

-----Original Message-----

From: Weddle Landscape Design <mail@weddles.co.uk>

To: stoon1 <stoon1@aol.com>

Sent: Wed, 20 Jul 2016 16:48

Subject: Buckingham Hotel: Bat Surveys

We have received and reviewed the comments from Derbyshire Wildlife Trust in relation to the Bat Surveys carried out at Buckingham Hotel.

Weddle Landscape Design have considerable relevant experience of Ecological and Protected Species Surveys as indicated on the attached ecological experience note.

Weddle Landscape Design is a Landscape Architecture and Environmental Planning consultancy - the link below is to a DWT response to Protected Species Survey work undertaken on a different project which was acceptable to DWT at that time: (Other Examples for different planning authorities are also provided on the attached document).

http://planapps-online.ne.derbyshire.gov.uk/online-applications/files/A7F3F01605165099260121C846831186/pdf/14_00380_OL-CONSULTEE_RESPONSE_-_DWT-1790473.pdf

Further methodology for the Buckingham hotel project is presented below:

Bat survey activities were carried out in accordance with the methodologies detailed in Bat Surveys – Good Practice Guidelines 2nd edition, Hundt L, Bat Conservation Trust (2012). [This was the relevant guideline at the time of the survey].

The preliminary roost assessment was undertaken by Neil Northrop BA DipLD MCIHort CMLI with over 10 years ecological surveying experience.

Neil was assisted during the Emergence Surveys by Chris Braine BA MALD MCIHort CMLI with over 5 years ecological surveying experience and Tom Beaumont Bsc DipLA MCIHort LMLI and with 2 years ecological surveying experience.

We do not hold Bat Survey Licences. We follow the methodology set out within Bat Surveys – Good Practice Guidelines 2nd edition which states:-

'....not all surveys require a licence. For example, a licence is not needed for undertaking activity surveys using bat detectors in the field, or emergence surveys outside roosts, as these do not cause disturbance to bats when undertaken correctly.'

This survey was fully compliant with this requirement. It is acknowledged that should a roost be newly discovered during a preliminary roost assessment or walkover survey then an unlicensed surveyor would need to withdraw to avoid unlicensed disturbance.

We note that DWT are referring to the 2016 guideline which was not in place at the time of the survey in 2015.

Both Weddle Landscape Design's 2015 surveys and Megan Cox's 2014 surveys found no evidence of bats roosts within the building. No passes or bat calls were identified in three survey visits by Megan Cox. Only a single pass was recorded at each of Weddle Landscape Designs emergence surveys and these were commuting individuals. This represents a very low level of bat activity and any local bat population will not be adversely affected by the development.

Therefore we are confident that we have expended *reasonable and proportionate* effort to demonstrate the absence of bats in the building at the time of the survey.

We can revise the report in line with the new 3rd Edition Good Practice Guidelines 2016. We are also minded to add a Bat Construction Method Statement.

As it is now late in the application period we request that any further bat survey work required to be conditioned.

Regards

Neil Northrop

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