

Abbas Ecology

Extended Phase I Habitat survey and Protected species surveys at:

Blastreat site, Fitzalan Road, Arundel. BN18 9JS

For: Nick Watkins, Renaissance Retirement Ltd.

**Report
prepared by:** Jonathan Crewe, ACIEEM, BSc(Hons).

October 2016

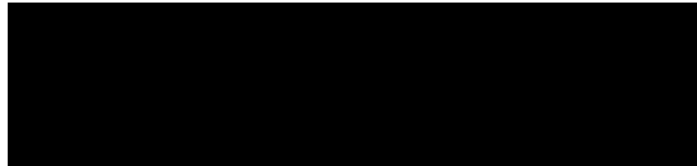
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01 OF 02

01: Nick Watkins, Renaissance Retirement.
02: Abbas Ecology

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It should be noted, that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment*

Abbas Ecology
14 Cowleaze,
Martinstown
Dorset
DT2 9TD



Reference Number: AE/3634

Executive Summary

Survey date: 25/08/16, 30/08/16, 29/9/16.
Location: Blastreat site, 14 Fitzalan road, Arundel, BN18 9JS.
Grid Reference: TQ 0190 69
Surveyor: J Crewe

This site consists of a group of industrial units occupied by a Blast cleaning and finishing company. The site was a brewery in historic times; some of the buildings appear to date to the early 20th Century when the Swallow brewery was in operation. The buildings are more or less completely surrounded by hard standing; only a few marginal plants were seen on site.

Most of the buildings have flat or shallow pitched roofs and are relatively modern in construction. They are in intensive use internally, with some atmospheric contamination and heat due to the processes taking place. Conditions were not suitable for protected species such as bats or nesting birds.

The buildings further to the East of the site, facing directly onto Fitzalan road have a pitched slate roof construction and appeared older. There were internal attic spaces in these; one was converted to rooms in the roof, although these were disused. There was significant light penetration in this section and it was assessed as of low potential for void dwelling bats. A lower small attic further to the North also had some light penetration but had an almost inaccessible box under the rafters which was thought to have potential as an internal bat roosting space.

These two buildings were viewed from Fitzalan road; the slates were in poor repair and there were gaps in places, as well as access points/crevice roosts around the gable ends of the large building to the South. The roof of the larger building could not be viewed from the ground due to more the modern structures to the West, inside the Blastreat yard, while the smaller building had been partially reroofed, or retiled on the Western elevation.

The survey conclusion was that further survey for bats was required on site in order to assess the use of crevice features on and around the roofs of the older buildings to the North.

Two dusk activity surveys took place in late August and September. These found very low levels of bat activity, with a few observations of Common Pipistrelle and two of Noctule bat the only records made. No bats were seen to emerge from roosts on the buildings and activity did not start until quite late in the survey on each occasion, suggesting bats commuting into the area from elsewhere. A bird was seen to enter a crevice roost under the gable of the larger building in August; this was thought initially to be a swift, but may have been a house martin, given that this species appeared to be feeding young at a nest on a building on the opposite side of the road in September.

No further ecological survey work is required here prior to development but it is recommended that the pitched roof buildings are demolished out of the bird nesting season, usually March – August inclusive. This should be extended to end September in this case, as House martins will raise 2nd broods much later than other birds.

Scope

Phase I Survey

An extended phase I survey looks at the area to assess its likely value for protected species and other wildlife. It is not a specific survey for any one species and looks for general habitat types but it will identify the need for further survey work if required.

Bat activity surveys

Bat activity surveys are used to detect bats leaving roosts at dusk and/or re-entering roosts at dawn. Surveyors watch all potential access points, using acoustic detectors to listen for bat calls and record these for later analysis.

Site

The site consists of a number of industrial buildings of different ages set in hard standing. Most of these have flat or shallow pitched roofs with no void but two building to the E of the site have attic spaces beneath a pitched slate roof. These have been at least partially converted to rooms but are disused and have some potential for bats.

Plan

The building surveyed will be demolished and the site cleared to build a retirement property development. Plans for this are not yet available.



Aerial view: the site boundary is outlined in red. (Copyright Google Earth)

I. Species records

Species records were not requested for this survey as the site has no vegetation and almost no potential for protected species other than nesting birds and bats.

2. Methodology: Phase 1 survey

Equipment

- Camera
- Torch
- Binoculars

The entire site was surveyed for protected species, and for the potential for protected species. Habitat features of interest were also noted. Species looked for included:

Bats: Features on and in buildings that could be used by bats were looked for and assessed for potential.

Breeding Birds: The surveyor looked for potential or previous nest sites on and around the buildings.

Reptiles and Amphibians: Habitat features that could be suitable as hibernacula or feeding/resting areas were looked for.

Badgers: Any area that could be used for feeding or could potentially contain a Badger sett was surveyed and any signs noted.

Otter and Water voles, Dormice: The surveyor looked for habitat features suitable for these species.

Habitat: The surveyor looked for BAP quality habitats that could be used by protected species.

Legislation relating to the species above can be found in Appendix I of this report.

3. Methodology: Bat activity surveys and external inspection.

Survey dates: 30/08/16, 29/09/16.
Location: Blastreat site, 14 Fitzalan road, Arundel, BN18 9JS.
Grid Reference: TQ 0190 69
Surveyors: J Crewe, T. Crewe.
Times: Survey 1: 19:50 – 21:25. Sunset time 19:51
Survey 2: 18:35 – 20:14. Sunset time 18:44
Weather: Survey 1: Clear, still, cooling 18.7°C.
Survey 2: 70% high cloud, breeze 2-3, 17°C

Survey 1

Surveyors were positioned with views of the Eastern elevations of the two pitched roof buildings. Both gable ends of the larger building were in view; potential roosts were present beneath the barge board at these points.. Surveyors were equipped with acoustic detectors; 1 x Pettersson D240x and one Elekon Batlogger M. Recordings were made of bat calls heard via the detectors. Surveyor locations are shown on the aerial view below. The survey began just before sunset due to traffic delays and continued until 1.5 hours after sunset.

Survey 2

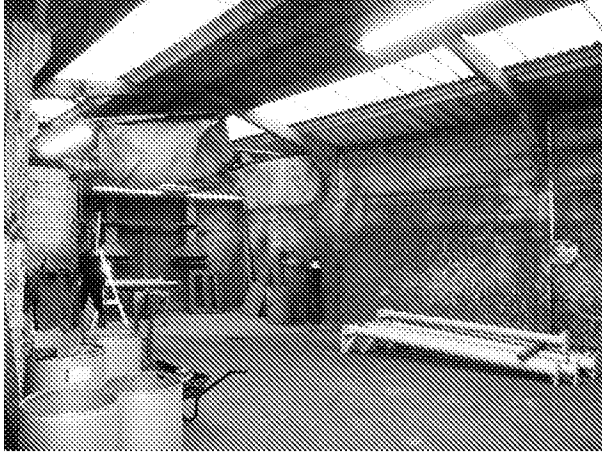
The survey procedure was as described for survey 1. The survey began 10 minutes before sunset and continued until 1.5 hours after sunset.



Survey positions
indicated by ☆

4. Results and Conclusions: Phase 1 habitat survey.

Bats: The majority of the site had little or no potential for bat use. The industrial buildings used for activities such as shot blasting and powder coating have high levels of noise and dust and few potential bat roosts were visible on the outside. No droppings or other direct evidence were found.



Brightly lit, noisy internal spaces

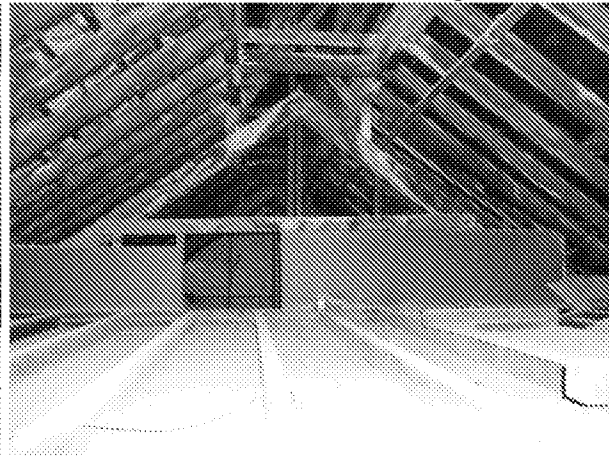


Flat roofed office building with negligible potential.

Two older buildings to the East of the site have pitched slate roofs in poor repair; these also had attic spaces, although rooms had been built in the roof space of most of the larger building. No droppings were found but the slate roofs lined with sarking board had potential for crevice roosting bats.



Open attic in well-lit room in the larger building



Enclosed attic in the lower building with space at apex.



View of the two buildings showing slate roof



The larger building from the SE.

Breeding birds: The site has no vegetated habitat which could be used by breeding birds, with the possible exception of ivy on the larger building shown above. Crevices on the buildings may create nesting opportunities for birds.

Reptiles and Amphibians: The site has no vegetation which would provide suitable habitat for reptiles and common amphibians. The habitat was judged unsuitable for reptiles and amphibians.

Badgers: There is no suitable habitat for badgers on this site.

Otters and Water voles: There is no suitable habitat for these species on this site.

Dormice. No suitable habitat for this species.

Habitats: The site has no vegetation that could qualify as a valuable habitat.

Protected species summary table

Bats Potential	Breeding birds: Potential	Reptiles: N	Otters and water voles: N
Badgers N	Protected amphibians: N	Bap Habitat N	Dormice: N

Constraints: No significant issues.

5. Results and conclusions: Bat activity surveys

No bats were seen to emerge from roosts on the buildings surveyed during survey 1. No bat calls were heard until 38 minutes after sunset, when both surveyors recorded a Common Pipistrelle, possibly the same animal commuting. Bat activity was very infrequent throughout; a Common Pipistrelle was heard but not seen once more and a Noctule was heard very briefly almost at the end of the survey. This was thought to be commuting past the site.

A bird thought to be a Swift entered a roost under the Southern-most gable end of the larger building; considering the time of year, this may have been a House-martin, as this species remains in UK later than Swifts and were seen on the second survey as well. The bird appeared to be using a night roost rather than a nest site, as it went in once and did not emerge again.

No bats were seen to emerge from roosts on buildings during the second emergence survey. The earliest bat call was at 19:22, more than 30 minutes after sunset. Common Pipistrelles were recorded on two occasions, with the second bat seen flying over the roof at 19:40.

The timing of bat observations suggests that these were individuals entering/crossing the area to forage from elsewhere; Pipistrelles have usually emerged by 20 minutes after sunset and Noctules are a tree roosting species. There was no sign of bats leaving roosts on the buildings during activity surveys and no evidence found to suggest bats are using the buildings during the internal and external surveys.

6. Recommendations

- No further ecological survey is required before development commences.
- Demolition or soft demolition of the buildings must take place outside the bird nesting season, or an ecologist must check the site for nesting birds immediately before work commences. In this case the bird nesting season must be regarded as being between March and September inclusive, as House martins breed as late as September in warm years.
- The new development should include provision for nesting birds in the form of bird boxes. These should include House martin cups to encourage this species for colonise the new buildings.
- Fencing around the new development should include access points for small mammals such as hedgehogs, as there are gardens and green spaces with reasonable connectivity to the SW.

J D Crewe 11/10/16

Appendix I: Legislation (summary)

7.1 Wildlife Protection legislation

Mammals:

Otters, dormice, water voles, and all bat species are fully protected under section 9 (5) of the Wildlife and Countryside Act 1981 (as amended). According to this act it is an offence to:

- Intentionally capture, kill or injure one of these animals
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used by one of these animals for shelter or protection
- Intentionally or recklessly disturb an animal whilst it is using this place
- sell, offer for sale or advertise for one of these animals live or dead

Designated as European Protected Species' **otters, dormice, and all bat species** receive additional protection from the Conservation of Habitats and Species Regulations 2010, under Schedule 2 which implements the EC Directive 92/43/EEC in the United Kingdom. In accordance with this act, it is an offence to:

- Deliberately capture or kill a European Protected Species
- Deliberately disturb a European Protected Species
- Damage or destroy the breeding site or resting place of a European Protected Species

The **greater and lesser horseshoe bats, barbastelle and bechstein's bats**, are also listed under Schedule 2 of the Conservation of Habitats and Species Regulations. Areas which support populations of these species can therefore be considered for designation as a Special Areas of Conservation (**SACs**).

Badgers receive protection from the Protection of Badgers Act 1992. According to this act, it is an offence to:

- to willfully kill, injure, take, possess or cruelly ill-treat a badger;
- to attempt to do so; or
- to intentionally or recklessly interfere with a sett.

Reptiles and Amphibians:

Slow worms, adders, grass snake, viviparous lizard, are protected against intentional killing, injuring or sale under section 9 (1) of the Wildlife and Countryside Act 1981 (as amended).

Great crested newt, natterjack toad, sand lizard and smooth snake are fully protected under section 9 (5) of the Wildlife and Countryside Act 1981 (as amended). These species also receive additional protection as **European Protected Species** under schedule 2 of the Conservation of Habitats and Species Regulations 2010, which implements the EC Directive 92/43/EEC in the United Kingdom.

5.2 Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system, Part IV Conservation of Species Protected by Law, (Circular 06/05).

The National Planning Framework (NPPF, 2012) recognizes the above as an active document. With regard to the Natural Environment, NPPF states:

“development proposals where the primary objective is to conserve or enhance biodiversity should be permitted” and “opportunities to incorporate biodiversity in and around developments should be encouraged” (Para 118).

Also, the *“presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined” (Para 119).*

It encourages planning policies to *“minimise impacts on biodiversity and geodiversity by identify[ing] and map[ing] components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation” (Para 117).*