Bat Survey Report

Ringers Road, Bromley

5th August 2021

Tyler Grange

TG Report No. 13577_R02_ZD_CW

Report No:	Date	Revision	Author	Checked
13577_R02	5th August 2021	-	Zoe Durran MSc	Nathan Jenkinson MSc MCIEEM

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Summary

S.1. This report has been prepared by Tyler Grange Limited Group on behalf of Ringers Road Properties Ltd. It sets out the findings of a bat emergence survey on Land at Ringer's Road, Bromley, BR1 1HT (OS Grid Reference TQ 40249 68904), hereinafter referred to as 'the site'.

S.2. The proposals include the demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage. The proposals also require the removal of tree T1 (see appended **Proposed Site Plan 18.085.100.03**).

S.3. During the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PBRA) undertaken by Tyler Grange Limited Group on the 30th October 2020 (see report **13577_R01d**), building B1 was found to have a low suitability to support roosting bats. In line with best practice guidance, it was recommended that one emergence survey be undertaken on building B1 in the bat survey season (May to August, inclusive), to determine the presence/likely absence of roosting bats.

S.4. The purpose of this report is to describe the results of the emergence survey undertaken on the site, on the 7th of June 2021. This survey found no evidence of bat roosts being present in building B1.

S.5. As no emergences were observed during the emergence survey, building B1 is not subject to legal protection with respect to bats and as such no specific mitigation is required. It is therefore considered that the demolition of the building will not have an impact on local bat populations. Furthermore, a sensitive lighting strategy has been recommended to ensure that the value of the site is maximised for foraging and commuting bats in the long term.

S.6. The development offers the opportunity to enhance the site, through the establishment of native green wall planting and the inclusion of bat boxes within the scheme design (see appended **Landscape Plan RRB-ETL-XX-00-DR-L-0100** and **Ecology page from Design and Access Statement RRB-ETL-XX-00-RP-L-0702-DAS-14**). These enhancements could increase foraging and roosting opportunities for bats that are present in the wider landscape. Soft landscaping design could also allow for the integration of woodpiles or standing deadwood habitat, to increase insect abundance onsite.

S.7. The findings and enhancements detailed within this report supersede the information detailed with the Preliminary Ecological Appraisal and Potential Bat Roost Assessment Report **13577/R01d,** specifically the Outline Mitigation Strategy in **Section 3**.

S.8. Overall, there will be no ecological issues that would affect proposal for the redevelopment at this site, and enhancement measures are provided to increase the value of the site for bats

Section 1: Introduction and Context

Introduction

1.1. This report has been prepared by Tyler Grange Limited Group on behalf of Ringers Road Properties Ltd. It sets out the findings of a bat emergence survey on Land at Ringer's Road, Bromley, BR1 1HT (OS Grid Reference TQ 40249 68904), hereinafter referred to as 'the site'.

1.2. The methodology followed throughout the emergence survey is detailed in **Appendix 2**.

1.3. The proposals include the demolition of existing buildings and construction of a mixed use development comprising residential units, ancillary residents' facilities (including co-working space) and commercial floor space (Use Class E) across two blocks, along with associated hard and soft landscaping, amenity spaces, cycle and refuse storage. The proposals also require the removal of tree T1 (see appended **Proposed Site Plan 18.085.100.03**).

Context

1.4. The site primarily comprises two buildings with a small area of seeded amenity grassland and areas of hardstanding. The two buildings at the site are 2-4 Ringers Road and 5 Ethelbert Road, as follows:

2-4 Ringers Road:

- Fronts both Ringers Rd and Ethelbert Rd;
- Ringers Rd elevation is single storey and in restaurant use; and
- Ethelbert Rd elevation is three storeys. The ground floor is used for servicing the restaurant. The first and second floors are in use as a photographic/recording studio.

5 Ethelbert Road

- Two storey plus lower ground floor building in residential use, divided into five studios.

1.5. To the north and west, the site is bordered by residential housing and Church House Gardens, with a large block of flats to the south and Bromley town centre to the east. As the site is located in a town centre, the wider surrounding landscape mainly consists of urban development, residential housing and gardens.

1.6. During the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PBRA) undertaken by Tyler Grange Limited Group on the 30th October 2020 (see report **13577/R01d**), building B1 was found to have a low suitability to support roosting bats.

1.7. Building B1 (5 Ethelbert Road) comprises two storeys plus a lower ground floor building in residential use, divided into five studios. Building B1 is a large and recently converted block of flats with a slate tiled roof. The building comprises a shallow pitch roof with a surrounding soffit box and guttering. The building had several potential bat roost features (PBRFs) at time of survey, which included nine gaps beneath roof tiles, a gap in the soffit and a ridge tile gap. These could provide roosting opportunities for a small number of common and widespread roosting bats and was therefore considered to be of **low suitability**.

1.8. One emergence survey was therefore recommended for building B1 to confirm the presence/likely absence of roosting bats.

1.9. Building B2 (2-4 Ringers Road) was assessed to be of **negligible suitability** for roosting bats and therefore required no further survey.

Purpose

1.10. The purpose of this report is to describe the results of the dusk emergence survey, in order to assess the potential impacts of the scheme on roosting bats and provide recommendations for appropriate mitigation and enhancement measures, where necessary.

Section 2: Results

Desk Study

2.1 The data search returned 15 records for two bat species within 1km of the site within the past 10 years. The closest record was a soprano pipistrelle *Pipistrellus pygmaeus* located approximately 0.3km west in 2015. Other records included common pipistrelle *Pipistrellus pipistrellus*, with the most recent record approximately 0.8km east in 2017.

2.2 There were no records of any granted European Protected Species Licences (EPSL) for bats within a 2km radius.

Emergence Survey

2.3 The single emergence survey was undertaken on building B1 by Rebekah Baker and Maddi Bunn on the 7th June 2021. For the raw bat survey data, see **Appendix 3.**

2.4 There was no evidence of bats using building B1 for roosting during the dusk survey and no emergences were recorded. There were very low levels of activity such as commuting or foraging over the site, with only one soprano pipistrelle pass recorded by one of the detectors. No bats were observed by the surveyors.

Section 3: Discussion and Recommendations

3.1. The potential impacts of the development on bats are described below alongside relevant recommendations for mitigation and ecological enhancements.

Potential Impacts

3.2. As no emergences were observed during the survey visit on the 7th June, building B1 is not subject to legal protection with respect to bats and as such no mitigation is required for its removal.

3.3. The existing condition of site was assessed as having **negligible potential** for foraging and commuting bats. This allows the opportunity to enhance the habitats onsite post-development, through native planting and the inclusion of green walls (see appended **Landscape Plan RRB-ETL-XX-00-DR-L-0100**). Therefore, it is considered that the proposals will only have a positive impact on foraging bats that may exist in the vicinity of the site or within the wider landscape.

3.4. Street lighting is present along both Ringers Road to the south of the site boundary and Ethelbert Road to the north. The central area of the site where there is an area of amenity grassland is currently unlit. The single bat species recorded within the vicinity of the site, soprano pipistrelle, is a light tolerant species and so any new lighting proposed as a result of the scheme isn't considered to pose a measurable impact. Tree planting could help create darker foraging and commuting areas over time, to ensure that the value of the site for bats is maximised in the long term.

3.5. Overall, it is considered that no legislation should be breached through the implementation of the proposals and that any impacts as a result of a loss of potential roosting habitat or increased light spill can be more than mitigated through scheme design.

Mitigation

Roosting Bats

3.6. No mitigation is necessary to facilitate the demolition of the onsite buildings. If the demolition/refurbishment of the buildings occurs more than 12 months following the completion of the survey, repeat surveys will be required before any works can take place to ensure that roosting bats remain likely absent.

3.7. Although there will be no requirement to apply for an EPSL to enable the development to proceed, in the unlikely event that bats are discovered during any aspect of the demolition process, then works must cease immediately and advice must be sought from a licensed bat ecologist.

3.8. To mitigate for the loss of potential roosting sites, bat boxes should be incorporated into the scheme design. These can either take the form of free hanging bat boxes which can be hung on suitably sized trees or onto the walls of the residential building, or internal bat boxes that can be integrated into the building. See **Appendix 4** for bat box specifications and appended **Ecology page from Design and Access Statement RRB-ETL-XX-00-RP-L-0702-DAS-14** for locations).

Lighting

3.9. No tangible impacts are predicted in terms of lighting however to ensure the value of the site for foraging and commuting bats is maximised once to scheme is built a sensitive lighting strategy should be implemented. Any lighting scheme should be designed to maintain dark, unlit areas by avoiding the illumination of bat foraging and commuting habitats (as below), particularly those that are not already subject to illumination. Sensitive lighting will help to encourage the continued use of the site by bats.

3.10. The area of habitat where sensitive lighting should be employed is around the new areas of soft landscaping. This could maintain a dark corridor for bats commuting between gardens and foraging areas. Sensitive lighting measures may include low bollard lighting, use of hoods and cowls on lamps and use of low-pressure sodium or, where glass glazing is preferred, use of high-pressure sodium instead of metal halide lamps.[1]

3.11. In addition, areas of newly created habitat, as described below in the enhancements section, which would provide habitat for foraging and commuting bats, including new boundary planting, should be subject to sensitive lighting. Lighting should also be designed to avoid illuminating newly installed bat boxes.

Enhancements

3.12. The proposals offer the opportunity to deliver enhancements at the site for bats through habitat creation and providing an increase in roosting opportunities post-development.

3.13. Roosting opportunities could be provided at the site through installing either exterior bat boxes at the site post-development, such as the Schwegler 2F bat box, or by incorporating integrated internal bat boxes within the scheme design, such as the Ibstock Enclosed bat box "C". Any bat boxes integrated into the site design should be installed in suitable locations on proposed buildings (See **Appendix 4** for more details on bat box specification and appended **Ecology page from Design and Access Statement RRB-ETL-XX-00-RP-L-0702-DAS-14** for locations).

3.14. Habitat creation will enhance foraging opportunities for bats at the site through increasing the abundance of insects available to bats as a foraging resource. In particular, planting a range of nectar rich species such as honey suckle *Lonicera periclymenum* and common ivy *Hedera helix* could increase the availability of insect forage on site. The development of the site could also provide foraging opportunities for bats through the incorporation of green walls, which where possible should support native planting. As well as increasing the amount of insect forage available for bats, green wall planting is in line with the London Plan Policies G1 and G5.

3.15. These enhancements would be in line with the London plan Policy G6 and the London Borough of Bromley Local Plan Policies 70 and 72 which state that proposals should create enhancements for biodiversity. Furthermore, enhancements for bats will be in line with both the London Biodiversity Action Plan (BAP), and the Bromley BAP, which recommends the incorporation of green walls and bat boxes into scheme designs.

[1] Bat Conservation Trust & Institution of Lighting Professionals (2018). Guidance Note 08/18 – "Bats and artificial lighting in the UK". & Jones, J. (2000) Impact of Lighting on Bats. Bat Conservation Trust, London

Section 4: Conclusion

4.1. The results of the emergence survey on building B1 indicate that roosting bats are likely absent. As such, this building (along with all buildings onsite) can be demolished without obtaining an EPSL. In the event that demolition is delayed, and the works do not take place within a 12-month time frame from the completion of the emergence survey, an update survey will be required to determine if roosting bats remain likely absent.

4.2. In the unlikely event that a bat roost is discovered during demolition, the works should cease and an ecologist be contacted immediately in order to inform the appropriate plan of action.

4.3. It is considered that there are no ecological issues that would affect the proposed development at the site. If the suggested enhancement measures are followed, the development should comply with relevant legislation, the NPPF and local planning policy, namely the London Plan Policy G6 and the London Borough of Bromley Local Plan Policies 70 and 72, which seek to protect and enhance ecological features.

4.4. In addition, it is considered that the development proposals offer the opportunity to enhance this site for bats by creating new habitats through ecologically minded soft landscaping and through the incorporation of bat boxes to provide an increase in foraging and roosting opportunities (see appended **Ecology page from Design and Access Statement RRB-ETL-XX-00-RP-L-0702-DAS-14**).

4.5. The findings and enhancements detailed within this report supersede the information detailed with the Preliminary Ecological Appraisal and Potential Bat Roost Assessment Report **13577/R01d**, specifically the Outline Mitigation Strategy in **Section 3**.

Appendix 1: Legislation and Conservation Status

A1.1. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations (CoHSR) 2017 (as amended) and the Wildlife and Countryside Act (WCA) 1981 (as amended).

A1.2. All British species of bat are listed on Schedule 2 of the CoHSR 2017 as European Protected Species (EPS). Regulation 41 (1) makes it an offence to:

- Deliberately capture or injure an EPS;
- Deliberately disturb an EPS;
- Deliberately take or destroy the eggs of an EPS; and/or
- Damage or destroy a breeding site or resting place of an EPS.

A1.3. All British bats are listed in Schedule 5 of the WCA. Section 9 of the WCA affords protection to Schedule 5 animals against:

- Intentional killing, injuring or taking;
- Possessing (including parts or derivatives);
- Intentional or reckless damage, destruction, or obstruction of any structure or place used for shelter, or protection; and/or
- Selling, offering or exposing for sale (alive or dead, including parts or derivatives).

A1.4. All British bats are also listed at Schedule 6 of the WCA, and as such under Section 11 (1) of the WCA cannot be killed or taken by certain methods, such as traps and nets, poisons, automatic weapons, electrical devices, smoke / gases etc.

A1.5. Several British bat species are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which states that decision-makers such as Local Planning Authorities must have regard to Species of Principal Importance (SoPI) in all their activities, including when making decisions on planning applications.

A1.6. The following bat species are SoPIs: barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum*, lesser horseshoe bat *R. hipposideros*, noctule *Nyctalus noctula*, and soprano pipistrelle *Pipistrellus pygmaeus*. These are the species found in England which were identified as requiring action under the UK Biodiversity Action Plan (UKBAP) and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.

A1.7. The local plan for The London Borough of Bromley and the London Local Plan, state that development within the area should not adversely affect local biodiversity. Relevant policies of the The London Plan, The Spatial Development Strategy for Greater London, March 2021 include:

- Policy G1: Green Infrastructure
- Policy G5: Urban Greening
- Policy G6: Biodiversity and Access to nature
- Policy G7: Trees and woodlands

Relevant polices of The London Borough of Bromley Local Plan (2019) include:

- Policy 49: Green Belt
- Policy 56: Local Green Space
- Policy 69: Development and Nature Conservation Sites
- Policy 70: Wildlife Features
- Policy 72: Protected Species
- Policy 73: Development and Trees
- Policy 79: Biodiversity and Access to Nature

Appendix 2: Methodology

A2.1. The surveys followed standard methodologies set out in the Bat Mitigation Guidelines, the Bat Workers Manual and Bat Surveys – Good Practice Guidelines 3rd Edition[2]. The methods broadly comprise the following:

- Desk study – acquiring records of bats and/or roosts within the local area; and
- One emergence survey conducted on building B1, which possessed potential bat roost features that are to be affected by the development proposals, to assess whether roosting bats were present.

A2.2. Records of bats within 1km of the site were requested and received from the Greenspace for Greater London (GiGL) on the 1st November 2020[3].

A2.3. Building B1 was considered to be of low suitability for roosting bats, and so in line with best practice guidelines, was subject to one emergence survey, taking place on the 7th June 2021. Surveyors were positioned strategically to ensure that the potential bat roost features were covered adequately for building B1 (see plan **13577/P02**). Surveyors remained in these positions, observing the buildings from 15 minutes before sunset, through until 1.5 hours after sunset. **Table A2.1** shows the metadata for this emergence survey.

A2.4. Surveyors used a combination of visual observations and echolocation detection to identify any bats emerging from the buildings. The type of detectors used is detailed within the raw data in **Appendix 3**.

Table A2.1: Date and weather conditions during emergence survey.

Visit	**V1**	
Date	**07/06/21**	
Sunset	**21:12**	
Building surveyed:	**B1**	
Weather at:	**Start time: 20.57**	**End time: 22:42**
Clover cover (%)	95	0
Wind (Beaufort Scale)	1	1
Precipitation:	0	0
Temperature (°C):	22	17

[2] Collins (2016) Bat Surveys – Good Practice Guidelines 3rd Edition
Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
Mitchell-Jones, A.J. and McLeish, A.P. (2004). Bat Workers' Manual. 3rd Edition. JNCC, Peterborough.
[3] https://www.gigl.org.uk/data-search-for-consultants/

Limitations

A2.5. Bats use a variety of roosts, ranging from maternity, mating or swarming and hibernation roosts containing a large number of individuals, to mating or night-time feeding roosts containing low numbers or individual bats. Bats also tend to be nomadic (although are faithful to certain favoured roosting sites), spending variable lengths of time in a variety of roosts. As a result, even considerable survey effort it is possible that small transient roosts of bats may have been missed, although these tend to be less important to bats and so should not affect the evaluation and recommendations made.

A2.6. Bat surveys are subject to numerous variables. The echolocation calls of species such as brown long-eared bats are of low amplitude and may not always be picked up on bat detectors. Survey results represent a sample of bat activity for the duration of the survey.

A2.7. Bat calls cannot always be identified to species level, either due to distant contacts or the similarity between some types of bats. Where this occurs, it is recorded as 'unidentified bat species' (Unid) or will show which genus the bat species is likely to belong to (e.g. Pipistrelle sp. / Myotis sp.).

Quality Control

A2.8. All ecologists at Tyler Grange Ltd are members of CIEEM and abide by the Institute's Code of Professional Conduct.

Appendix 3: Raw Bat Survey Data

A3.1. See Bat Surveyor Location Plan **13577/P02** for the two bat surveyor locations.

Emergence Survey Visit 1

Table A3.1. Survey data for Rebekah Baker.

Surveyor: Rebekah Baker		
Date: 07/06/2021		
Building: B1		
Surveyor **Location: SL1**		
Equipment used: Batlogger M2		
Sunset time: 21:12	Start time: 20:57	End time: 22:42
Weather	At Start	At End
Cloud Cover (%)	95	0
Wind (Beaufort Scale)	1	1
Precipitation	0	0
Temperature (°C)	22	17
Notes: No emergences. One soprano pipistrelle pass recorded by detector but not observed.		

Table A3.2. Survey data for Maddi Bunn.

Surveyor: Maddi Bunn		
Date: 07/06/2021		
Building: B1		
Surveyor **Location: SL2**		
Equipment used: Echometer Touch 2 Pro		
Sunset time: 21:12	Start time: 20:57	End time: 22:42
Weather	At Start	At End
Cloud Cover (%)	95	0
Wind (Beaufort Scale)	1	1
Precipitation	0	0
Temperature (°C)	22	17
Notes: No emergences. No bats observed or recorded by detector.		

Appendix 4: Bat Box Specifications

A4.1. External bat boxes (such as the Schwegler 2F bat box; **Figure A4.1**) could be installed onto the building walls of the site post-development or on suitably big enough trees or internal bat boxes (such as the Ibstock Enclosed bat box "C"; **Figure A4.2**) could be integrated into the scheme design. These boxes offer suitable roosting conditions for crevice dwelling species such as common or soprano pipistrelle.

Figure A4.1. Schwegler 2F bat box[4]

Figure A4.2. Ibstock Enclosed bat box "C"[5]

A4.2. The bat boxes should be installed at least 4m off the ground and positioned with an unobstructed approach. If possible, they should be placed where there will be no lighting directed towards them.

A4.3. As temperature is known to be an important factor influencing the success of artificial roost boxes[6] the boxes are to be sited on the south, west and east aspects of trees or buildings to receive maximum amounts of sunlight and warmth.

[4] https://www.nhbs.com/2f-schwegler-bat-box-general-purpose [Accessed: 140621]
[5] https://www.nhbs.com/ibstock-enclosed-bat-box-c [Accessed: 140621]
[6] Bat Conservation Trust (2016)

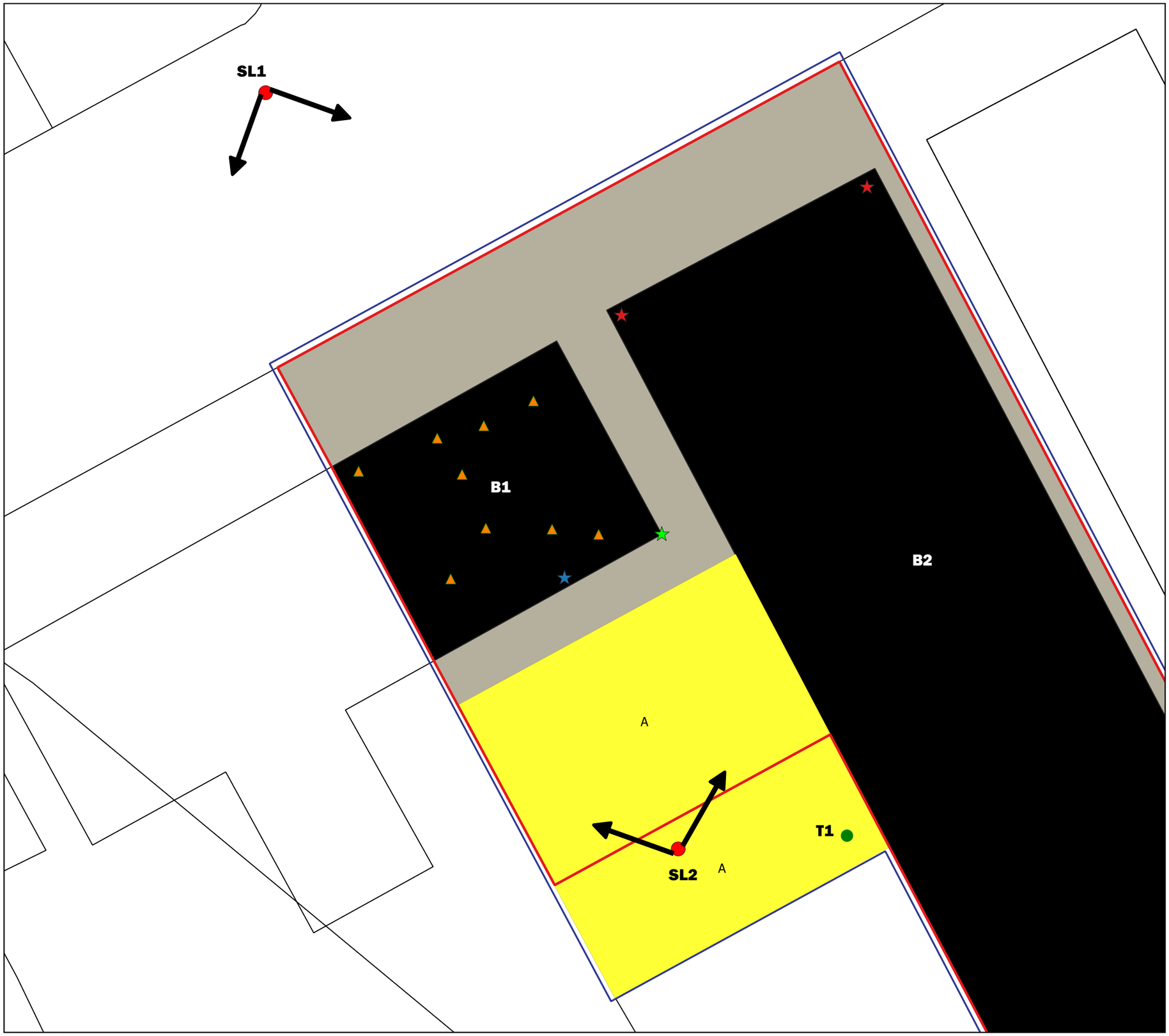
Plans:

13577/P02 Bat Survey Location Plan

Proposed Site Plan 18.085.100.03

Landscape Plan RRB-ETL-XX-00-DR-L-0100

Ecology page from Design and Access Statement RRB-ETL-XX-00-RP-L-0702-DAS-14



Red Line Boundary

Site Boundary

Habitat Features

Building

Hardstanding

A Amenity grassland

Tree T1

Preliminary Bat Roost Assessment

Gap in brick mortar

Gap in soffit

Ridge tile gap

Tile gap

Emergence Survey

Surveyor locations

N

0 5 10 m

Project	Ringer's Road, Bromley
Drawing Title	Bat Surveyor Location Plan
Scale	As Shown (Approximate)
Drawing No.	13577/P02
Date	June 2021
Checked	ZD/NJ

Tyler Grange

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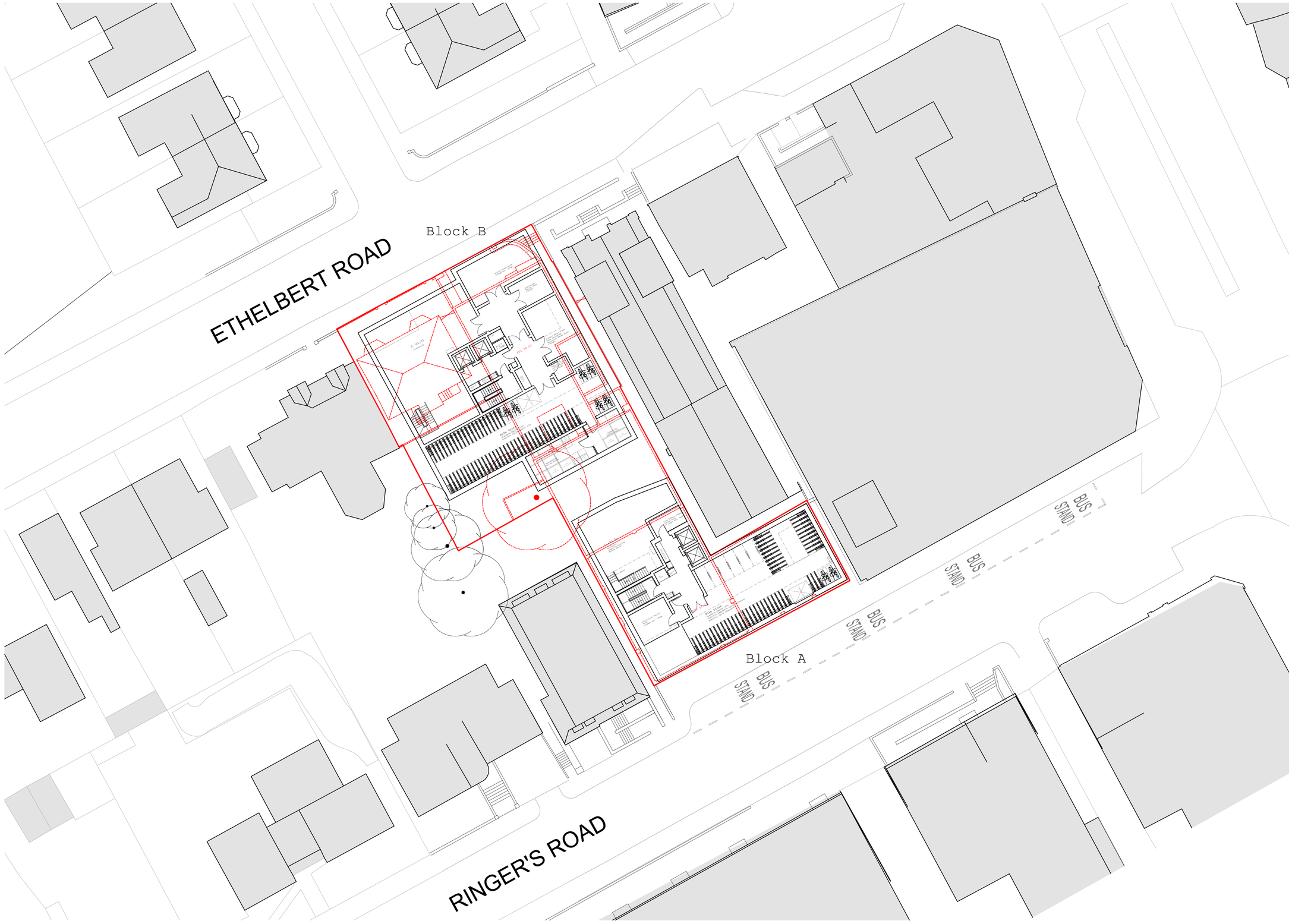

Site Boundary
Demolition

R1	Alterations to internal layouts	LC 21.07.07

Hollaway

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Project | Ringers Road
Bromley

Client | The Substantia Group

Title | Proposed Lower Ground Floor Site Plan

Status | PRELIMINARY

Scale@A1 | 1:200 **Date** | 21.01.21 **Drawn** | GG **Chk'd** | LC

Project Number 18.085
Bim Number

Drawing Number 100.03

Revision R1

Do not scale from this drawing.

N

LEGEND

Site application boundary

HARD LANDSCAPE

Proposed path (Town Action Plan)
White Permeable Resin Bound Gravel or similar approved.

Proposed path 2
Titan Silver Permeable Resin Bound Gravel or similar approved.

Path for private building access
Aquata red colour permeable clay paver from hardscape or similar approved.

Maintenance access path
Ares colour permeable clay paver from hardscape or similar approved.

Custom timber seat to act as informal play
Custom timber seating with carved leaf design or similar approved.
Timber from a certified sustainable source.

Water feature
Rill Channel water feature. Custom made pre-cast concrete frame.

Bollard Lighting
Low glare exterior lighting bollard.

SOFT LANDSCAPE

Amenity grass

Understory planting

Raised Planters
0.6m high timber raised bed.Timber from a certified sustainable source.

Shallow raingarden

Climbers in timber planter bed with wires

TREES

Proposed trees

Trees to be removed

Existing trees to be retained and protect
Please refer to Chartwell Tree Consultants Ltd Agricultural Report, Dated 11 November 2020

TEMPORARY FEATURES

Temporary fence with planter boxes

ETLA
Eleanor Trenfield Landscape Architects Ltd
www.etla.studio

Ringers Road

Block A and B Landscape Plan

Landscape Plan

Drawing No	**RRB-ETL-XX-00_DR-L-0100**
Status	**Final**
Date	**16.07.2021**
Scale	**1:400@A3**
Revision	**V1**

Ecology

As per the Tyler Grange preliminary 'Ecological Appraisal and Preliminary Bat Roost Assessment' (dated 19th of November 2020), as the Site is predominantly existing buildings, hard standing and amenity grass, most of the habitats to be lost are of negligible ecological important, and no specific mitigation is required.

Through consultation with Consultant Ecologists, several items have been suggested to encourage Ecology within the proposed development.

Bird boxes, Swift boxes and Bat boxes have all been recommended with suggested locations marked on the plan. Some plant species also have been selected through recommendations by the Ecologist, please see the planting page for details.

ECOLOGY

BAT BOX

These will be able to be attached to a tree, building or pole. They need to be located away from light at 3-5m in height, facing a south-west direction.

GENERAL BIRD BOX

These will need to be made from reinforced metal around the entrance to prevent damage by squirrels, placed away from the reach of cats.

SWIFT BOX

These will need to be positioned a minimum 5m above ground, facing northwest or north easterly direction.

Tyler Grange

Landscape | Ecology | Arboriculture