



# CRESTWOOD ENVIRONMENTAL LTD

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## Bat Emergence/Re-entry Survey

White Lion Inn, Pailton

Report Reference: CE-WL-2397-RP01 - FINAL

Report Date: 29 August 2023

Produced by Crestwood Environmental Ltd.

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Final	29/08/2023	Amy Berry (Senior Ecologist)	Nick Masters (Associate Director)

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## SUMMARY OF KEY INFORMATION CONTAINED WITHIN THIS REPORT

- Bat emergence and re-entry surveys were conducted on two buildings within the site on 27<sup>th</sup> July and 17<sup>th</sup> August 2023.
- The surveys have determined that bat roosts are 'likely absent' from both buildings. No further bat surveys are required to inform the planning application.
- The surveys complied fully with guidance and as such as appropriate to inform the application. Accordingly, no specific bat mitigation or protective measures are proposed, although in the unlikely event that any evidence of bats is seen during works, an ecologist should be immediately contacted prior to resuming works.
- If the development has not commenced within one year of August 2023, it is recommended that update inspections/surveys are undertaken, as the suitability of the buildings for roosting bats may have changed.

## 1 INTRODUCTION

### 1.1 BACKGROUND

- 1.1.1 White Lion Working Group is applying for planning permission to renovate the disused White Lion Inn and former stable block ('the Proposed Development') on land in Pailton, Rugby CV23 0QD, centred at national grid reference SP4705691875 ('the Site'). BFF Architects ('the Client') are the architects designing the Proposed Development and appointed Crestwood Environmental Ltd. ('Crestwood') to conduct emergence/re-entry surveys to determine the presence or absence of roosting bats on the White Lion Inn and former stable block.
- 1.1.2 The Preliminary Roost Assessment (PRA) carried out by Crestwood in June 2023 assessed the White Lion Inn (building B1) as moderate suitability and the former stable block (building B2) as low suitability for roosting bats.
- 1.1.3 The aim of the bat emergence/re-entry survey was to:
- Determine the presence or likely absence of roosting bats within the two buildings;
  - Where bats are present, determine species present and size/nature of the roosts;
  - Provide initial recommendations for further surveys and/or mitigation measures if necessary.

### 1.2 PURPOSE OF THIS REPORT

- 1.2.1 This report has been produced to document the methods, results and conclusions from the bat emergence/re-entry survey undertaken at the Site. This report is intended to be submitted to the local planning authority as part of the planning application.

### 1.3 SITE LOCATION AND CONTEXT

- 1.3.1 The Site is in the village of Pailton, circa 4.63km northwest of Rugby, Warwickshire. The northern boundary of the Site is defined by Coventry Road (B4207). The rest of the Site is surrounded by residential development to the east and west, with agricultural land to the south.

Plate 1 Site Location



## 2 METHODOLOGY

- 2.1.1 The bat emergence/re-entry surveys were undertaken during July and August 2023.
- 2.1.2 One emergence survey and one re-entry survey were undertaken on the building of moderate suitability (building B1). One emergence survey was undertaken on the building of low suitability (building B2). The emergence survey commenced 15 minutes before sunset and lasted for two hours after sunset. The re-entry survey commenced two hours before sunrise and ended 15 minutes after sunrise. The survey followed the recommended methodology outlined in Bat Conservation Trust (BCT) guidelines (Collins, 2016).
- 2.1.3 A total of four surveyors were positioned around buildings B1 and B2 on the emergence survey. One surveyor covered both the eastern elevation of B1 and southern elevation of B2. There were no roost features on the eastern elevation of building B2. A total of three surveyors were used to cover building B1 on the re-entry survey. The locations of the buildings and surveyors are shown on Figure 1 in Appendix 2.
- 2.1.4 Broadband detectors were used during the surveys. An infrared (IR) camera was used as a complementary technique during the emergence survey and did not replace any surveyors. The camera was used on building B1, covering the northern elevation on the 27<sup>th</sup> July 2023 emergence survey. The footage was recorded and analysed after the survey.
- 2.1.5 All survey visits were conducted in the peak bat active period (May - August) in suitable weather conditions e.g., sunset temperatures 10°C or above with no rain or strong winds, as shown in Table 1.

Table 1 Weather Conditions

Building Surveyed	No. of surveyors	Date (Sunset/Sunrise)	Start and End Time of Survey (hrs)	Weather			
				Temperature (°C)	Cloud Cover (in Oktas)	Wind Speed (Beaufort scale)	Precipitation
B1 & B2	4	27 <sup>th</sup> July 2023 (21:05)	20:50 – 23:05	20	7	0	Nil
B1	3	17 <sup>th</sup> August 2023 (05:51)	03:51 – 06:06	16	7	0	Nil

## 3 RESULTS

- 3.1.1 No bats were recorded emerging or re-entering into building B1. No bats were recorded emerging from building B2. Accordingly, roosts are assessed as being 'likely absent' from the site.
- 3.1.2 Low bat activity was recorded around the buildings including foraging and commuting common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctule*) and *Myotis* sp.
- 3.1.3 During the emergence survey, bats (pipistrelle and noctule) were first recorded foraging/commuting on Site c. 25minutes after sunset. In the re-entry survey, bats (common pipistrelle and noctule) were last recorded on Site c. 1 hour before sunrise. Bats mostly commuted into Site from the east and south, where a number of residential and farm buildings are located. The timings and surrounding suitable habitat may indicate a roost is located nearby.

## 4 RECOMMENDATIONS AND CONCLUSION

- 4.1.1 Based on the survey evidence presented in this report it has been concluded that roosting bats are likely to be absent. No further bat surveys are required to inform the planning application. If the development has not commenced within one year of August 2023, it is recommended that update inspections/surveys are undertaken, as the suitability of the buildings for roosting bats may have changed.
- 4.1.2 Although no roosts were recorded on Site, bats are mobile animals and while it is highly unlikely, all contractors and site staff should remain vigilant and report any incidental findings of bats or evidence of bats.
- 4.1.3 In accordance with planning policy, suggested opportunities for biodiversity enhancements should be included in new developments where possible. Should enhancements for bats be considered, the following may be considered appropriate by the local planning authority:
- Artificial lighting has severe adverse impacts on bats and other nocturnal wildlife. The use of external lighting should be avoided or reduced to the minimum required for its intended purpose, during both construction and operation. Where external lighting is to be used, it should follow guidance provided by the Bat Conservation Trust (BCT, 2018) and Eurobats (Voigt, 2018) to avoid impacts on wildlife.
  - Soft landscaping should include planting of species known to attract moths or other night-flying insects which will provide a foraging resource for bat.

## REFERENCES

- Collins, J., 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 3rd ed. London: The Bat Conservation Trust.



## APPENDIX 1 LEGISLATION AND PLANNING CONTEXT

All UK bats are designated and protected as European protected species (EPS). EPS are protected under The Conservation of Habitats and Species 2017 (the Habitat Regulations, as amended). Bats are also protected under the Wildlife and Countryside Act 1981 (WCA 1981, as amended). It is an offence to deliberately kill, injure, or capture them, obstruct access to their resting or sheltering places, damage or destroy their breeding sites and resting places, intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection, and possess, control or transport them.

Barbastelle, Bechstein's bat, noctule, soprano pipistrelle, brown long-eared bat, greater horseshoe bat and lesser horseshoe bat are also listed as species of principal importance for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act requires that these species are a material consideration in the planning process.

Due to the high level of protection afforded to bats and their roosts sites, mitigation for these species is governed by a licensing procedure administered by Natural England. Planning permission, with all conditions discharged, must be obtained before a licence can be sought.

Granting of a licence will require that Natural England is satisfied that the 'three tests of derogation' can be met. This requires that the proposals are for a purpose which is in the public interest; that there is no satisfactory alternative, and that the favourable conservation status of the species can be upheld.

The developer must comply with the legal protection of bats.

## APPENDIX 2 FIGURE 1 – BAT EMERGENCE/RE-ENTRY SURVEY



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