

Bats – Method Statement template to support a licence application

The Method Statement will be used to determine the impact of the proposal on the favourable conservation status (FCS) of the species concerned (Regulation 55(9)(b)).

You are strongly advised to refer to the Bat Mitigation Guidelines.

Please use recent photographs to support your application.

Wildlife Licensing
Natural England
Horizon House
Deanery Road
Bristol
BS1 5AH.
T. 020802 61089

Important advice:

The format below must be used. Please enter text below each heading keeping information as concise as possible.

All maps/figures that will become part of any annexed licence granted must be submitted as separate documents (with the site name and date included on the map/figure. See section I for list – all others may be included within the Method Statement document (e.g. survey maps/figures) if preferred).

A separate work schedule must also be submitted on form WML-A13a-E5a&b to accompany the Method Statement.

A Executive summary

Provide an overview (no more than 1 side of A4) of what works are proposed and how the impacts identified will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status.

Works at The Gable, Purbrook Heath Road, Waterlooville, PO7 5EW (Grid Reference: SU 67143 07821) will involve the demolition of the existing property. Demolition is required due to substantial and ongoing vandalism of the vacant property which has resulted in it being in an unsafe and dilapidated condition. A Section 81 Notice has been granted for the demolition of the property on the grounds of Health and Safety.

The property is named The Gable and is approximately 0.1ha in size comprising one property and amenity grassland bounded by hedgerows. The Gable is within the boundary of a large multi-phased development spanning 209ha. On the 21st March 2011 Grainger was granted outline planning permission from Winchester City Council (WCC) and Havant Borough Council (HBC) for a multi-phase development including for approximately 2,550 units at Berewood (then referred to as Newlands). The Berewood site is on the western fringe of Waterlooville in Hampshire and spans the boundaries of both councils.

A Phase 1 bat survey was undertaken at The Gable on Friday 20th September 2019. No evidence of bats was recorded during the external and internal inspection of the building. Furthermore, the internal inspection confidently ruled-out the potential for bats roosting within the roof void and interior rooms of the house. Suitable roosting features are associated with the hanging tiles and roof tiles. Overall, the property was assessed to be of moderate suitability to support roosting bats.

Phase 2 bat surveys have not been undertaken of the property as the decision that the property is to be demolished due to the vandalism in late-September 2019, which is too late to complete Phase 2 bat surveys within the 2019 survey season. Prior to the vandalism the property was to be retained and efforts have been made to prevent further vandalism in the form of security fencing, CCTV and boarding up windows and doors, with no prevail. It is considered that if bats are roosting behind the tiles that they are in danger of being harmed by the on-going vandalism which has been noted to be targeting the tiles. The retention of the property until the 2020 survey season is also considered to be a risk to public health, with the risk of intruders severely and/or fatally harming themselves.

Although no evidence of bats roosting was recorded, the property supports suitable roosting features that could not be fully scoped out during the Phase 1 bat assessment. The proposed demolition will result in the loss of suitable roosting bat features and thus, the potential loss of a bat roost. Thus, there is also the potential for the killing or injury of individual bats during the demolition works.

For the purpose of this licence and based on the evidence provided below, a worst-case-scenario has been presented for day roosts for bats likely to roost within the building. The species scoped-in are the following crevice-dwelling species found in buildings: common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, serotine, Brandt's bat, whiskered bat and Leisler's bat, based on local records and activity surveys and guidance on bat species and roost preferences. Hibernation, maternity and mating roosts were ruled out on reasons detailed in this method statement.

To prevent the risk of harming bats, works are to be undertaken imminently. A pre-works survey of the building will be undertaken by a licensed bat ecologist, this will be required prior to the tile removal including removal of any other roosting features suitable for bats during suitable temperature ranges.

The works to any potential bat roosting features will be conducted under the supervision of the bat ecologist, following a toolbox talk. Any bats encountered will be moved to the temporary roosting provision (bat boxes) that will have been installed prior to the start of works.

As there are no retained or replacement properties associated with the site itself bat boxes have been chosen, as they can be installed instantly. Prior to the demolition of The Gable there will be 3x Schwegler 2FN bat boxes; 2x Schwegler 1FF bat boxes and 2x Schwegler 2F bat boxes (or similar models) installed in nearby trees within the wider development.

Bat boxes are not suitable for serotine bat, therefore, a bat brick is recommended for installation within the wider development anticipated for construction in 2022/2023, named the Local Centre. Although the installation of a bat tile for serotine bat's would be more consistent with the roosting feature lost, a bat brick is considered a safer alternative. This is because it will be difficult to police and avoid the installation of Breathable Roofing Membrane within the future property.

Post development monitoring will be undertaken between June and August 2020 and 2023 (for the bat brick). These includes inspections of the installed bat boxes and bat brick for signs of occupation by bats.

Provided that the mitigation and compensation measures are followed there will be no adverse impacts.

B Introduction

B1 Background to activity/development:

Include a brief summary of:

- Why the activity and a licence are necessary (*e.g. bridge structure repairs are required and will affect a known maternity roost of Daubenton's bats, which will be temporarily lost whilst works are being undertaken; renovation works to an office building will result in the permanent loss of three day roosts of common pipistrelle bats; demolition of an existing hospital to be replaced with flats will result in the loss of a brown-long eared bat maternity roost*).

Demolition of the property is required due to ongoing vandalism, which has put the property into a dangerous state of disrepair and retained, risks severely harming and potential death of human life. A Phase 1 bat survey was undertaken, which identified the property to be of medium suitability to support roosting bats and no further surveys have been undertaken. No evidence of bats was recorded during the Phase 1 bat survey and the interior of the building has been ruled out for supporting a bat roost.

There is potential for crevice-dwelling bat species to be roosting within the external suitable roosting features.

The demolition will result in the loss of a day roost for common pipistrelle, soprano pipistrelle,

Nathusius' pipistrelle, serotine, Brandt's bat, whiskered bat and Leisler's bat. As hanging tiles fluctuate in temperature a hibernation roost is considered highly unlikely. Furthermore, no maternity colonies have been included in this document as such roosts are large and evidence would have been apparent if such a roost was present. The inspection was also undertaken during the mating season and so it is also unlikely that a mating roost is present for the same reason. Species scoped out include brown long-eared bat's and Natterer's bat, which favour large open roosts. Barbastelle, Bechstein's bat, noctule and Daubenton's bat have also been scoped out as they favour tree roosts.

It is yet to be confirmed whether the property is to be replaced as the intention has been for it be retained and refurbished during the planning of the wider development. Due to this the property has not been included in any bat assessments in the history of the Berewood development and planning process, which is detailed in Table B.1 below, in respect of bats. See Figure B2.1 Masterplan

Table B.1: Timeline of bat assessments and planning stages of the wider development.

Key Events	Year	Description
Initial bat surveys by FPCR	2005 & 2006	Multiple surveys – day and evening building assessment and survey, and evening surveys – See Appendix 11 in original ES (Grainger Trust, 2007)
Phase 2 bat survey at Plant Farm and wider development area and Preliminary Tree Roost survey by Biodiversity by Design	2007	All buildings at Plant Farm underwent Phase 2 bat surveys between June and August 2007. The survey recorded roosts of common pipistrelle, brown long-eared bat and Natterer's bat. Ground Assessments of trees was undertaken in August 2007. Particular attention was given to those groups of trees scheduled for potential removal or modification as part of the proposed Phase 1 linear infrastructure works. Following the ground inspection evening emergence and dawn surveys were undertaken of trees identified to support suitable roosting bat features. Trees that could not be fully examined in the summer ground assessment were reassessed in a winter tree inspection. Bat activity transects were undertaken throughout the wider development, to update FPCR's data.
First outline planning consent	2008	Two separate outline planning consent applications were made for the site for multi-phase mixed-use developments; consent for the first was issued in 2008. Berewood was then referred to as Newlands Common
Abandonment of original scheme	2008	Due to requirements for advance provision of certain facilities (e.g. the new school) combined with the major economic downturn and associated uncertainty in the housing market, the original scheme proved to be sub-optimal and unbuildable.
Phase 1 roosting bat assessment by Biodiversity by Design	2009	All buildings associated with the Newlands Farm and Cutlers Farm complexes underwent internal and external inspections for evidence of bats roosting.
Updating Phase 1 and Phase 2 bat surveys	2010	The 2007 bats surveys were updated by Biodiversity by Design.
Second outline planning consent	2011	Grainger produced a new masterplan for the site and submitted a new outline planning application to WCC and HBC for an alternative multi-phase mixed-use development including for 2,550 units. By 2011 the development had changed its name from 'Newlands Common' to Newlands'. Planning permission was subsequently granted on the 21 st March 2011. The consented proposals for the wider Newlands development are shown in Figure B2.1. Indicative alignments were agreed as part of the outline planning consent for two linear infrastructure developments – a rising main and multi-use greenway – to which the present application relates. These developments are described in detail below.
Project name change to Berewood	2012	The wider development changed its name for a third and final time to 'Berewood'. In summary, the name has changed from Newlands Common to Newlands and finally to Berewood.
Bat Surveys by LCES	2017 to 2019	Between 2017 and 2019 bat activity surveys have been undertaken throughout the site. Furthermore, tree climb and inspect surveys have been carried out of trees to be felled for infrastructure works. To date, no confirmed bat tree roosts have been recorded.
Decision Notice for demolition	2019	In October 2019 Havant County Council issued a Section 81 decision notice for the demolition of the Gable property. Case No.: 19/06106/DEM on the grounds of Health and Safety.

- Include current status of planning permission (if applicable) e.g. *full planning permission with all relevant wildlife conditions discharged; permitted development; demolition with prior notification of*

demolition issues resolved. If the proposal is for demolition only of a structure supporting a bat roost/s, please confirm whether there are plans to develop the site in the future and if so when.

Outline consent has been obtained for the wider Berewood development (reference number is 10/02862/OUT). In October 2019 Havant Borough Council issued a Section 81 decision notice for the demolition of The Gable property. Case No.: 19/06106/DEM, as the building is deemed unsafe and requires demolition. There are currently no plans to redevelop the site itself, as this was intended to be retained within the wider proposals.

B2 Relationship with other nearby development and cumulative impacts

B2.1 Is the current application part of a larger development project? For example, is it part of a phased or multi-plot housing development that will require more than one bat licence? Enter Yes, No or N/A in the text box below. If yes, note a separate **master plan** document will be required.

Three bat species were confirmed roosting at Plant Farm located within Town Park within the wider development: common pipistrelle, long-eared bat (probably brown long-eared bat) and Natterer's bat. Numbers were very small, and it is suspected that all were summer roosts occupied by lone males and/or non-breeding females. From the initial survey in 2007 to the updating surveys in 2009 the buildings had undergone significant vandalism and the roosting bat value significantly declined. Plant Farm was subject to arson and the buildings were destroyed before bat mitigation was undertaken.

Within the wider development, further habitat in the form of trees, are to be cleared which offer potential to support roosting bats. A variety of bat surveys (see Table B.1) have been undertaken of trees anticipated for removal. To date no trees felled or proposed for felling have been identified to support a bat roost.

The wider Berewood development has been designed to avoid tree removal where feasible (see Figure B2.1).

Important Advice: If yes to the above, please note that sections in this Method Statement on impact assessment and mitigation measures must explicitly relate *only* to impacts from the works currently proposed.

A project-wide master plan must detail the overall impact assessment and mitigation and explain where, and why, each of the bat licences will be required. The master plan must be included as a separate document to this application: see http://www.naturalengland.org.uk/Images/WML-G11_tcm6-9930.pdf for details that are to be included in this separate document. The separate master plan is expected to take due regard of the overall project to ensure that in-combination effects are considered, and mitigation and compensation measures are both sufficient and coherent.

If the current development is part of a larger development project, summarise very briefly here how the current application relates to the larger project and how the in-combination effects are considered and mitigation/compensation is sufficient.

The site itself makes up approximately 0.1ha of the 209ha multi-phased development. It is currently excluded from any of the proposed phasing. The site is bounded by Phase 4 of the development (west) and S278 junction/highway works (north and east).

Sufficient mitigation, compensation and enhancement measures have been provided for wildlife in general within the Berewood scheme. This includes retaining, restoring and creating areas of woodland, wildflower meadow creation, the River Wallington and hedgerows. Furthermore, Nature Reserves have been created which extend through the development and are well connected to The Gable via woodland and retained open space. See Figure B2.1.

Important Advice: to accompany this Method Statement also include Figure. B2.1 for a Master plan overview - and see section I "Map checklist" at the end of this document.

B2.2 Apart from any mention in B2.1, please inform us of any past or future development or other projects (in the last 5 years or next 5 years) in the vicinity which may have significantly impacted or are likely to significantly impact on the same population/s of bats as this application (e.g. loss of maternity or hibernation roosts). You must make reasonable efforts to establish this, including discussions with your client and the Local Planning Authority – stating below what you undertook. A brief summary of the

project/s should be provided including the site name and location, dates and if known the licence reference number(s).

Please note we are not expecting details of every licence/planning permission issued within the vicinity of the site – we are only concerned with projects that have the potential to significantly impact or have impacted on same population of bats (maternity and hibernation roosts). Note: Natural England is aiming to make available licensing records from the last 5 years publically available.

Plant Farm within the wider development was recorded to support roosts of common pipistrelle, long-eared bat (likely brown long-eared bat) and Natterer's bat. However, over time the properties roosting bat value declined due to heavy vandalism. Plant Farm was burnt down before appropriate mitigation could be undertaken.

Consultation of the MAGIC website revealed one EPSM licences granted for bats within 2km of the site in the last 5 years. The EPSM licence is located approximately 1.9km north-west (licence reference: 2015-10460-EPS-MIT) and was granted to facilitate the destruction of a non-breeding brown long-eared bat roost. Brown long-eared bat is considered to be likely absent from the property and therefore, this EPSM licence is not of relevance.

Important Advice: locations of other bat mitigation sites that may have significantly impacted or are likely to significantly impact on the same population/s of bats as this application must be shown on Figure B2.2.

C Survey and site assessment (also see section 5 of the Bat Mitigation Guidelines)

C1 Pre-existing information on the bat species at the survey site:

Please undertake a historical data search within a 2km search radius and provide a summary of the results of this search. For example, records from local environmental records centres, local bat groups and previous survey work undertaken at the site is all relevant. Please briefly comment on the results in relation to your project/site

- Should no historical records be found from your search please state this – and specify what searches you undertook.
- Note that you must not include records from National Biodiversity Network (NBN) without first obtaining written permission from the relevant Data Provider.

A data request made to Hampshire Biological Information Centre (HBIC) in May 2017 returned records of at least eight bat species within a 2km radius of the wider Berewood development. The species recorded include serotine, Daubenton's bat, whiskered bat, noctule, common pipistrelle, soprano pipistrelle and brown long-eared bat.

The bat activity surveys undertaken by LCES of the Berewood development in 2018 recorded activity of common pipistrelle, soprano pipistrelle, serotine, Nathusius' pipistrelle, *Myotis* species, long-eared bat, Leisler's bat and noctule.

C2 Status of the bat species: Detail conservation status at the local, county and regional levels. Please complete the following table, justifying your assessment, and add additional lines where necessary. If the status is unknown then please enter 'unknown'.

Species	Conservation status assessment		
	Local	County	Regional
Common pipistrelle	Common and widespread Local reference: (HBIC 2017 record search and LCES, 2018: Berewood bat activity data)	Common and widespread County Reference: (Hampshire Bat Group, Species Distribution Data; The Mammal Society, Mammal Watch South East, South East Mammal Atlas-5 (Bats))	Widely distributed across the UK Regional reference: (JNCC Individual Species Reports - 3rd UK Habitats Directive Reporting 2013)
Soprano pipistrelle	Common and widespread	Common and widespread	Widely distributed across the UK
Nathusius' pipistrelle	Rare, occasional records.	Rare with records along	Unknown

		the coast and the New Forest.	
Serotine	Uncommon but widespread	Little known of population fluctuations in county, considered uncommon.	Most commonly recorded south of a line from the Wash to the Bristol Channel, though with a lower density of records throughout Wales and the west midlands of England.
Brandt's bat	Rare, likely to be occasionally recorded but difficult to distinguish from whiskered bat and other Myotis species.	Rare with most records found along the coast.	Brandt's bat is very difficult to distinguish from whiskered bat. Current monitoring is by counting whiskered / Brandt's bat in hibernation sites, but this may not give an unbiased trend estimate. Trends are not available for the two species separately. Records are scattered throughout England.
Whiskered bat	Rare, occasionally recorded although difficult to distinguish from Brandt's bat and other Myotis species	Rare with most records found along the coast.	Whiskered bat is very difficult to distinguish from Brandt's bat. Current monitoring is by counting whiskered / Brandt's bat in hibernation sites, but this may not give an unbiased trend estimate. Trends are not available for the two species separately. Records are scattered throughout England.
Leisler's bat	Rare. Likely under recorded as their echolocation is easily confused with the more common noctule.	This species is rare across the county with few records.	Widely distributed through central and southern England, rarer in the north and the south-west.

***Please note that you can add more rows to the table: right click in any cell choose Insert > Insert rows below.*

C3 Objectives of the survey to inform this proposal: Please complete the following table, entering 'Yes', 'No' or N/A' to indicate the objective of your survey and provide comments/explanation where necessary:

Survey objective	Yes / No / N-A	Comments
Determine presence / absence of bats	Yes	The Phase 1 bat survey was undertaken to confirm presence of bats or likely presence. The survey included an internal and external inspection of all roosting features and assessed the buildings potential to support bats.
Determine bat usage of site (e.g. maternity, hibernation, night roosts in various structures (specify)).	No	No Phase 2 bat surveys have been undertaken as the building has been identified as unsafe. The Phase 1 bat survey did not record any evidence confirming roosting bats to be present. The Phase 1 survey has also ruled out presence within the roof void and the interior of the house, scoping out brown long-eared bat and Natterer's bat. Suitable roosting features are restricted to the hanging tiles and between roof tiles and lining, which are sub-optimal for hibernating bats and thus, a hibernation roost has been scoped out. Mating and maternity roosts have also been scoped out due to lack of evidence, which is uncharacteristic of such roost types. Therefore, it has been concluded that if bats are roosting the roost is to be no larger than a day roost and

		will support crevice dwelling species that are known to favour tiles.
Identify foraging, commuting or swarming sites (explain)	N/A	Seperate bat activity surveys have been undertaken within adjoining habitat to the north and west of the property. The activity survey data within the adjacent Phase 4 development did not record any activity to denote a nearby roost and overall activity was generally considered low during transects.
Other (explain)	N/A	N/A

C4 Site/habitat description: Please provide:

- Brief descriptions of the site, including total size of the development site (ha) (most often within the red line planning boundary) and areas of the site with potential value to bats (ha).

The Gable is a detached residential property and garden approximately 0.1ha in size. The building is approximately 0.008ha and the site is dominated by amenity grassland and bounded by native hedgerows.

- Brief descriptions of the structures on site, differentiating between **those surveyed** and **not surveyed**, with an explanation why. Ensure structures are referenced and consistently indicated on relevant figures and tables.

The Gable is the only property on-site. It is a vacant, two-storey detached property. The roof is pitched in an "L" shape with clay tiles and ridge tiles. The elevations comprise exposed brick and pebbledash on the ground floor and hanging tiles on the 1st floor. The rear comprises a small, single storey extension with a pitched roof that once comprised clay tiles. A second flat roof, brick extension is also present to the rear. All windows and doors are boarded up and from the inside it is evident that the frames are still present with all glass shattered.

Vandalism was extensive within the interior of the property, with all appliances and cabinets within the kitchen damaged and holes in the ceilings throughout. The chimney surrounds and door frames within the rooms had also been removed.

Potential roosting bat features include:

- Missing and lifted hanging tiles providing access to a brick wall. The brick wall behind is well pointed and no potential access to cavity wall recorded.
- Missing tiles on pitched roof extension, void examined during internal inspection with no evidence of bats.
- Porch roof has missing tiles with potential for crevice dwelling bats behind. Small feature.
- Missing tiles and lifted tiles on roof. Potential to roost between tiles and roof lining. Internal inspection ruled out presence within the roof void itself due to dense, thick cobwebs throughout.
- Missing vent – brick in entrance could be fully examined internally and externally and no evidence of bat recorded.
- Damaged window and door frames – fully examined and scoped out during internal inspection

- A description of adjacent areas/offsite habitats, specifying any relevance to bats, including descriptions of habitat/s relevant to bat commuting/foraging behaviour.

The site is directly connected to suitable foraging and commuting habitat in the form of woodland habitat immediately north and hedgerows connected to the south and south-west corner of the site that provide 'green corridors' to a patchwork of woodland habitat. The hedgerow along Purbrook Heath Road (bounds south of site), provides a vegetated corridor to a large expanse of woodland approximately 1.2km west. Other woodlands the site is connected to includes Marrelsmoor Coppice;

Marrelsmoor Row, Alsfordmoor Coppice, Barnfield Row and Plant Row, which are also within the wider development and are to be retained. These woodlands also lead to the River Wallington, which is currently being enhanced for wildlife via the removal of its concrete embankments and meandering of the river course. This will provide a significantly enhanced commuting foraging route for bats.

- Please also include annotated (cross reference the structures) and dated photographs (showing both internal and external survey areas) as these are very useful as an assessment aid. These can be inserted below or submitted as a separate (referenced) document.

All photographs below are from 20/09/2019



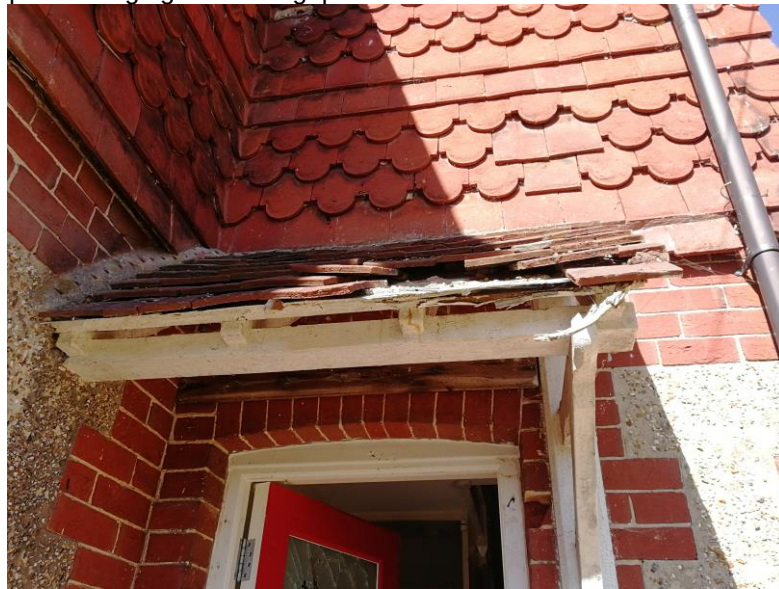
Photograph 1: The front of The Gable property, with a couple of missing hanging tiles present



Photograph 2: View of the rear of The Gable with extensive missing roof and hanging tiles



Photograph 3: Hanging tiles with gaps behind on the eastern elevation of The Gable



Photograph 4: Missing tiles on porch



Photograph 5: Pitched roof extension with all tiles missing and hole in roof



Photograph 6: Close up of hanging tile damage to rear



Photograph 7: Examples of windows blocked up. Smashed glass behind.



Photograph 8: View of missing hanging tiles on western elevation



Photograph 9: View of missing vent with brick jammed in it. Gap visible from interior and no evidence of bats



Photograph 10: View of interior and vandalism in the kitchen



Photograph 11: View of vandalised chimney. All chimneys searched for evidence of bats on floor and up the stack



Photograph 12: View of roof void of small pitched roof extension via a hole in ceiling. Examined via ladder and no evidence of bats recorded



Photograph 13: View of missing door framing providing crevices. All such features could be fully examined for evidence of bats at time of the survey



Photograph 14: View of roof void with dense cobwebs visible



Photograph 15: View of dense cobwebs in roof void and hole in roof from the vandalism seen in photograph 2. Lining present behind tiles.

C5 Field survey(s):

Surveys must be up to date and have been conducted within the current or most recent optimal season. Surveys must be undertaken in accordance with the most up to date edition of the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists – Good Practice Guidelines* and the *Bat Mitigation Guidelines*.

C5a Justification for surveys that deviate from the best practice guidelines: Please provide full justification below if your surveys deviate from the aforementioned best practice guidelines, confirming how you have obtained a full appreciation of the bat species roosting at the site, and of the type and status of roosts they use on site and in the context of the immediate surrounding area. **Please note that inadequate survey information is likely to cause delays to your licence application and may result in a Further Information Request.**

Survey effort is not in accordance to best practice guidance, this is due to the unexpected and urgent nature of this application. The property in question has been intended for retention, the requirement for demolition was recognised in late-September after significant vandalism had left the property in a dangerous condition and the oil tank for the Gables being set on fire. Vandalism at the property has continued despite the installation of security fencing, CCTV and boarding up the windows and doors. There is concern that the retention of the property will result in arson, as has occurred previously with Plant Farm (within Town Park phase of the wider development), which was burnt down before appropriate bat mitigation could be undertaken. Arson attacks are frequent within the Berewood development, as well as, general vandalism. Continual vandalism in general is at risk of putting the property in such a state of disrepair that it is a danger to human life. Furthermore, if bats are present behind the remaining tiles there is a high risk of them being injured by vandals that target the tiles.

Subsequently, the property requires removal as soon as feasibly possible.

Following the Phase 1 bat assessment the property has been determined to have potential to support crevice dwelling bat species only. As sufficient survey effort could not be undertaken to determine bats roosting, mitigation has been provided based on the Phase 1 bat survey assessment and roosting behaviours of UK bat species. A worst-case-scenario has been recommended to cover the potential for day roosts of crevice-dwelling bat species.

C5b Please complete the following tables and add additional lines where necessary (*right click in any cell outside the grey box area. Choose Insert > Insert rows below*). Please enter 'N/A' if the table is not applicable

to your survey. Please ensure the information is consistent with Figure **C5b** (showing all buildings, structures and habitats that are within the survey area and distinguishing those that were surveyed and those that were not; indicate where surveyors were located):

Visual inspection

Date of each survey visit (e.g. format 01/06/13)	Structure reference / location	Equipment used (e.g binoculars, endoscope)	Weather – (Include temps, precipitation, Beaufort wind scale etc)
20/09/2019	The Gable - Grid Reference: SU 67143 07821	Ladder and a high powered torch.	Warm and dry with 0% cloud cover and 22°C
Comments (to include # of surveyors used for each visit): 1 surveyor			
Comments:			
Comments:			
Comments: The survey included an internal and external inspection, which recorded a number of suitable entry/egress features, but no evidence of bats recorded. Overall, the building was assessed to be of moderate suitability to support bats.			

Please provide surveyors names (including Class Licence registration number if applicable) and ensure the above table states the number of surveyors used for each survey visit undertaken.

Sophie Lancaster (2019-39685-CLS-CLS)

Dusk survey

Date of each survey visit (e.g. format 01/06/13)	Start and end times and time of sunset	Structure reference / location	Equipment used (include make of bat detectors and logging equipment)	Weather – (Include start and end temps, precipitation, Beaufort wind scale etc)
No Phase 2 bat surveys have been undertaken				
Comments (to include # of surveyors used for each visit):				
Comments:				
Comments:				
Comments:				

Please provide surveyors names (including Class Licence registration number if applicable) and ensure the above table states the number of surveyors used for each survey visit undertaken.

Dawn survey

Date of each survey visit (e.g. format 01/06/13).	Start and end time and time of sunrise	Structure reference / location	Equipment used (include make of bat detectors and logging equipment)	Weather – (Include start and end temps, precipitation, Beaufort wind scale etc)
No Phase 2 bat surveys have been undertaken				
Comments (to include # of surveyors used for each visit):				
Comments:				
Comments:				

Comments:				

Please provide surveyors names (*including Class Licence registration number if applicable*) and ensure the above table states the number of surveyors used for each survey visit undertaken.

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'Other' survey (please specify e.g. trapping, remote, etc)

Date of each survey visit (e.g. format 01/06/13).	Start and end times	Structure reference / location	Equipment used (include make of bat detectors and logging equipment)	Weather – (Include start and end temps, precipitation, Beaufort wind scale etc)
N/A				
Comments (to include # of surveyors used for each visit):				
Comments:				
Comments:				
Comments:				

Please provide surveyors names (*including Class Licence registration number if applicable*) and ensure the above table states the number of surveyors used for each survey visit undertaken.

N/A

Please explain any constraints on the survey/s undertaken (time of year, cold weather, refused access, safety issues preventing access etc – justify as necessary and include evidence where required). If access was refused please provide evidence (letter/email) to demonstrate this.

Access to the entirety of the roof void was not possible as the ceiling had collapsed in areas and thus, was a Health and Safety risk. This is not considered a significant limitation as the collapsed ceiling offered multiple vantage points to view the interior of the roof void via ladder. Dense cobwebs were evident throughout, from ridge line to floor and were thick with dust implying that they are over a year old and no animals have been flying within the void within recent years.

Also complete the following:

- If DNA analysis of droppings has been undertaken, please indicate below (Yes, No, N/A) and ensure that **Figure C5b** (if applicable – see below) details the locations where the samples were taken. Where long-eared bats are detected but cannot be identified to species level visually, DNA analysis of any droppings will be needed where grey long-eared bats may be present.

N/A

- Please confirm that a walk over survey/check has been carried out within 3 months *prior* to application submission by a suitably experienced ecologist to ensure that conditions have not changed since the most recent survey was undertaken. Provide details of any changes to conditions and habitats and/or structures on site since the surveys were undertaken.

Date of walkover survey/check	20.09.2019
Details of any changes to conditions and habitats and/or structures, if there are no changes please insert 'None'	N/A

C6 Survey results: Summarise your findings in the tables below and cross reference to **Figure C6** (which must also include flight lines, access points, dimensions of existing roosts etc). If you did not undertake a specific survey type please add N/A to the relevant table/s. Raw data is to be appended to the Method Statement (including sonograms, DNA analysis results etc).

Roost types to be referenced as: Day, Night, Feeding Perch, Transitional, Satellite, Maternity, Hibernation confirmed, Foraging Area, Commuting Route, Swarming Site, Other. See end of document for “Definitions” of these roosts.

When completing “**Notes/observations**” include reference to direct observations, extent and age of droppings, presence of field signs, emergence or re-entry, echolocation analysis. Also include DNA results if applicable and include nil results)

Visual inspection results

Date (e.g. format 01/06/13)	Species and numbers	Roost type (to be consistent with the above listed types)	Structure reference (consistent with relevant figures and other text)	Roost location	Access points (include # of them)	Dimensions of existing roosts or explanation of where the roost is (as appropriate)
20/09/19	Common pipistrelle	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations:						
20/09/19	Soprano pipistrelle	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations:						
20/09/19	Nathusius' pipistrelle	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations:						
20/09/19	Serotine	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations:						
20/09/19	Brandt's bat	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations:						
20/09/19	Whiskered bat	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between

						hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations:						
20/09/19	Leisler's bat	Day roost	The Gable property	Crevice	Hanging tiles and roof tiles	Crevice between hanging tiles and brick wall and crevice between lining and roof tiles
Notes/observations: An internal and external inspection was undertaken which did not identify any evidence of bats however due to the number of potential crevices, access points and roosting provisions the building was assessed as holding medium potential to support roosting bats. A worst-case-scenario has been presented for day roosts of common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, serotine, whiskered bat, Brandt's bat and Leisler's bat. No maternity colonies have been included in this document as no crevices present within the building could support large numbers of crevice dwelling bats without evidence of bats being recorded during the phase 1 bat survey. The possibility of a mating roost has also been scoped out as the Phase 1 bat survey was undertaken during the mating season and evidence would have been recorded. The features concluded to offer potential roosting features are also subject to temperature fluctuations and therefore, hibernation roosts have also been scoped out. Several bat species have also been scoped out due to their affinity towards large open spaces to roost, such as, brown long-eared bat and Natterer's bat. Barbastelle, Bechstein's bat, noctule and Daubenton's bat have also been scoped out as they favour tree roosts and the activity surveys did not record these species to be active in the immediate vicinity.						

Provide further (brief) comments/explanation if required:

Due to the lack of survey data a worst-case-scenario has been assumed.

Dusk survey results

Date (e.g. format 01/06/13)	Start and end times	Species and numbers	Roost type (to be consistent with the above listed types)	Structure reference (consistent with relevant figures and other text)	Roost location	Access points (include # of them)	Dimensions of existing roosts or explanation of where the roost is (as appropriate)
No Phase 2 surveys have been undertaken							
Notes/observations:							
Notes/observations:							
Notes/observations:							
Notes/observations:							

Provide further (brief) comments/explanation if required:

N/A

Dawn Survey results

Date (e.g. format)	Start and end times	Species and	Roost type (to be	Structure reference	Roost location	Access points	Dimensions of existing
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01/06/13)		numbers	<i>consistent with the above listed types)</i>	<i>(consistent with relevant figures and other text)</i>		(include # of them)	roosts or explanation of where the roost is (as appropriate)
No Phase 2 surveys have been undertaken							
Notes/observations:							
Notes/observations:							
Notes/observations:							
Notes/observations:							

Provide further (brief) comments/explanation if required:

N/A

'Other' results – please specify.

Date (e.g. format 01/06/13)	Species and numbers	Roost type (to be consistent with the above listed types)	Structure reference (consistent with relevant figures and other text)	Roost location	Access points (include # of them)	Dimensions of existing roosts or explanation of where the roost is (as appropriate)
N/A						
Notes/observations:						
Notes/observations:						
Notes/observations:						
Notes/observations:						

Provide further (brief) comments/explanation if required:

N/A

C7 Interpretation/evaluation of survey results (also see the Bat Mitigation Guidelines section 5.8 and Figure 4 for conservation significance of roost type): Please complete the following table:

Structure reference (ensure consistency with other text and Figures)	Species	Count / estimate of number of individuals	Roost location	Site status assessment (e.g. maternity, feeding roost, swarming site, hibernation confirmed etc)	Conservation significance of roost
The Gable	Common pipistrelle and Soprano pipistrelle	No maximum count from survey data however low numbers up to 5.	Remaining suitable roosting feature not scoped out – between hanging tiles and brick wall and between roof tiles and lining.	Day	Low
	Nathusius' pipistrelle	No maximum count from survey data however low numbers up to 2		Day	Low - Medium

	Serotine	No maximum count from survey data however low numbers up to 3		Day	Low
	Brandt's bat and Whiskered bat	No maximum count from survey data however low numbers up to 3		Day	Low
	Leisler's bat	No maximum count from survey data however low numbers up to 2		Day	Low - Medium

Provide further (brief) comments / explanation if required:

This is based on a worst-case-scenario

Important Advice:

Survey maps that must be included in this section of the Method Statement, or as separate documents if preferred, are listed in section I "Map checklist" at the end of this document.

Insert survey figures, photographs etc below here if not submitting them as separate documents

D Impact assessment in absence of mitigation or compensation for each species / roost type

(also see section 6 of the Bat Mitigation Guidelines). Where appropriate you must take into consideration cumulative impacts of your proposals on the bat species and populations identified in your survey in each section.

Guidance on quantifying roosts for the purpose of licensing: To be considered the same roost, the locations need to have the same **functional** and **qualitative** (e.g. physical) characteristics, be used by the **same species** for the **same purpose** (e.g. day roosting) and be within the **same building / structure**. If the physical characteristics are different (e.g. one roost is in external crevices in the wall and the other is in the roof void against internal timbers) then they should be considered different roosts - because they offer bats different roosting opportunities. If the physical characteristics are similar and provide the same functional characteristics, used by the same species for the same purpose (e.g. transitional roost) but with different individual roosting locations within the overall building / structure, that could be considered one transitional roost. If two species are using an area which provides the same characteristics, for the same function, it is still two roosts - as there are two species.

D1 Initial impacts: The impact/s of activities undertaken on site pre-development and during works must be considered and explained. **Consider disturbance** (such as human presence, noise, vibration, dust, lighting, access obstruction due to scaffolding and plastic sheeting etc), **temporary damage and temporary loss of roosts and injuring/killing**.

E.g. Unsupervised contractor removing roof tiles has the potential to crush 3 common pipistrelle bats using the roof tiles as day roosts. Major negative impact at a site level; Demolition of an extension to a building will take place adjacent to a maternity roost of common pipistrelle bats situated under the soffit board of the retained building. Potential for significant disturbance if demolition works are undertaken during the maternity period through vibration, noise and dust. Medium negative impact on a local level.

In absence of mitigation the demolition of the property risks killing or injuring crevice dwelling bat species, which could range from common varieties, such as common pipistrelle and soprano pipistrelle to the uncommon serotine and those considered regionally rare, such as, Brandt's bat, whiskered bat, Leisler's bat and Nathusius' pipistrelle. The most significant roost type that could inhabit the building is a day roost. This would result in a major negative impact at a site level.

Confirm number of roosts to be damaged: Up to 7

D2 Long-term impacts: Consider and explain the impacts of the proposed works on the different species populations at a site, local, regional, and national level.

D2.1. Roost modification: e.g. changes to roosts/access points, new entrances (including human access e.g. for servicing/maintenance etc), change in size of roost space, changes in air flow, temperature and humidity, light etc. Please detail the access points into each roost and the type/s of roosts which will be modified.

E.g. Non-mitigated changes to the roof structure, which requires replacing, will lead to the modification of 3 access points into a common pipistrelle maternity roost which will result in bats being unable to enter or exit the roost. Moderate negative impact on a local level.

N/A

Confirm number of roosts to be modified: N/A

D2.2. Roost loss: Loss or deterioration of roosting sites, access points, habitat, etc must be considered. Please detail the access points into each roost and types of roost/s which will be lost.

E.g. Demolition of building reference X in June will lead to the loss of a night roost in the porch used by 1 lesser horseshoe bat and the loss of a maternity brown-long eared bat roost in the loft space. This will lead to the death and/or injury of bats including dependent young and permanent destruction (loss) of both roosts. Moderate negative impact at a site level for lesser horseshoe bats and moderate negative impact at a local level for brown-long eared bats.

In absence of mitigation the demolition of the property risks killing or injuring crevice dwelling bat species, which could range from common varieties, such as common pipistrelle and soprano pipistrelle to the uncommon serotine and those considered regionally rare, such as, Brandt's/whiskered bat, Leisler's and Nathusius' pipistrelle. The most significant roost type that could inhabit the building is a day roost. This would result in a major negative impact at a site level

Confirm number of roosts to be destroyed: Up to 7

D2.3. Fragmentation and isolation: Will the proposed works results in these impacts? E.g. loss of linear features such as hedges, tree lines, increased lighting, severance of flight lines by roads/rail lines, separation of breeding/hibernation sites from feeding grounds, etc.

E.g. In addition to the removal of common pipistrelle day roosts in trees along the proposed road, removal of hedgerows, shown on Figure D, and the construction of the new road will fragment a significant commuting and foraging route for a lesser horseshoe maternity roost. This may cause a reduction in the long term success of the breeding colony of lesser horseshoes by restricting existing foraging range or killing bats on the road. Potentially major negative impact at a site and local level.

No significant removal of on-site vegetation such as the boundary hedgerows of most value to bats has been planned at this stage. The Gable property has yet to be incorporated into any phases of the wider Berewood development. Due to recent events it is likely that The Gables will be included within Phase 4 of the development and any impacts on bat activity covered in the accompanying ecological reports.

As shown in the masterplan, the wider development will result in extensive new habitat creation which will be of benefit to foraging and commuting bats. This includes a site-wide woodland creation strategy which has commenced on the site with ca 3.05ha of new woodland already created on the site. Further woodland creation will continue through the duration of the multi-phase development.

Therefore, no fragmentation or isolation impacts are anticipated.

D3 Post-development interference impacts: e.g. extra street lighting or other external lighting, use of loft space as storage, increased noise. Please also consider other direct or indirect post development impacts which may include disturbance/ injuring/killing.

E.g. Security lighting being installed will shine on the brown-long eared bat maternity roost access points which may affect emergence patterns and lead to a reduction in foraging times. This may cause a reduction in the long term success of the breeding colony or cause the roost to be abandoned. Moderate to high negative impact at a site and local level.

There are no current plans to redevelop The Gable property. The land will now be included in the Phase 4 land sale and developed as residential.

The bounding land to the north, east and west will be subject to greater light pollution in the near future

as street lighting will be incorporated along the new highways junction to the north and east and the residential development to the west. The latter of which will result in light spill from internal fixtures at a minimum.

The existing hedgerows provide a barrier to this anticipated adjacent light pollution. The proposed bounding development will not impact the sites connectivity to hedgerows and woodland habitat to the south and along Purbrook Heath Road, that are anticipated to remain as suitable foraging and commuting routes for bats.

D4 Predicted scale of impact of this development/activity on species status (also see section 6.5 of the Bat Mitigation Guidelines and the BCT's Bat Survey Good Practice Guidelines): Please complete the following table to explain what this is likely to be at the site, local/county and regional levels for each roost type and species. Add additional lines when necessary

Roost types to be referenced as: Day, Night, Feeding Perch, Transitional, Satellite, Maternity, Hibernation confirmed, Foraging Area, Commuting Route, Swarming Site, Other.

Species and Numbers (which will be affected at the time works will be undertaken)	Roost type	Predicted scale of impact (place X in relevant column)			Notes (include impact on roost – damage / destruction /modification etc)
		Site	County	Regional	
Common pipistrelle	Day	X			Loss of day roost
Soprano pipistrelle	Day	X			Loss of day roost
Nathusius' pipistrelle	Day	X			Loss of day roost
Serotine	Day	X			Loss of day roost
Brandt's bat	Day	X			Loss of day roost
Whiskered bat	Day	X			Loss of day roost
Leisler's	Day	X			Loss of day roost

* **Please note** that you can add more rows to the table: right click in any cell outside the grey box area. Choose Insert > Insert rows below.

Provide further comments/explanation as required (this helps understand how the impacts will be mitigated or compensated for when assessing section E):

A pre-works survey of the property comprising an internal (if safe) and external survey will be undertaken by a licensed bat ecologist on a cherry picker and using an endoscope and searching for signs of bats and occupation by bats. Any bats encountered will be carefully removed and placed into the permanent replacement bat boxes. A bat worker will remain on site while all the hanging tiles and roof tiles and roof coverings are removed by hand under the ecological watching brief and with any bats encountered being relocated to the permanent replacement bat boxes. This will negate any negative impacts reducing the overall impact to negligible.

Important Advice:

Please ensure that a separate 'Impact map' is provided (Figure D) which must show all structures or habitats (clearly referenced) that will be disturbed, damaged or destroyed, detailing where the roosts and access points are etc. Also see section I "Map checklist" at the end of this document.

E Mitigation and Compensation (please also see section 7 and 8 of the Bat Mitigation Guidelines)

E1 Please explain why this design was chosen over other potential solutions - set out what other designs were considered and why they were not feasible (e.g. if the proposal is to construct a new stand-alone roost, explain why it is not possible to retain the roost in the existing structure etc). The mitigation solution

being proposed in the method statement should be the one that delivers the 'need' with the least impact on the bat population.

The proposed bat mitigation strategy is to provide permanent replacement bat boxes during the demolition. The property was initially proposed for retention, therefore, no plans have been made for its replacement. The nearest trees to the property have been examined for their suitability to support bat boxes and to provide sufficient replacement to the lost roosting features. The option of doing nothing has been deemed as unacceptable as the building is undergoing continual vandalism, despite the security measures put in place, which include CCTV, boarding up windows and doors and security fencing around the site. The retention of the property risks harming human life and also risks harming bats if present during moments of vandalism. The wider Berewood development has been subject to extensive vandalism within the last decade and arson has occurred before on a property with known bat roosts, named Plant Farm. Plant Farm underwent significant vandalism which was reported to downgrade its roosting bat value over time before being burnt down prior to appropriate bat mitigation being implemented. A Section 81 Notice has been granted for the demolition of The Gable property on the grounds of Health and Safety.

E2.2 Capture and release (if applicable):

Please confirm that you agree to undertake the following procedures for the capture and exclusion of bats, where these are applicable:

- a. The use of endoscopes, artificial light from torches, destructive search by soft demolition (see Definitions), temporary obstruction of roost access, temporary or permanent exclusion methods (including installation) and use of static hand held nets must only be undertaken or directly supervised by the Named Ecologist, or an Accredited Agent.
- b. Where capture and/or handling of bats are necessary, only the Named Ecologist, Accredited Agent, or an Assistant directly supervised by the Named Ecologist may do so. Capture/handling/exclusion of bats must only be undertaken in conditions suitable for bats to be active.
- c. Where bats are discovered and taken (excluding unexpected discoveries during adverse weather conditions) they must either be relocated to an alternative roost (see Definitions) suitable for the species, or where bats are held this must be done safely and bats released on site at dusk in, or adjacent to, suitable foraging/ commuting habitat in safe areas within or directly adjacent to the pre-works habitat.
- d. Endoscopes and hand held nets are only to be used to assist with the locating and capture of bats.
- e. Temporary and permanent exclusion must be carried out using techniques specified in the most up to date edition of the '*Bat Workers Manual*'. If one-way exclusion devices are to be used, each device must remain in position for a period of at least 5 consecutive days/ nights throughout a spell of suitable weather conditions, or remain longer until these conditions prevail.
- f. Prior to destructive works, an inspection using torches and/or an endoscope must be performed internally to search for the presence of bats. If any licensed vesper bat species is found and is accessible, each will be captured by gloved hand or hand-held net, given a health check and then each placed carefully inside a draw-string, calico cloth holding bag or similar for transport. If any licensed horseshoe bat species is found, the capture methods outlined in (h) will only be used after it has been shown that overnight dispersal or exclusion are no longer practicable methods.
- g. Following inspection and exclusion operations, the removal of any feature with bat roost potential, will be only performed by hand in suitable weather conditions and under direct ecological supervision. Where applicable, materials will be removed carefully away and not rolled or sprung to avoid potential harm to bats. The undersides of materials will be checked by the Named Ecologist or Accredited Agent for bats that may be clung to them before removal.
- h. For sites where the presence of horseshoe species has been confirmed, the following exclusion method will be used: prior to work commencing, the Named Ecologist or Accredited Agent will conduct a thorough internal inspection for the presence of horseshoe bats. Only after the void is shown to be unoccupied will the destructive search commence, or all apertures into that void be closed and sealed (windows, doors, etc) by use of boarding, sealed tarpaulin or similar.

If a horseshoe bat is encountered, it will be left undisturbed during daylight. After all bats have dispersed overnight, the void will be sealed as described above. If all bats have not emerged, the Named Ecologist will either use torchlight and non-tactile human presence to disturb the bat to encourage it to emerge and

disperse, during night only, or through use of a hand held net. Only after all bats have emerged from the building or void will it be sealed.

Yes, I agree / No, I don't agree

Yes

If NO, please provide justification below. Please use this text box to describe any additional information on protocols to be employed if bats are found during works. Non-standard capture and exclusion apparatus must be shown on **Figure E2**.

Should your proposals include capture (taking) please specify numbers of each species that will be affected at the time the works are to be undertaken:

Species	Expected number of bats to be captured at the time works will be undertaken. <i>Note: this may be different to the number of bats using the roost at its optimum time as timings for works will be at a time when bats are least likely to be present.</i>
Common pipistrelle	≤5
Soprano pipistrelle	≤5
Nathusius' pipistrelle	≤2
Serotine	≤3
Brandt's bat	≤3
Whiskered bat	≤3
Leisler's bat	≤2

*** Please note that you can add more rows to the table: right click in any cell outside the grey box area. Choose Insert > Insert rows below.*

E3 Bat roost and access point retention, modification and creation: Please detail how all impacts to each species (as identified in sections C and D) will be mitigated. If not applicable to your proposals please state 'N/A' in the relevant text boxes.

Please note that breathable roofing membranes must not be installed into a roof used by bats. If the use of roof membranes is necessary, only Bitumen type 1F felt with a hessian matrix will be permitted under licence:

N/A

E3.1 Retention of existing roost(s) – *Works may include, for example, maintenance works that result in no material changes to the roost but may cause disturbance or temporary damage e.g. temporary exclusion of a roost to allow investigative and repair works to a bridge.* Provide details of all works including:

- Number and description of roosts to be retained, with an explanation of how they will be retained. Confirm dimensions to be retained.

N/A

- Number of access/entrance points to be retained and how this will be achieved. If enhancements to the roosts will be provided, such as through crevice provision, please detail.

N/A

- Mitigation for any other impacts e.g. new lighting at the site.

N/A

E3.2 Modification of existing roost(s) - *Works may include, for example, reduction in roof void height, change of tiles and roof lining (stating the type of membrane that will be used), alteration of access point through replacement of soffits etc.* Please provide the following:

- Dimension details of modified roosts: clearly state what the original roost dimensions were and what the dimensions of the modified roost will be.

N/A

- Dimension details of modified access points: clearly state how the access points are being modified.

N/A

- Details of any other modifications to be made to roosts.

N/A

- Mitigation for any impacts of lighting on the modified roost/s if appropriate.

N/A

E3.3 New roost creation (including bat houses, cotes and bat boxes etc).

Note – creation of compensation for high impact cases (e.g. loss of a maternity roost) must be protected in the long term. Any bat boxes or roost structures that are part of a licence proposal which do not show signs of bats must be retained for a minimum of 5 years from date of completion of the development/works. Typically this will be around 5 years for low conservation status roost compensation (e.g. bat boxes) and longer for other significant roosts (e.g. bat houses, lofts etc). The exact time period will be specified in any licence issued. For high conservation status roost loss, the compensation roost/s must still be protected in the long term by another means (such as a s106 agreement), which is particularly important if the structure is likely to change ownership.

E3.3a Please complete the table below for the species and roost types listed. For all other species and roost types please provide information under **E3.3b**.

Species & Roost type for which new roost creation will be provided Select 'yes' for those species impacted or 'N/A' if not applicable to this application	New roost creation		
	Compensation should be in line with the <i>Bat Mitigation Guidelines</i> . Where compensation is being provided, there should be at least one compensation feature, suitable for the species concerned, per roost and per species to be impacted , OR If a proposal impacts more than one bat species and / or roost type then cumulative impacts must be considered when designing the compensation; this should always be in line with the species and / or roost type which will be subject to the greatest impact and ensure that the requirements of all species impacted are met.		
	Compensation Feature	Quantity	Location of Compensation Feature (as shown on Figure E3)
Common pipistrelle ☒ Yes ☐ N/A Day roost Night roost Feeding Transitional/Occasional	☒ Bat box ☐ Integrated bat box/ bat brick/ bat tube ☐ Bat tile (including ridge tile) ☐ Other (specify): ☐ None	1	☐ In same building ☐ In other existing building on site ☐ In new building ☒ Other (specify): To be erected on tree within surrounding area
Soprano pipistrelle ☒ Yes ☐ N/A Day roost Night roost Feeding Transitional/Occasional	☒ Bat box ☐ Integrated bat box/ bat brick/ bat tube ☐ Bat tile (including ridge tile) ☐ Other (specify): ☐ None	1	☐ In same building ☐ In other existing building on site ☐ In new building ☒ Other (specify): To be erected on tree within surrounding area

Whiskered ☒ Yes ☐ N/A Day roost Night roost Feeding Transitional/Occasional	☒ Bat box ☐ Integrated bat box/ bat brick/ bat tube ☐ Bat tile (including ridge tile) ☐ Other (specify): ☐ None	1	☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify): To be erected on tree within surrounding area
Brandt's ☒ Yes ☐ N/A Day roost Night roost Feeding Transitional/Occasional	☒ Bat box ☐ Integrated bat box/ bat brick/ bat tube ☐ Bat tile (including ridge tile) ☐ Other (specify): ☐ None	1	☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify): To be erected on tree within surrounding area
Daubenton's ☐ Yes ☒ N/A Day roost Night roost Feeding Transitional/Occasional	☐ Bat box ☐ Integrated bat box/ bat brick/ bat tube ☐ Bat tile (including ridge tile) ☐ Other (specify): ☐ None		☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify):
Natterer's ☐ Yes ☒ N/A Day roost Night roost Feeding Transitional/Occasional	☐ Bat box ☐ Integrated bat box/ bat brick/ bat tube ☐ Bat tile (including ridge tile) ☐ Other (specify): ☐ None		☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify):
Brown long-eared ☐ Yes ☒ N/A Day roost Night roost Feeding Transitional/Occasional	Note: boxes for this species will only be acceptable in certain circumstances, where this is justified on an ecological basis ☐ Bat box, justification ☐ Other (specify): ☐ None		☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify):
Serotine ☒ Yes ☐ N/A Day roost Night roost Feeding Transitional/Occasional	Note: bat boxes are not suitable for this species. Compensation should replicate, as closely as possible, the existing roost: ☐ Bat tile ☒ Bat brick ☐ Other (specify):	1	☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify): To be installed within an up and coming Phase within the wider development.
Lesser Horseshoe ☐ Yes ☐ N/A Day roost Transitional/Occasional	A proportionate number of bat features suitable for the species. The provision of one feature, suitable for the species concerned (eg void) per roost to be impacted will be considered appropriate: Specify:		☐ In same building ☐ In other existing building on site ☐ In new building ☐ Other (specify):

E3.3b For all species and roost types not covered in the above table please provide the following:

- New roost dimension details or features (to include bat tiles/boxes as applicable).

1x 2 FN Schwegler bat box (or similar design) for Nathusius' pipistrelle day roost
1x 2FN Schwegler bat box (or similar design) for Leisler's bat day roost

- Access points and size of access points.

N/A

- Location details (including an 8-figure grid reference for bat houses or bat lofts relating to the structure. 8-figure grid references are not required for positions of individual boxes, tiles etc).

N/A

- Aspect. Explain how the internal conditions of the roost will be created.

N/A

- Details of the materials to be used e.g. timber, sarking, felt etc.

N/A

- Justification for any variation from the original roost and/or deviations from recommendations in the Bat Mitigation Guidelines. (*Diagrams of widely available standard bat box designs are not required; just refer to bat box name and reference number, e.g. Schwegler 1FF*).

Although the installation of a bat tile for serotine bat's would be more consistent with the roosting feature lost, a bat brick is considered a safer alternative. This is because it will be difficult to police and avoid the installation of Breathable Roofing Membrane within the future property, anticipated for construction within the Local Centre site, which is the next phase anticipated to be developed. The installation of the brick will be undertaken by a third party house builder and therefore, to ensure its incorporation within the development its requirement will be detailed in the land sale documentation.

As there are no retained or replacement properties associated with the site itself bat boxes have been chosen, as they can be installed instantly. Overall, there will be 3x Schwegler 2FN bat boxes; 2x Schwegler 1FF bat boxes and 2x Schwegler 2F bat boxes (or similar design).

- Mitigation for any impacts of lighting if appropriate.

N/A

- Structures for access for monitoring / maintenance purposes (if applicable)

N/A

E3.4 Other habitat re-instatement or creation (e.g. retention of existing flight lines, retention or creation of appropriate vegetation around roost entrances where applicable) – please include details of:

- Habitat replacement (following works resulting in temporary impacts) or creation not covered by sections E2 to E3 such as hedgerow/woodland planting or enhancement. State the length of hedgerow planting and areas (ha) of other planting to be provided such as woodland and anticipated establishment period etc.

For The Gable site itself additional compensation is to be included for bats via the installation of 2x Kent Type Twin Crevice Bark Bat Boxes (<https://www.barkboxes.co.uk/product/kent-type-twin-crevice/>)

Significant areas of woodland will and are being created in relation to the site-wide strategy across Berewood.

Existing woodlands will be subject to ongoing enhancement and management as set out in the ES's green infrastructure strategy and in keeping with the recently completed site-wide Landscape and Biodiversity Land Management Strategy.

- Creation of flight lines/routes of connectivity.

Connectivity is being retained throughout the wider development through connecting woodland copses through the site and strategic retention of hedgerows for reasons of connectivity. A large amount of wildflower meadow creation and scattered tree planting will also occur within the wider development which will provide additional connectivity.

- Foraging area enhancements, etc

Within the wider Berewood development arable land is being replaced with wildflower meadows, woodland, scattered trees and SuDs which will provide high quality foraging habitat for bats. The River Wallington is also currently undergoing significant enhancements with the straightened concrete channel removed and restored with natural embankments and a meandering path. The river improvements will provide a significant enhancement for local foraging bats.

- Mitigation for any impacts of lighting if appropriate.

N/A – Lighting mitigation has been provided for all developments Phases within the Berewood development.

E3.5 Wider biodiversity gains:

Please indicate if enhancements, over and above what is necessary to mitigate the impact of the activity of the licence proposal, are being provided. Please indicate if enhancements are included to satisfy the requirement of a planning permission, and if so state the relevant planning condition, or other consents in your response below. Please also state if an applicant wishes to provide more than is typically required to mitigate for the impacts. Enter N/A if this is not applicable to your application.

Note: Any licence granted will only cover mitigation and compensation required to fulfill licensing requirements, but will acknowledge additional biodiversity enhancements.

No new woodland is being specifically created in relation to The Gable site itself, however as set out in the masterplan (Figure B2.1) new woodland has been created and will continue to be created throughout the duration of the multi-phase development (10/02862/OUT).

Approximately 3.05 ha of woodland has already been created and was designed to be in place prior to the works to these habitats to pre-empt the future scheme effects including any relating to the present proposals. These woodlands were created between 2009 and 2017. At the end of the development, woodland will amount to ca. 9.4ha. This will greatly exceed the loss of 0.1ha associated with previous, present and future habitat loss that has occurred within the wider Berewood development.

Important Advice:

Scaled maps/plans of mitigation/compensation must be provided as separate maps/figures (also **see section I "Map checklist" at the end of this document**):

- **Figure E2** if non-standard capture and exclusion apparatus is proposed please include diagrams/photographs.
- **Figure E3** to show specifications for mitigation / compensation to be provided and annotate where it will be provided. Should the scheme be large or complicated it may be necessary to submit more than one figure.

NOTE: It must be possible to compare these with the survey results plan (**Figure C6**) and 'Impacts' Figure (**D**).

E4 Post-development site safeguard: Further guidance and explanation on post-development monitoring requirements are included within our 'How to get a licence' document http://www.naturalengland.org.uk/Images/wml-g12_tcm6-4116.pdf. Also see Section 8.7 of the Bat Mitigation Guidelines.

E4.1 Habitat/site management and maintenance: Is any specific post-development habitat management and site maintenance planned? If 'No'; state 'N/A'. If 'Yes' include the following:

- The period (years and months) for which habitat management and maintenance will take place. Ensure that this is consistent with the post development works detailed in section **E5b** of the **Work Schedule document, WML-A13-a-E5a&b**.

All of Berewood's retained habitat and habitat restoration and creation will be subject to management over the course of the multi-phase 10-15 year development in accordance with the ES's green infrastructure strategy and the Landscape and Biodiversity Land Management Strategy.

- Details of what will be undertaken in terms of site maintenance required to ensure long-term security of the affected population (e.g. maintain, repair or reinstate access points; maintain and repair heaters and /or data loggers; maintain, repair or restore bat feature / bat loft in good condition; repair or replace inspection hatches; management and maintenance of lighting regime, or bat boxes etc).

All of Berewood's retained habitat and habitat restoration and creation will be subject to management over the course of the multi-phase 10-15 year development in accordance with the ES's green infrastructure strategy and the Landscape and Biodiversity Land Management Strategy.

- Details of what will be undertaken in terms of habitat management (e.g. planting cover around roost structure, hedgerow management regime, checking establishment of habitat creation; reduction of shade around roosts, woodland management to maintain species and structural diversity etc). Ensure this relates to the relevant map.

A separate habitat management and maintenance plan has been submitted with the masterplan for the development.

A summary of the habitat management plan is provided below –

- Hedgerow management
- Monitoring tree planting
- Annual cleaning of bat boxes installed within the wider development
- Low maintenance regime for the wildflower meadow
- Tinning of aquatic vegetation around water bodies on a 2-3yr cycle.
- Woodland management including coppicing
- Monitoring of the effectiveness of management

The areas of retained and newly created woodland, hedgerows, meadows, scattered trees, SuDS and wildlife ponds incorporated into the wider scheme are shown in Figure B2.1.

Note – for phased or multi-plot developments a separate habitat management and maintenance plan is required, which must be submitted with the master plan: see guidance on phased developments.

Important Advice:

Please include **Figure E4** as a separate figure to show which structures and habitats will be managed, maintained and monitored post development as part of your proposal – also see *section 1 "Map checklist" at the end of this document*).

E4.2 Population monitoring, roost usage etc: This should be in line with the monitoring requirements detailed in the Bat Mitigation Guidelines section 8.7 and Figure 4.

E4.2a Please complete the table below for the species and roost types listed. For all other species and roost types please provide information under E4.2b.

Species	Roost type	Post-development monitoring requirement
Common pipistrelle Soprano pipistrelle Whiskered Brandts Daubenton's Natterer's Brown long-eared	Day roost Night roost Feeding Transitional/Occasional	☐ None. There is no post-development requirement for proposals affecting bat roosts supporting up to any 3 species indicated, of the roost types listed, where they are used by low numbers of each species. ☒ A single presence / absence survey at an appropriate time of year is to be undertaken. This should not take place in the first year following completion of development. Timing (year): One visit between June and August 2020

		☐ Other (specify):
Serotine	<i>Day roost</i> <i>Night roost</i> <i>Feeding</i> <i>Transitional/Occasional</i>	☒ A single presence / absence survey at an appropriate time of year is to be undertaken. This should not take place in the first year following completion of development. Timing (year): One visit between June and August 2023 ☐ Other (specify):
Lesser Horseshoe	<i>Day roost</i> <i>Transitional/Occasional</i>	☐ A single presence or absence survey at an appropriate time of year to be undertaken in year 2 post development plus a check of the condition and suitability of the roost. ☐ Other (specify):

E4.2b For all species and roost types not covered in the above table please include details of:

- Timing – state the years and months post development monitoring or other will be undertaken. Ensure that is consistent with the post development works detailed in section **E5b** of the **Work Schedule document WML-A13-a-E5a&b**.

One visit between June and August 2020 to check for presence of Nathusius' pipistrelle and Leisler's bat.

- The type of monitoring which will be undertaken – include survey methods and equipment to be used. If it is expected any bats are to be taken or disturbed during this period please state anticipated numbers per species against each licensable activity.

Summer bat box check

- Specify which compensation/mitigation measures will be subject to monitoring (as referenced on Figure E4).

Bat boxes and bat brick

Please note that it will be a requirement of the licence to undertake remedial action should monitoring identify that further management/maintenance is required of any compensation/mitigation provided, to ensure that mitigation/compensation measures are working effectively and are fit for purpose.

Important advice: Please always consider whether any *post development* monitoring effort should be staggered over alternate years in cases where use of the compensation measures may not occur in the same year of provision.

E4.3 Mechanism for ensuring safeguard of mitigation/compensation and post-development management, maintenance and monitoring works:

Please explain what mechanism is in place to ensure safeguard of mitigation/compensation provisions (e.g. Restrictive Covenant, clause to relinquish future development rights in S106 agreement, NERC Act agreement, explicit recognition of site in local planning documents, designation as County Wildlife Site or similar.) The need for this, and the type of mechanism, will vary with the scheme and impact. For substantial impact schemes (e.g. destruction of a significant maternity roost, or important hibernation site), some mechanism is always required. If you offer no specific mechanism, explain how you believe the population will be free of threats as far as can be reasonably determined (**the expectation of the granting of a licence should not be used for this purpose**).

Before works commence, the bat ecologist will give a demonstration to the site workers and contractors to explain bat biology, their responsibilities, any conditions of the licence and the required work methods. The site workers will be informed that they must be continually aware of the potential that bats may be present during the entire process.

A watching brief will be kept by the contractors and an appointed member of site staff will continually assess each stage of works for the presence of bats. In addition, all demolition contractors on site will be made aware of their responsibilities under Annex IV of the EC Habitats and Species Directive which is transposed into UK law via The Conservation of Habitats and Species Regulations 2017 and

the Wildlife and Countryside Act 1981 (as amended) and will be required to adhere to advice given in this method statement.

Explain how all post-development works (management, maintenance (including remedial action) and monitoring, as appropriate) will be ensured? Include a commitment that the monitoring, habitat management and maintenance work will be undertaken. Mechanism/s for ensuring delivery must be in place before applying for a licence (also see Section F).

All mitigation activities are scheduled to take place on site in agreement with the site owners Grainger.

E5 Timetable of works: Please complete the **work schedule document WML-A13-a-E5a&b found on the 'bat' application form web page and append to your application pack.**

Important Advice: Please note that from end of March 2014 a separate work schedule is a mandatory requirement to support a new bat licence application when using this template.

F Declarations

If the mitigation/compensation area/s is/are not owned by the applicant, you must have consent from the relevant land owner(s). You must have also secured details of how any measures to maintain the population in the long term will be achieved (e.g. a legal agreement).

F1 Declaration Statement(s) – You must include the following declarations within your Method Statement and include the appropriate answer (Yes/No/Not applicable):

F1.1 Re: section E1 - I confirm that relevant landowner consent/s has/have been granted to accept bats into roosts or access into roosts on land outside the applicant's ownership:

Yes

F2.2 Re: section E2 - I confirm that landownership consent/s has/have been granted to allow the creation of the proposed compensation on land outside the applicant's ownership

Yes

F2.3 Re: section E3 - I confirm that consent/s has/have been granted by the relevant landowner/s for monitoring, management and maintenance purposes on land outside the applicant's ownership

Yes

Comments if applicable:

Important Advice:

Unsecured consents statement:

If you have been unable to secure consents for any of the three declarations please explain why and detail any plans you have in place to obtain the consent(s) or provide details of any right(s) or agreement(s) that will enable the lawful implementation of the proposed mitigation, compensation and monitoring. Failure to provide the appropriate landowner consents means that the Method Statement is unlikely to meet the requirements for the FCS test to be met. It is therefore in your interest to ensure that the appropriate consents have been secured *before* applying for a licence.

G References: List any references cited, and include credits for source information.

H Annexes (supporting documents please append to your application pack)

H1 Pre-existing survey reports;

H2 Raw survey data.

I Check list of figures to be submitted with each Bat Method Statement

With your Method Statement and supporting documents please submit the following maps/figures – see table below. Note that some can be included within the Method Statement itself (if preferred) and others must be submitted individually (i.e. separate documents). Maps/Figures must include the title, site name as referenced on your application form, date and figure reference. If a grid reference is more applicable (e.g. a bat house is being provided please include this). Include a scale bar (appropriate to the situation e.g. 100m on site maps, 1km on location maps) and direction of North etc.

Additional maps, photographs or diagrams should be included where necessary to adequately explain the scheme.

Figure reference	Mandatory as will be included in the annexed licence, if applicable	Mandatory for assessment purpose only, but will not be included in the annexed licence	What it must show (also see details above on site reference, dating and naming).
Figure B2.1	-	Yes, if the application is part of a phased or multi-plot development	Master plan overview- note – this is not the same as a master plan document, for which you should follow the guidance as stated in section B2.1.
Figure B2.2	-	Yes, if applicable	Locations of other nearby bat licensed sites, or sites which will be impacted on by future development.
Figure C5a	-	Yes	Location map at an appropriate scale for the application (often 1:50,000 or 1:25,000)
Figure C5b	-	Yes	Survey area showing all buildings, structures and habitats that are within the survey area and distinguishing those that were surveyed and those that were not. Indicate where surveyors were located. Aerial photographs should be provided where possible (ensure you have permission to use copy righted maps). If automated detectors were used or transect routes, ensure that these are indicated as appropriate.
Figure C6	-	Yes	Survey results - provide clear, annotated and cross-referenced maps/plans/photographs to show the survey results (access points, location of roosts, flight lines, results of activity surveys where DNA samples were taken etc). Ensure Figure is at a suitable scale to show the results.
Figure D	Yes	-	Impacts plan – map/figure which must show all structures or habitats (clearly referenced) that will be disturbed, damaged or destroyed, detailing where the roosts and access points are.
Figure E2	Yes – but only if applicable to the application	-	Non-standard capture and exclusion apparatus. If these are proposed please include diagrams/photographs.
Figure E3	Yes	-	Specifications for mitigation / compensation (including all dimensions for bat lofts/houses/stand-alone structures and materials to be used etc and 8-figure grid reference). Mitigation / compensation (must show all habitat creation, restoration, boxes). It may be necessary to submit more than 1 figure if the proposal is large or complicated.
Figure E4	Yes – when monitoring and	-	Monitoring, management and maintenance map. Please indicate the specific structures and habitat

	maintenance will be included in the licence		that are to be managed, maintained and monitored as part of this licence proposal. Ensure that they are correctly referenced and are consistent with other parts of the Method Statement and figures.
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Definitions of roost types to be included in the application (further detail can also be found in the Bat Mitigation Guidelines and the BCT's "Bat Surveys Good Practice Guidelines"):

- a. **Day roost:** a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
- b. **Night roost:** a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
- c. **Feeding roost:** a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
- d. **Transitional / occasional roost:** used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
- e. **Swarming site:** where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
- f. **Mating sites:** sites where mating takes place from later summer and can continue through winter.
- g. **Maternity roost:** where female bats give birth and raise their young to independence.
- h. **Hibernation roost:** where bats may be found individually or together during winter. They have a constant cool temperature and high humidity. Sites where hibernating bats have been confirmed by appropriate survey effort should be classed as '**hibernation confirmed**'.
- i. **Satellite roost:** an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.
- j. **Other** – please explain what the roost type is if not one of the above (we recognise that roost types are interchangeable and not always easy to classify according to the nuances of certain species).
- k. An '**alternative roost**' shall include: a purposely installed bat box; an existing roost which will not be impacted by the works; or other new/enhanced roosting opportunities. Any alternative roost must be suitable for the species, within or close to the existing roost and free from additional disturbance or development pressure.