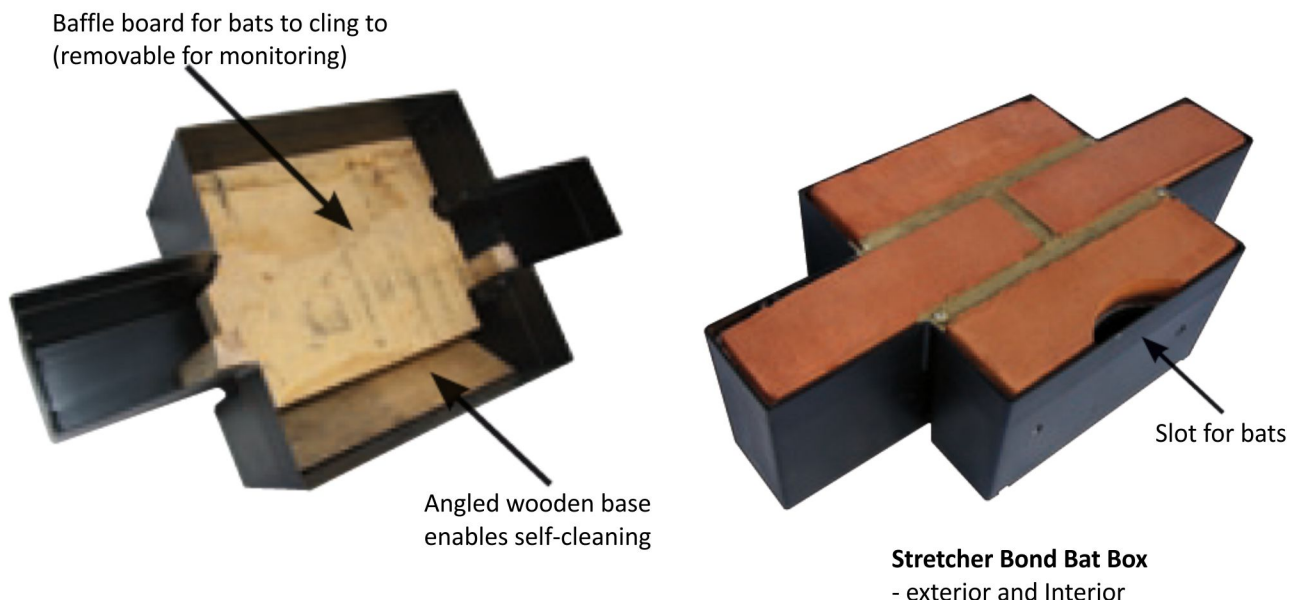
The brick bond of the host wall depends on the type of box, i.e. Stretcher Bond (SB) or Quarter Bond (QB).

The main housing of the box is made out of 100% recycled plastic. The front plate is bonded with slivers of bricks

matching the host wall, one of which will have a slot cut into it for access of bats. The box contains a removable Baffle board for bats to cling to, and an angled wooden base which enables self-cleaning.

Four stainless steel screws hold the removable brick-faced front plate to the box, meaning that the box blends in seamlessly with the host wall.

Available in SB to fit half bond brick work, and QB to fit english bond, old english and flemish bond. Both box types are designed for 3 inch or 75mm courses only.



Triple Chamber Bat Box

A traditional bat box with access slit at the base and access ladder. This extra long box is made from FSC-certified European redwood, and has two fixed internal dividing panels providing three chambers. Inside, grooves in the wood provide a rough interior for the bats to grip onto easily. The lid is located at the bottom and is hinged for inspection. The box is constructed with stainless steel screws that won't rust.

Wooden boxes are subject to fluctuating temperatures, so site three boxes around a tree facing different directions, in a fairly sheltered position, to provide the best choice of environments for the bats. Wooden boxes should not be painted or treated with any type of preservative, as these can harm the bats. The box can be expected to last 5-10 years.



Specification

Weight : 5kg

Outer dimensions: Height: 60cm | Width: 14cm | Depth: 18cm

Inner dimensions: Height: 56cm | Width: 10cm | Depth: 14cm

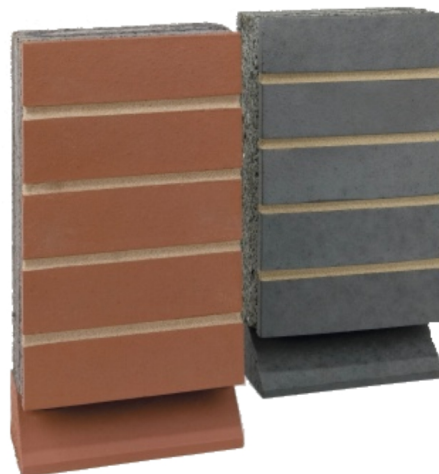
Material: FSC-certified European redwood (thickness: 20 mm)

Fixing: This box one pre-drilled hole (diameter: 4 mm) at the top to fix the box to a wall or tree. We recommend using tree-friendly aluminium nails (not included)

Habibat/Wienerberger Integrated Bat Box

The Habibat/Wienerberger Bat Box has been specifically designed to be incorporated into the fabric of buildings and to encourage the use by species such as Pipistrelles, Natterer's, Whiskered and Brandt's bats which are most commonly found roosting in buildings.

They are larger in size than other similar boxes and can accommodate more bats. The internal structure is not split into chambers and with the unique arrow head internal fixings allows bats to congregate in different areas. The box is available in either Staffordshire Smooth Red or Smooth Blue but can also be manufactured to suit any other brick type.



Specification

Height: 440mm | Width: 215mm | Depth: 102mm