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Date: 9th October 2020
Our ref: 551212lt09Oct20FV01_Bats

Dear Fabio,

28 Redington Road – 2020 Bat Survey Update Letter Report

Greengage was commissioned by Thomas Croft Architects to undertake an updated bat survey to re-confirm the status of roosting bats at 28 Redington Road, Hampstead in the London Borough of Camden.

This letter report should be read in conjunction with the previous reports (ref: 551212ltSep20FV01_PEA and 551312mtAug19FV01_Bats). Planning permission has been granted for the development which seeks renovation and refurbishment of the existing building including side and rear extension (Planning ref: 2019/6407/P).

Emergence/Re-entry surveys were undertaken in 2016 and 2019. Surveys in 2019 confirmed the presence of three roost locations in use by common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) bats under the tiles of the property.

An updated survey was undertaken to provide survey data for the most recent bat season to support the European Protected Species Mitigation (EPSM) License application.

Introduction

In accordance with Bat Conservation Trust (BCT) guidelines[i], an internal inspection and phase 2 bat surveys were completed in spring/summer 2016 and updated in spring/summer 2019.

Emergence/Re-entry surveys in 2016 confirmed roosting bats as likely absent. An updated survey between July and September 2019 surveys confirmed presence of three roost locations in use by common pipistrelle and soprano pipistrelle bats. The roosts were characterised as most likely being summer day roosts used by a small number of individuals.

A Preliminary Ecological Appraisal (PEA) was undertaken by Greengage in August 2020 which confirmed the condition of the building was consistent with previous years with the same features to support roosting bats.

Mitigation recommendation described in the bat survey report therefore primarily comprised retention of habitats where possible, provision of compensatory foraging habitat where lost and implementation of a bat-sensitive lighting strategy.

Given the time since previous survey, an additional bat emergence survey with two surveyors was undertaken on the 16th September 2020.

Site Description Habitats

The survey area extends to 0.2 hectares and comprises a three-storey residential property with associated driveway and garden with introduced shrub and scattered trees. At the time of the August

2020 PEA, the improved grassland in the rear garden had been cleared and much of this space now comprised bare ground.

Methodology

Two locations were identified surrounding the property that would enable the previous roosting features to be surveyed.

The emergence survey was undertaken during suitable weather conditions on the 16th September 2020. The survey was undertaken in dry weather conditions, with a wind speeds between 11-18km from NE and temperatures starting 23°C and ending on 20 °C.

The survey commenced 15 minutes prior to sunset and continued for 1.5 hours after sunset in accordance with BCT guidelines.

Surveyors were equipped with a Batbox Duet Heterodyne bat detector and Echometer Touch bat detector to hear, visualize and record bat calls. Bat calls were analysed in the office using Analook software, where analysis in the field was not possible.

Limitations

The emergence survey was undertaken at a suitable time of year. Weather conditions were dry, warm and although wind speeds were high there was still bat activity at similar levels to previous surveys therefore no limitations were presented.

Surveyors

Laura Thomas who undertook emergence survey and wrote this letter report, has an undergraduate degree in Biology (BSc Hons) and a Master's degree in Evolutionary and Behavioural Ecology and is a Graduate member of CIEEM. Laura has over 4 years' experience in the commercial sector.

James Bumphrey, who undertook the PEA and emergence survey, has an undergraduate degree in Environmental Sciences (BSc Hons), a Master's degree in Environmental Consultancy, a Natural England Great Crested Newt Licence (2018-35160-CLS-CLS). James has 7 years' experience undertaken ecological surveys and assessments on site such as this.

Mike Harris, who reviewed this letter report has a Bachelor's degree in Environmental Biology (BSc Hons), a Natural England Great Crested Newt Licence (2015-17819-CLS-CLS) and Dormouse Licence (2016-21291-CLS-CLS), is a Chartered Environmentalist (CEnv) and is a Full member of CIEEM. Mike has over 17 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

This letter report was written by Laura Thomas and reviewed and verified by Mike Harris who confirms that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased and exaggerated statements.

Results

An updated survey was undertaken in September 2020 where no emergence behaviour was recorded. Nevertheless, the proposed works will still lead to both the disturbance of bats and the destructions of roosts. All bats are protected by UK legislation and therefore a licence from Natural England is still required to enable the proposals.

During the emergence survey, low levels of commuting and foraging were recorded on the site by common pipistrelle, soprano pipistrelle and a single Nathusius' pipistrelle (*P. nathusii*). Foraging was concentrated around the trees in the rear garden and one occasion around the trees to the front of the house.

Locations of passes and foraging activity, in addition to the surveyor locations, are shown in the bat activity plan at Figure 1.

Survey type	Date	Surveyor 1	Surveyor 2	Conditions
Emergence	16/09/2020	JB observing the front elevation	LT observing the rear elevation	Sunset: 19:12 Start temp 23°C Finish temp 20°C 50% Cloud Warm 11-18km/hr wind NE

This letter report should be read in conjunction with the previous PEA and bat report which describe key mitigation, compensation and enhancement actions to enable legislative and policy compliance aiming to achieve an increase in biodiversity value for the site.

The recommendations within those reports is still relevant and valid. Formal mitigation and provision of compensatory roosting space/opportunities will be required to ensure the ongoing favourable conservation status of common pipistrelle and soprano pipistrelle. Mitigation will include removal of tiles under the supervision of a licenced ecologist, alongside provision of long-term roosting opportunities as part of the development. Bat boxes will be erected close to the building in trees prior to development, as a shelter should any bats be encountered during works.

Best practice recommendations are also provided to ensure foraging and commuting bats are not impacted by proposals and aim to improve roosting conditions for bats. These include provision of bat sensitive lighting scheme following guidance provided by the Institute of Lighting Professionals and Bat Conservation Trust[ii], retention of trees where possible and enhanced landscaping.

We hope the information provided in this letter is clear, should you have any questions regarding the enclosed or require any additional information then please do not hesitate to contact us.

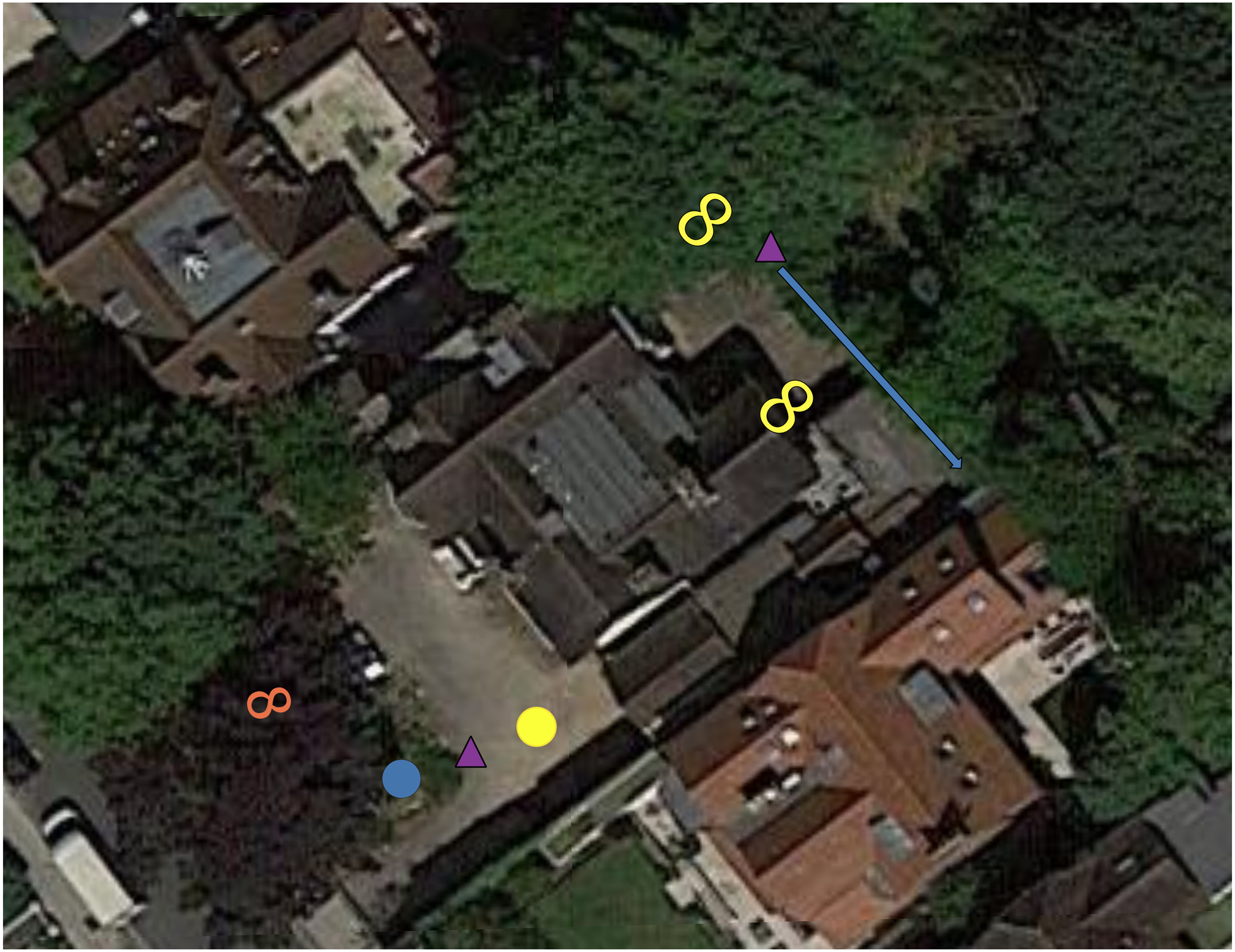
Yours sincerely,

Laura Thomas

Consultant

For and on behalf of Greengage Environmental Ltd

Figure 1- Bat Activity Plan



28 Redington Road

- Surveyor locations
- Common pipistrelle (CP) pass
- CP foraging
- Soprano pipistrelle (SP) pass
- SP flight path
- Nathusius' pipistrelle foraging

N

0 5 10 15 20 m

Greengage

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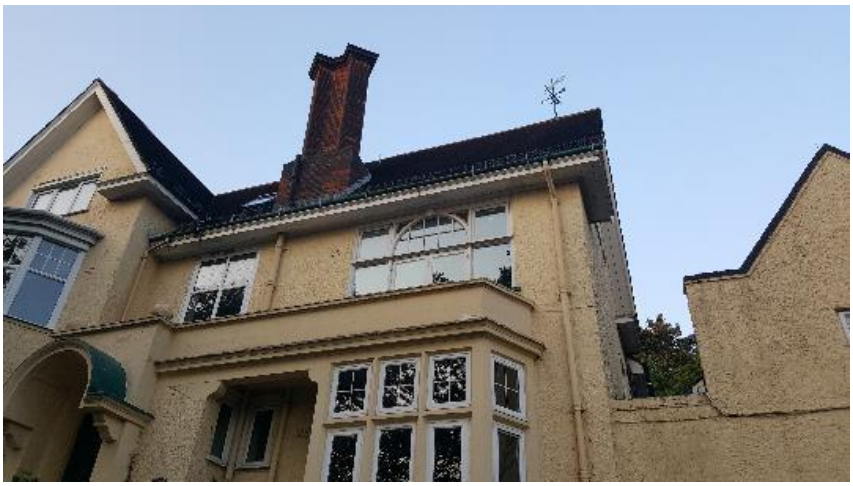
Figure 1: 2020 survey update

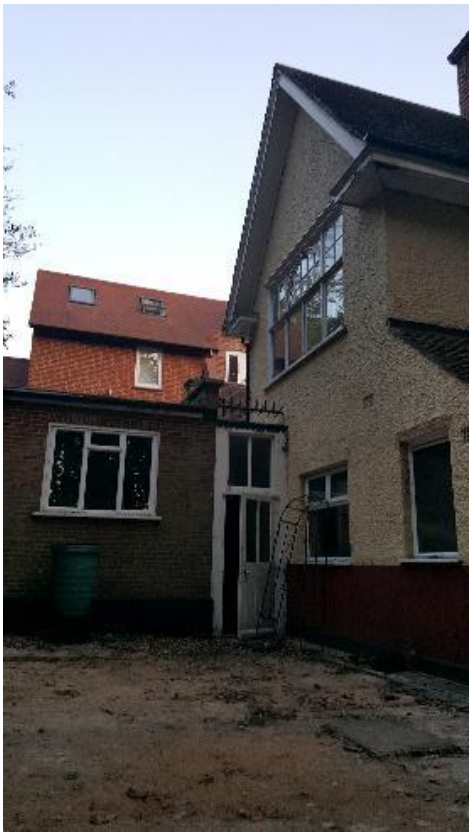
Project Number 551312
September 2020
1 to 200 at A3
[Map data: Google Satellite]

Appendix 1.0 – 2020 Site Photographs

Photograph 1 – The front elevation



Photograph 2 – The rear elevation



[i] Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. Bat Conservation Trust 3 edn
[ii] Institution of Lighting Professionals and Bat Conservation Trust (2018), Bats and Artifical Lighting in the UK; Bats and the Built Environment Series.