

Summerfield Care Home

Bat Emergence Survey

September 2020



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Report Ref: DFA20074

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1 INTRODUCTION

1.1 Background

- 1.1.1 Derek Finnie Associates was commissioned by Colony Architects to undertake a bat emergence survey of a property known as Summerfield Care Home. There is currently a proposal to undertake some works to the property which may result in an impact on the roof and roof voids.
- 1.1.2 A preliminary bat roost assessment undertaken by Derek Finnie Associates in August 2020 (Report Ref: DFA20066) had identified gaps within the tiles on the front and rear of the dwelling toward the northern end (see Figure 1) of sufficient size to allow bat ingress. As such the building was assessed as having low potential to support bats. Therefore, in line with the latest sectoral guidance (BCT 2016) an emergence survey was recommended to determine the potential usage level, if any, of the identified gaps.
- 1.1.3 The following report, therefore, describes the methodology used during an emergence survey undertaken August 2020, presents the findings of the investigation and discusses the implications of the proposed re-development of the Site.

2 METHODOLOGY

2.1 Emergence Survey

2.1.1 Surveyors, equipped with Anabat Walkabout bat detectors, were positioned to the front and rear of the building to allow maximum coverage of the potential ingress sites (Figure 1). The Anabat Walkabout allows bat calls to be recorded in both full spectrum and heterodyne; any bat calls can then be analysed using Analook Insight where necessary. Newton Trace Monocular Infrared video recorders were also used to assist in the survey, which allows the exact location of any emerging bats to be pinpointed by subsequent analysis of the video recording.

2.1.2 The emergence survey was undertaken on the dates shown in Table 1.

Table 1. Dates and Conditions for Emergence surveys

Date	Sunset	Start time	Temperature	Weather
26/08/20	19:59	19:40	19°C	0/8 cloud, light wind.

2.1.3 The BCT Guidelines suggest that for buildings assessed as having low potential a single emergence survey is sufficient. The use of infrared detection equipment allowed bats that would normally emerge in complete darkness to be detected.

2.2 Survey Constraints

2.2.1 The weather condition during the survey period were assessed to be suitable. Access was available to all aspects of the building. There were no constraints to the survey.

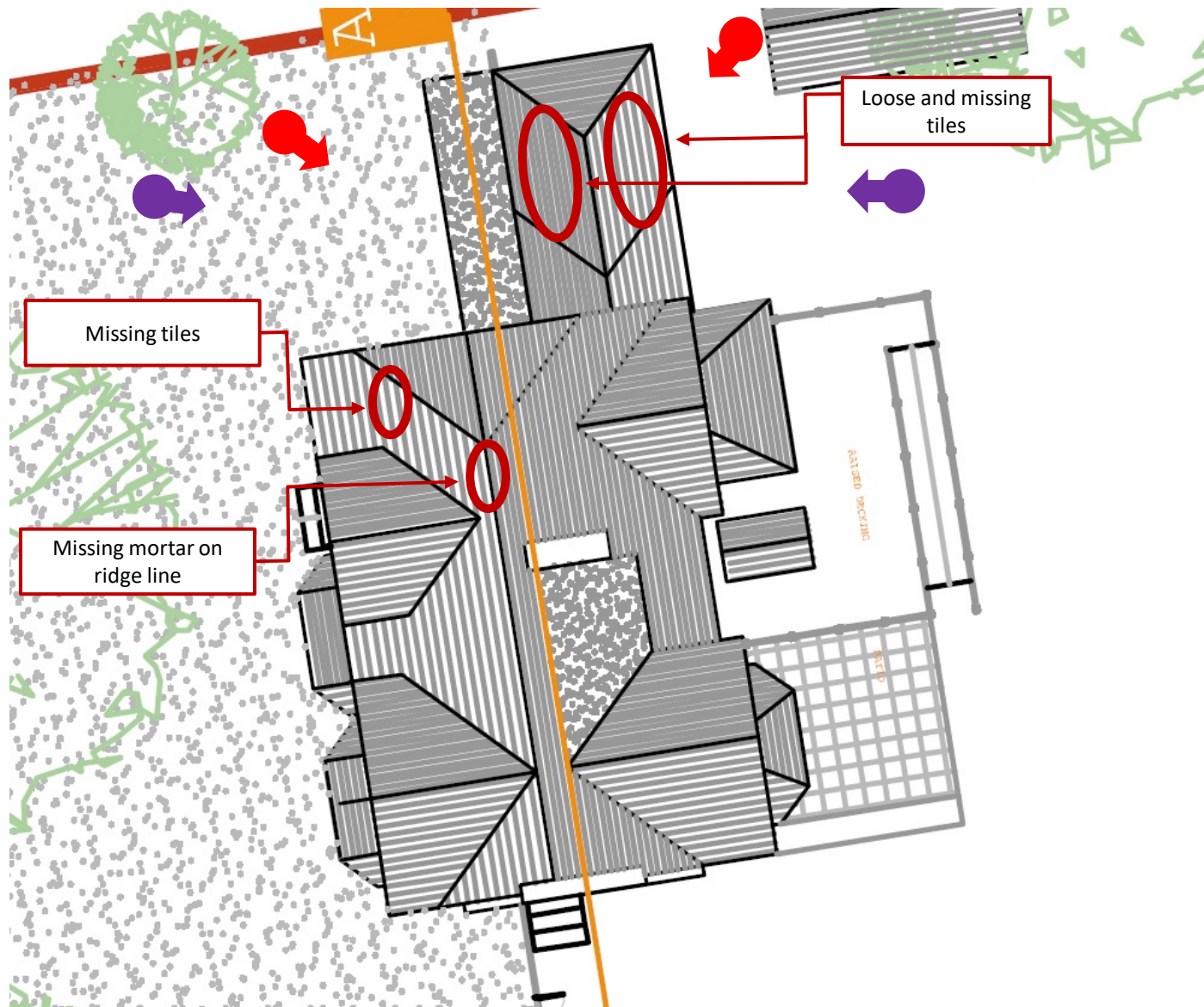
3 RESULTS

3.1 Emergence Survey

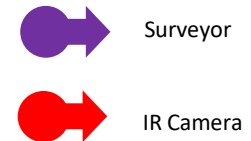
- 3.1.1 No bats were seen emerging from the building throughout the survey.
- 3.1.2 Bat activity throughout the survey was relatively low, being restricted to noctule and common pipistrelle only. Noctule was first recorded to the west of the dwelling at 20:17, with a further five registrations throughout the remainder of the survey.
- 3.1.3 Common pipistrelle was encountered at 20:24 initially, with only a further three registration throughout the survey. This may be explained by the very urban nature of the site and surrounding area, which provided low quality foraging habitat.
- 3.1.4 No other bats were encountered throughout the survey.

4 DISCUSSION

- 4.1.1 No evidence of bats, or of current or past bat occupancy, was encountered throughout the preliminary roost assessment and emergence survey, hence additional surveys are not deemed necessary. Due to the presumed absence of bats, it is highly unlikely that the proposed development would result in any infringement of either the *Wildlife and Countryside Act 1981* (as amended) or the *Conservation of Habitats and Species Regulations 2017* in so far as either piece of legislation relates to bats.
- 4.1.2 However, in the highly unlikely situation a bat is encountered throughout the construction process, all works should stop immediately, and advice sought from Natural England.



Legend:



Do not scale



Drawing No: Figure 1

Title: Potential Roost Features

Date: September 2020

Project: Summerfield

Client: Colony



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