







Bat Survey Report

ABERFELDY VILLAGE MASTERPLAN

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Aberfeldy Village Masterplan – Bat Survey Report

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1.0 EXECUTIVE SUMMARY

- 1.1 This note is an update to the previously submitted version that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development
- 1.2 Greengage Environmental Ltd was commissioned by Aberfeldy New Village LLP to undertake a Bat Survey of buildings within Aberfeldy Village in Poplar, in the London Borough of Tower Hamlets, in order to determine the presence or likely absence of roosting bats, and to identify the requirement for and approach to mitigation in light of the proposed development.
- 1.3 This document is a report of this survey and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".
- 1.4 The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.5 The emergence and re-entry surveys, undertaken between June and August 2021, confirmed the presence of a transitional day roost within Jura House, beneath a ridge tile at the southern end of the building. It was used by a single common pipistrelle on one occasion. Two subsequent roost characterisation surveys did not record bats emerging from or re-entering the roost.
- 1.6 Very low levels of commuting across the site were observed. The only species recorded was common pipistrelle.
- 1.7 Proposals would result in the demolition of the building which was found to support a roost and therefore result in the destruction of the roost. All bats are protected by UK legislation, and therefore a European Protected Species Mitigation License or Bat Low-Impact Class License from Natural England will be required for these works.
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- 1.8** Recommended mitigation actions to be implemented, which would be secured under the terms of the licence include:
- Supervised demolition of the roost, which should be dismantled by hand overseen by the named licenced ecologist; and
 - Provision of compensatory roosting space in newly constructed buildings.
- 1.9** Bat boxes should be hung from trees at the site in the interim, as potential replacement roosting spaces and as a shelter should any bats be disturbed during the precautionary clearance works.
- 1.10** Mitigation recommendations also include implementation of a 'bat sensitive' lighting strategy designed to minimise disturbance to foraging habitat and commuting routes. Ecological enhancement recommendations are also set out with the intention of delivering net gains for biodiversity, and improving the value of the site for roosting, foraging and commuting bats.

2.0 INTRODUCTION

- 2.1** This note is an update to the previously submitted version that was submitted to the Council in support of the hybrid planning application. This updated version has been prepared in response to the changes to the planning application boundary as explained in the covering letter to accompany the amendments to the Proposed Development
- 2.2** Greengage Environmental Ltd was commissioned by Aberfeldy New Village LLP to undertake bat emergence/re-entry surveys of buildings in Aberfeldy Village in Poplar, in the London Borough of Tower Hamlets in order to confirm the presence/likely absence of roosting bats from the site.
- 2.3** This document is a report of this survey and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".
- 2.4** The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

AIMS OF SURVEY

- 2.5** The surveys aimed to:
- Confirm the presence/likely absence of roosting bats from the site;
 - Find and characterise any roosts by observing emergence or re-entry behaviour; and
 - Identify an approach to mitigation in relation to potential impacts upon roosting bats.

SITE DESCRIPTION

- 2.6** The survey area extends to approximately 8.14 hectares and is centred on National Grid Reference TQ383815, OS Co-ordinates 538315, 181506.
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- 2.7** The site includes phases 4, 5 and 6 of the existing Outline Planning Permission for the Aberfeldy Estate which comprises existing affordable homes and the retail and community uses on Abbott Road. In addition, the proposed development also includes Kilbrennan House, Blairgowrie House, nos. 33-35 Findhorn Street and the Nairn Street Estate. The two local green spaces situated along Abbot Road have also been included for their enhancement. All plots are located in Poplar in East London on a parcel of land between the A13 East India Dock Road to the south, A12 Blackwall Tunnel Northern Approach to the west and Bow Creek to the north and northeast. At its closest point, Bow Creek is 70m northeast of the site and the River Thames is ~700m south. The smaller northern plot is a former industrial site with all buildings removed and cleared.
- 2.8** The site is located within a highly urbanised area of London and includes residential and commercial buildings. Other land use in the vicinity includes industrial/former industrial sites (largely orientated around the River Thames and Bow Creek). Transport infrastructure is the other major feature of the landscape within and surrounding the site, with major roads being present. Green infrastructure is somewhat limited, with pocket-parks and street trees within the vicinity of the site, with the exception of the Thames and its associated habitats. There are minor areas of public realm landscaping within the site, however these are limited in extent.

PRELIMINARY ECOLOGICAL APPRAISAL

- 2.9** A Preliminary Ecological Appraisal (PEA), consisting of a site-specific biological records search and site walkover was undertaken in October 2020, with an updated PEA site visit undertaken on 22nd December 2020.
- 2.10** Site-specific information was sourced through Defra's Multi-Agency Geographic Information for the Countryside (MAGIC) website¹ and a biological records search from Greenspace Information for Greater London (GiGL) in relation to the presence of protected species, designated sites or areas of regional, national or international importance.
- 2.11** The records search identified recent records of the following bat species within 2km of the site:
- Common noctule (*Nyctalus noctula*);
 - Lesser noctule (*Nyctalus leisleri*);
 - Common pipistrelle (*Pipistrellus pipistrellus*);
 - Soprano pipistrelle (*P. pygmaeus*); and
 - Nathusius' pipistrelle (*P. nathusii*).
- 2.12** An assessment of the trees on site identified numerous features which have the potential to support roosting bats:

Table 2.1 Trees with potential roosting features

Tree reference and species (See Figure 2 for location)	Potential roost feature(s)	Potential to support roosting bats
T1 London plane	Large rot hole on north side of main stem at 3m	Low
T2 London plane	Rot hole on southwest side of main stem at 3.5m and small rot hole at 4.5m on secondary branch	Low
T3 London plane	Rot hole at 6.5m on north side in canopy	Low
T4 London plan	Rot hole at 5m on southeast side of main stem	Low
T5 False acacia	Cavity at 6m in central canopy on south side, visible from public road	Low

Figure 2.1 Potential roosting features within trees



2.13 In addition, a number of features associated with the built form were identified as having potential to support roosting bats. These include:

- Gaps above garage doors leading to internal voids which were not accessible;
- Gap above soffit box and below roofing material on buildings;
- Crack between underside of slabs on balconies;

- Lifted flashing on bin stores;
- Missing/dislodged roof wiles; and
- Missing mortar/crack in brick wall.

2.14 The location of all potential roosting features identified is shown in Figure 1. The potential roosting features associated with the built form are all considered to have low potential to support summer feeding roosts of common crevice dwelling species such as common pipistrelle (*Pipistrellus pipistrellus*). None of the features identified have potential to support hibernation or maternity roosts.

Figure 2.2 Potential roosting features within the built form



2.15 As all the trees identified as having potential roosting features are said to have 'low' potential to support roosting bats, emergence/re-entry surveys were not recommended. It is recommended that if any of these trees require removal, they should be section felled, with limbs lowered gently to the ground and left on the ground for 24hrs before being disposed of, in line with best practice guidelines².

2.16 Buildings with low potential to support roosting bats were recommended to be subject to a single emergence or return survey between May and August.

3.0 METHODOLOGY

EMERGENCE/RE-ENTRY SURVEY

- 3.1** The emergence/re-entry surveys were undertaken between 9th June and 15th September 2021. Each survey was undertaken in clear, still and warm conditions with sunset temperatures between 14°C and 20°C, in accordance with Bat Conservation Trust (BCT) guidelines³.
- 3.2** Emergence surveys commenced 15 minutes prior to sunset and continued for 90 minutes after sunset. Re-entry surveys started 90 minutes prior to sunrise and continued until sunrise. Surveyors were located so as to ensure that all features with the potential to support roosting bats and aspects of the building could be assessed.
- 3.3** Surveyors were equipped with a Batbox Duet Heterodyne bat detector and Echometer Touch bat detector to hear, visualize and record bat calls and identify bats to species level.
- 3.4** Auxiliary survey information is shown in Table 3.1 below:

Table 3.1 Auxiliary Survey Data

Date	Start Time	Sunset/ Sunrise Time	Finish Time	Weather Conditions	Surveyors
09/06/21	21:00	21:15	22:45	20°C, 8/8 cloud, moderate breeze, humid and muggy	Daniel Perlaki, Morgan Taylor and George Kempster
16/07/21	03:32	05:02	05:17	13°C, 5mph wind, 0/8 cloud	Daniel Perlaki, Laura Thomas, Molly Crookshank, Emma Carter, Hazel Cuenca, Jesse Aberbach
18/08/21*	20:01	20:16	21:46	18°C, 7/8 cloud, light breeze	Daniel Perlaki
15/09/21*	05:03	06:33	06:45	17°C, 8/8 cloud, no wind	Daniel Perlaki

*Roost characterisation surveys

LIMITATIONS

- 3.5** There were no significant limitations to the bat surveys. The surveys were undertaken at a suitable time of year and in generally suitable weather conditions.

SURVEYORS

- 3.6** Morgan Taylor, who undertook a survey at site, has a bachelors and masters degree in Marine Biology (MSci Hons), a Natural England CL17 Bat Survey Level 2 Class Licence (2015-7369-CLS-CLS) and CL10 Dormouse Survey Licence (2017-30817-CLS-CLS). Morgan is a Chartered Environmentalist, Full member of CIEEM and has over 8 years' experience in ecological surveying, having undertaken assessments of numerous development sites of this type. He leads the Ecology team at Greengage.
- 3.7** Daniel Perlaki, who undertook the surveys at site and prepared this report, has an undergraduate degree in Ecology (BSc Hons), a Master's degree in Conservation Science and Policy and is a Graduate member of CIEEM.
- 3.8** Laura Thomas, who undertook the surveys at site, has an undergraduate degree in Biology (BSc Hons) and a Master's degree in Evolutionary and Behavioural Ecology. Laura has over 3 years' experience in the commercial sector.
- 3.9** Molly Crookshank, who undertook the bat surveys, has a Bachelor's degree in Animal Biology (BSc Hons), a Master's degree in Wildlife Biology and Conservation (MSc) and is a Qualifying member of CIEEM.
- 3.10** Jessica Aberbach is a Geography graduate (BA, Hons). She has over five years' experience working within the environmental sector as an Assistant Ranger on Hampstead Heath, a trainee for London Wildlife Trust's 'Keeping it Wild' program, and a Practical Land Management Sessional. She has volunteered within the FSC BioLinks Project and as a Volunteer Officer for TCV.
- 3.11** Hazel Cuenca, who undertook surveys at site, has a Bachelor's degree in Physical Geography (BSc Hons), a Master's Degree in Environmental Conservation (MSc) and has experience in ecology survey and assessments.
- 3.12** Sara Morris, who undertook the bat surveys, has an undergraduate degree in Environmental Biology (BSc Hons) and over four years of experience in ecological surveying and consultancy.
- 3.13** Mike Harris, who reviewed and verified this 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), 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.
- 3.14** This report was written by Daniel Perlaki and reviewed and verified by Mike Harris who confirms in writing (see the QA sheet at the front of this report) 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.

4.0 RESULTS

EMERGENCE/RE-ENTRY SURVEYS

- 4.1** During the surveys, eight positions were surveyed around the buildings to observe any evidence of bats emerging from features identified as being of potential value. The locations were selected as from these vantage points it was possible to observe the elevations of the buildings where all potential roosting features were identified. Location of surveyors and bat activity can be found in Figure 2.
- 4.2** The first survey, undertaken on 09/06/2021 recorded no roosting bats. A single pass by a common pipistrelle was recorded at location 3, although this was 45 minutes after sunset.
- 4.3** The second survey undertaken on 16/07/2021 observed a single common pipistrelle re-entry beneath a ridge tile on the roof at the southern end of Jura House (see Figure 2). The common pipistrelle exhibited typical re-entry behaviour, circling around the roost numerous times, landing and taking off before re-entering at 04:24. During this survey visit, other surveyors either recorded no bat activity, or only low levels of common pipistrelle activity (average of two bat passes recorded per surveyor). One of these passes recorded by another surveyor was the same pipistrelle which was recorded entering the roost.
- 4.4** Two subsequent roost characterisation survey visits were undertaken to classify the roost and identify the specific ways in which bats are using the roost. The first roost characterisation survey recorded no bat activity whatsoever. The second roost characterisation survey recorded low levels of foraging activity by a single common pipistrelle between 06:04 and 06:08. No roosting was recorded during both characterisation surveys.
- 4.5** Location of observed roosts can be found on the plan at Figure 2 with images of features below.

Figure 4.1 Figure 4.1 Pipistrelle roost location



- 4.6 The overall very low levels of bat activity on site was attributed to the poor-quality habitat on site, high levels of disturbance associated with major roads which pass through the site and very high levels of external lighting in the area.

Figure 4.2 External lighting in the area which is likely prohibitive to bats



Figure 4.2 Lighting of potential roosting features on site



5.0 IMPACT ASSESSMENT AND MITIGATION STRATEGY

5.1 The development proposals include the demolition of the existing buildings at site, including Jura House which supports the bat roost. It is understood a number of trees on site will be retained, protected and augmented, however proposals will result in the loss of some street trees and residential gardens which will constitute a loss of poor-quality foraging/commuting habitat.

5.2 All UK bat species are protected by UK legislation (see full context at Appendix 1), under which it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time); and
- Intentionally or recklessly obstruct access to a bat roost.

5.3 A licence will therefore be required in this instance given the proposed destruction of the roost. Mitigation actions will be required, secured through this licence, to minimise the direct impact upon individual bats with compensatory roost space, compensatory foraging resources and a sensitive lighting scheme provided, ensuring the conservation status of bats at the site is not impacted.

5.4 There are two possible licensing options. A full European Protected Species Mitigation (EPSM) licence from Natural England would allow demolition of the building following implementation of suitable mitigation, or a Bat 'low impact' Licence (CL21) may be appropriate given the conservation status of the species and the type of roost found. The two licensing options are discussed below:

EPSM LICENCE

5.5 Details relating to the proposed mitigation approach may be detailed in the EPSM licence with Natural England.

5.6 This application would include a Method Statement, Reasoned Statement and Licence Application Form. The Reasoned Statement must address the three derogation tests set out in the Conservation of Habitat and Species Regulations 2017 required to secure a successful EPSM Licence:

In determining whether or not to grant a licence, Natural England must apply the requirements of Regulation 535 of the Regulations and, in particular, the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b)6

(1) Regulation 53(2)(e) states: a licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment".

(2) Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".

(3) Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range."

5.7 With respect to planning it is recommended that further details relating to the mitigation approach are secured through condition.

5.8 A detailed EPSML application has not been produced at this time, however mitigation and compensation actions have been considered and are provided below, roughly following the format of Natural England's Method Statement Template.

BAT 'LOW IMPACT' CLASS LICENCE

5.9 Given the low conservation status of the roosts identified on site and the small number of individuals using them, it is possible to apply for a Bat Low Impact Class (BLIC) Licence instead of a full European protected Species Mitigation (EPSM) licence. This BLIC licence can be used:

- To disturb and capture up to 3 'common or widespread' bat species;
- To damage or destroy up to 3 'low conservation status roosts'
- In the case of low or temporary impacts on bats or their roosts;

5.10 In this instance the site could therefore be registered under a BLIC licence given the proposed destruction of the roosts. Mitigation actions will be required, secured through this licence, to minimise the direct impact upon individual bats with compensatory roost space, compensatory foraging resources and a sensitive lighting scheme provided, ensuring the conservation status of bats at the site is not impacted. The application form must be submitted by a registered ecological consultant and the site must be registered before works start.

5.11 The works under a BLIC licence must be undertaken outside of a sensitive time period for bats and therefore, should the works be proposed for during the winter then a EPSM licence should be applied for instead.

5.12 Further details relating to the proposed mitigation approach should be detailed in the EPSM or BLIC licence with Natural England where appropriate.

STATUS OF SPECIES FOUND AT SITE

- 5.13** A common pipistrelle transitional day roost for a single individual was found at the site. These forms of roost are of low conservation interest in the context of this site and the potential impacts associated with demolition of the building stand to result in a low scale of impact upon local conservation status as per table 6.1 of the Bat Mitigation Guidelines⁴.

PREDICTED IMPACTS IN ABSENCE OF MITIGATION AND COMPENSATION

Initial impacts

- 5.14** Ultimately, the proposals will involve the permanent loss of the roost, causing a major negative impact at site level. These are likely to be one of many similar roosts in the area, which individual bats are likely to move between, and therefore would cause a low negative impact on a local level.
- 5.15** Without consideration, works may stand to directly disturb the roosts through human presence, noise from internal and external construction works, vibration from internal works and external works such as piling, dust creation, lighting or obstruction through scaffolding, all resulting in low negative impacts at a site level.
- 5.16** Albeit unlikely, proposals may directly stand to impact bats through crushing during removal or roofing elements, cladding or tiling, or repairs to cracks in timber beams. This would result in the death of bats, considered a major negative impact at a site level.
- 5.17** Bats may also be prevented from using the roosts through lighting, changes to site conditions or obstruction, causing disturbance to the roost and bats themselves, resulting in low negative impacts at a local scale.

Long term impacts

- 5.18** Without consideration, proposals may prevent continued use of the site by common pipistrelles. The proposals may therefore stand to result in the long-term destruction and loss of a low conservation value roost of common bat species resulting in permanent low negative impacts at a local scale.
- 5.19** Proposals are not predicted to result in significant fragmentation or isolation impacts, loss of habitat or increases in lighting above existing levels.

PROPOSED MITIGATION STRATEGY

- 5.20** Actions taken at the site should follow the mitigation hierarchy:
- Proposals should first avoid impacts through design and approach;

- If not possible then proposals should seek to minimise impacts;
- Next, proposals should incorporate on-site compensatory actions; and
- Failing this, proposals should provide off site compensation for unavoidable residual impacts (offsetting).

5.21 Actions for this scheme will therefore first seek to avoid impacts directly (e.g. through changing designs or specifying timing of specific works) then compensate for unavoidable impacts (e.g. through provision of alternative roosting space where it is not possible to directly mitigate through avoidance) before seeking to provide enhancements which result in improvements in the condition of the site for roosting bats.

5.22 Delivery of the required housing quota would require demolition of Jura House. As such it will not be possible to retain the existing roost (avoiding impacts), which is the preferred option detailed in the Bat Mitigation Guidelines. Mitigation actions will therefore be required during construction works and compensatory roost spaces must be provided in the fabric of the newly constructed buildings.

5.23 The overall objectives of the actions outlined below are to minimise disruption to bats during works and to provide new roosting sites through incorporation of bat boxes, thus avoiding impacts on existing bat individuals and increasing the value of the site for local bat populations.

Timing

5.24 As set out in the Bat Mitigation Guidelines, the most common and effective way of avoiding disturbance of a roost is to complete works outside of the time or season when bats are likely to be using the roost. This varies between species and roost types.

5.25 With regard to the roost at Jura House, observations suggest these are likely to be used as a seasonal day roost by common pipistrelles during the summer months. Accordingly, works that will affect the roost should ideally be undertaken outside of this season (1st September – 1st May), although given the small number of individuals and the fact these roosts are likely to be transient, then cautionary clearance during summer may be acceptable.

5.26 Care should be taken to reduce general disturbance during the summer months, including timing works in daylight hours when bats are inactive, and keeping noise disturbance to a minimum. No additional artificial lighting should be left on overnight. As such, light, noise and general disturbance through construction activity will be limited to within hours that bats are not active.

Roofing

5.27 The removal of roof tiles should be undertaken by hand, under the supervision of a licenced ecologist.

- 5.28 Bat boxes should be installed in appropriate places in the surrounding trees being retained within the proposals so that they can be used for shelter in the event that a bat is found while features are being removed.
- 5.29 Bat boxes should be incorporated into the fabric of all new buildings at site as compensatory roosting space. These should mirror the specifications of the existing roost as far as possible, being of a similar height, on the same elevation, although given the abundance of opportunities in the new buildings, a variety of conditions should be allowed for providing options for bats.
- 5.30 The figure below gives examples of bat boxes and bat tiles that can be seamlessly incorporated into the design of the new building.

Figure 5.1 Figure 7. Habibat bat boxes and bat access tiles

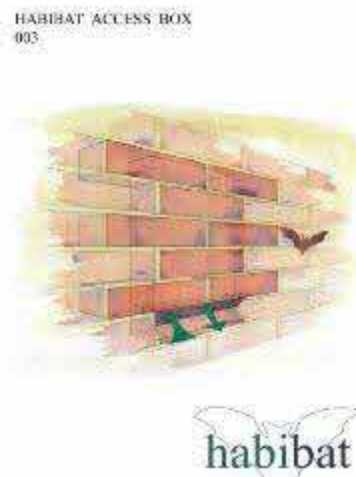


Figure 5.2



Compensatory Roosting Opportunities During Site Works

- 5.31 Three 2F Schwegler Bat Box⁵ (General Purpose) or similar should be erected in mature trees surrounding Jura House prior to any works. These boxes should be placed approximately 5m from the ground facing between south and west.

Figure 5.3 2F Schwegler Bat Box



Ecological Clerk of Works

- 5.32** Prior to any work commencing, on-site workers should be briefed by an experienced ecologist in an Ecological Clerk of Works (ECoW) role during a 'toolbox talk' on the mitigation strategy and legislation relating to bats.
- 5.33** The ECoW should be present during sensitive activities (i.e. works around the identified roost) and if bats are encountered during any works, the licence holder should be contacted and a licenced bat handler should capture the bat with thin gloved hands or a hand net, place the bat in a drawn-string cloth bag and then place into one of the bat boxes hung on adjacent trees.
- 5.34** Injured bats should be immediately taken into care. Details of a local well experienced 'bat hospital' should be known by the bat handler and provided to site managers.
- 5.35** A copy of this document and the licence should remain available on site at all times, a summary sheet of guidance should be given to each of the builders and contractors working on the structures.

Additional Actions

- 5.36** Whilst bat activity was very low across all the survey visits, opportunities to enhance the ecological value of the site, specifically for foraging and commuting bats, should be sought. As such, the following best practice recommendations are made to minimise impacts upon local bat populations, in line with local policy drivers:
- Bat-sensitive lighting incorporated into the scheme to minimise any potential impacts of increased lighting levels on foraging and commuting bats observed as present;
 - Additional roosting opportunities provided in the form of 'extra' bat boxes within the structure of the new building;
 - Retention of trees, vegetation and habitats of value to local bat populations, where possible; and

- Wildlife-friendly landscaping to enhance the site as a foraging and commuting resource.

Lighting

- 5.37** Artificial lighting can cause disturbance to bat species' roosting, foraging and commuting activity⁶. The proposed development will have lighting elements associated with the new buildings and streets.
- 5.38** Any lighting associated with the proposals should be designed following appropriate guidance described in the Bat Conservation Trust and Institute of Lighting Engineers joint guidance document⁷. This should include directional lighting, appropriate luminescence and protection from light spill and should ensure that all lighting is designed, operated and maintained under best practice conditions. No uncontrolled lighting should occur and light spill should be minimised; this would enable the continued use of the site as a roosting and foraging resource.
- 5.39** No light sources such as security lights should be positioned near artificial roost entrances and neither should any light sources be directed towards any roost entrances i.e. no up-lighting of the building. Additionally, no light should fall on any areas of vegetation in the garden, as this would impair the value of the trees as foraging resources.

Landscape Management

- 5.40** It is important that any suitable foraging habitat on site is retained or replaced, and, where possible, enhanced, to prevent any net loss in bat foraging habitat. Vegetation clearance, particularly of trees, shrubs and scrub, should also be kept to a minimum to protect the commuting routes provided by these green corridors.
- 5.41** It is understood that extensive ecological enhancement is proposed including comprehensive tree planting, provision of green roofs and walls, meadow planting and flower-rich perennial planting. This will attract invertebrate prey which bats will predate, serving to attract them to the site.

Monitoring

- 5.42** In accordance with guidance on proportionate mitigation (Figure 4, Bat Mitigation Guidelines), as the surveys confirmed the presence of relatively common species, the confirmed roosts are considered to be of low conservation significance at this stage and there are subsequently no monitoring requirements.

RESIDUAL IMPACT

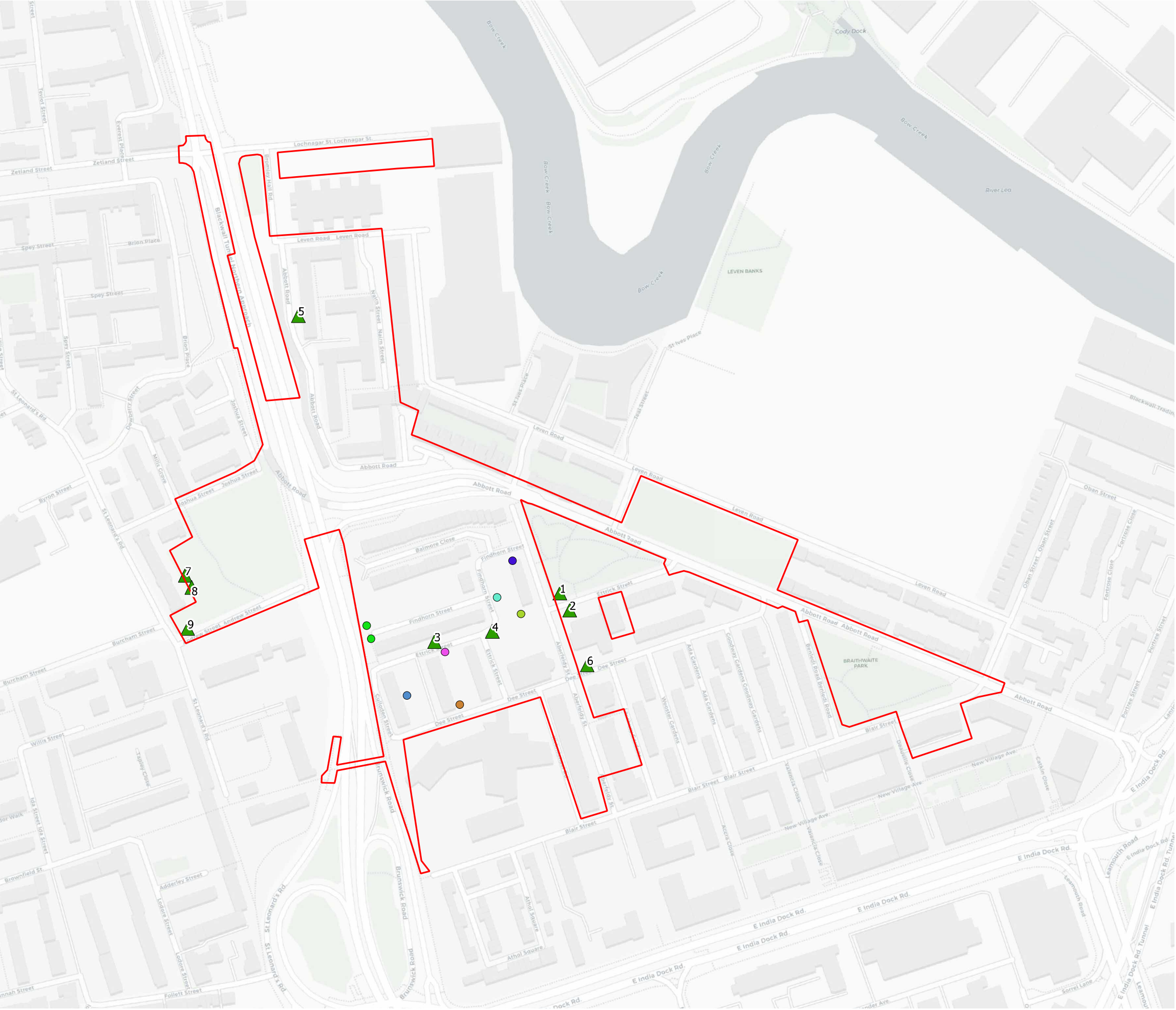
- 5.43** The existing roost will be destroyed; however, a replacement roost could be provided in the form of bat bricks and bat tiles in the vicinity of the existing roost in new buildings.
- 5.44** This compensatory roosting space would be considered likely to compensate for the destruction to the existing roosts.
- 5.45** Sensitive timing of works would mitigate any direct impacts upon bats in the short term.
- 5.46** Proposals may result in short term impacts through the loss of roosting space whilst development works are ongoing, although bat boxes will be provided as an alternative, roosting resource in the meantime, during construction.
- 5.47** Compensatory commuting and foraging habitat will be provided which will improve the overall value of the site for foraging and commuting bats. Lighting design should follow best practice guidance.
- 5.48** These design elements should be secured through planning condition and EPSM/BLIC licencing requirements.

6.0 SUMMARY AND CONCLUSIONS

- 6.1** Greengage Environmental Ltd was commissioned by Aberfeldy New Village Ltd to undertake a Bat Survey of buildings in Aberfeldy Village in the London Borough of Tower Hamlets in order to confirm the presence/likely absence of roosting bats.
- 6.2** A single common pipistrelle transitional day roosts was identified in under the ridge tiles of Jura House, with a single common pipistrelle recorded re-entering the roost on one occasion.
- 6.3** Proposals will result in the demolition of the building and therefore destruction of the roost. All bats are protected by UK legislation, and therefore a licence from Natural England will be required for these works.
- 6.4** Mitigation actions are described in this report and these will be secured through the Natural England licensing process. A licenced ecologist will be required to supervise demolition of the roost, which should be dismantled by hand. Bat boxes should be hung from trees at the site in the interim, as potential replacement roosting spaces and as a shelter should any bats be disturbed during the precautionary clearance works.
- 6.5** Mitigation recommendations also include implementation of a 'bat sensitive' lighting strategy designed to minimise disturbance to foraging habitat and commuting routes. Provision of wildlife-friendly planting through tree planting, wildflower meadows and extensive green roofs/green walls will enhance the ecological value of habitats on site for foraging and commuting bats, whilst provision of additional bat boxes will improve the number of potential roosting features on site. Detail on these measures are included in Section 5 of this report.

FIGURE 1 BAT SURVEY PLAN

ABERFELDY VILLAGE



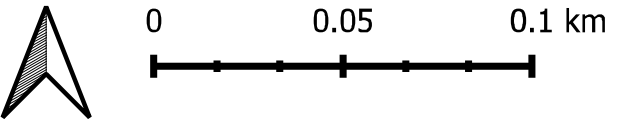
- Approximate Site Boundary
- Potential Roosting Features
 - Gap above garage door leading to cavity
 - Gap above soffit and below roofing material
 - Gap between balcony slabs on underside
 - Gap in brick wall
 - Lifted flashing at base of balcony
 - Lifted flashing on bin store
 - Missing/dislodged roof tiles
- Tree with Potential Roosting Feature
 - ▲ Low



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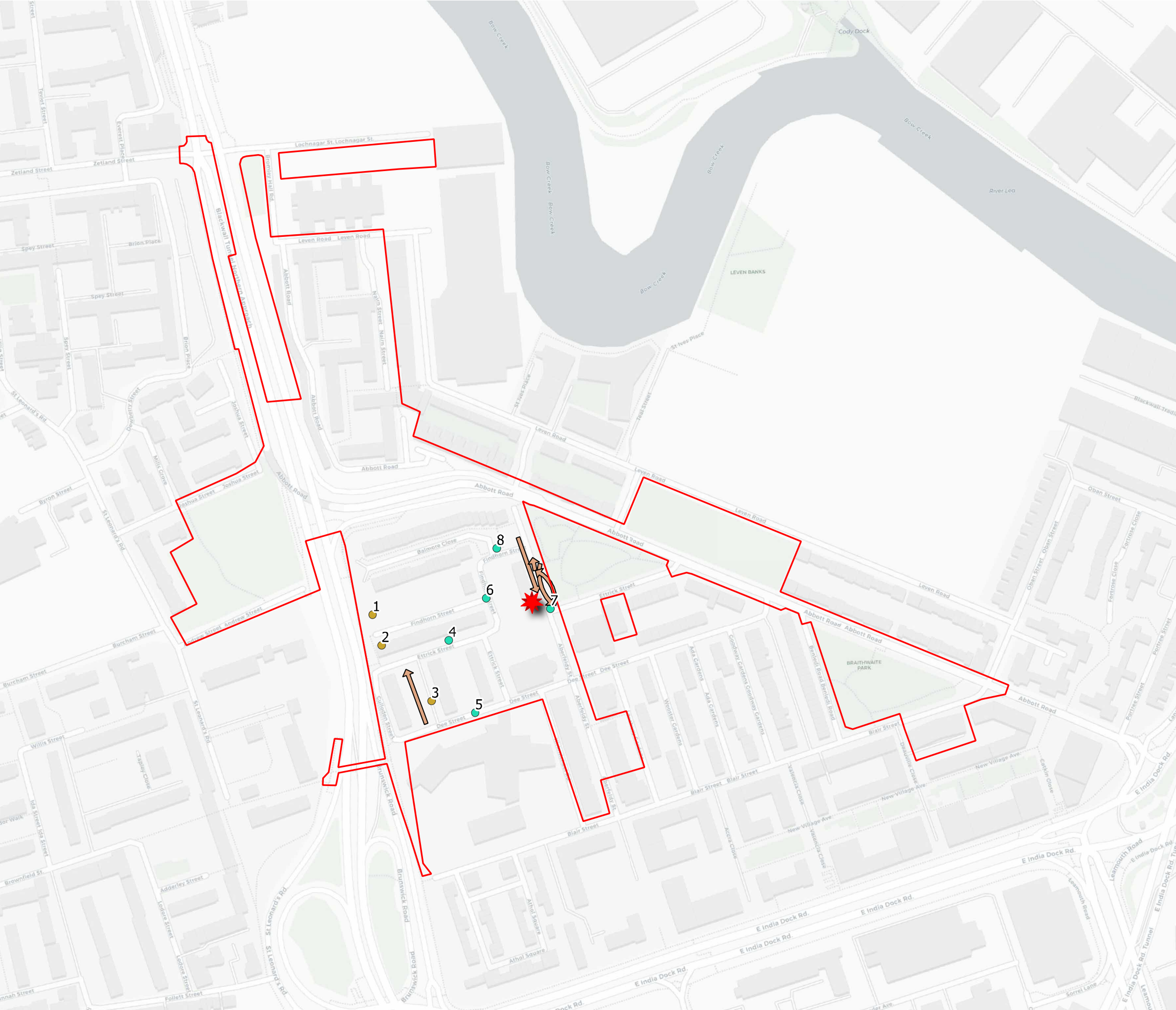
Fig 2.0 Potential Roost Feature Plan



Project Number 551566
August 2022
1 to 2,000 at A3
Basemap data: Carto DB

FIGURE 2 BAT SURVEY RESULTS

ABERFELDY VILLAGE



- Approximate Site Boundary
- Bat Activity**
- Common pipistrelle
- Surveyor Location**
- 09/06/21
- 16/07/21
- ★ Common pipistrelle roost
- Positron

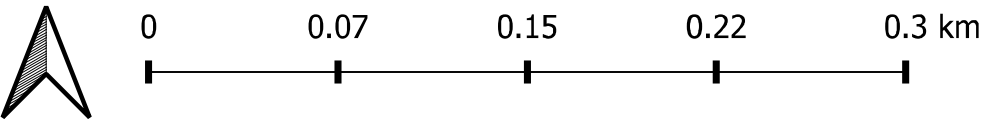


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Fig 2.0 Bat Survey Results

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APPENDIX 1: RELEVANT LEGISLATION

All UK bats and their roosts are protected by law. Since the first legislation was introduced in 1981, which gave strong legal protection to all bat species and their roosts in England, Scotland and Wales, additional legislation and amendments have been implemented throughout the UK.

Six of the 18 British species of bat have Biodiversity Action Plans (BAPs) assigned to them, which highlights the importance of specific habitats to species, details of the threats they face and proposes measures to aid in the reduction of population declines.

The Wildlife & Countryside Act 1981 (WCA)⁸ was the first legislation to provide protection for all bats and their roosts in England, Scotland and Wales (earlier legislation gave protection to horseshoe bats only.)

All eighteen British bat species are listed in Schedule 5 of the Wildlife and Countryside Act, 1981 and under Annexe IV of the Habitats Directive⁹, 1992 as a European protected species. They are therefore fully protected under Section 9 of the 1981 Act and under Regulation 43 of the Conservation of Habitats and Species Regulations 2017¹⁰, which transposes the Habitats Directive into UK law. Consequently, it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

This legislation applies to all bat life stages.

The implications of the above in relation to the proposals are that where it is necessary during construction to remove trees, buildings or structures in which bats roost, it must first be determined that work is compulsory and if so, appropriate licenses must be obtained from Natural England. Additionally, although habitats that are important for bats are not legally protected, care should be taken when dealing with the modification or development of an area if aspects of it are deemed important to bats such as flight corridors and foraging areas.

REFERENCES

- ¹ MAGIC (2019); Interactive Map. (Partnership project involving six government organisations: Defra (Department for Environment, Food and Rural Affairs); English Heritage; Natural England; Environment Agency; Forestry Commission; Department for Communities and Local Government). Available at: www.magic.gov.uk.
- ² Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.
- ³ Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. Bat Conservation Trust 3 edn
- ⁴ English Nature (2004). Bat Mitigation Guidelines
- ⁵ 2F Schwegler Bat Box <http://www.nhbs.com/title/158629/2f-schwegler-bat-box-general-purpose> (Greengage does not specifically endorse this product)
- ⁶ E.L. Stone, S. Harris, G. Jones (2015) Impacts of artificial lighting on bats: a review of challenges and solutions, *Mamm. Biol.*, 80 213–219
- ⁷ Bat Conservation Trust (BCT) & Institute of Lighting Professionals (ICP) (2019) BATS AND LIGHTING IN THE UK Bats and the Built Environment Series Version 3
- ⁸ HM Government, (1981); Part I and Part II of Wildlife and Countryside Act (as amended). HMSO
- ⁹ CEC (Council of the European Communities), (1992); Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora
- ¹⁰ HM Government, (2017); The Conservation of Habitats and Species Regulations 2017. Statutory Instrument 2010 no. 490 Wildlife Countryside. OPSI

POPLARWORKS

