



# **38-42 Vincam Close, Twickenham**

## **Bat Mitigation & Compensation Strategy**

Produced for NFC Homes Limited

By Applied Ecology Ltd

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# 1 Introduction

## Background

- 1.1 Applied Ecology Ltd (AEL) was commissioned by NFC Homes Ltd to prepare a *Bat Mitigation and Compensation Strategy* following recommendations set out in a previous Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PBRA) with respect to a proposed residential housing development at 38-42 Vincam Close, Twickenham, TW2 7AB ("the Site")<sup>1</sup>.
- 1.2 The location of the Site, which has an approximate central grid reference of TQ13368 73828, is shown in **Figure 1.1**.
- 1.3 The PEA & PBRA report identified two adjoining semi-detached properties – numbered 38 and 40 Vincam Way – that possessed a number of potential bat roost features (gaps and crevices) in their external fabric that could theoretically be used by roosting bats for daytime shelter. Both buildings would need to be removed to enable the redevelopment of the Site.
- 1.4 No evidence to indicate either building was in use by roosting bats was present on either building during the survey. The survey was completed in accordance with best practice bat survey guidance and both buildings were assessed as possessing low overall bat roost suitability. That is they possessed one or more potential bat roost sites that could be used by individual bats opportunistically but did not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger number of bats.

## Report objective

- 1.5 Reflecting the low overall value of the Site for bats, and the fact that after dark manual bat activity survey would need to be completed to verify bat presence/absence and cannot be completed until the bat activity window of May-August, this report provides a bat mitigation and compensation strategy that could be made a condition of planning in advance of completing follow-up bat activity survey to verify bat roost presence/absence from the Site.

## Bat Legislation

### *Wildlife & Countryside Act*

- 1.6 The Wildlife and Countryside Act 1981 (as amended) provides the main legal framework for nature conservation and species protection in the UK. All UK native species of bat are listed in Schedule 5 of the WCA. The legislation protects bats and their roosts under Section 9 of the Act, such that it is an offence to:

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<sup>1</sup> Applied Ecology Ltd (June 2021) *38-42 Vincam Close, Twickenham – Preliminary Ecological Appraisal and Bat Roost Assessment*. Report for NFC Homes



# Vincam Close, Richmond

## Site location





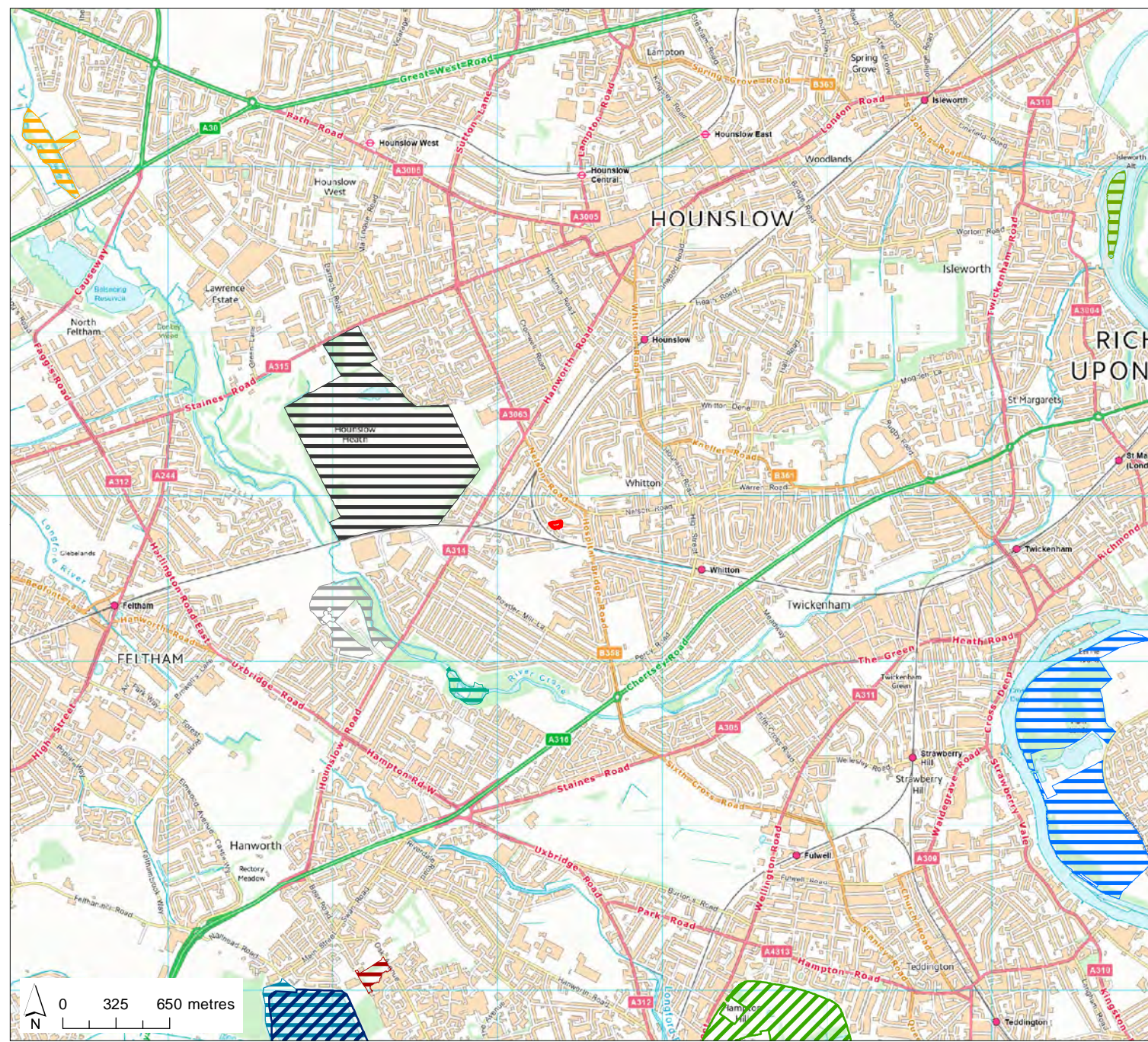
-  Site boundary
-  Bushy Park and Home Park SSSI
-  Kempton Park Reservoirs SSSI
-  Crane Park Island LNR
-  Cranebank LNR
-  Ham Lands LNR
-  Hounslow Heath LNR
-  Isleworth Ait LNR
-  Kempton Nature Reserves LNR
-  Oak Avenue Hampton LNR
-  Pevensey Road LNR

Figure 1.1

Map Scale @ A4: 1:35,000

|                  |
|------------------|
| Surveyed by: n/a |
| Survey date: n/a |
| Drawn by: RD     |
| Checked by: DP   |
| Status: Final    |



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- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection;
- Intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection;
- Sell or advertise for sale any live or dead bat or any part of, or anything derived from a bat.

***The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019***

- 1.7 The Regulations provide legal protection for European Protected Species (those listed under Annex IV of the EU Habitats Directive (Council Directive 92/43/EEC)). With regards to all British bats, this makes it an offence to:
- Deliberately (or recklessly in Scotland) capture, injure or kill a bat;
  - Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
  - Damage or destroy a roost [this is an 'absolute' offence and need not be deliberate or intentional].
  - Possess, control, transport, sell, exchange or offer for sale/exchange and live or dead bat or any part of a bat.
- 1.8 Licences to permit illegal activities relating to bats and their roost sites can be issued for specific purposes and by specific licensing authorities in each EU country under the auspices of the of Conservation of Habitats and Species Regulations. These are sometimes called 'derogation licences' or 'European Protected Species Mitigation' (EPSM) licences, and in England, are issued by Natural England.



## 2 Outline Bat Mitigation & Compensation Strategy

### Background

- 2.1 A preliminary bat roost assessment of the properties 38-42 Vincam Close was completed in May 2021 by Applied Ecology Ltd and recorded no physical evidence of roosting bats in any of the buildings within the Site.
- 2.2 In line with best practice bat survey guidance<sup>2</sup> two of the three dwellings within the Site (38-40 Vincam Close) were assessed as possessing low overall suitability for roosting bats on account that both buildings supported a number of crevice/gap type features on their exteriors that could theoretically be used by common crevice roosting bat species such as common pipistrelle *Pipistrellus pipistrellus* and/or soprano pipistrelle *P. pygmaeus*. The dwelling numbered 42 Vincam Close was devoid of potential bat roost features and had negligible bat roost suitability.
- 2.3 While the actual presence of roosting bats within the site is not currently known, no evidence has been recorded to indicate the presence of a large or important bat roost that could not be reasonably compensated by the provision of enclosed bat boxes built into the external fabric of the new dwellings and/or bat boxes fixed to poles or trees in the wider site.
- 2.4 In order to confirm bat roosting status of the 38-40 Vincam Close, follow-up after dark bat activity survey should be completed during the main bat activity period between the months of May and August. As this could not now be completed until the summer of 2022, and reflecting the presence of bats is actually considered low risk given the Site's suburban location in an area that is devoid of semi-natural habitats that would be considered high value for foraging bats (e.g. broadleaved woodland) it would be reasonable for follow-up bat activity survey and any associated bat roost mitigation and compensation measures to be made a condition of any planning permission.

### Bat Roost Mitigation & Compensation

- 2.5 The need and scope of any necessary bat roost mitigation and compensation should be informed by the completion of a single bat activity survey completed during the main bat activity period of May-August with the survey approach and methods to follow that specified by Collins 2016 (ibid) for a low bat roost suitability buildings.
- 2.6 If this survey work verifies bat roosting presence in either dwelling, follow-up verification survey should be completed and a licence from Natural England would be obtained to legally enable the demolition of the building/s, and the demolition timed to minimise adverse impacts on roosting bats as necessary – i.e. timed to take place after the maternity

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<sup>2</sup> Collins, J (2016) *Bat Surveys for Professional Ecologists – Good Practice Guidelines*. BCT, London





period during the months of September to April in the highly unlikely event that a maternity roost is present.

- 2.7 If bats are confirmed to be present, and prior to the demolition of the existing dwelling, appropriate bat roost compensation would be provided in the wider site to compensate for the loss of the bat roost/s in the existing property. This would take the form of a pole mounted bat box.



*Pole mounted bat box*

- 2.8 In order to enhance the value of the developed Site for bats the developer is committed to providing four enclosed bat boxes<sup>3</sup> built into the external south facing fabric of four of the new dwellings as indicated by **Figure 2.1** of this report.



*Build in bat box*



<sup>3</sup> Schwegler 1FR bat tube or equivalent model from an alternative supplier of build-in bat boxes





**Key**



Schwegler 1F bat tube or equivalent build-in bat box



SKU pole mounted large colony single bat box or equivalent pole mounted bat box



Figure 2.1

Bat box provision



## Conclusion

- 2.9 It is possible to provide adequate bat roost compensation within the redeveloped Site for any bat roosting scenario, and for this to be provided and accessible to bats in advance of the loss of any existing roost.
- 2.10 The need for follow-up bat activity survey to verify bat presence and necessary bat roost mitigation and compensation could therefore reasonably be made a condition of planning.



