stark ecology ltd

BAT SURVEY REPORT

PELHAM COURT, MARLBOROUGH, WILTSHIRE

BY

stark ecology ltd

SEPTEMBER 2023

stark ecology ltd

CONTENTS

INTRODUCTION	3
METHODOLOGY	5
RESULTS	6
LEGISLATION	8
DISCUSSION AND CONCLUSIONS	9
REFERENCES	12
APPENDIX 1: SITE MAP	13
APPENDIX 2: EMERGENCE SURVEY RESULTS 26TH JULY 2022	14
APPENDIX 3: EMERGENCE SURVEY RESULTS 8TH AUGUST 2022	18

INTRODUCTION

Stark Ecology Ltd was asked by Mark Lovelace to carry out emergence surveys for bats of buildings at Pelham Court, Marlborough which had been identified by Herdwick Ecology as having High potential to support roosting bats. The buildings are proposed for demolition and so further surveys to assess their use by roosting bats were required in support of an application for planning permission. Although the survey focussed on the two buildings identified as having High potential to support roosting bats (buildings 1 and 3 in the report by Herdwick Ecology), buildings 2 and 4 were also visible throughout emergence surveys.

Building 6 had been found to be likely to have Negligible potential to support roosting bats and further inspection by surveyors during the first emergence survey confirmed that this was likely to be the case. However, one surveyor was positioned to include building 6 in the second emergence survey in order to confirm this. As a result, bat activity associated with buildings 1, 2, 3, 4 and 6 was recorded. Building 5, which had been found to have Negligible potential to support roosting bats, was not included in either emergence survey.

The site is located at OS Grid Reference SU194690 and is to the east of Marlborough. The site is immediately surrounded by urban development with busy main roads to the south and west. The River Kennet runs along the northern boundary of the site.



Fig 1: Buildings at Pelham Court which were subject to emergence surveys for bats. Pelham Court is surrounded by urban development.

On 26th July 2022 an emergence survey of the buildings was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2015-

13123-CLS-CLS), Gareth Harris BSc (Hons) MSc MCIEEM (Natural England Class 3 & 4 Bat Licence) Ellie Gollop PgD and Richard Codlin (Natural England Class 2 Bat Licence) when the weather was clear and dry with no wind and the temperature was between 15 and 17°C. Buildings 1-4 were visible throughout this survey.

A second emergence survey was carried out by Georgie Starkie, Gareth Harris, Jake Cousins and Sarah Hobbs PhD on 8th August 2022, when the weather was clear and dry with no wind. The temperature was between 18 and 23°C following very hot weather during the day. Buildings 1-4 and 6 were visible throughout this survey.

METHODOLOGY

Emergence Surveys

Emergence surveys were carried out from 15 minutes before sunset until 90 minutes after sunset on 26th July and 8th August 2022. EM Touch Pro, Batlogger and Anabat SD2 detectors were used to confirm the species observed and bat activity in the surrounding area was also noted.

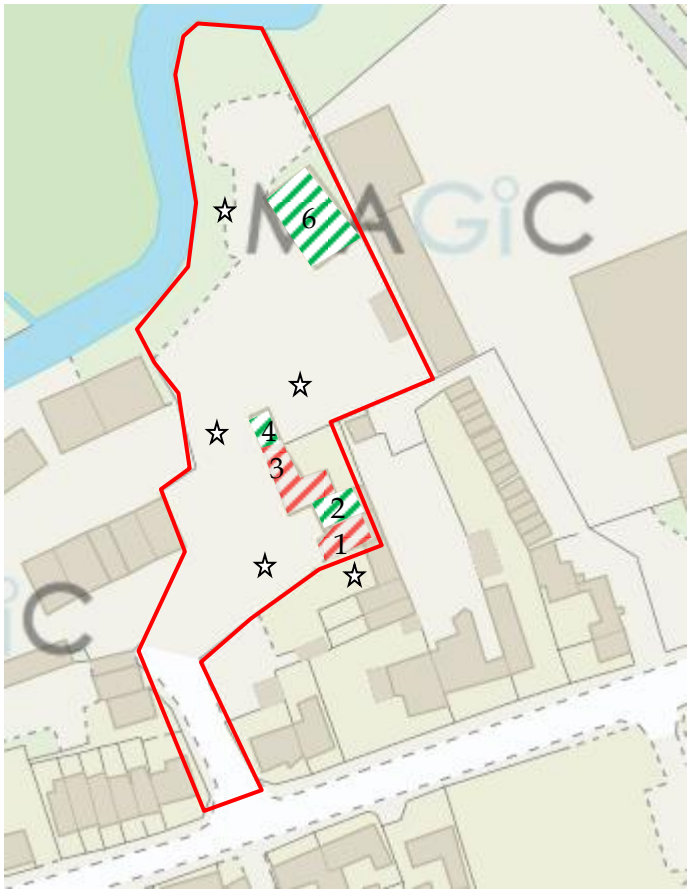


Fig 2: The buildings at Pelham Court which were identified as having High potential to support roosting bats by Herwick Ecology.

Buildings with High potential

Buildings included in line of site by surveyors

☆ Position of surveyors for emergence surveys

Limitations

This survey provides a brief snapshot of the site at the time the work was carried out and while every step was taken to ensure that the results of the survey are accurate, features of ecological value can change and therefore this report is only valid for 12 months.

RESULTS

Bats

This report should be read alongside the Preliminary Ecological Appraisal Report by Herdwick Ecology, which identified two buildings within the site that had potential to support roosting bats. These were:

- Building 1: A single storey block and brick building which has a pitched clay tile roof and timber cladding on the western elevation; and
- Building 3: A two-storey brick building which has render on some walls and a shallow pitch slate roof.

Herdwick Ecology assessed these buildings as having High potential to support a roost but as it has not been possible to carry out internal inspections of these buildings it was noted that this assessment might be reduced when further information was available.

During the first emergence survey it was noted that both buildings are disturbed by artificial light, with security lighting on both buildings resulting in high levels of light spill in all areas which are potentially suitable to support a roost. The security lights remain on throughout the night.



Fig 3: Building 3. The two-storey building is highly disturbed by security lights which remain on throughout the night.



Fig 4: Building 1. The single storey building is highly disturbed by security lights which remain on throughout the night.

As a result of this additional information, it was considered likely that the suitability of the buildings to support roosting bats would be reduced when additional information from emergence surveys was available.

Emergence Survey – 26th July 2022

Full results of this survey are set out in Appendix 2.

In spite of suitable weather conditions both during the survey and throughout the daytime prior to the survey being carried out, very low levels of bat activity were recorded. Bat activity (predominantly common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctula*) that was recorded was concentrated in and around the mature trees to the east of the site.

No bats were recorded emerging from any part of the buildings being surveyed, or those in the surroundings (including buildings 2 and 4).

Emergence Survey – 8th August 2022

Full results of this survey are set out in Appendix 3.

This survey also incorporated building 6 but no bat roosting activity associated with this building was recorded. No bats emerged from buildings 1 or 3 and no bat activity associated with buildings 2 or 4 was recorded. Higher general levels of bat activity were recorded during this survey but this was focussed at the site margins and close to the River Kennet.

LEGISLATION

Bats

Bats are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and under Section 9 of the Wildlife and Countryside Act 1981.

Under this legislation it is an offence to:

- Kill, injure or handle a bat;
- Possess a bat (whether alive or dead);
- Disturb a roosting bat; or
- Sell (or offer for sale) a bat (without an appropriate licence).

In addition, it is an offence to damage, destroy or obstruct access to a bat roost, whether it is currently in use or not.

DISCUSSION AND CONCLUSIONS

Bats

Two buildings at Pelham Court were found by Herdwick Ecology to have High potential to support roosting bats but during emergence surveys carried out in July and August 2022, when the weather conditions were suitable, no bats were recorded emerging from or entering any part of the buildings within the site. Furthermore, high levels of disturbance were noted from security lighting which remains on throughout the night and which illuminates any potentially suitable roosting features in both buildings.

Three other buildings at Pelham Court, which had all been identified as having Negligible potential to support roosting bats (subject to further assessment) were included in the line of sight of surveyors during emergence surveys and no bats were recorded emerging from or entering any part of those buildings either. Building 5, which had been firmly assessed by Herdwick Ecology to have Negligible potential to support a roost was not included in emergence surveys.

The results of these surveys show that the buildings at Pelham Court do not support roosting bats and that the proposals to demolish them will not result in any impacts on roosting bats. No additional surveys for roosting bats are required and roosting bats are not considered to pose a constraint to the proposals for this site.

Ecological Enhancement

Although the buildings at Pelham Court do not support roosting bats, activity in the surroundings was recorded by common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *P. pygmaeus* bats during emergence surveys carried out in July and August 2022. The site should be enhanced for bat species through the addition of the following bat boxes integrated into new buildings and added to retained trees along the river corridor:

- Four Vivara Pro Build-in Woodstone Bat Tube | NHBS Practical Conservation Equipment built into the south, east or southeast aspects of buildings close to the eastern site boundary.

- Two Large Multi Chamber WoodStone Bat Box | NHBS Practical Conservation Equipment installed at a minimum height of 4m on retained trees along the river corridor.

- Two Beaumaris Woodstone Bat Box | NHBS Practical Conservation Equipment installed at a minimum height of 4m on retained trees along the river corridor and at the eastern site boundary.

Landscaping across the new development will need to include native species which are of value to wildlife. The Bat Conservation Trust "Encouraging Bats" publication provides further details - EB English version 5-14 (bats.org.uk)

To enhance the site for other species the following bird boxes are recommended for inclusion in new buildings and on retained trees at this site:

- Four Vivara Pro WoodStone House Sparrow Nest Box | NHBS Practical Conservation Equipment built into the western aspect of buildings close to retained and new planting near the river corridor.

- Four 1B Schwegler Nest Box | NHBS Practical Conservation Equipment installed on trees along the river corridor. A variety of 26mm, 32mm and oval entrances should be provided.



Fig 5: Ecological enhancement.

Vivara Pro Bat Tubes

Woodstone and Beaumaris bat boxes

Vivara Pro Integrated Sparrow Nest Boxes

1B Schwegler Nest Boxes

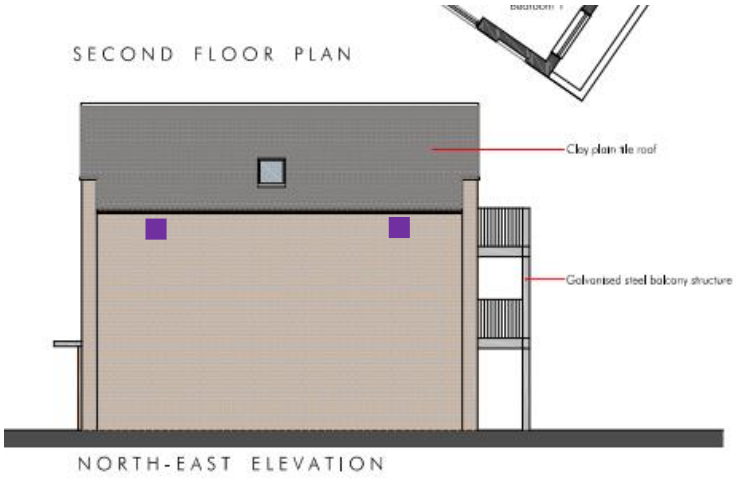


Fig 6: Proposed location for two Vivara Pro bat tubes in Plot 5.



Fig 7: Proposed location for Vivara Pro bat tubes in Plots 10 and 12.

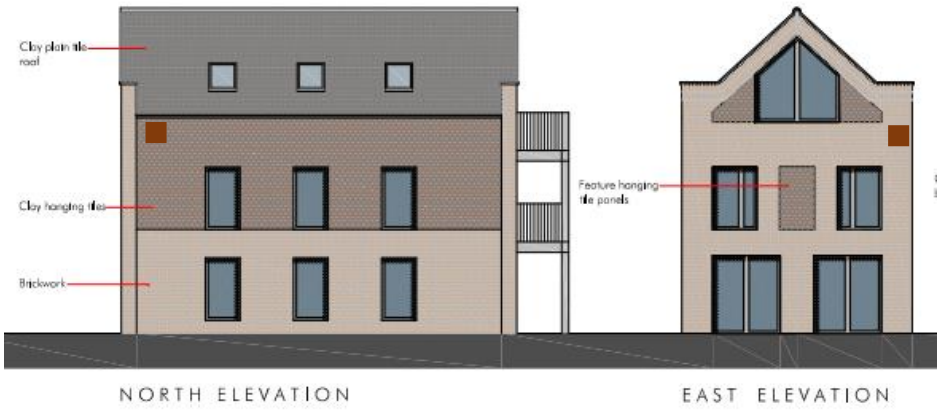


Fig 8: Proposed location for Vivara Pro Integrated sparrow nest boxes in Plots 7 and 8.

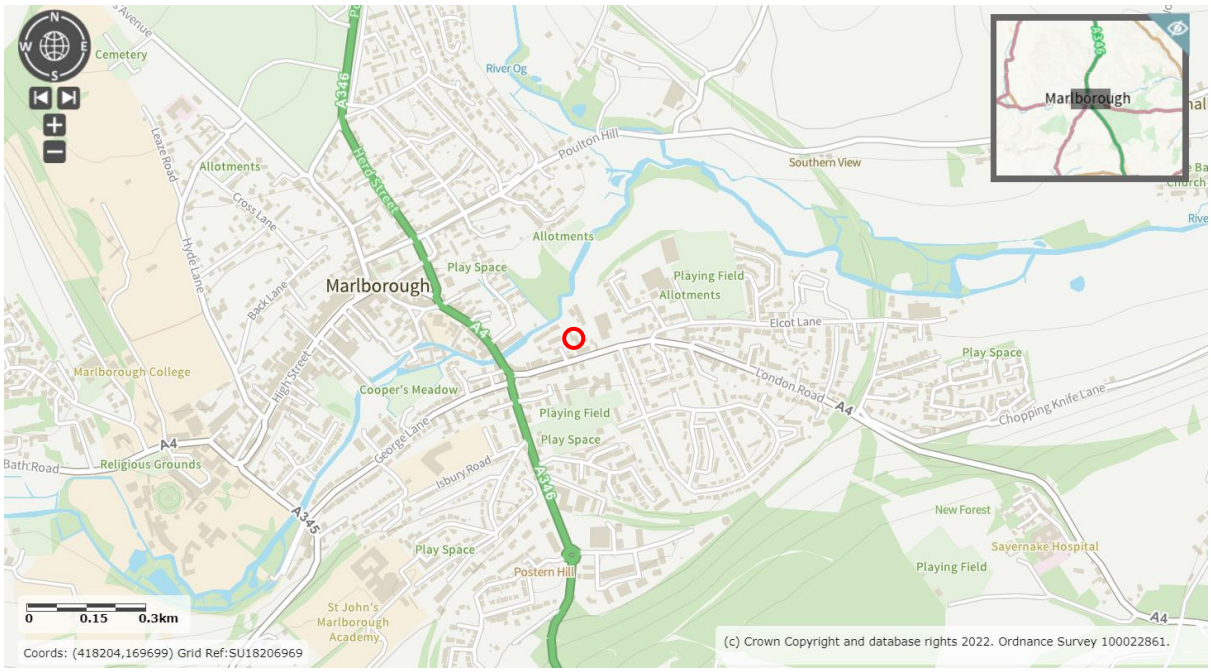
REFERENCES

Preliminary Ecological Appraisal. Pelham Court, Marlborough. May 2022. Herwick Ecology.

Collins, J. (ed.). (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition.). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1.

http://www.magic.defra.gov.uk/

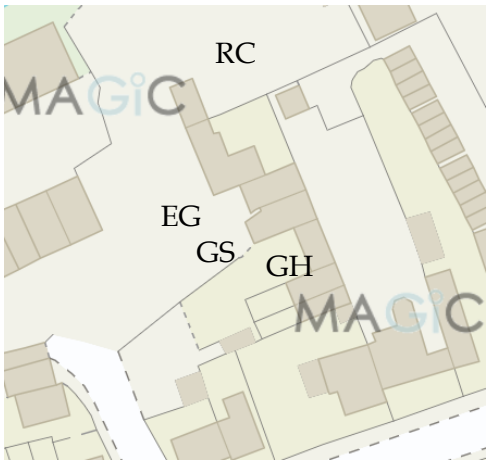
APPENDIX 1: SITE MAP





Buildings surveyed

APPENDIX 2: EMERGENCE SURVEY 26TH JULY 2022



Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 26/07/2022

Weather Conditions: 50% light, high cloud, no rain, no wind

Max Temp: 17°C Min Temp: 15°C

Sunrise Time: 2103 Survey Type: Emergence

Survey Starts: 2048 Survey Ends: 2233 Surveyor: GS

Time	Map Ref	Species	Activity
2202		Noctule	HnS
2216		Noctule	HnS

stark ecology ltd

stark ecology ltd

Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 26/07/2022

Weather Conditions: 50% light, high cloud, no rain, no wind

Max Temp: 17ºC Min Temp: 15ºC

Sunrise Time: 2103 Survey Type: Emergence

Survey Starts: 2048 Survey Ends: 2233 Surveyor: EG

Time	Map Ref	Species	Activity
2138		Noctule	Faint commuting HnS
2200		Noctule	HnS
2213		45 pip	HnS
2214		Noctule	HnS

stark ecology ltd

stark ecology ltd

Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 26/07/2022

Weather Conditions: 50% light, high cloud, no rain, no wind

Max Temp: 17°C Min Temp: 15°C

Sunrise Time: 2103 Survey Type: Emergence

Survey Starts: 2048 Survey Ends: 2233 Surveyor: RC

Time	Map Ref	Species	Activity
2123		55 pip	HnS
2128		45 pip	HnS
2135		45 pip	Commuting through car park
2138		Noctule	HnS
2154		45 pip	HnS
2206		45 pip	HnS
2214		Noctule	HnS

stark ecology ltd

stark ecology ltd

Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 26/07/2022

Weather Conditions: 50% light, high cloud, no rain, no wind

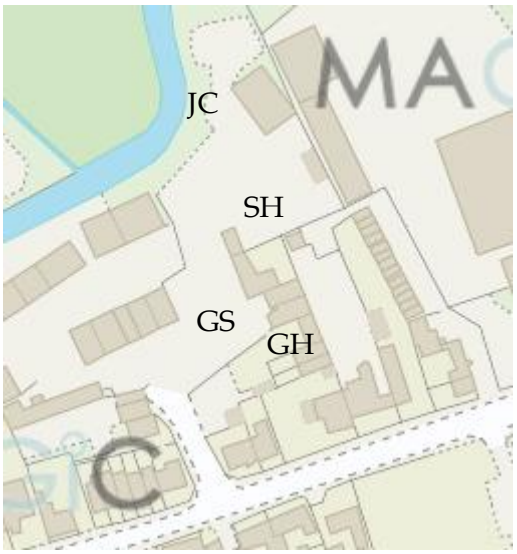
Max Temp: 17ºC Min Temp: 15ºC

Sunrise Time: 2103 Survey Type: Emergence

Survey Starts: 2048 Survey Ends: 2233 Surveyor: GH

Time	Map Ref	Species	Activity
2131		45 pip	Heard in the distance
2137		Noctule	HnS
2141		45 pip	HnS
2145		45 pip	HnS
2146		55 pip	HnS commuting behind surveyor
2158		45 pip	Foraging behind surveyor – HnS
2200		Serotine	HnS
2202		55 pip	HnS behind surveyor
2215		Noctule	Foraging HnS
2221		Leisler's	HnS at same time as noctule
2223		Noctule	Foraging ongoing
2228		Noctule and serotine	Foraging ongoing
2231		Noctule	HnS
2232		Serotine	HnS

APPENDIX 3: EMERGENCE SURVEY 8TH AUGUST 2022



Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 08/08/22

Weather Conditions: 0% cloud, no rain or wind

Max Temp: 23°C Min Temp: 18°C

Sunset Time: 2043 Survey Type: Emergence

Survey Starts: 2028 Survey Ends: 2213 Surveyor: GS

Time	Map Ref	Species	Activity
2114		Noctule	HnS
2142		Noctule	HnS
2143		45 pip	Faint call HnS
2151		45 pip	Faint call HnS
2200		Noctule	HnS
2201		55 pip	HnS
2205		Noctule	HnS

stark ecology ltd

stark ecology ltd

Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 08/08/22

Weather Conditions: 0% cloud, no rain or wind

Max Temp: 23°C Min Temp: 18°C

Sunset Time: 2043 Survey Type: Emergence

Survey Starts: 2028 Survey Ends: 2213 Surveyor: SH

Time	Map Ref	Species	Activity
2103		45 pip	HnS – brief call
2111		45 pip	Foraging HnS
2118		45 pip	Flew low over roof
2121		45 pip	HnS
2125		45 pip	Flew low over roof
2138		55 pip	Flew above buildings heading N
2146		45 pip	HnS
2156		Noctule	HnS
2201		45 pip	HnS
2203		Noctule	HnS
2205		45 pip	HnS

stark ecology ltd

stark ecology ltd

Survey Kit Used:

EM Touch Pro 2

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 08/08/22

Weather Conditions: 0% cloud, no rain or wind

Max Temp: 23°C Min Temp: 18°C

Sunset Time: 2043 Survey Type: Emergence

Survey Starts: 2028 Survey Ends: 2213 Surveyor: GH

Time	Map Ref	Species	Activity
2105		45 pip	HnS – brief call
2111		Noctule	HnS high overhead
2114		45 pip	Foraging HnS in garden behind surveyor
2119		45 pip	HnS
2125		45 pip	Flew low over roof towards SH
2126		Noctule	HnS
2133		45 pip	HnS foraging behind surveyor
2139		Noctule	HnS
2148		45 pip	HnS
2157		Noctule	HnS overhead
2158		45 + 55 pip	HnS
2201		45 pip	HnS
2205		45 pip	HnS
2208		55 pip	HnS

stark ecology ltd

stark ecology ltd

Survey Kit Used:

Batlogger

Survey Sheet – Bat Activity

Site Name: Pelham Court, Marlborough Date: 08/08/22

Weather Conditions: 0% cloud, no rain or wind

Max Temp: 23°C Min Temp: 18°C

Sunset Time: 2043 Survey Type: Emergence

Survey Starts: 2028 Survey Ends: 2213 Surveyor: JC

Time	Map Ref	Species	Activity
2050		Noctule	HnS – brief call
2058		45 pip	HnS
2104		55 pip	Foraging over car park
2111		55 pip	Foraging over river
2113		Noctule	HnS
2121		Serotine	HnS
2127		55 pip	HnS
2128		Noctule	HnS
2129		45 pip	HnS foraging
2141		Noctule	HnS
2146		45 pip	HnS
2156		55 pip	Foraging over car park
2158		Noctule	HnS
2158		55 pip	HnS foraging until the end