

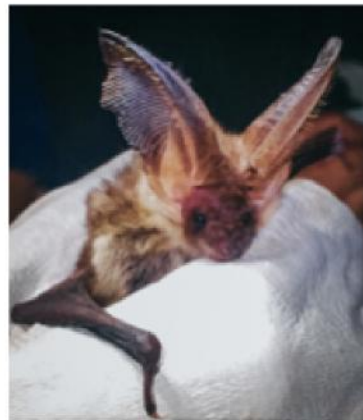


BAT SURVEYS
& PLANNING
APPLICATIONS



Bat surveys are required where development works may affect buildings or other habitats that could be used by bats. They are often a planning requirement, both for residential and commercial projects, with survey findings required prior to the determination of a Planning Application.

It's important to be aware of the survey process in order to prevent unnecessary planning delays.



All professional Ecologists must follow the 2016 Bat Conservation Trust Best Practice Guidelines. These specify how and when bat surveys must be undertaken.

Our team of Ecologists have worked closely with Government of Jersey Land Resource Management for over 10 years. Our knowledge of national survey guidelines as well as local legislation, policy and ecology, enables us to provide quick and accurate advice for any local site or project.

Why are Bat Surveys required?

Bats and their roosts are protected under local, national and international Law. Locally, Planning and Land Resource Management are obliged to request that bat survey information is submitted as part of a planning application, where there is a reasonable possibility that bats (or other protected species) may be present.

Bats roost in a wide range of structures in rural and urban settings, and it is a requirement that an assessment of suitable structures is made by an Ecological Consultant to determine if bats may be present. Often planning permission will not be given until an ecological report and any necessary survey findings have been submitted to and approved by Land Resource Management.



What can I expect?

The first step is to undertake a Preliminary Ecological Appraisal .
As part of this assessment a [Preliminary Roost Inspection](#) will be completed, which looks at the suitability of the site to contain bats and will indicate whether [Further Emergence/Re-Entry Surveys](#) are required.

Read on for more information about these...

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Preliminary Roost Inspections

These surveys check for the possible presence of protected bat species and determine whether any further surveys are required. We undertake a background data search, a full inspection of buildings/structures/trees and an assessment of the surrounding habitat.

We will look for evidence of bat use (i.e. droppings, urine staining, fur rubbings, feeding remains, etc.) and therefore it is important not to clean or 'strip out' the site ahead of survey. This can compromise our ability to assess the site and can result in more surveys than necessary being required.



Preliminary Roost Inspections can take place at any time of year

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

How will my site be assessed?

As well as collecting any evidence of bat presence, we consider the suitability of the site for roosting bats, as often bats may not be visible during the assessment due to their crevice roosting behaviour. As part of the assessment, we look for any Potential Roosting Features in buildings or trees, as well as the value of any habitats on site such as hedgerows and tree lines for commuting and foraging bats.

Once we have assessed your site we will report on its suitability and whether further Emergence/Re-Entry Surveys are required. See Step 2 for more information on these surveys.



Each site and location is unique. An indicative guide, based on the guidelines we are required to follow, site suitability and the subsequent further survey requirement would be:

- Negligible Suitability = no further survey
- **Low Suitability**= one further survey
- **Moderate Suitability**= two further surveys
- **High Suitability/Confirmed Roost** = three or more further surveys

If bats are present, up to three surveys is usually sufficient, however if a large population, rare bat, or rare roost is found, then additional surveys may be needed.

2a *Emergence/Re-Entry Surveys*

If required, the role of Emergence / Re-Entry Surveys is to establish if bats are present and if so, how they are using the structures and possibly trees on site. This will inform what mitigation measures are needed to allow your project to go ahead, while protecting bats and their habitats.

These surveys are only possible between April and October as bats hibernate over winter and are less active in cold or wet weather. Surveys must be spaced at least two weeks apart, and some surveys specifically must take place between May and August (during breeding season).

Once a further survey has been instructed, it is important that no clearance/demolition works occur, or any access points are blocked up until the survey has been completed.

Any site interference may unfortunately lead to more surveys than would normally be required.



2b *Bat Transects Surveys*

Bat transects surveys may be required when a feature on site such as a tree line or hedgerow has been identified as possibly being important to bats, and may be impacted by a development through clearance works or increased lighting.

Again, bat transect surveys are seasonal and may be undertaken between spring and autumn. The number of surveys required and the length of the survey effort depends on the value of the habitat being surveyed and the extent of works proposed to it. For larger sites where higher impacts could occur, the survey period may need to span spring, summer and autumn to gain adequate information.

Making us aware of your project ahead of the survey season ensures we can schedule your surveys early!

Survey effort is always proportionate to unique circumstances such as the features present, the scope of the development and the current use by bats.



Further surveys are seasonally restricted



3 *What Happens Next?*

Don't worry! The presence of bats does not mean that development works can't proceed, but it may need to influence the exact detail, timings and working methods of your project.

If it is determined that bats may be impacted by your development, a [Species Protection Plan](#) will be provided. The plan will be implemented throughout your project and will be signed off as a Planning Condition. This will demonstrate how any identified short-term impacts to bats or roosts will be removed or minimised, and how bats will be provided for in the long-term as part of the completed project, in line with local legislation and policy.

The mitigation advised will depend on the scope of the development, and the findings of the bat activity surveys in terms of species, population size, roost type, etc. Every Species Protection Plan is therefore bespoke to each project, and we will work with you every step of the way to support your project and ensure a positive outcome for you and the bats.



Further Information

We will undertake the minimum number of surveys required to keep costs as low as possible, whilst ensuring we have sufficient information to adhere to best practice.

Our Ecological Consultants are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and are highly experienced in bat survey and mitigation work. We have a close working relationship with Land Resource Management and the Local Planning Authority, which ensures efficiency and the smooth running of your project.

Our detailed, no obligation written estimates breakdown what is being estimated for, and there are no hidden costs.



For further information on the Bat Survey Process, or bats in general, please contact us or:

- *Land Resource Management (tel 441600)*
- *The Jersey Bat Group (www.jerseybatgroup.org.je)*

Who Are We?



Nurture Ecology Ltd is Jersey's largest and most experienced company dedicated to professional Ecological Services and Habitat Management

Founded in 2010, we have a proven record of successfully tackling complex ecological issues across a very wide range of projects for clients across many market sectors. We are a fully registered and insured company, and are members of the Chartered Institute for Ecology and Environmental Management.



We'd love to hear from you.

Contact us if you have a site or project we could assist with!



Tell us about your project...

Arrange for us to meet you on site and discuss your requirements, for a no obligation quote and discussion. We provide expert advice on progressing developments or land use changes, with minimal impact on local wildlife.



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Did you know we nurture Habitats too?

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