

Eddy & Jennifer Shah  
Steinbrook House  
Swindon Road  
Kington Langley  
SN15 5LY

By email c/o Victoria Button at Savills

7 October 2020

Dear Eddy & Jennifer,

**Re: Land south of Steinbrook House, Kington Langley, Wiltshire**

Following our initial Ecological Impact Assessment (EclA; our ref: 0986-EclA-FM), please find below the results from the further ecological survey work undertaken to support your planning application (20/04524/FUL) on land south of Steinbrook House.

This letter also seeks to address informal comments from the ecology officer and the landscape officer's consultee response in August 2020.

At the time of our original report and the planning submission, bat activity surveys and dormouse surveys were partially completed. Further automated bat detector surveys have since been undertaken between 16<sup>th</sup> and 21<sup>st</sup> July 2020 and the dormouse survey is complete. Full methodologies are provided in the EclA.

**Findings**

*Bats*

During the July surveys, a much lower number of bats were recorded along the eastern boundary and at a lower diversity. The total passes recorded per night is shown in **Table 1** below.

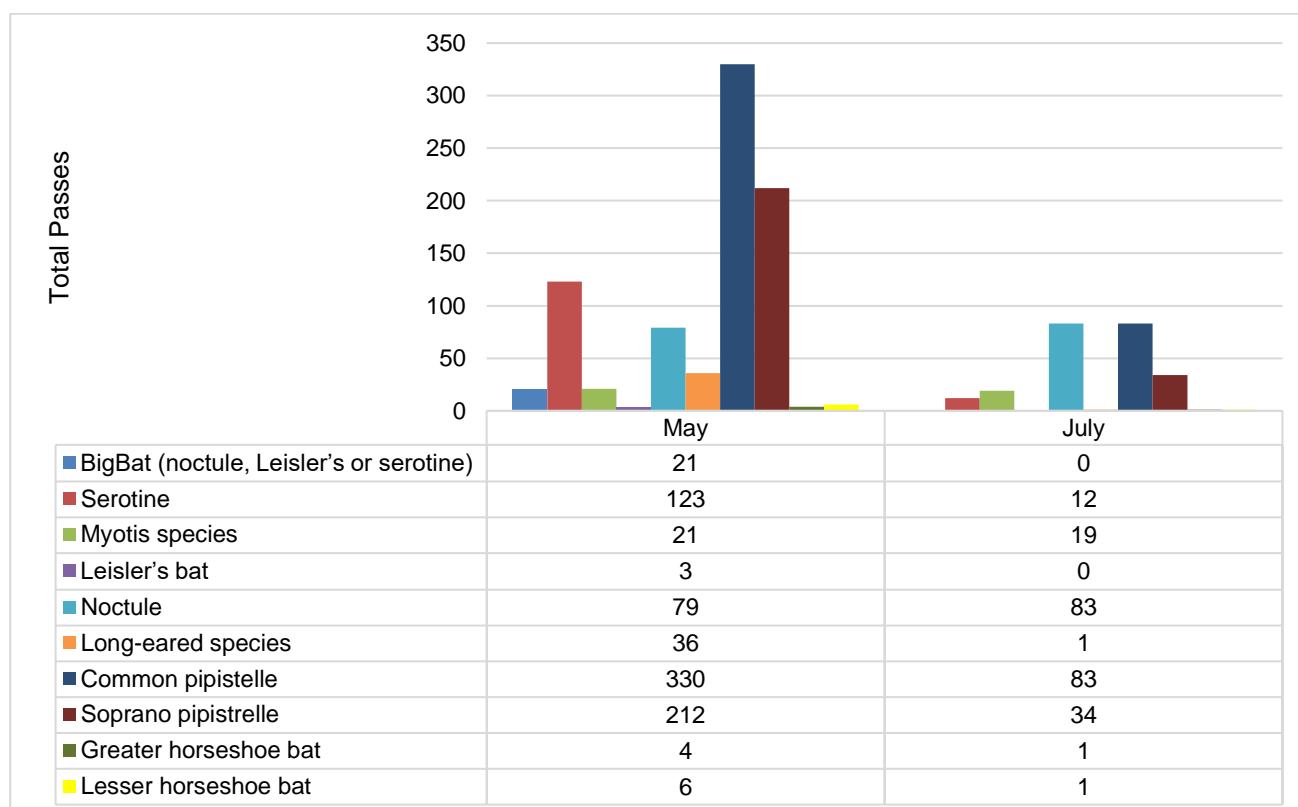
As with the spring survey, the most frequently recorded species were common and soprano pipistrelles, along with noctule, serotine and myotis species. Only single passes of greater horseshoe bat, lesser horseshoe bat and long-eared species bats were recorded across the five night period.

The survey, including the May results, indicates that the corridor is used frequently by moderate to low numbers of bats for commuting. The field and stream corridor is also considered of value for foraging.

**Table 1: Total Passes Recorded Per Night During Summer Survey Period**

Species	16/07/20	17/07/20	18/07/20	19/07/20	20/07/20	Total
Serotine	4	0	1	5	2	12
Myotis species	5	1	2	3	8	19
Noctule	10	3	23	14	33	83
Long-eared species	0	0	0	1	0	1
Common pipistelle	11	22	9	15	26	83
Soprano pipistrelle	3	12	6	3	10	34
Greater horseshoe bat	0	0	0	1	0	1
Lesser horseshoe bat	1	0	0	0	0	1
<b>Grand Total</b>	<b>34</b>	<b>38</b>	<b>41</b>	<b>42</b>	<b>79</b>	<b>234</b>

The below graph shows a simple illustration of the different bats and their numbers during each 5-night survey period in May and July 2020.



### Dormice

The dormouse surveys in July and October 2020 did not record any evidence of nests or chewed nuts. The tubes were deployed on 5<sup>th</sup> May 2020 and removed on 6<sup>th</sup> October 2020; this has a probability score of 20, which is considered adequate for identifying presence/ absence of dormice (see **Table 2**)

No evidence of dormouse was recorded and therefore this species is assumed to be absent from the site.

**Table 2: Index of probability of finding dormice present (based on best practice guidelines) and months nest tubes were present**

Month	Index of Probability (Bright <i>et al.</i> , 2006) for 50 tubes	Probability Score for Site
April	1	-
May	4	4
June	2	2
July	2	2
August	5	5
September	7	7
October	2	-
November	2	-
<b>TOTAL SCORE</b>		<b>20</b>

### Proposed Mitigation

#### *Bats*

Appropriate mitigation has been designed within the EclA to avoid impacts to bats that have been identified using the site.

An email from the ecology officer (dated 11<sup>th</sup> August 2020) states *‘The ecology report states that lighting is not proposed along drive at the eastern boundary, also identified as a key bat foraging and commuting corridor, however a lighting plan confirming this has not been submitted. The site is currently unlit and given the presence of foraging and commuting bats, including light sensitive species, it is essential that the introduction of artificial light spill is kept to an absolute minimum to prevent adverse impacts on bats and other nocturnal species. If external lighting is proposed a lighting strategy that demonstrates; additional external lighting will confirm to Bat Conservation Trust (BCT) Guidelines would be required. Specifically it must show that the key bat foraging and commuting habitat will be retained within dark corridors; and that artificial light spill onto roosts/ potential roosts will be avoided. Artificial light lux levels should not exceed 0.5 Lux on features of value to foraging and commuting bats.*

The attached plan illustrates the proposed ‘dark areas’, with a target illumination of 0.5lux or below. This includes the eastern boundary, stream corridor and western part of the site. No lighting will be introduced along the driveway unless it conforms to BCT/ ILP guidance.

#### *Dormice*

The risk of encountering dormice is considered negligible and therefore no mitigation is required.

However, the habitat creation measures detailed within the EclA will still be applied, providing biodiversity enhancements to the site.

#### *Great Crested Newts*

The landscape officer suggested that the design should *‘try and create innovative GCN habitat’*. The design already includes high quality terrestrial habitat for this species (where they spend the majority of their life cycle), in the form of long grass, seasonally wet ponds, scrub and woodland to support foraging and shelter. The addition of two hibernacula will be also be included in the design. This will also benefit other species such as reptiles, small mammals and invertebrates. The hibernacula will be created following the guidance given in the Great Crested Newt Mitigation Guidelines (English Nature, 2001), utilising cord wood from the tree removals on site to create a 2m long x 1m wide x 1m high mound, partially below ground on free-draining land. The mound will be topped with topsoil and turf, with side materials exposed.

---

Yours sincerely

A handwritten signature in black ink, appearing to read 'F Midmore', written in a cursive style.

Faye Midmore BSc MSc MCIEEM  
Associate Director

**Attachments:** Dark Areas Plan



**Legend**

Dark Areas - minimum area to be kept at 0.5lux or below

**NOT TO SCALE**



(c) Crown copyright and database rights 2020.  
Ordnance Survey 0100031673.

Figure 1: Dark Areas Plan

Project: Land south of Steinbrook House, Kington Langley

Client: Jennifer and Eddy Shah

Date:  
7/10/2020

Ref:  
0986-LR-F1

Version:  
1

Drawn by:  
FM

