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Kingscroft Farm &
adjacent former
allotments, Ranelagh
Road, Havant,
Hampshire, PO9 1NR

Method Statement to accompany Natural
England EPS licence application in respect of
bats

Document 2 – Delivery Information

July 2012

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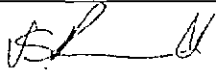
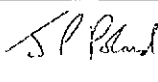
Method Statement to accompany Natural England EPS licence application in respect of bats

Document 2 – Delivery Information

Kingscroft Farm, Ranelagh Road, Havant, Hampshire, PO9 1NR

for

Orchard Homes

Reference: Ranelagh Road, Havant					
Revision & issue date:		Prepared by:	Date:	Reviewed & verified by: Technical QA	Date:
0	19/07/12 (for LPA)		18/07/12		18/07/12
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This report represents sound industry practice; reports and recommends correctly, truthfully and objectively; is appropriate given the local site conditions, scope of works proposed and resources allocated to us by the client; and avoids invalid, biased, and exaggerated statements.

The author disclaims any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and the author accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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A MITIGATION AND COMPENSATION

A.1 Summary of mitigation strategy

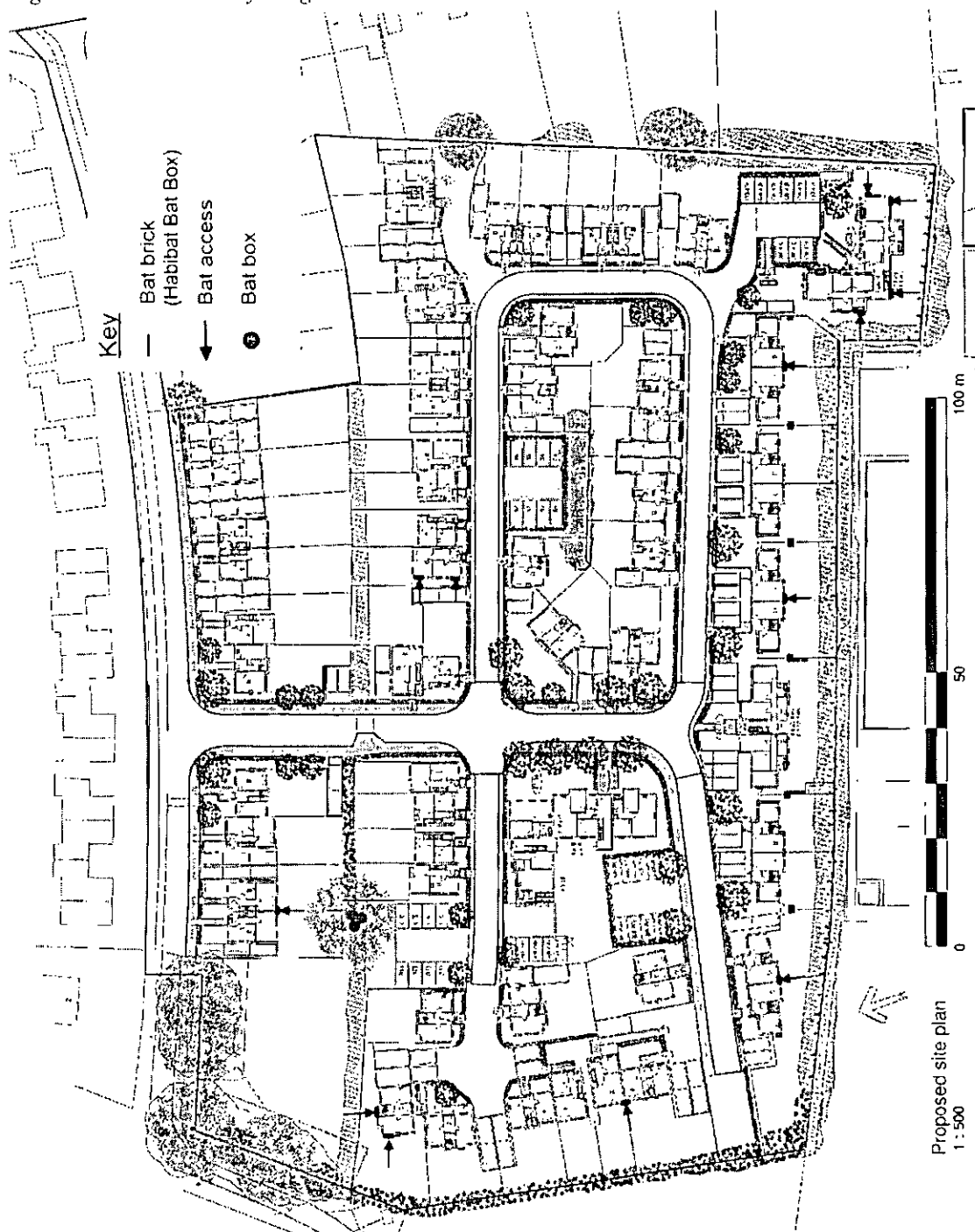
It is proposed that the site development works be carried out in accordance with the timing outlined in *Table A (Section E)* (commencing September 2012) to minimise disturbance to bats. The mitigation strategy is aimed at maintaining the conservation status of bats at the site and will involve the following elements.

- To ensure that no bats are injured during works, the removal of all suitable bat roosting features will be supervised by the Licensee Ecologist (John Poland) or his Accredited Agents.
- Nine bat bricks (Habibat Bat Box) will be installed in the new dwellings. These will be located on Plots 16 & 58 and between Plots 1 & 2, 20 & 21, 22 & 23, 32 & 33, 36 & 37. There will also be four bat bricks (Habibat Bat Box) on the flats that form Plots 38-43. A total of thirteen bat bricks.
- Timber will only be treated with chemicals approved by Natural England (see: http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment_tcm6-10167.pdf).
- Security lighting will not be installed near to or overhanging bat access points so light disturbance will not be a problem.
- Following construction, public open spaces will be planted with species that attract insects that bats feed on. Examples of commercially available night-scented species to attract moths are listed in *Section C.1.3*.
- To determine the success of the mitigation implemented, the bat bricks will be monitored annually (between May and September) for two years following the completion of the development (see *Table B* in *Section E*).

The bat bricks on the new dwellings provide bat roosting opportunities that increase the current features and range of opportunities present on the buildings.

All mitigation will take place within the grounds of the site. *Figure A.1.1* below shows the location of mitigation. The building elevations given in *Figures C.1.4.2.-C.1.4.9* show the approximate locations of the proposed bat mitigation to be installed.

Figure A.1.1. Location of mitigation to be installed.



**B WORKS TO BE UNDERTAKEN BY AN ECOLOGIST OR SUITABLY
EXPERIENCED PERSON**

B.1 Capture and exclusions

B.1.1 Timing, effort, methods, capture/exclusion methods

It is not considered possible to adequately exclude bats safely. As a result, the strategy for this site is based on careful destructive searching of potential roost areas. This will include the roof tiles and other roof coverings, and wooden cladding. The destructive search will be carried out by the Licensee Ecologist (John Poland) or his Accredited Agents in order to remove any bats utilising these areas prior to works commencing.

To reduce the risk of any bats being harmed during the works the following measures will be implemented:

- The bat destructive search works will be carried out in mild spells (above 7°C) during September 2012, when there will be least disruption to bats. The building construction works with the bat mitigation will be completed by March 2014, at the latest.
- A tool box talk will be given to the contractors, prior to any work commencing, to inform them on how to protect bats during the works. It will include an overview of the ecological issues and licensing implications on site, the precautions to be taken and the method of hand demolition in sensitive areas.
- Roof tiles will be stripped carefully, supervised by the ecologist, turning each tile over one-by-one allowing the ecologist to search for bats or signs of bats whilst undertaking the work. This ensures that any bats found are unlikely to be harmed.
- Other roof coverings will be stripped carefully by hand, supervised by the ecologist, allowing the ecologist to search for bats or signs of bats whilst undertaking the work. This ensures that any bats found are unlikely to be harmed.
- Wooden cladding will be stripped carefully, supervised by the ecologist, turning each board over one-by-one allowing the ecologist to search for bats or signs of bats whilst undertaking the work. This ensures that any bats found are unlikely to be harmed.
- Bats found during the destructive searches will be placed within bat boxes erected on a retained tree in hedge between the former allotments and the farm (north side of the site) (bats will be captured by hand and, after being checked for injuries, transported immediately in cotton drawstring BTO bird holding bags).
- Only low numbers of common pipistrelle (up to 5), if any, are anticipated being found during the destructive search.
- Once the supervising ecologist is satisfied that all affected structures that may provide bat roosting opportunities have been safely removed, or made unsuitable for further bat habitation, the remaining works will proceed without further supervision by a suitably qualified

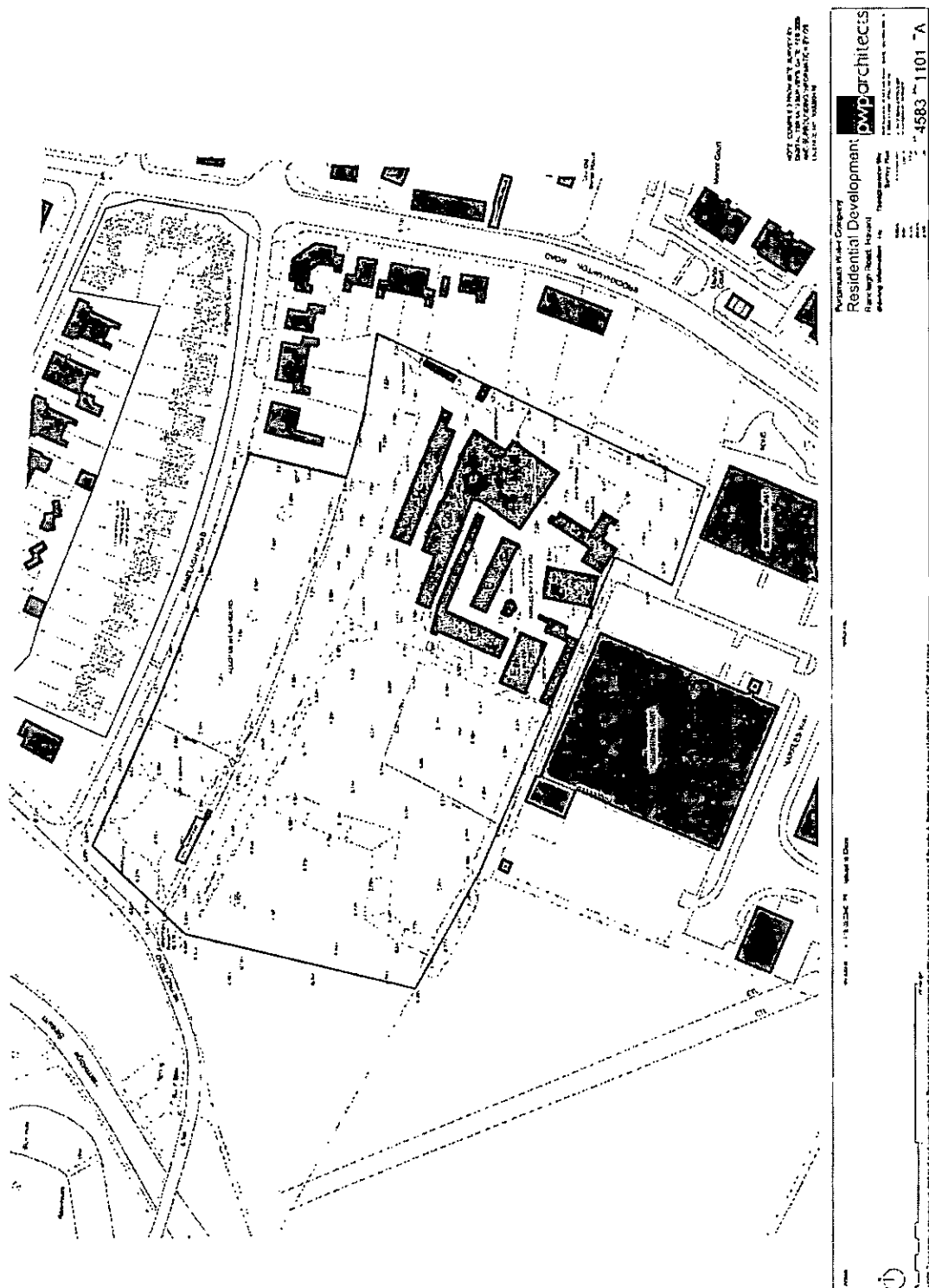
ecologist. The action to take if any bats are discovered during unsupervised works will also be made clear.

In addition, a site agent (e.g. construction foreman) will be appointed to ensure that the details of the licence are complied with in the absence of Hampshire Ecological Services Ltd. This agent will be briefed on the requirements of the licence prior to commencement of works. He or she will ensure that copies of the licence are available on site and that all contractors are aware of mitigation to be constructed, as well as the procedure to be followed in the unlikely event that bats are found during the works in the absence of the Licensee Ecologist (John Poland) or Accredited Agent.

It is not anticipated that bats would be encountered during unsupervised works. However, should bats, or evidence of bats (such as droppings), be encountered during unsupervised works (*i.e.* without an ecologist in attendance) then works must stop and the ecological consultant for this project contacted immediately (alternatively the National Bat Helpline 0845 1300 228 may be contacted). Contractors and other unlicensed personnel are strictly forbidden from handling bats. However, if a bat is found injured the National Bat Helpline (number above) should be phoned or the bat taken to a veterinary surgeon immediately.

B.1.2 Maps to show location of capture and exclusion activities

Figure B.1.2.1. Location of destructive search/ inspection works (highlighted in red).



C. WORKS TO BE UNDERTAKEN BY THE DEVELOPER/ LANDOWNER

C.1 Bat roosts

C.1.1 In-situ retention of roost(s)

The works will result in the loss of a summer (non-breeding) roost for small numbers of pipistrelles in Buildings B & J.

C.1.2 Modification of existing roost(s)

The works will result in the loss of a summer (non-breeding) roost for small numbers of pipistrelles in Buildings B & J.

C.1.3 New roost creation (including bat houses, cotes and bat boxes)

Bat boxes

A total of three woodcrete Schwegler bat boxes (1FD, 1 FF and 1FS bat boxes) will be erected in a retained tree in the hedge between the former allotments and the farm (on the north side of the site) prior to the commencement of the building works (see *Figure C.1.4.1*). This combination of bat boxes is suitable for summer and winter roosts and they will be erected in varying elevations and aspects between 2.5m and 5m (facing south and south-east) so as to provide a range of roosting opportunities for bats. These bat boxes will remain on site permanently (and shall be repaired or replaced as necessary).

Bat mitigation features to be installed

General

All mitigation will be available to provide roost and foraging habitat by spring 2014. Security lighting will not be installed near to or overhanging bat access points so light disturbance will not be a problem.

All timber used will only be treated with chemicals approved by Natural England. The latest list can be found at:

http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment_tcm6-10167.pdf

Mitigation

- Thirteen bat bricks (Habibat Bat Box) will be installed in the new dwellings (see *Figures C.1.4.1 - C.1.4.9*). These will include:
 - one on the southern wall between Plots 1 & 2, in the north-west corner of the site;
 - one on the northern wall and one of the western wall of Plot 16, in the north-west corner of the site;
 - one on the western wall between Plots 20 & 21, on the western boundary of the site;

- one on the southern wall between Plots 22 & 23, in the south-west corner of the site;
- one on the southern wall between Plots 32 & 33, on the southern boundary of the site;
- one on the southern wall between Plots 36 & 37, on the southern boundary of the site;
- one on the eastern wall, one of the western wall and two on the southern wall of the flats that form Plots 38-43, in the south-east corner of the site; and
- two on the western wall of Plot 58, to the south of the retained hedge.
- Following construction, public open spaces will be planted with species that attract insects that bats feed on. Examples of commercially available night-scented species to attract moths are listed below.

Climbers

Hedera helix (Ivy)

Jasminum officinale (Common (White) Jasmine)

Lonicera etrusca (Italian Honeysuckle)

Lonicera caprifolium (Perfoliate Honeysuckle)

Lonicera japonica (Japanese Honeysuckle)

Lonicera periclymenum (Honeysuckle)

Rosa species (Rose species)

Herbs

Hesperis matronalis (Dame's-violet, often sold as Sweet Rocket)

Matthiola bicornis (Night-scented Stock)

Nicotiana species (Tobacco-plant)

Oenothera species (Evening-primroses)

Saponaria officinalis (Soapwort)

Silene noctiflora (Night-scented Catchfly)

Silene vulgaris (Bladder Campion)

Area available to bats

The bat bricks on the new dwellings provide bat roosting opportunities that replace the current features and range of opportunities present for bats.

C.1.4 Scaled plans/map of proposed mitigation in relation to existing habitat features

Figure C.1.4.1. Location of proposed mitigation works.

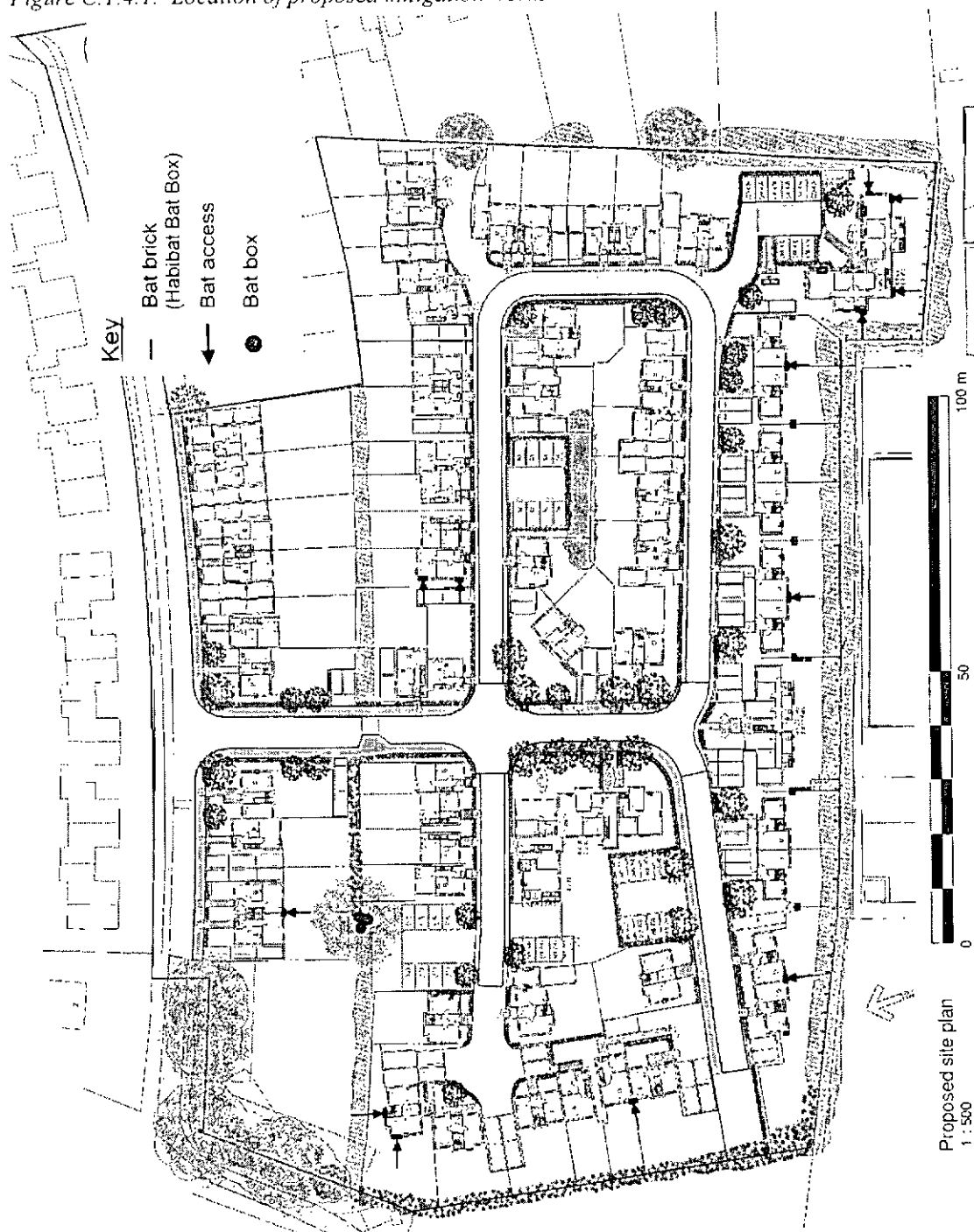


Figure C.1.4.2. Bat mitigation to be installed between Plots 1 & 2.

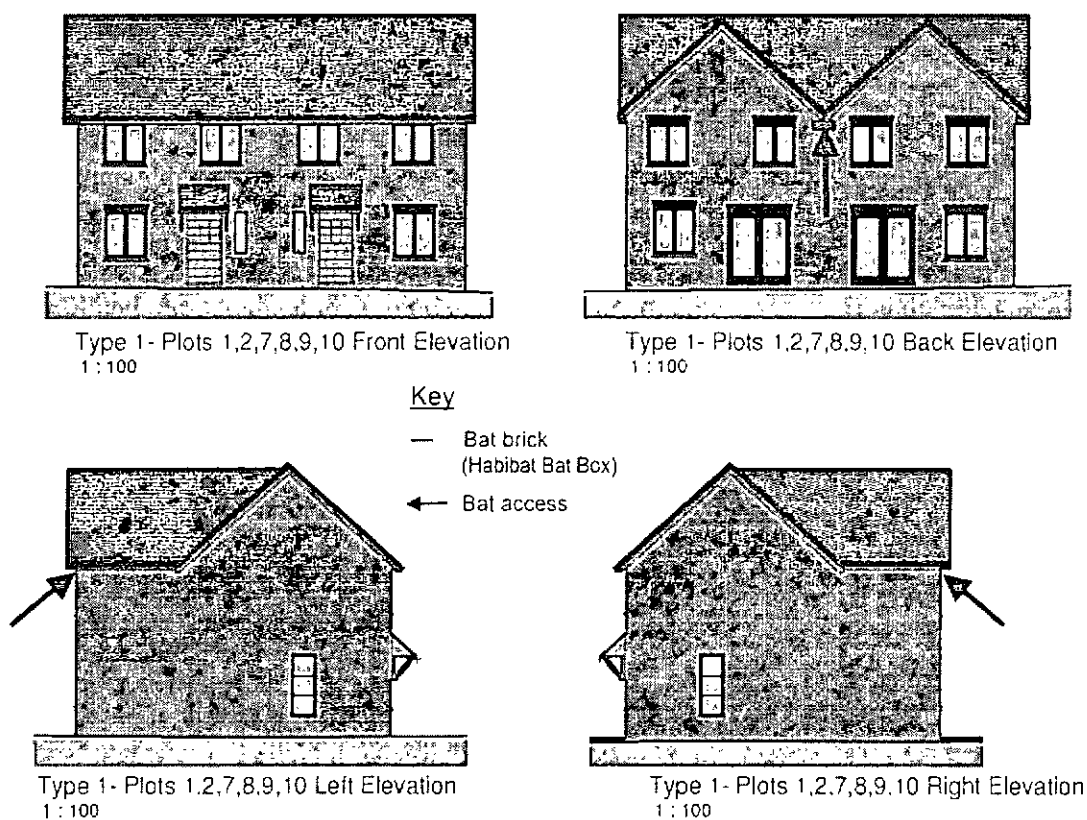


Figure C.1.4.3. Bat mitigation to be installed in Plot 16.

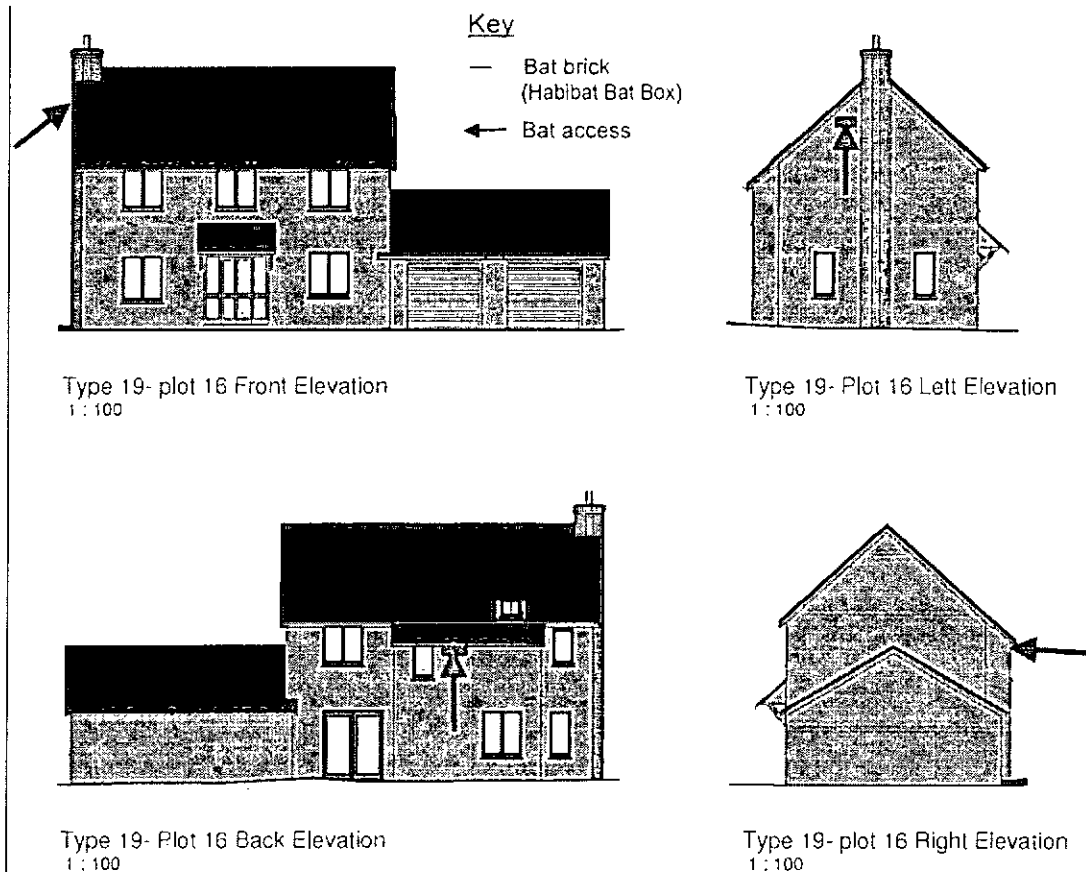


Figure C.1.4.4. Bat mitigation to be installed between Plots 20 & 21.



Figure C.1.4.5. Bat mitigation to be installed between Plots 22 & 23.

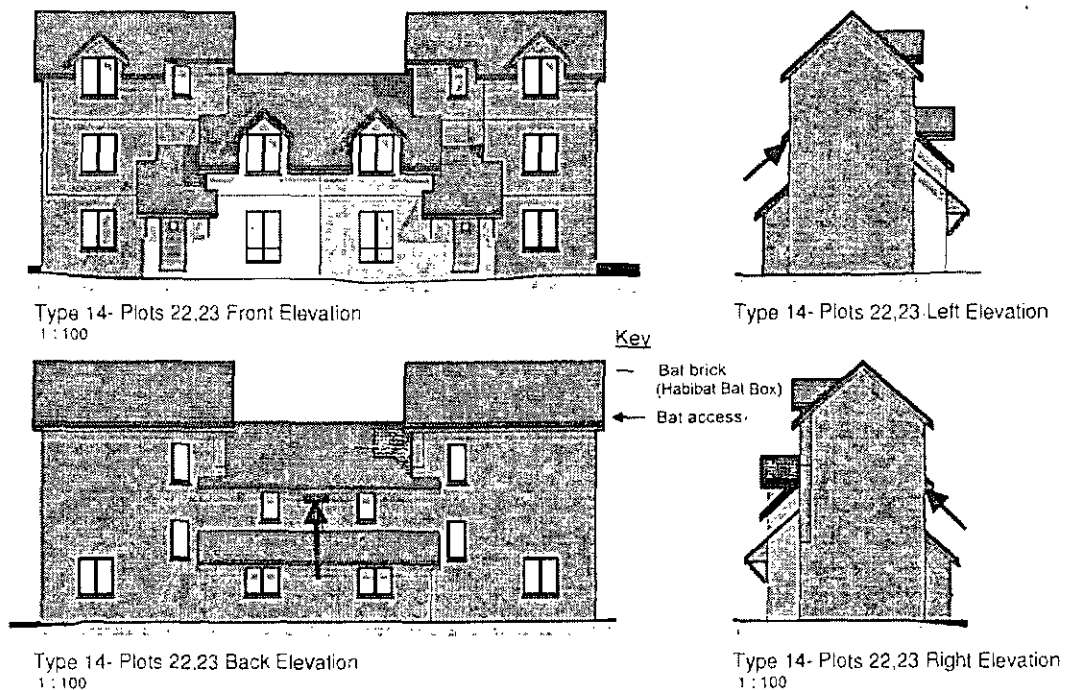


Figure C.1.4.6. Bat mitigation to be installed between Plots 32 & 33.

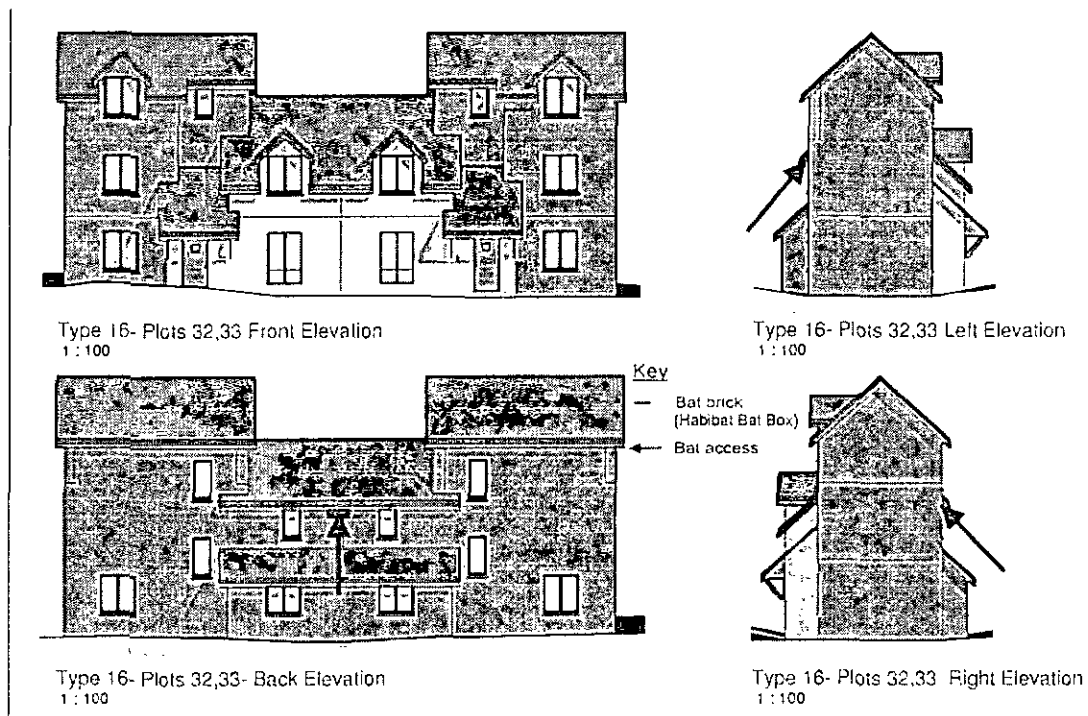


Figure C.1.4.7. Bat mitigation to be installed between Plots 36 & 37.

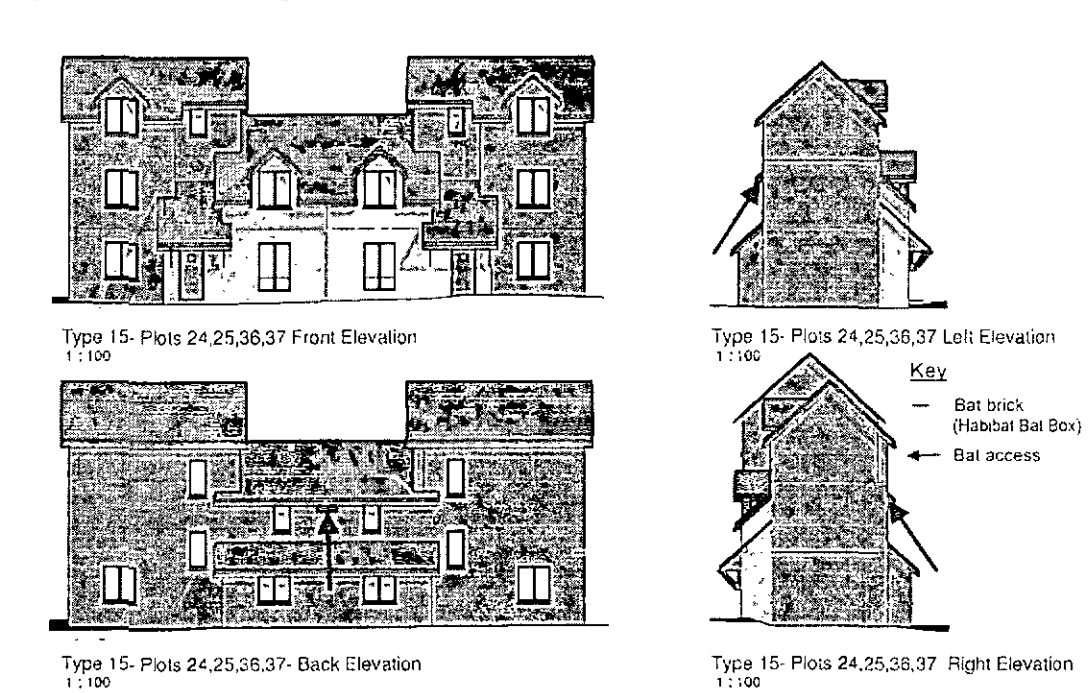


Figure C.1.4.8. Bat mitigation to be installed in Plot 58.

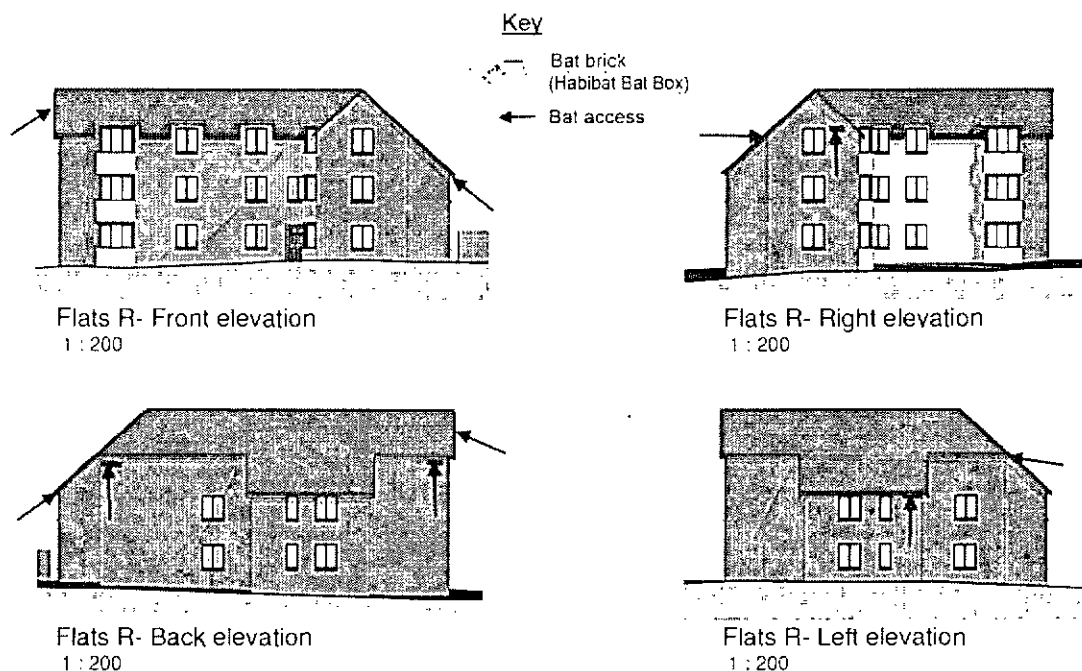
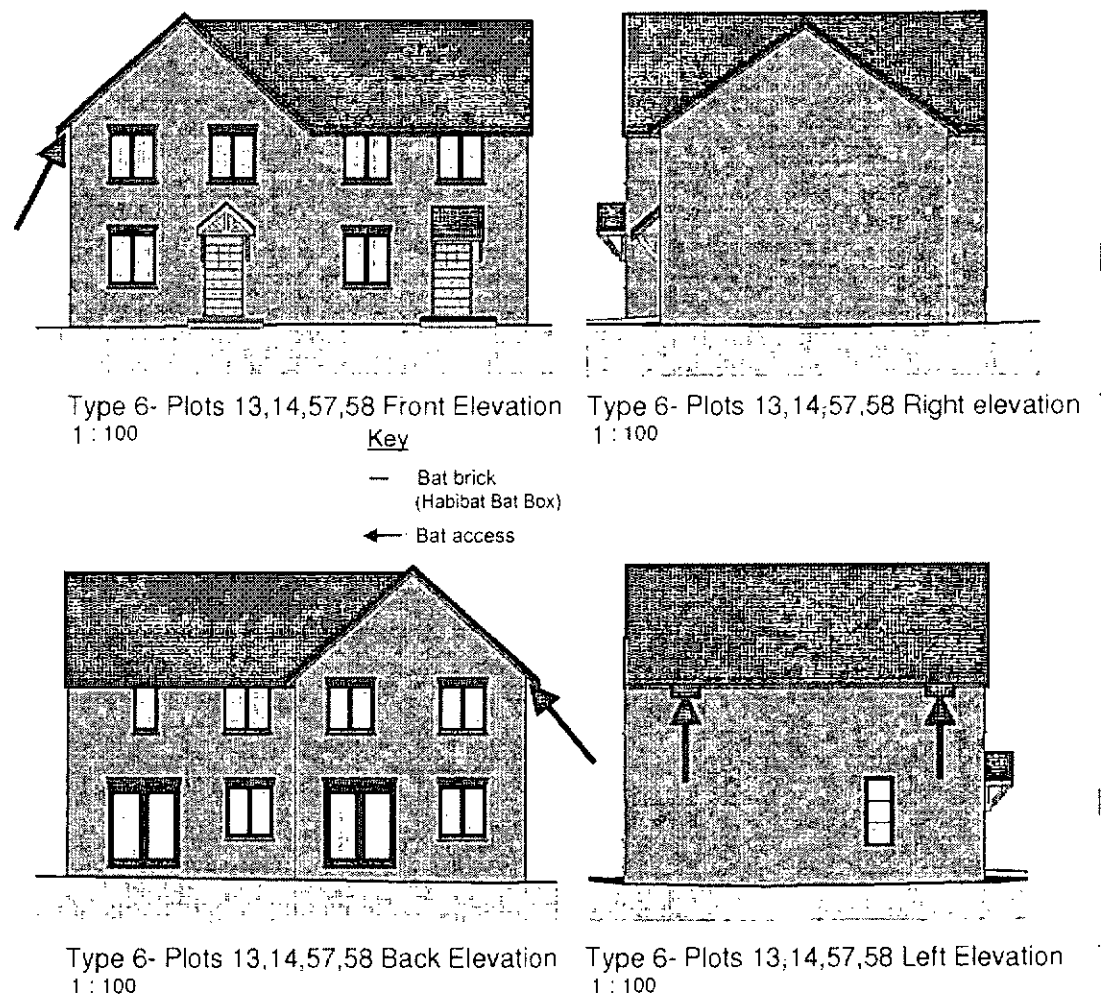


Figure C.1.4.9. Bat mitigation to be installed in the flats that form Plots 38-43.



D POST-DEVELOPMENT SITE SAFEGUARD

D.1 Habitat/site management and maintenance

A minimum of two compliance visits will be undertaken to ensure that the mitigation is installed correctly and to avoid any remediation or retrofit. One of these will occur when the Licensee or contractor informs the Licensee Ecologist that installation of the mitigation features is due to occur. The second will occur on completion of the mitigation so it can be 'signed off' by the ecologist for the Natural England EPS licence return form.

Access to the new bat roost areas will be inspected on an annual basis for the first two years to ensure a good state of repair. This will coincide with the emergence surveys where possible. It is summarised in *Table B* in *Section E*.

This is hoped to encourage a good relationship between bats and householders who will ultimately be responsible for the safeguarding of any bat roosts.

Security lighting will not be installed near to or overhanging bat access points so light disturbance will not be a problem.

D.2 Population monitoring and roost usage

Population monitoring will involve annual visits for the first two years following completion of the development works. These visits will be carried out between May and September and will consist of visual inspections of the access points into the new roost locations. In addition, two emergence surveys will be carried out between May and September for the first two years following completion of the development works. The new access points will be observed by suitably qualified ecologists equipped with dual ultrasonic heterodyne and frequency-division bat detectors (BatBox DuetTM). In addition, solid-state recorders (Tascam[®] DR-07 and RolandTM R-05) will be employed to record bat calls for later sonogram analysis using BatSoundTM (v4.0) computer software. This is summarised in *Table B* in *Section E*.

The results of these visits will be submitted to Natural England (via the EPS licence return form) and the local biological records centre (Hampshire Biodiversity Information Centre (HBIC)).

The Licensee Ecologist (John Poland) and his Accredited Agents will undertake the monitoring. The results of the bat monitoring will be sent to Natural England as part of the licence return. As reporting on the work is a legal condition of the licence, the cost of this monitoring will be borne by the Licensee.

D.3 *Mechanism for ensuring delivery of post-development works*

Hampshire Ecological Services Ltd has been employed by Orchard Homes to ensure that the mitigation and monitoring are implemented at the site. The proposed Licensee understands that any licence granted following submission of this Method Statement results in its implementation becoming legally binding.

The Licensee Ecologist will carry out or guide mitigation work. This will include post-construction inspection of the buildings to ensure that all mitigation has been installed in line with the Method Statement. All work will be carried out in accordance with the legal requirements of the issued Natural England licence and this Method Statement.

E LAND OWNERSHIP – MITIGATION SITE(S) (AREA(S) WHERE ANY WORKS WILL BE DONE TO OFFSET DEVELOPMENT IMPACTS, INCLUDING DEVELOPMENT PLOT IF APPLICABLE)

E.1 Mitigation site ownership

Until all bat mitigation has been completed, the new buildings will be owned by Orchard Homes.

Following sale, each building will be in private ownership.

Declaration Statement(s)

- E.1.1 *I confirm that relevant landowner consent/s has/have been granted to accept bats into roosts onto land outside the applicant's ownership –Yes/No/Not applicable*
- E.1.2 *I confirm that the landownership consent/s has/have been granted to allow the creation of the proposed habitat compensation on land outside the applicant's ownership –Yes/No/Not applicable*
- E.1.3 *I confirm that the consent/s has/have been granted by the relevant landowner/s for monitoring and maintenance purposes on land outside the applicant's ownership –Yes/No/Not applicable*

F TIMETABLE OF WORKS

The destructive searches, construction and demolition works are scheduled from September 2012 (dependent upon a successful EPS licence application and suitable weather conditions) when there would be least disruption to bats. *Table A* below presents an approximate timetable of capture/exclusion, demolition, mitigation and construction works. Work to be covered by this licence will commence with a destructive search for bats during September 2012.

Table A. Development activities and timing (also expressed as a timeline below).

Activity	Timing	Notes
Erection of 3 woodcrete bat boxes (non-licensable activity)	September 2012	
Destructive search of areas on the buildings prior to works	September 2012	Remove tiles, wooden cladding and any other bat features e.g. other roof coverings by hand only; supervised by Licensed Ecologist or Accredited Agent.
Construction of new dwellings	October 2012 to March 2014	Bat mitigation features in the new buildings (bat bricks) to be installed during construction work. A compliance visit to be undertaken at an appropriate time during construction.

Activity	Sep-12	Ocl-12	Nov-12	Mar-14
Erection of 3 woodcrete bat boxes (non-licensable activity)				
Destructive search of areas on the buildings prior to works				
Construction of new dwellings				

Mitigation works are anticipated to be completed by March 2014. This provides sufficient time to construct the mitigation within the new extension and garages. It is noted that EPS licences can only be issued up to 12 weeks in advance, and if it becomes evident that the works cannot be completed within the above timescale, a modification will be submitted. A modification submission must outline the changes required and provide justification for the alterations. It is understood that acceptance of any modification by Natural England is not automatic and may be refused.

Table B. Post development monitoring

Year	2014	2015
Details	Visual inspections of the access points into the new roost areas between May and September.	Visual inspections of the access points into the new roost areas between May and September.
	Two emergence surveys will be carried out between May and September to assess effectiveness of mitigation for NE licence return (a legal requirement).	Two emergence surveys will be carried out between May and September to assess effectiveness of mitigation for NE licence return (a legal requirement).