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PLANNING

MITIGATION METHOD STATEMENT
DOCUMENT 1: BACKGROUND AND
SUPPORTING INFORMATION

MR G CONTE
OLD MOUNT FARM
RHODES MINNIS, KENT

REF. NO. 1685 / 01

OCTOBER 2010

AUTHOR: JILL TARDIVEL MSC MIEEM

* Planning permission approved for
bat loft above garage - ref: 712/0285/SH.

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LANDSCAPE & ECOLOGY



C. SURVEY AND SITE ASSESSMENT

C.1 Pre-existing Information on Species at the Site

1. The Kent & Medway Biological Records Centre (KMBRC) has provided bat records for a 5km radius from the site. These records along with the KMBRC plan of known roosts are included in Annex G1 and G2.
2. The records contain no observations of bats at Old Mount Farm prior to the surveys in 2010

C.2 Eleven of the UK's seventeen species are known to be resident in Kent. The following have been recorded within 5km of Old Mount Farm. The distance and date indicate the closest observation to the site:

- Brown long-eared (*Plecotus auritus*): 200m/2001
- Common pipistrelle (*Pipistrellus pipistrellus*): 1.2km/2007
- Serotine (*Eptesicus serotinus*): 1.3km/2005
- Soprano pipistrelle (*P. pygmaeus*): 1.8km/1998
- Natterer's (*Myotis nattereri*): 2.1km/1999
- Daubenton's (*M. daubentonii*) 4.5km/1991

1. Records include three brown long-eared bat roosts, noted within 1km of the site. The size of these roosts is not given. The date (in brackets) indicates the most recent record for each location:

- 200m east (2001), farm site
- 700m south-west (2005), village site
- 800m south-west (2007), village site

The following records are also worthy of note:

- Seven brown long-eared roosts at four locations within 2km of the site.
- 36 flying/grounded pipistrelle bats within 5km of the site, 6 of these identified as soprano pipistrelles.
- A pipistrelle (undetermined species) maternity roost 1.4km from the site (16 individuals recorded in 2000).
- Two well-documented serotine maternity roosts, recorded every year between 1994 and 2009, 2.3km and 3.4km from the site.
- Three records of flying serotine bats within 2km of the site.
- A grounded Natterer's bat found 2.1km from the site in 1999, and a flying Natterer's bat 2.3km from the site in 2004.

- C.3 These records confirm that the area is one with high potential for bats supporting several species. The number of roosts reflects the good quality of the surrounding habitat.

Status of Species in the Local/Regional Area

C.4 The Kent Red data book (March 2000) confirms that criteria used to determine the status of bat populations in the UK Bat Action Plan indicates the above species have the following status in Kent:

- Brown long-eared bat: widely distributed. Indication of decreasing colony sizes.
 - Pipistrelle bats: found throughout Kent. Indication of decreasing colony sizes.
 - Serotine: widely distributed, though in small numbers.
 - Daubenton's: widespread, but few significant maternity roosts known.
 - Natterer's: widely distributed.
- Brown long-eared and Soprano Pipistrelle bats both have Kent BAP status.

C.5 Battersby (2005) offers the following UK status for these species:

Scientific name	Common name	Status
<i>Plecotus auritus</i>	Brown long-eared bat	Common throughout much of UK
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Common across UK
<i>Pipistrellus pygmaeus</i>	Soprano pipistrelle	Common across UK
<i>Eptesicus serotinus</i>	Serotine	Widespread in the south
<i>Myotis daubentoni</i>	Daubenton's bat	Common throughout much of UK
<i>Myotis nattereri</i>	Natterer's bat	Fairly common in much of UK

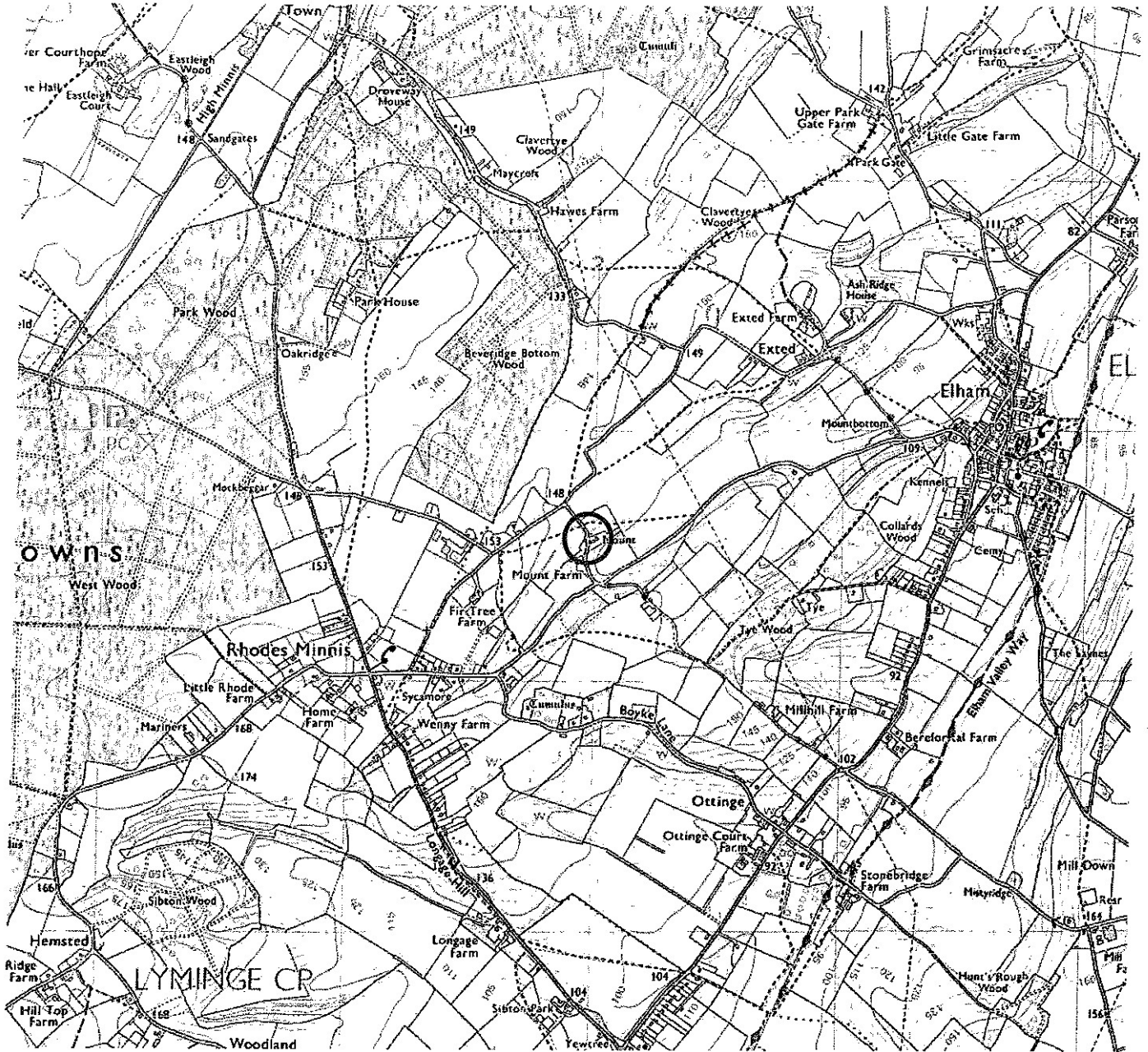
C.6 **Objectives of Survey**

1. The bat surveys were undertaken to:
 - Determine current use of the farmhouse, nearby buildings and trees by bats
 - Assess the nature and quality of the surrounding habitat for bats
 - Inform the requirement for and proposals for mitigation for bats.

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FOR MR G CONTE

C.7 Survey Area

Site location



○ Survey site

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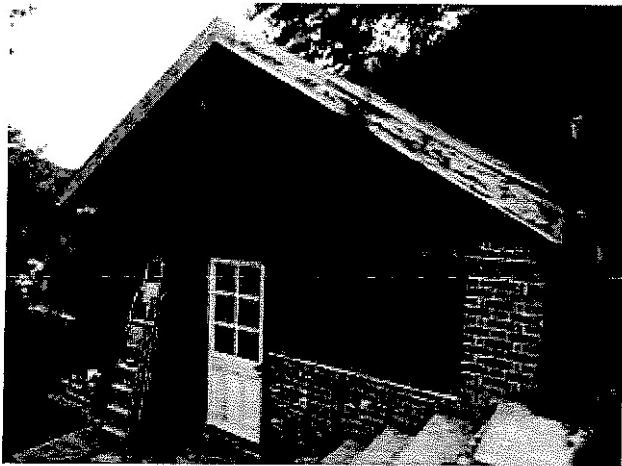
Photographs



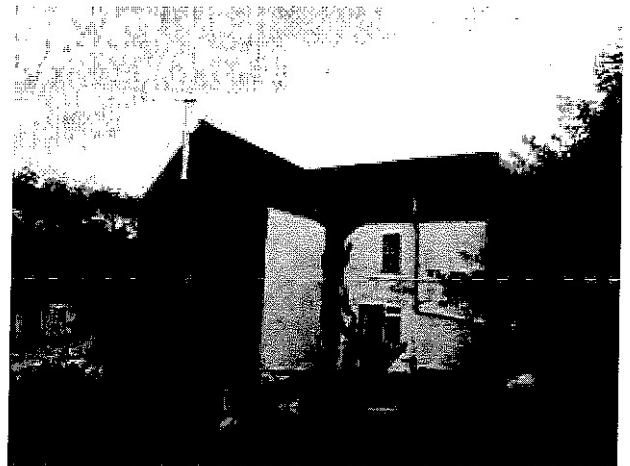
Farmhouse, facing west



Farmhouse, facing south



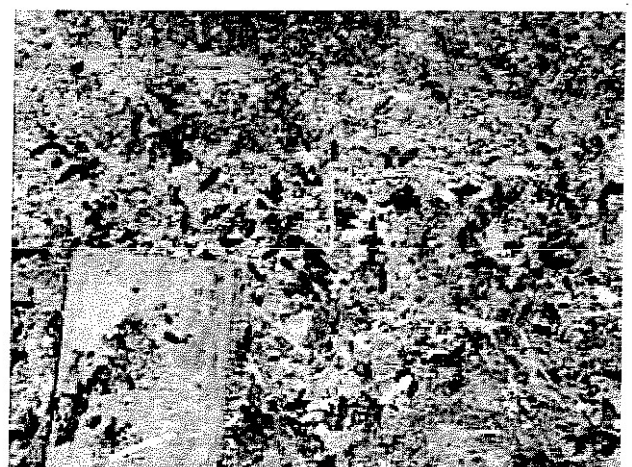
Garage, south face



Farmhouse, facing south-east



Loft space



Bat droppings in loft

C.8 Site / Habitat Description*Surrounding landscape*

1. The site is within the Kent Downs Area of Outstanding Natural Beauty. The habitat surrounding the farmhouse includes arable fields and pasture with mature hedgerows and perimeter trees, and extensive areas of woodland.
2. There are approximately 20 units of Ancient Woodland within 5km of the site. These are principally contained within the Lyminge Forest complex and include Lymbridge Green Wood, Mockbeggar Wood, West Wood and Park Wood, which commences approximately 1.5km west of the site.
3. There are five sites of Special Scientific Interest within 5km of the site. These are:
 - Folkestone to Etchinghill Escarpment
 - Yockletts Banks
 - Lynsore Bottom
 - Parkgate Down
 - Great Shuttlesfield Down
4. The site is considered to lie in an area with moderate potential for bats. There are extensive areas of woodland within commuting distance of bats and further roosting areas in nearby buildings and the village of Rhodes Minnis, within 1km of the site.

Site

5. The site lies on a south-sloping hillside and comprises a brick built house and double garage with access, paths, ornamental beds, short vegetation and sloping meadow area. Other vegetation includes hedgerow and meadow species, a vegetable plot and ornamentals. Although trees line the road leading to the site there are few trees in the development area, mainly a small number of mature cherry trees (*Prunus sp*) close to the farmhouse.

*Field Surveys***Methods**

6. Four survey visits were made to the site during 2010 as follows:
 - An initial inspection visit on the 21st January 2010
 - Two dusk activity surveys, on the 6th and 27th July 2010
 - A dawn activity survey on 28th July 2010
7. During the initial site inspection the interior and exterior of the building were searched for possible roost locations and potential points of access and exit for bats, and to search for signs of bats including droppings and signs of feeding.
8. The inspection included a visual search of the exterior of the buildings including the roof structure, eaves and brickwork. Internal inspections included a visual search over the floors and other flat surfaces. The loft was accessible, and was carefully examined. Particular care was taken to examine the frames of the doors, walls and windows, and around visible gaps where bats might enter the building.
9. A second briefer internal inspection was carried out prior to the dusk activity survey on 6th July.

REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

11. An Inova T4 torch with a 175-lumen LED output and a digital camera were used during these inspections.
12. The dusk and dawn activity surveys were undertaken generally in accordance with the Bat Survey Good Practice Guidelines (BCT 2007) and in good weather conditions. All observers used Duet bat detectors to monitor bat activity. During the first evening survey an Anabat SD1 recording detector was placed in the loft to record bat activity. The Anabat detector was placed externally close to the south face of the house during the second activity survey and dawn activity survey. All calls recorded were analysed using the appropriate software (Analook).
13. The dusk surveys started approximately 30 minutes before sunset and ceased 2 hours after sunset when the majority of bat emergence activity should be over. Three surveyors were present, situated so that each elevation of the farmhouse could be seen, to ensure that all aspects were covered.
14. The dawn survey commenced two hours before dawn and finished at dawn. Two surveyors were present for this survey, patrolling both sides of the building to cover all aspects.
15. The observers recorded bat activity, noting species, time, numbers and location of emergence from the building.

Weather conditions

15. Weather conditions were as follows:

- Inspection 21st January 2010 - cold (2°C), 15% cloud, dry, westerly breeze
- Bat survey 6 July 2010 - warm (16°C), 20% cloud, dry, still, (sunset 21:15)
- Bat survey 27 July 2010 - warm (17°C), 80% cloud cover, dry, still, (sunset 20:53)
- Dawn survey 28th July 2010 - cool (13°C), 60% cloud cover, dry, still, (sunrise 05:10)

Personnel

- All surveys - Jill Tardivel MSc. MIEEM (licensed bat worker – Licence number: 20103123).
- Additionally for both dusk surveys: Amy Wright MSc (bat surveyor with 2 seasons experience) and Davey Monk (bat surveyor with 4 seasons experience)
- Additionally for dawn survey: Davey Monk

C.9 Survey Results

Overview

Trees

1. The trees within the site are considered to hold little potential for bats. They lack sizeable holes, cracks and crevices, suitable as roost site for bats.

Buildings

2. The roof of the farmhouse is considered to hold potential for roosting bats. The loft is little disturbed and not used for storage. The 'L'-shaped interior provides a number of aspects and roosting points. The support timbers include ridge plates in both loft areas, favoured as roosting sites by several species of bats.

REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

3. The roof structure is unlined with a number of raised or slipped tiles which provide ingress into the loft.
4. The farmhouse lies close to mature hedgerows and trees, which provide a corridor for bat movement between this building and the wider landscape.

21 January 2010 – Internal Inspection

5. The results of the internal inspection were as follows:
 - Evidence was noted of long-term use of the loft space by bats, in the form of over 800 scattered droppings of variable age, including some recent.
 - The droppings were found throughout the loft, particularly along the midlines, and concentrated in three areas, all in the northern tail of the 'L', close to the two chimney breasts and above and close to the access hatch. It is presumed that the bats are taking advantage of heat generated in the rooms below and leaking into the loft space in these areas, (note that the chimneys are no longer in use and have been lowered to terminate below roof level).
 - The droppings were mainly typical in size, shape and location of brown long-eared bats (*Plecotus auritus*). The number of droppings suggested the presence of a number of bats regularly using the roof-space.
 - A number of potential access points into the lofts were noted.

6th July 2010 – Evening Activity / Emergence Survey

6. The results of the evening activity / emergence survey on 6th July were as follows:
 - On inspection of the loft space, approximately 400 fresh droppings were found, mainly typical of those of brown long-eared bats.
 - The first bat of the evening was detected near the site at 21:30. This was a common pipistrelle commuting through the trees above the nearby single-track road to the north of the house. The timing of this observation (just 13 minutes after sunset) suggests the presence of a roost close to the site.
 - 6 common pipistrelle bats were observed emerging from the roof to the south of the building between 21:50 and 22:05. After emerging, these bats moved west to forage in trees beyond the site.
 - Between 21:45 and 22:30 approximately 30 brown long-eared bats emerged from the roof to the east of the building. These bats were observed foraging around the building, before commuting into the wider countryside.
 - A serotine bat was detected commuting across the site at 22:50. This bat did not appear to be associated with the building

27th July 2010 – Evening Activity / Emergence Survey

7. The results of the evening activity / emergence survey on 27th July were as follows:
 - The first bat of the evening was noted at 21:05. This was a single common pipistrelle bat flying from south to north up the single track lane adjacent to the house. The timing of this observation, close to sunset, again suggests a nearby roost.

REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

- Shortly afterwards between 21:10 and 21:15 three brown long-eared bats emerged from the farm house near the gable to the north of the house.
- In all approximately 30 brown long-eared bats were noted emerging from the building from several locations in the northern extension of the roof.
- No pipistrelle bats were noted emerging from the building. However several were noted foraging around buildings on the opposite side of the road.

28th July 2010 – Dawn Re-entry Survey

8. The results of the dawn re-entry survey on 28th July were as follows:
- Pipistrelle bats were noted from the beginning of the survey until 04:10, foraging in the locality. None were noted entering the building.
 - From 04:00 until 04:45 between 30 and 35 brown long-eared bats were observed entering the loft to the north, west and east of the roof. These were noted swarming above the farmhouse before either landing on the roof and crawling along it then entering (particularly on the east side) or flying to the roof and entering immediately.
 - It was notable that the returning bats were not echolocating. However conditions were good, with a full moon and increasing dawn light and it is likely that the bats may not have needed to echolocate.
 - At least one bat entering the roof was thought, from its uncertain flight style, to be a juvenile.
 - Two tawny owls were heard in the valley below the house at the beginning of the survey.

Discussion

- C.10 The distribution of the brown long-eared bats within the loft, indicated by the location of heaped droppings, is mainly to the north and west of the loft, with bats probably roosting between the ridge plate and the ridge of the roof. This side of the house includes the kitchen and household boilers and these are likely to leak more heat into the roof than the south facing rooms. However it is likely that the bats move within the overall loft area depending on weather conditions and solar gain. The north and west side of the house are less exposed to weather extremes, being sheltered by the slope of the land.
- C.11 The large, mature trees to the north of the property and smaller trees within the northern boundary of the property create a corridor of vegetation. Although bats were observed flying around all aspects of the roof during the activity surveys, they were noted entering and leaving via the roof over the northern part of the loft where this vegetation corridor could be quickly accessed.

In summary, the activity surveys and inspections indicate that:

- The loft of the farmhouse at Old Mount Farm supports a good sized maternity roost of brown-long-eared bats (approximately 30 adults).
- The loft also occasionally supports a small satellite roost of common pipistrelle bats. It is considered that the main roost for these species is in a building somewhere close by in the locality.

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FOR MR G CONTE

MITIGATION AND ALLOCATION

Species

- C.11 The loft of the farmhouse at Old Mount Farm is considered to support a maternity roost of brown long-eared bats and, occasionally, a small satellite roost of pipistrelle bats.

Status

- C.13 Based on the time of year, the amount of droppings and the number of bats observed entering or leaving the roost, it is considered that building houses a moderate sized maternity roost of brown long-eared bats. In addition, there is a satellite roost used by small numbers of common pipistrelle bats.

Numbers

- C.14 Approximately 30 brown-long eared, and 6 common pipistrelle bats were observed emerging from the building.

Roost significance:

- The brown long-eared bat maternity roost is considered to be of high significance in a local context and of moderate significance in a regional context. Whilst there are a number of records of brown long-eared bats in the locality, this is the only confirmed maternity roost within 5km.
- The common pipistrelle satellite roost is considered to be of low significance in a local context. There are two known common pipistrelle maternity roosts within the locality (5km) and a number of sightings of these bats.

Constraints

1. The following should be considered:
 - The records for the area detail known sightings of bats or signs of bats. Given the rural nature of the area, it is considered likely that there are other roosts in the locality which have not, as yet, been recorded. In particular the appearance of pipistrelle bats early in the evening and close to dawn suggests that there is a sizable roost of this species quite close to the farmhouse.
 - It is considered that the level of survey was sufficient to confirm the use of the site as a maternity roost, and no other significant bat presence was missed.

D | IMPACT ASSESSMENT – IN THE ABSENCE OF MITIGATION

D.1 Short-Term Impacts:

1. On the basis of the survey work undertaken, it is considered that the proposed development (demolition of the farmhouse) will impact upon two species of bat; brown long-eared bats and common pipistrelle bats.
2. In the absence of mitigation, potential short-term impacts upon the bats at the farmhouse include:
 - * Loss of a roost site for both species
 - * Direct disturbance and potentially injury and death to individuals of both species, during demolition work
 - * Noise disturbance during works

D.2 Checks for bats by the ecologist (a licensed bat worker) before the commencement of work, timing of work to take place outside the breeding season, advice given to the workers and care during work will ensure demolition of the building whilst minimising injury to individual bats.

D.3 Long-term impacts: roost modification

1. Not applicable

D.4 Long-Term Impact: roost loss

1. In the absence of mitigation, the roosts within the building will be lost. This will have a high impact effect (as Ref Section 6.5 of the Bat Mitigation Guidelines (2004)) on the population of brown long-eared bats using this site, and is likely to negatively effect the local population because the loss of a roost will affect the bats ability to survive, breed and care for their young. Over time this may contribute to the decline in abundance of these species at a regional level.
2. The loss of the common pipistrelle satellite roost is considered to be less significant, due to the small number of bats using the site, the nature of the roost and the abundance of other roosting opportunities in the surrounding area.

D.5 Long-Term Impact: Fragmentation and Isolation

1. It is considered that the long term impact of the development may result in a possible increase in fragmentation and isolation of local bat populations.
2. If no alternative roosting space is available nearby it is probable that brown long-eared bats will move from the immediate area, increasing the potential for fragmentation.
3. It is considered that the removal of the satellite roost of pipistrelles is unlikely to increase fragmentation or isolation of populations of this species in the area as it is considered extremely probable that the main roost is in a building on a nearby site and is unlikely to be directly affected by the work.

D.6 Post-Development Interference Impacts

1. Following the completion of the works, no further interference impacts are anticipated unless the planned new build incorporates powerful all-night security lights.

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FOR MR G CONTE

Predicted Scale of Impacts on species status at the site, local county and regional levels.

In the absence of mitigation, the likely negative impact of the development work on populations of brown long-eared bats using the site and local area is considered to be a significant negative impact, due to the potential loss of a maternity roost site. Over time this may contribute to the decline in abundance of these species at a regional level. The negative impact of the work on common pipistrelle populations using the site is considered to be low and unlikely to be significant at the regional or national level.

Brown long-eared bat

1. The scale of impact on the status of the brown long-eared bat in the absence of mitigation is considered to be a significant negative impact at local level, moderate at a regional level and low to moderate at a national level, both during the construction phase and after completion.
2. The loss of the maternity roost site, used by a moderate to high number of brown long-eared bats is expected to impact moderately to significantly on local bat populations.
3. The proposed mitigation will significantly reduce the risk of harm to bats during work and will ensure an alternative adjacent roosting site is available before demolition commences and in the long-term.

0.9 *Common pipistrelle bat*

1. The scale of impact on the status of common pipistrelle bat at the site is considered to be low at a local level and negligible at a regional and national level.
2. In the absence of mitigation the proposals may impact at a low level upon this species. It is considered that the low number of pipistrelle bats occasionally using the building as a roost site will be able to use other alternative roosts in the area.
3. It is considered that the mitigation would significantly reduce the risk of harm to pipistrelle bats during demolition and construction, reducing the potential impact on the population in a site, local and regional level to a negligible degree.

5. LAND OWNERSHIP

- 5.1 The site is owned by the client Mr G Conte.
- 5.2 It is the intention that mitigation will be provided within a purpose built bat loft free from other uses in a building close to the site of the farmhouse to be demolished.

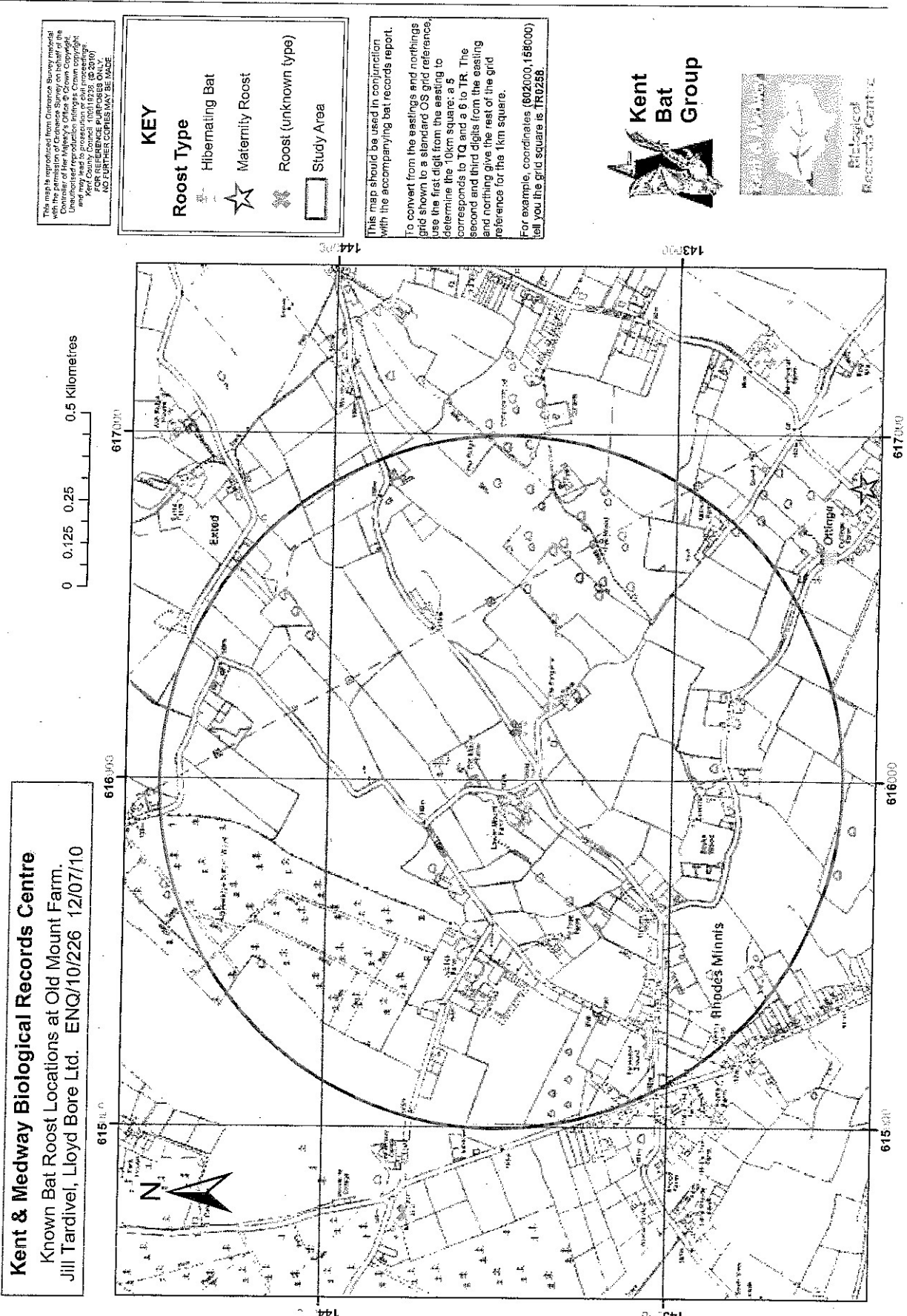
REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

REFERENCES

- Bat Worker Manual (2004), Joint Nature Conservation Committee (JNCC)
- Bat Surveys – Good Practise Guidelines (2007), Bat Conservation Trust
- The Kent Red Data Book (2000), Kent County Council <http://www.kent.gov.uk/publications/environment/kent-red-data-book.htm>
- Mitchell-Jones, A. J. (2007), Bat Mitigation Guidelines. Bat Conservation Trust, English Nature.
- Battersby, Jessamy (Edited and compiled), (2005), UK Mammals: Species Status and Population Trends, JNCC/Tracking Mammals Partnership 2005, ISBN 1 86107 568 5

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APPENDIX 3 - MAP OF KNOWN ROOST WITH A 1KM



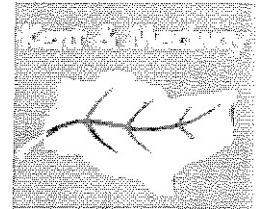
REF. NO | MITIGATION METHOD STATEMENT
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APPENDIX 2 - BAT RECORDS FROM THE KENT AND MEDWAY BIOLOGICAL
RECORDS CENTRE



**Kent
Bat
Group**

Brogdale Farm, Brogdale Road, Faversham. ME13 8XZ
Tel: (01795) 532385
Fax: (01795) 532386
E-Mail: info@kmbrc.org.uk
Web: www.kmbrc.org.uk



**Biological
Records Centre**

Area requested - Old Mount Farm, Rhodes Minnis

Enquiry on behalf of - Jill Tardivel, Lloyd Bore Ltd.

12/07/2010 ENQ/10/226

5km radius search surrounding TR160435

6 species of bat, of the 14 species recorded in Kent, have been recorded in this area.

Only 10 of the 14 species found in Kent have been recorded more than a few times.

For the full protected status of each bat species, please see the cover sheet.

Grid Square	Grid Reference	Common Name	Record Type	Count	ID Method	Date
TR1141	TR113416	Bat	Hibernating Bat	0		02/01/1992
TR1141	TR119416	Bat	Roost (unknown type)		Droppings Only	13/10/2003
TR1141	TR119416	Bat	Roost (unknown type)	6	Examined in Hand	13/10/2003
TR1143	TR117436	Long-Eared species	Roost (unknown type)		Droppings Only	27/04/2000
TR1144	TR116449	Bat	Roost (unknown type)		Droppings Only	01/07/1989
TR1144	TR116449	Bat	Roost (unknown type)		Droppings Only	19/05/1996
TR1144	TR117449	Pipistrellus (45 or 55kHz) species	Roost (unknown type)		Bat Detector Only	30/07/2004
TR1144	TR117449	Serotine Bat	Roost (unknown type)		Droppings Only	30/07/2004
TR1145	TR116450	Bat	Roost (unknown type)		Droppings Only	22/06/2005
TR1145	TR116454	Bat	Roost (unknown type)		Droppings Only	07/06/1989
TR1240	TR124405	Pipistrellus (45 or 55kHz) species	Roost (unknown type)		Droppings Only	13/01/1994
TR1241	TR121414	Long-Eared Bat Brown	Roost (unknown type)		Examined in Hand	16/06/2003
TR1241	TR121414	Long-Eared species	Roost (unknown type)		Droppings Only	16/06/2003
TR1241	TR129411	Pipistrelle Bat (45kHz)	Flying Bat Feeding	2	Sight Record and Bat Detector	07/07/2006
TR1243	TR125439	Pipistrellus (45 or 55kHz) species	Roost (unknown type)	32	Examined in Hand	01/07/1987
TR1243	TR126438	Pipistrelle Bat (45kHz)	Flying Bat Feeding	1	Bat Detector Only	27/08/2007
TR1243	TR128438	Pipistrellus (45 or 55kHz) species	Roost (unknown type)		Droppings Only	15/07/2007
TR1245	TR126455	Long-Eared Bat Brown	Hibernating Bat	1	Close Observation	20/09/2003
TR1245	TR126455	Long-Eared Bat Brown	Roost (unknown type)	1	Examined in Hand	20/09/2003
TR1245	TR126455	Long-Eared Bat Brown	Hibernating Bat	1	Close Observation	19/10/2009

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Page 1 of 6

REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

Grid Square	Grid Reference	Common Name	Record Type	Count	ID Method	Date
TR1641	TR161412	Serotine Bat	Roost (unknown type)	1	Examined in Hand	04/07/1994
TR1641	TR161412	Serotine Bat	Maternity Roost	26	Sight Record and Bat Detector	30/05/1996
TR1641	TR161412	Serotine Bat	Maternity Roost	32	Sight Record and Bat Detector	06/06/1996
TR1641	TR161412	Serotine Bat	Maternity Roost	34	Sight Record and Bat Detector	13/06/1996
TR1641	TR161412	Serotine Bat	Maternity Roost	17	Sight Record and Bat Detector	09/06/1997
TR1641	TR161412	Serotine Bat	Maternity Roost	16	Sight Record and Bat Detector	17/06/1997
TR1641	TR161412	Serotine Bat	Maternity Roost	32	Sight Record and Bat Detector	25/07/1997
TR1641	TR161412	Serotine Bat	Maternity Roost	27	Sight Record and Bat Detector	07/06/1998
TR1641	TR161412	Serotine Bat	Maternity Roost	13	Sight Record and Bat Detector	17/06/1998
TR1641	TR161412	Serotine Bat	Maternity Roost	19	Sight Record and Bat Detector	25/06/1998
TR1641	TR161412	Serotine Bat	Maternity Roost	23	Sight Record and Bat Detector	13/06/1999
TR1641	TR161412	Serotine Bat	Maternity Roost	22	Sight Record and Bat Detector	24/06/1999
TR1641	TR161412	Serotine Bat	Maternity Roost	15	Sight Record and Bat Detector	09/06/2000
TR1641	TR161412	Serotine Bat	Maternity Roost	21	Sight Record and Bat Detector	16/06/2000
TR1641	TR161412	Serotine Bat	Maternity Roost	24	Sight Record and Bat Detector	12/05/2001
TR1641	TR161412	Serotine Bat	Maternity Roost	2	Sight Record and Bat Detector	07/06/2001
TR1641	TR161412	Serotine Bat	Maternity Roost	11	Sight Record and Bat Detector	16/06/2001
TR1641	TR161412	Serotine Bat	Flying Bat Feeding		Bat Detector Only	15/06/2002
TR1641	TR161412	Serotine Bat	Maternity Roost	11	Sight Record and Bat Detector	15/06/2002
TR1641	TR161412	Serotine Bat	Flying Bat Feeding		Bat Detector Only	21/06/2002
TR1641	TR161412	Serotine Bat	Maternity Roost	8	Sight Record and Bat Detector	21/06/2002
TR1641	TR161412	Serotine Bat	Maternity Roost	5	Sight Record and Bat Detector	10/06/2003
TR1641	TR161412	Serotine Bat	Maternity Roost	7	Sight Record and Bat Detector	18/06/2003
TR1641	TR161412	Serotine Bat	Maternity Roost	11	Sight Record and Bat Detector	10/06/2004
TR1641	TR161412	Serotine Bat	Maternity Roost	3	Sight Record and Bat Detector	20/06/2004
TR1641	TR161412	Serotine Bat	Maternity Roost	10	Sight Record and Bat Detector	10/06/2005
TR1641	TR161412	Serotine Bat	Maternity Roost	9	Sight Record and Bat Detector	17/06/2005
TR1641	TR161412	Serotine Bat	Maternity Roost	7	Sight Record and Bat Detector	13/06/2006
TR1641	TR161412	Serotine Bat	Maternity Roost	7	Sight Record and Bat Detector	19/06/2006
TR1641	TR161412	Serotine Bat	Roost (unknown type)	3	Sight Record and Bat Detector	09/06/2007

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CONTENTS

A. **EXECUTIVE SUMMARY** 2

B. **INTRODUCTION** 3

C. **SURVEY AND SITE ASSESSMENT** 5

Interpretation and Evaluation 13

D. **IMPACT ASSESSMENT – IN THE ABSENCE OF MITIGATION** 14

E. **LAND OWNERSHIP** 15

F. **REFERENCES** 16

G. **APPENDIX 1 - MAP OF KNOWN ROOST WITHIN 1KM** 17

H. **APPENDIX 2 - BAT RECORDS FROM THE KENT AND MEDWAY BIOLOGICAL RECORDS CENTRE** 18

REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

Grid Square	Grid Reference	Common Name	Record Type	Count	ID Method	Date
TR1641	TR161412	Serotine Bat	Roost (unknown type)	4	Sight Record and Bat Detector	15/06/2007
TR1641	TR161412	Serotine Bat	Roost (unknown type)	6	Sight Record and Bat Detector	13/07/2009
TR1641	TR162414	Natterer's Bat	Grounded Bat	1	Examined in Hand	12/08/1999
TR1641	TR163412	Pipistrelle Bat (45kHz)	Grounded Bat	1	Examined in Hand	02/07/1998
TR1641	TR1641	Bat	Roost (unknown type)	10		13/07/1986
TR1641	TR164411	Pipistrelle Bat (45kHz)	Grounded Bat	1	Examined In Hand	15/05/2006
TR1642	TR166425	Pipistrellus (45 or 55kHz) species	Roost (unknown type)		Droppings Only	14/04/2007
TR1642	TR166426	Pipistrelle Bat (45kHz)	Dead Bat	1	Examined In Hand	08/10/2007
TR1642	TR167424	Long-Eared species	Grounded Bat	1	Examined in Hand	08/10/2001
TR1642	TR168424	Pipistrellus species	Maternity Roost	16	Examined in Hand	24/07/2000
TR1642	TR168425	Serotine Bat	Flying Bat Feeding	1	Sight Record and Bat Detector	17/06/2005
TR1642	TR169423	Bat	Roost (unknown type)		Droppings Only	10/10/1991
TR1643	TR161434	Long-Eared species	Roost (unknown type)		Close Observation	22/01/2001
TR1643	TR161434	Long-Eared species	Roost (unknown type)		Droppings Only	22/01/2001
TR1739	TR171392	Daubenton's Bat	Hibernating Bat	1	Close Observation	19/01/1991
TR1739	TR171392	Pipistrellus (45 or 55kHz) species	Hibernating Bat	1	Close Observation	19/01/1991
TR1742	TR171427	Serotine Bat	Flying Bat Feeding	1	Sight Record and Bat Detector	09/06/2007
TR1742	TR171427	Serotine Bat	Flying Bat	1	Bat Detector Only	13/06/2009
TR1743	TR177436	Bat	Roost (unknown type)		Droppings Only	18/06/1991
TR1743	TR177438	Bat	Roost (unknown type)		Droppings Only	27/05/1983
TR1743	TR177438	Pipistrelle Bat (45kHz)	Flying Bat	5	Sight Record and Bat Detector	13/05/1998
TR1743	TR177438	Pipistrelle Bat (55kHz)	Flying Bat	5	Sight Record and Bat Detector	13/05/1998
TR1743	TR177438	Pipistrellus (45 or 55kHz) species	Maternity Roost	1	Close Observation	13/05/1998
TR1745	TR171453	Long-Eared Bat Brown	Roost (unknown type)	1	Close Observation	27/09/1999
TR1745	TR172453	Bat	Roost (unknown type)		Droppings Only	28/01/1990
TR1747	TR172470	Long-Eared Bat Brown	Hibernating Bat	1	Examined In Hand	03/12/2009
TR1747	TR174479	Bat	Roost (unknown type)		Droppings Only	07/01/1997
TR1747	TR176473	Bat	Roost (unknown type)		Droppings Only	28/09/2000
TR1747	TR176473	Pipistrelle Bat (45kHz)	Grounded Bat	1	Close Observation	28/09/2000
TR1747	TR176473	Pipistrelle Bat (45kHz)	Flying Bat	1	Sight Record and Bat Detector	30/09/2000
TR1747	TR176479	Long-Eared species	Roost (unknown type)	5	Examined in Hand	29/08/2003

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REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

Grid Square	Grid Reference	Common Name	Record Type	Count	ID Method	Date
TR1840	TR180403	Pipistrelle Bat (45kHz)	Flying Bat Feeding	1	Bat Detector Only	19/06/2002
TR1840	TR183409	Pipistrelle Bat (55kHz)	Flying Bat Feeding	1	Bat Detector Only	19/06/2002
TR1841	TR184411	Long-Eared Bat Brown	Maternity Roost	2	Sight Record Only	05/06/1993
TR1841	TR184411	Pipistrelle Bat (45kHz)	Flying Bat	2	Sight Record and Bat Detector	27/07/1995
TR1841	TR184411	Pipistrelle Bat (45kHz)	Maternity Roost	2	Sight Record and Bat Detector	12/06/1997
TR1841	TR184411	Pipistrelle Bat (45kHz)	Flying Bat	1	Sight Record and Bat Detector	16/06/2001
TR1841	TR184411	Pipistrelle Bat (45kHz)	Flying Bat	1	Sight Record and Bat Detector	19/06/2001
TR1841	TR184411	Pipistrelle Bat (55kHz)	Flying Bat	2	Sight Record and Bat Detector	07/07/1994
TR1841	TR184411	Serotine Bat	Maternity Roost	10	Sight Record and Bat Detector	26/08/1991
TR1841	TR184411	Serotine Bat	Maternity Roost	15	Sight Record and Bat Detector	02/08/1992
TR1841	TR184411	Serotine Bat	Maternity Roost	14	Sight Record and Bat Detector	05/06/1993
TR1841	TR184411	Serotine Bat	Maternity Roost	13	Sight Record and Bat Detector	22/07/1993
TR1841	TR184411	Serotine Bat	Maternity Roost	18	Sight Record and Bat Detector	07/07/1994
TR1841	TR184411	Serotine Bat	Maternity Roost	21	Sight Record and Bat Detector	27/07/1995
TR1841	TR184411	Serotine Bat	Maternity Roost	14	Sight Record and Bat Detector	28/05/1996
TR1841	TR184411	Serotine Bat	Maternity Roost	17	Sight Record and Bat Detector	05/06/1996
TR1841	TR184411	Serotine Bat	Maternity Roost	19	Sight Record and Bat Detector	11/06/1996
TR1841	TR184411	Serotine Bat	Maternity Roost	7	Sight Record and Bat Detector	12/06/1997
TR1841	TR184411	Serotine Bat	Maternity Roost	0	Sight Record and Bat Detector	21/06/1997
TR1841	TR184411	Serotine Bat	Maternity Roost	10	Sight Record and Bat Detector	20/07/1997
TR1841	TR184411	Serotine Bat	Maternity Roost	10	Sight Record and Bat Detector	08/06/1998
TR1841	TR184411	Serotine Bat	Maternity Roost	9	Sight Record and Bat Detector	24/06/1998
TR1841	TR184411	Serotine Bat	Maternity Roost	12	Sight Record and Bat Detector	10/06/1999
TR1841	TR184411	Serotine Bat	Maternity Roost	14	Sight Record and Bat Detector	16/06/1999
TR1841	TR184411	Serotine Bat	Maternity Roost	15	Sight Record and Bat Detector	13/06/2000
TR1841	TR184411	Serotine Bat	Maternity Roost	13	Sight Record and Bat Detector	29/06/2000
TR1841	TR184411	Serotine Bat	Maternity Roost	13	Sight Record and Bat Detector	16/06/2001
TR1841	TR184411	Serotine Bat	Maternity Roost	19	Sight Record and Bat Detector	19/06/2001
TR1841	TR184411	Serotine Bat	Maternity Roost	4	Close Observation	28/07/2001
TR1841	TR184411	Serotine Bat	Flying Bat	21	Sight Record and Bat Detector	14/06/2002

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REF. NO | MITIGATION METHOD STATEMENT
FOR MR 6 CONTE

Grid Square	Grid Reference	Common Name	Record Type	Count	ID Method	Date
TR1841	TR184411	Serotine Bat	Maternity Roost	19	Sight Record and Bat Detector	10/06/2007
TR1841	TR184411	Serotine Bat	Maternity Roost	31	Sight Record and Bat Detector	18/06/2007
TR1841	TR184411	Serotine Bat	Maternity Roost	30	Sight Record and Bat Detector	15/06/2008
TR1841	TR184411	Serotine Bat	Maternity Roost	29	Sight Record and Bat Detector	21/06/2008
TR1841	TR184411	Serotine Bat	Grounded Bat	1	Examined In Hand	30/06/2008
TR1841	TR184411	Serotine Bat	Maternity Roost	22	Sight Record and Bat Detector	01/07/2008
TR1841	TR185411	Long-Eared species	Roost (unknown type)		Droppings Only	19/08/1997
TR1841	TR185411	Serotine Bat	Roost (unknown type)		Droppings Only	19/08/1997
TR1841	TR185411	Serotine Bat	Maternity Roost	24	Sight Record and Bat Detector	14/06/2005
TR1841	TR185411	Serotine Bat	Maternity Roost	27	Sight Record and Bat Detector	21/06/2005
TR1841	TR185411	Serotine Bat	Maternity Roost		Droppings Only	20/04/2006
TR1844	TR182447	Pipistrellus (45 or 55kHz) species	Roost (unknown type)	0	Droppings Only	21/12/2005
TR1846	TR188464	Pipistrelle Bat (45kHz)	Grounded Bat	1	Examined In Hand	17/07/2007
TR1847	TR182471	Bat	Roost (unknown type)		Sight Record Only	23/12/1992
TR1940	TR1940	Long-Eared Bat Brown	Roost (unknown type)	1	Examined in Hand	16/07/1985
TR1941	TR196413	Pipistrelle Bat (45kHz)	Flying Bat Feeding	1	Bat Detector Only	01/07/2008
TR1942	TR193423	Bat	Roost (unknown type)		Droppings Only	27/08/1999
TR1942	TR193423	Long-Eared species	Roost (unknown type)		Droppings Only	27/08/1999
TR1942	TR193423	Long-Eared species	Roost (unknown type)		Close Observation	27/08/1999
TR1944	TR190449	Pipistrellus (45 or 55kHz) species	Hibernating Bat	1	Examined in Hand	09/11/1988
TR2041	TR203414	Long-Eared species	Roost (unknown type)		Droppings Only	02/12/2004
TR2041	TR203414	Natterer's Bat	Roost (unknown type)		Droppings Only	02/12/2004
TR2041	TR203415	Long-Eared Bat Brown	Roost (unknown type)	0	Droppings Only	09/01/2007
TR2041	TR204419	Long-Eared species	Roost (unknown type)		Examined In Hand	16/10/2005
TR2041	TR204419	Long-Eared species	Roost (unknown type)		Droppings Only	24/06/2007
TR2042	TR209429	Pipistrelle Bat (45kHz)	Roost (unknown type)	15	Examined in Hand	09/07/1998

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REF. NO | MITIGATION METHOD STATEMENT
FOR MR G CONTE

A. SUMMARY

- A.1 This application outlines the anticipated impact on bats in respect of the demolition of the existing farmhouse and construction of a new dwelling at Old Mount Farm, Rhodes Minnis, Kent, CT4 6YD.
- A.2 Old Mount Farm is situated in a rural location approximately 1km to the north-west of the village of Rhodes Minnis in the Kent Downs Area of Outstanding Natural Beauty. The area is considered to be one with high bat potential.
- A.3 Planning permission is being sought for the proposed works. The purpose of this report is to inform a planning application in respect of bats. It is anticipated that this report will form the basis of a mitigation method statement for a European Protected Species Mitigation licence (EPSM) in respect of bats in the farmhouse.
- A.4 Internal inspections of the building were undertaken in January and July 2010. Evening and dawn activity surveys were undertaken in July 2010.
- A.5 Surveys undertaken in both January and July 2010 confirmed the presence of a bat roost or roosts in the loft of the current farm house. The site holds a maternity roost of brown long-eared bats and a satellite roost of common pipistrelle bats.
- A.6 The proposed work would result in the loss of these roosts, in the absence of mitigation. The suggested mitigation comprises the construction of a new purpose built bat loft above an existing building close to the farmhouse and location of the current roosts. This, combined with the planting of native shrubs and trees to improve the ecological potential of the surrounding area, will ensure continuing opportunities for bats to roost at the site.
- A.7 The demolition of the farmhouse, subject to receipt of an EPSM licence, is planned to start during a period when roosting bats are expected to be absent. It is strongly recommended that demolition should start during October or March, after a replacement bat loft has been constructed.
- A.8 When the development is complete and the new bat loft is established, it is considered that the overall impact on local bat populations will be low. Overall, when the building and gardens are complete, it is expected that the long-term opportunities for bats within the site will be enhanced.

B. INTRODUCTION**B.1 Background to proposed activity**

1. This application is in respect of proposals for the demolition of the building at Old Mount Farm, followed by the construction of a new dwelling at the same location.
2. The proposal comprises:
 - The creation of a sizable replacement bat loft, containing features suitable to support roosts of the species found in the farmhouse.
 - The demolition of the farmhouse, destroying the current roost sites.
 - The construction of an ecologically sensitive replacement dwelling.
3. Old Mount Farm is located 1km north of the village of Rhodes Minnis, Kent. The property is situated on a south-sloping hillside in a rural situation within the Kent Downs Area of Outstanding Natural Beauty. The site comprises a farm house and a double garage, on a roughly rectangular plot.
4. The farmhouse is situated to the west of the site, close to the road. The house is an 'L' shaped brick building with a tiled, double-pitched, gabled roof and single storey extension to the west with a single pitched roof. Although the dwelling is fundamentally two-storey above ground, there are cellars, which, due to the slope of the land, form a third storey to the rear (south) of the house.
5. The double garage is situated close to the north-west corner of the plot, approximately 6m from the house, adjacent to the road. The garage construction comprises a brick frame with timber clad exterior and a double-pitched corrugated metal roof.
6. At the time of inspection much of the surrounding plot comprised lawns, short vegetation and gardens including a vegetable garden.
7. The farmhouse is currently not in good condition and would take considerable work to bring it up to expected contemporary standards. In particular the level of insulation throughout the house is poor, the roof is unlined and there are gaps in the roof covering created by broken, missing or misaligned tiles.
8. Repairing the building and insulating the roof to current standards would require considerable, invasive work, particularly affecting the roof and loft. This would jeopardise the continued success of the bat roosts. Failure to upgrade the roof would cause the main dwelling areas to become increasingly uncomfortable and inefficient to heat. In the long term conditions within the roof would degrade to the point where it could no longer support bat roosts and jeopardise continued human habitation.

B.2 Full details of proposed works

1. The proposed works which are likely to affect the bat roosts are:
 - Creation of a replacement bat roost close to the farmhouse, of dimensions and standard suitable to encourage bats to use the roost and satisfy Natural England's EPSM licencing division.
 - The complete demolition of the farmhouse

