

BAT SCOPING ASSESSMENT

Project: Residential Development

Address: Ashlea Farm, Bradley Lane,
Threapwood, Alton, ST10 4DQ

Client: MR J TIDESWELL

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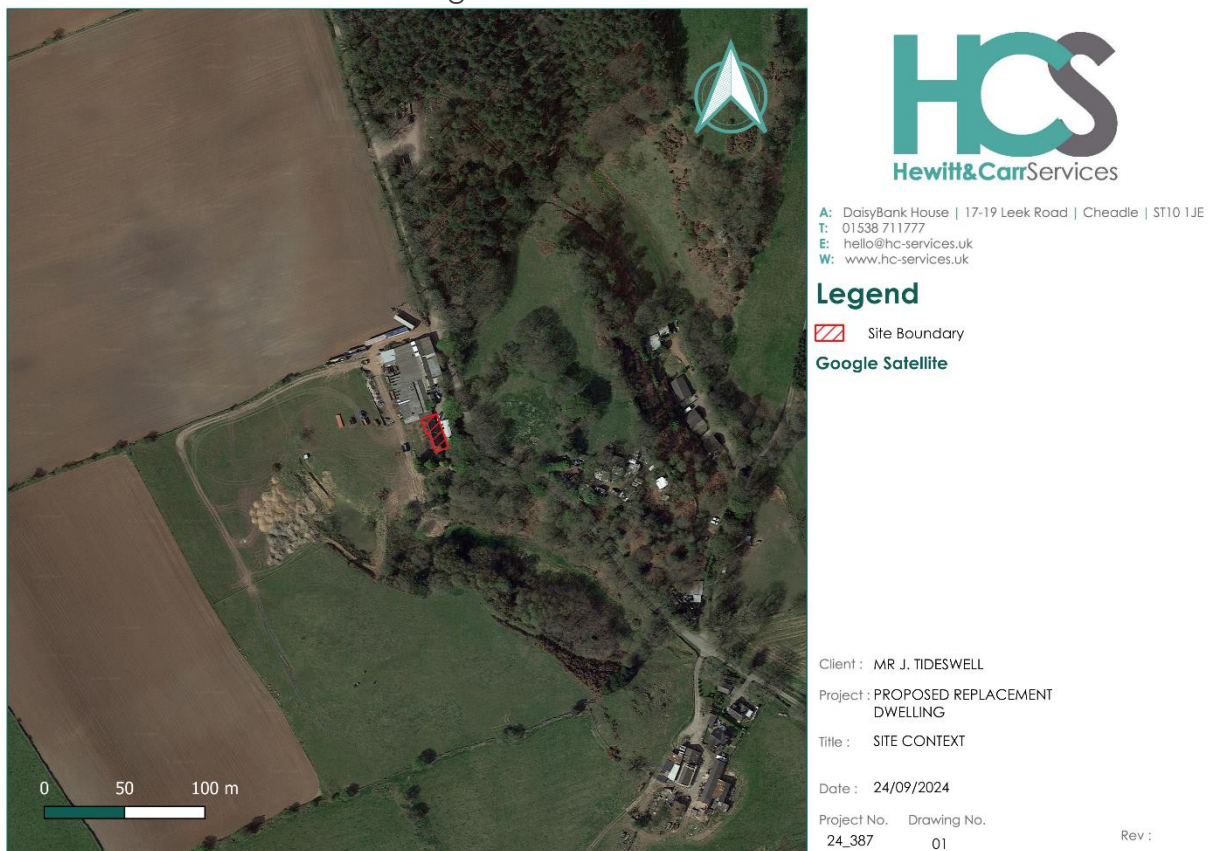
1.0 Context

Hewitt&Carr Services (HCS) was commissioned by MR J TIDESWELL to produce a bat scoping assessment to assist in a proposal for a replacement dwelling at Ashlea Farm, Bradley Lane, Threapwood, Alton, ST10 4DQ (Grid reference: SK 04954 42059)

2.0 Site Context

The site is located between Cheadle and Alton on the western edge of the Churnet river valley. The area is composed primarily of mixed woodland, grazing pastures and cropland with multiple small ponds. The site itself is situated on the southern edge of a farmyard featuring a large shed.

Figure 1.
Site in context to the surrounding area



3.0 Methodology

Prior to the site inspection, a desk study was conducted of the site to search for viable habitats using the department of environment food and rural affairs on or near to the site that could support a significant bat population. The National Biodiversity Network records were examined to find records of bat species near to the site. The nighttime luminosity of the area was also sourced to determine the likelihood of light averse bat species being present on the site.

The site inspection was conducted on 08/07/24 by Thomas Egerton (BSc), a qualified ecologist. The inspection consisted of an exterior examination for signs of bat activity such as droppings, grease marks, urine, feeding remains or dead. An interior examination was then conducted to search further for signs of bat activity and possible entry points via searching for light entering the loft space.

4.0 Legislation

In accordance with the 1981 Wildlife and Countryside Act (as amended) and the 2017 Conservation of Habitats and Species Regulations (as amended), it is an offence to:

- Deliberately take, injure or kill a wild bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

5.0 Environmental Conditions

Figure 2.
Site extent (Red) in context to nearby priority habitats.

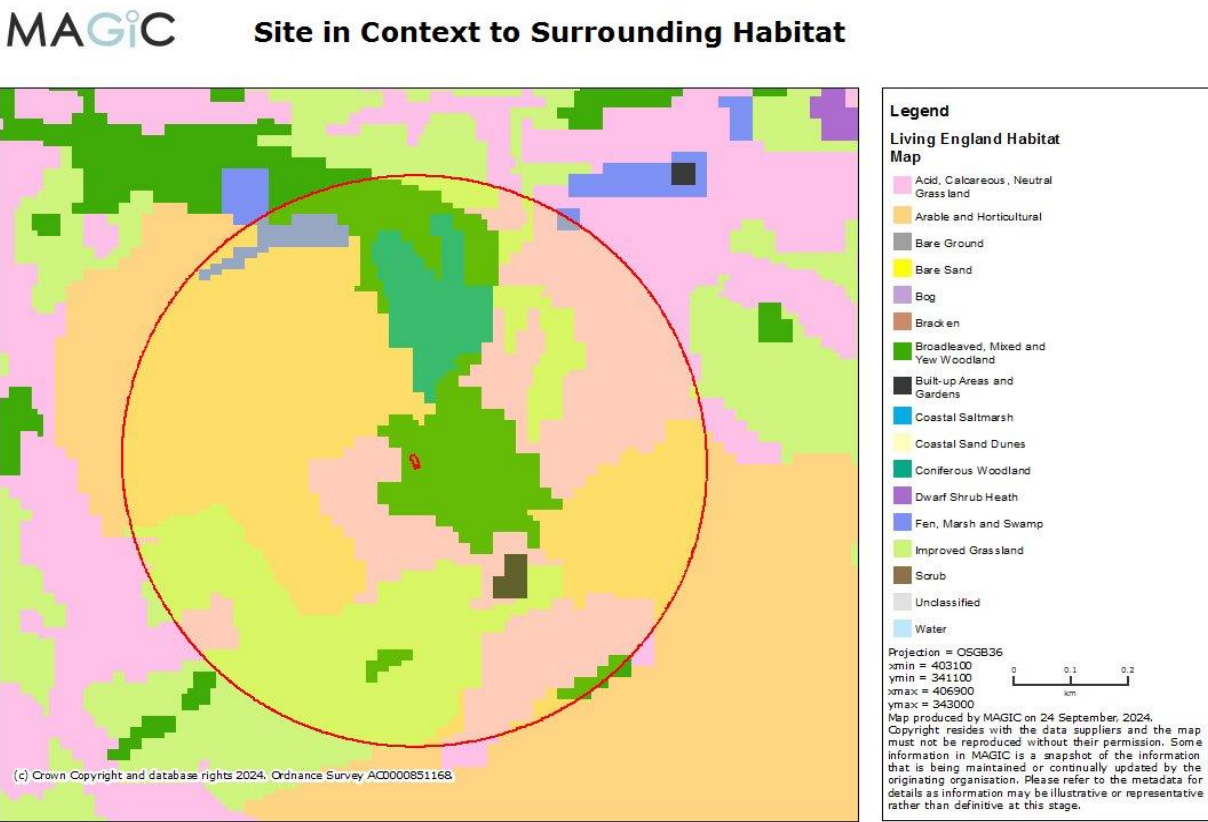


Figure 3.
Light pollution heat map of the area surrounding the site

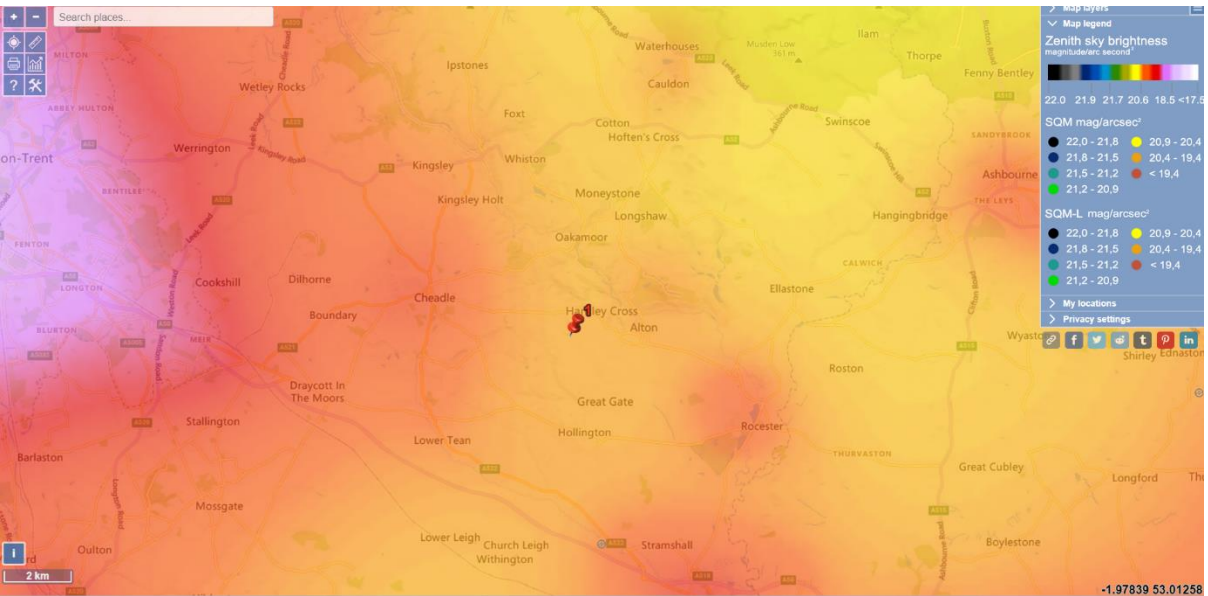
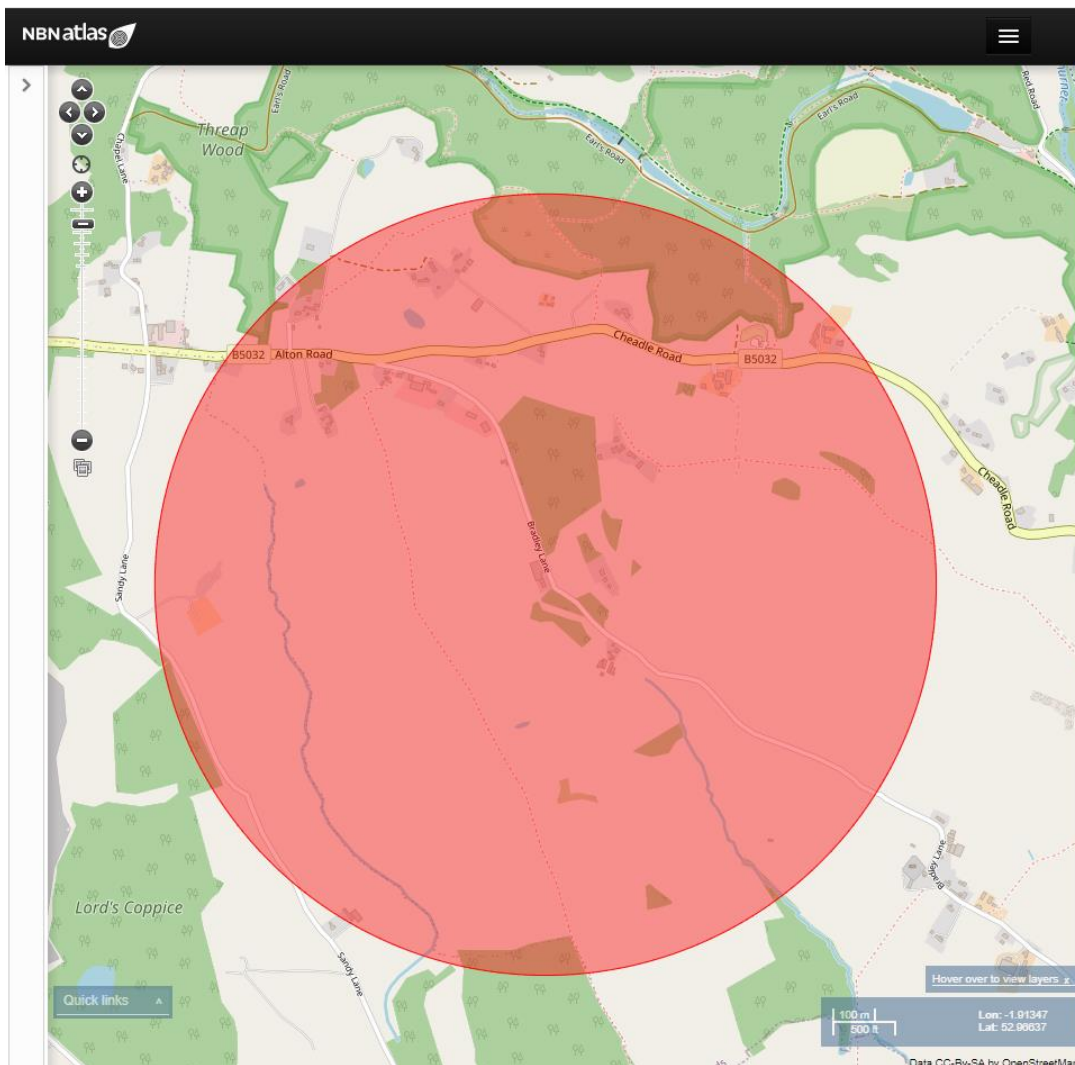


Figure 4.
Map of bat species records surrounding the site with a 1km radius in red



6.0 Site Inspection

The site inspection took place on 8th July 2024.

The weather was perfectly clear with broken clouds and 21 °C

6.1 Site survey summary

The eastern roof elevation is in good condition with no broken/missing tiles or holes in the soffit. The windows on the eastern elevation are also intact. The southern gable end is also in good condition with no possible entry points. The area surrounding the structure is concrete and no bat droppings or feeding waste was found on this surface.

The western roof elevation is more deteriorated with multiple missing tiles but only the northwest corner appears to have potential for accessing the loft void. No signs of frequent use were seen in the area with no grease stains visible between the tiles.

Accessing the structure, a portion of the living room ceiling has collapsed limiting loft access. Light was visible entering the loft from the northwestern corner, confirming the suspected entry point from the exterior assessment.

The region of potential entry for bats in the structure is focussed on the northwest corner and each flank of the northwestern hipped roof over the bay window.

The surrounding habitat provides ideal foraging habitat for many bat species with a pond 60m from the building, surrounding grasslands and a long treeline along Bradley Lane leading past the east of the structure.

The ideal habitat and the possibility of entry into the structure leaves the structure with a medium suitability for roosting bats requiring at least 2 surveys to be conducted within the optimum survey season (May-August)

Figure 5.
View north from southeast corner of structure (grid ref: SK 04963 42052)



Figure 6.
View east from western elevation of structure (Grid ref: SK 04939 42052)



Figure 7.
View of living room with partially collapsed ceiling (Grid ref SK 04954 42061)



Figure 8.
View of loft space (Grid ref: SK 04956 42054)



Figure 9.

View of the gap in the northwest corner of the roof (Grid ref: SK 04950 42066)



Figure 10.

View southeast of the northwest corner of the structure (Grid ref: SK 04942 42067)



Figure 8.
Western elevation hipped roof bay window (Grid ref: SK 04944 42064)



Figure 92.
View of northern chimney and hipped roof (Grid ref: SK 04948 42058)



7.0 Further Surveys

The site contains good foraging habitat for bats. The potential for roosting is confined to the northwestern corner of the structure with gaps in the corner ridge tiles. The tiles have no signs of grease marks from entry and exit but the surrounding habitat is likely to support a significant bat population. This potential roosting feature therefore has moderate suitability for roosting bats and at least 2 surveys will be required within the optimal survey season to determine the presence or absence of roosting bats in the structure.

8.0 References

- N.D) *Magic Map Application*. Available at: <https://magic.defra.gov.uk/magicmap.aspx> (Accessed: 23 August 2024).
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