
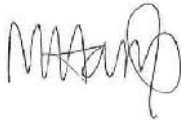








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## Cambridge Road Estate, Kingston, Bat Survey Method Statement

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## 1.0 INTRODUCTION AND BACKGROUND

### THE REGENERATION PROPOSALS

- 1.1 Cambridge Road Estate is the Royal Borough of Kingston's (hereafter 'the council') largest regeneration programme. The programme aims to deliver approximately 2000 new homes over the next 10-12 years, including more social housing, better community facilities and outdoor spaces and a lasting social and economic legacy for residents in Kingston.
- 1.2 The council is determined to deliver new social rented homes, some shared ownership and some homes for sale. The regeneration will also ensure that all of those who wish to stay on the estate are able to do so.
- 1.3 Cambridge Road (RBK) LLP has been selected by the council as the preferred development partner to work with the council and local residents on the regeneration of Cambridge Road Estate.
- 1.4 The masterplanning process will include the overall design of the development including properties, landscaping, public transport and open spaces. These proposals will be subject to a positive resident ballot, planned for autumn 2019.

### ECOLOGICAL BACKGROUND

- 1.5 Cambridge Road (RBK) LLP commissioned Greengage on the 4<sup>th</sup> June to undertake a Preliminary Ecological Appraisal (PEA) and ground level, daytime bat scoping survey of structures on site.
- 1.6 The PEA and bat scoping survey were completed by a suitably qualified ecologist between the 17<sup>th</sup> and 19<sup>th</sup> of June 2019. The results of these surveys will be provided in a standalone report which will be prepared in due course.
- 1.7 The key findings of the surveys are provided below.

#### Preliminary Ecological Appraisal

- 1.8 The site was found to be dominated by buildings, and hardstanding in the form of car parks and access routes. Interspersed within the buildings and hardstanding were areas of amenity grassland, introduced shrub (primarily within garden areas) and scattered trees.
- 1.9 The potential for the site to support protected species was assessed with value for nesting birds and bats identified (see Bat Scoping summary below).

### Bat Scoping Survey

- 1.10 The whole site was walked and structures and trees were assessed for their potential to support roosting, foraging and commuting bats.
- 1.11 The external bat survey was undertaken to inform whether further surveys are required and if so the extent and survey effort. The external survey, which was carried out in conjunction with the PEA, recorded the presence of potential bat roosting features such as slipped or missing tiles, loose lead flashing and holes in soffit boards etc in buildings and woodpecker holes, missing branches and lifted bark etc in trees.

### Buildings/Structures

- 1.12 The scoping survey identified potential access/egress points on multiple buildings/structures across the site. Access / egress points recorded on buildings during the survey included:
- ) Hanging clay tiles
  - ) Hole in soffit box
  - ) Lifted roof tiles
  - ) Missing/broken brick
  - ) Gap in boarded up window
  - ) Gap into underground storage/parking
  - ) Holes in wall under stairwell
  - ) Lifted ridge tile
  - ) Lifted wooden cladding
- 1.13 The indicative location of key access / egress points along are shown on Figure 1.

### Trees

- 1.14 The scoping survey also identified a single tree in the south east of the site that has low potential to support roosting bats. The location of this tree is shown on Figure 1.

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## 2.0 RECOMMENDATIONS AND PROPOSED SURVEYS

- 2.1 The majority of the individual buildings/structures were considered to have negligible or low potential to support bats. This was due to there being only a small number, one in many cases, of potential access / egress point(s) on individual buildings/structures (see Figure 1). However, given the size of the site and the close proximity of all of the buildings/structures, the overall potential for the site to support roosting bats was raised to moderate.
- 2.2 The site is dominated by buildings and hardstanding, although interspersed between these habitats are areas of amenity grassland, scattered trees and private gardens. This network of 'green' spaces provides, albeit relatively limited, both foraging and potential commuting habitat for the local bat population. The overall value of the site for foraging and commuting bats is considered to be low. This is due to the large proportion of building and hardstanding on site. There are significantly better habitats for foraging and commuting in the wider area in the form of Kingston Cemetery and Crematorium to the south of the site and Hogsmill River and Hogsmill Sewage Treatment works further south, amongst others. Furthermore, The River Thames and Hampton Court park are approximately 1.5km to the west and Richmond Park is approximately 1.6km to the north.
- 2.3 Based on the above recommendations a suite of bat emergence and return surveys coupled with walked and static activity surveys have been proposed.

### DUSK EMERGENCE AND DAWN RETURN TO ROOST SURVEYS ON BUILDINGS

- 2.4 The aim of the dusk / dawn surveys on buildings was to ascertain the presence / likely absence of roosting bats.
- 2.5 It is important to note that the surveys being undertaken in July and August 2019 (these surveys) are to inform the masterplan design and the planning process. These will not be the last bat surveys conducted on site before regeneration works commence. The proposed regeneration will be delivered in phases over a 10 – 12 year period. As individual phases come forward over this period, update bat surveys on specific phases will need to be carried out.
- 2.6 The 2019 surveys have been designed using the Bat Conservation Trust (BCT) Good Survey Guidelines (2016) and the methodology for undertaking the surveys in terms of timing, length of survey and time between surveys is in line with the BCT guidelines.
- 2.7 Given that the regeneration will take place in phases, over 10 – 12 years and that each of these phases will be subject to update bat surveys, the requirement to survey every individual potential access/egress point has been adapted to ensure the survey is extensive

enough to provide detailed input to the masterplan design and planning process, but also proportionate given extensive future surveys will be undertaken.

2.8 The approach being taken is as follows:

- J Up to 29no. individual surveyor locations were identified which would allow all previously identified access and egress points to be covered (see Figure 1 for indicative surveyor locations). Some locations require the surveyor to observe more than one access/egress point, however, where this occurred these points were close enough that the surveyor could view them from one position.
- J Each of the up to 29no. surveyor location will be subject to a dusk emergence survey and a separate dawn return survey. These surveys will be at least two weeks apart during July and August 2019.
- J Dusk surveys will commence 15 minutes prior to sunset and conclude 90 minutes after sunset.
- J Dawn surveys will commence 90 minutes before sunrise and conclude at sunrise.
- J Surveyors will use echometer bat detectors, or similar, and all calls will be recorded for further analysis, where required.
- J The surveys will take place on days of fairly calm weather (no heavy wind or rain).

#### WALKED DUSK ACTIVITY TRANSECT SURVEYS

- 2.9 The aim of the walked activity surveys will be to ascertain an understanding of the importance of the site for foraging and commuting bats (anecdotal information on foraging and commuting bats will also be recorded by the surveyors undertaking the dusk emergence and dawn return surveys).
- 2.10 As with the dusk/dawn surveys of the buildings, there is likely to be a requirement to update these activity surveys as individual phases of the regeneration come forward over the next 10 – 12 years.
- 2.11 The walked dusk activity transect surveys have been designed in line with the BCT Good practice Guidelines (2016).
- 2.12 As the site has low value for foraging and commuting bats, the proposed surveys comprise:
- J A walked activity survey in Summer (August 2019), Autumn (September/October 2019) and Spring (April/May 2020).
  - J On each occasion, due to the size of the site, the site will be split in two and a single transect survey will be undertaken in each area. Each individual transect will be

approximately 1.5km in length. Indicative transects to be walked are shown on Figure 2.

- ) The dusk survey will commence at sunset and continue for 120 minutes after sunset.
- ) Surveyors will use echometer bat detectors, or similar, and all calls will be recorded for further analysis, where required.
- ) The surveys will take place on days of fairly calm weather (no heavy wind or rain).

#### STATIC ACTIVITY SURVEYS

- 2.13 To supplement the walked activity transect surveys, two static bat detectors will be placed on each of the two transect routes to collect data over five consecutive nights, in Summer (August 2019), Autumn (September/October 2019) and Spring (April/May 2020). The static surveys will be undertaken under suitable weather conditions.
- 2.14 Following the completion of five days on site the static detectors will be collected, and the data downloaded and analysed using Analook.
- 2.15 The methodology for the static activity surveys exceeds the recommendations within the BCT Good Practice Guidelines (2016) as it uses 2no. statics per transect as opposed to 1no. static per transect. The increase of statics per transect has been implemented to ensure a better coverage of the site, given the site's size.

#### REPORTING

- 2.16 On completion of the 2019 surveys an interim Bat Survey Report will be produced and included with the overall planning submission. Planning is scheduled to be submitted in early 2020. This interim report will be supplemented with an addendum report covering the proposed 2020 activity surveys.
- 2.17 The report will include:
- ) An introduction to the development and detailed ecological background;
  - ) Survey and analysis methodology;
  - ) Results including any identified roost, list of species recorded across all surveys, analysis of activity including total passes and behaviour recorded;
  - ) A discussion of potential ecological constraints identified;
  - ) Recommendations for:

- How any ecological constraint with regards to bats can be overcome e.g. roost loss etc through the implementation of standard, good practice mitigation measures e.g. timing of works, lighting design, landscaping proposals;
- Whether a Natural England European Protected Species Mitigation (EPSM) licence will be required and if so when and where;
- Future site enhancements that can be designed into the masterplan to increase the overall value of the site for bats (these would be in addition to any mitigation measures required) and could include the provision of a variety of bat boxes and the potential for living/biodiverse roofs on a selection of flat roofs;
- Future survey requirements and scheduling as phases come forward, where information on development phasing is available.

2.18 The report would be supported by appropriate mapping.

– END –

FIGURE 1: ACCESS AND EGRESS POINTS AND PROPOSED  
SURVEYOR LOCATIONS



# CAMBRIDGE ROAD ESTATE

□ Approx Red Line Boundary

★ Surveyor locations

### Potential Bat Roost Feature

- Hole in soffit box
- Missing/broken brick
- Lifted roof tiles
- Gap into underground storage/parking
- Gap in boarded up window
- Holes in wall under stairwell
- Slipped/missing clay tiles
- Lifted ridge tile
- Lifted wooden cladding
- Tree with low roost potential



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**Fig 1.0 Access and Egress Points and Proposed Surveyor Locations**



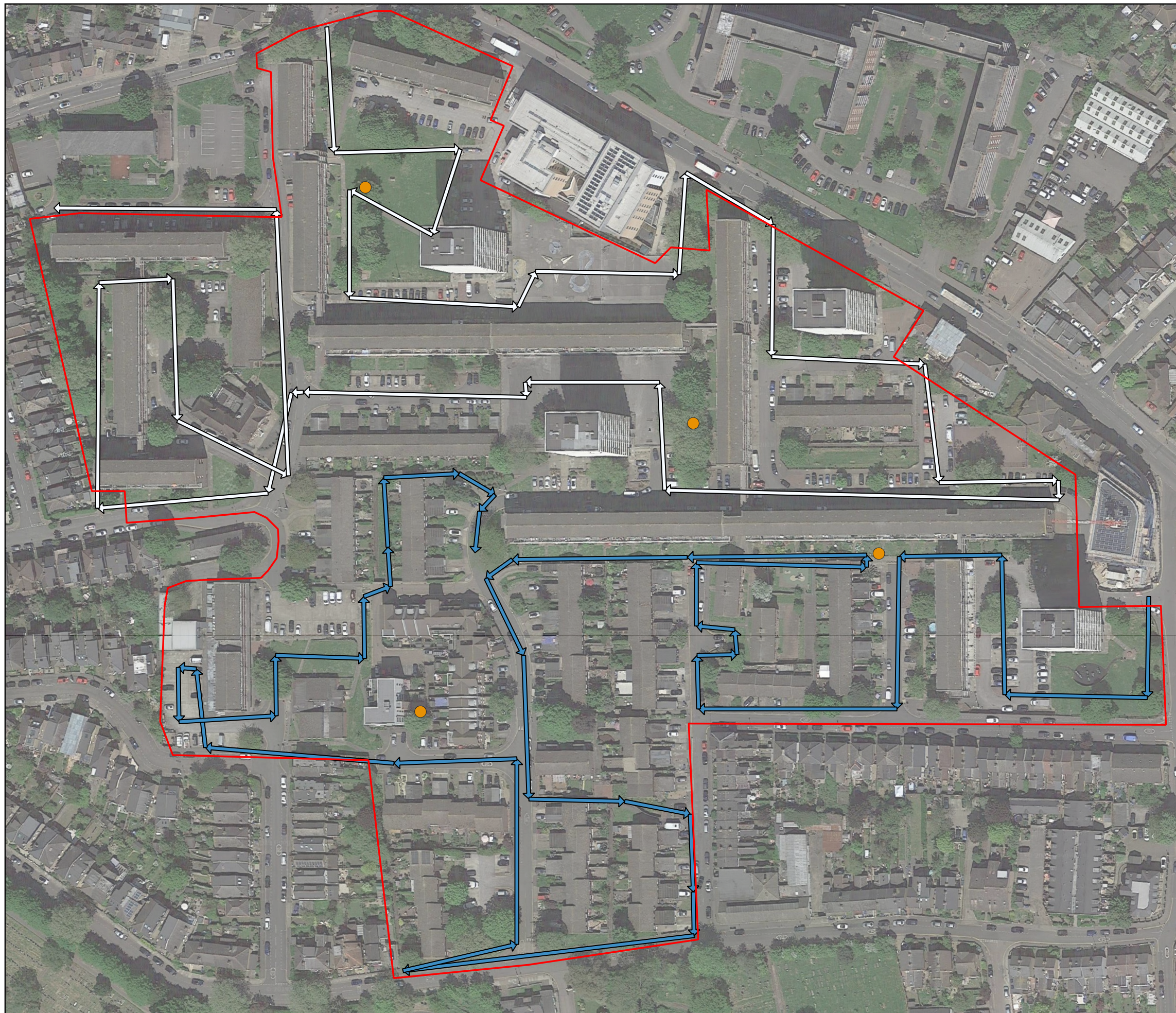


FIGURE 2: PROPOSED BAT ACTIVITY SURVEY PLAN



# CAMBRIDGE ROAD ESTATE

- Approx Red Line Boundary
- Transect Route**
  - 1
  - 2
- Indicative Static Detector Locations



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**Fig 2.0 Proposed Bat Activity Survey Plan**

