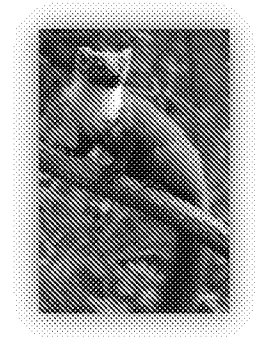


New Forest Ecological Consultants

Martin and Julia Noble

Specialists in Reptile, Amphibian and Mammal Surveys



REPORT

Report for Mr. Iain Skinner
3 School Lane
Stedham
Midhurst
West Sussex GU29 0NT

Subject Phase 1 Biodiversity survey

Address of Survey 90 Rose Green Road
Bognor Regis
West Sussex PO21 3EQ

Planning Authority Arun District Council

Planning Reference No. None at present

Date of Report 2 October 2015

Keepers Cottage, Holmsley, Burley, Ringwood, Hampshire BH24 4HY



BIODIVERSITY CHECKLIST

New Forest Ecological Consultants

This form is a summary of the checklist required by the Planning Authorities and should be read in conjunction with it.

Date of initial survey

3	June	2015
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Map Reference

SZ	902	994
----	-----	-----

Post Code

PO21	3EQ
------	-----

Site Name

Buildings and land at Bognor Regis

Site Address

Buildings and land at :-
90 Rose Green Road
Bognor Regis
West Sussex PO21 3EQ

Planning Licence No

None at Present

Description of Site

Bungalow, derelict buildings, hard standing and ruderal vegetation

Type of Development

Change of use to domestic residential

Is the site within 50 m of any of the following :-

	Yes/No	Details
SAC	No	
SPA	No	
RAMSAR Site	No	
SSSI	No	

Are any of the following features present on or within 50 metres of the site

	Yes/No	Details
Broad-leaved Woodland	No	
Veteran Trees	No	
Water Courses	No	
Lakes or Ponds	No	
Wetlands or Marshes	No	
Flower-rich Grassland	No	
Water Meadow	No	
Heathland	No	
Mature Hedgerow	No	

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Will the proposed development affect existing buildings with any of the following features :-

Buildings with hanging tiles or timber cladding within 200 m of woodland or water
 Pre-1960 buildings or structures within 200 metres of woodland or water
 Pre-1914 buildings or structures within 400 m of woodland or water
 Pre-1914 buildings or structures with gable ends, clay tile or slate roofs, hanging tiles or weatherboarding
 Structures where there is a known current or historic use by bats

Survey	
Yes/No	Attached
No	-
No	-
No	-
No	
No	-

Will the proposed development affect trees with any of the following features :-

Old or veteran trees
 Trees with obvious holes, cracks, cavities or heavy vegetation
 Trees with a circumference greater than 1 m at chest height

Survey	
Yes/No	Attached
No	-
No	-
No	-

Are there any streams, rivers or lakes within 25 m which would be affected by the proposed development?

Survey	
Yes/No	Attached
No	-

Will the proposed development affect any of the following features :-

Deciduous woodland
 Field hedgerow over 1 m tall and 0.5 m thick
 Areas of scrub well-connected to woodland or hedgerows
 Any pond within 200 m of size 15 m x 15 m or larger
 Mature or overgrown gardens over 0.25 Ha
 Rough grassland, derelict or brownfield sites, railway land or allotments
 Flower-rich meadows or grassland on or immediately adjacent to the site

Survey	
Yes/No	Attached
No	-
No	-
No	-
No	-
No	-
Yes	Yes
No	-

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PROTECTED SPECIES

Bats

Has the site been surveyed for bats

Yes

Are there any existing buildings or trees with the potential to support bats

Yes

Badgers

Has the site been surveyed for badgers

Yes

Is there any evidence of badger setts on or near this application site

No

Hazel Dormice

Has the site been surveyed for Hazel Dormice

No

Is there any evidence of or is the habitat suitable for Hazel Dormice

No

Barn Owls

Has the site been surveyed for Barn Owls

Yes

Is there any evidence of nesting Barn Owls

No

Breeding Birds

Has the site been surveyed for breeding birds

Yes

Is there any evidence of nesting birds

Yes

Reptiles

Has the site been surveyed for reptiles

Yes

Is there any evidence of or is the habitat suitable for reptiles

Yes

Great-crested Newts

Has the site been surveyed for Great-crested Newts

No

Is there any evidence of or is the habitat suitable for Great-crested Newts

No

Water Voles

Has the site been surveyed for Water Voles

No

Is there any evidence of or is the habitat suitable for Water Voles

No

Otters

Has the site been surveyed for Otters

No

Is there any evidence of or is the habitat suitable for Otters

No

Nightjar

Has the site been surveyed for Nightjars

No

Is there any evidence of or is the habitat suitable for Nightjars

No

Kingfisher

Has the site been surveyed for Kingfishers

No

Is there any evidence of or is the habitat suitable for Kingfishers

No

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Dartford Warbler

Has the site been surveyed for Dartford Warblers

No

Is there any evidence of or is the habitat suitable for Dartford Warblers

No

White-clawed Crayfish

Has the site been surveyed for White-clawed Crayfish

No

Is there any evidence of or is the habitat suitable for White-clawed Crayfish

No

Salmon

Has the site been surveyed for Salmon

No

Is there any evidence of or is the habitat suitable for Salmon

No

I hereby certify that, to the best of my knowledge, the above information is correct and accurate.

Applicants Name

Mr Iain Skinner

Ecologists Name

Martin Noble

Relevant Licence Details

Natural England Bat Licence No.

WML
CL18

All Species

Date

2

October

2015

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PHASE 1 BIODIVERSITY SURVEY AT 90 ROSE GREEN ROAD, BOGNOR REGIS

Surveys carried out on 3, 17, 21, 26 June, 3, 10 July 2015

Map Ref of Property SZ 902 994

Post Code PO21 3EQ

SITE DESCRIPTION

The site proposed for development consists of a bungalow and several derelict buildings at Rose Green on the outskirts of Bognor Regis. It is understood that the site was formerly used as a horse riding establishment. The site including buildings covers an area of c. 0.21 Hectares. The main buildings are as follows :-

Bungalow

The main part of the bungalow is constructed from brick with a corrugated asbestos roof. However there are several small extensions clad with a mixture of onduline, corrugated iron and roofing felt.

Stable

This is a two storey building constructed partly from brick and partly from stone with a roof clad partly with unlined clay pantiles and partly with corrugated iron.

Portacabin

This is in poor condition and is currently used for storing equipment.

Caravan

This is in poor condition and currently locked and not accessible.

Greenhouse

This too is in very poor condition and partially collapsed.

Various other Buildings

The remainder of the buildings are of wooden construction with unlined corrugated iron or asbestos roofs. They are all in poor condition and some are partly collapsed. There is also an abandoned car and a small boat on the site.

The land on the rest of the site is part hard-standing and part ruderal vegetation. The site has been unused for several years and the ground vegetation was apparently treated with a herbicide during the early part of 2015. There are two large False Acacia trees (*Robinia pseudoacacia*) and one small Oak (*Quercus robur*) on the site. In addition there are two large oaks on the southern boundary of the site but these are in the ownership of the adjoining land-owner and will not be affected by the proposed development.

The land lies within the area administered by Arun District Council.

The site is surrounded on three sides by domestic housing and on the fourth by a field, growing a corn crop at the time of the survey.

New Forest Ecological Consultants were asked by the owner, Mr Iain Skinner, to carry out a biodiversity survey of the site to provide information on the presence or absence of any of the legally protected species listed on the following page.

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LEGISLATION

Several species of wildlife are protected under UK legislation, notably the Wildlife and Countryside Act 1981 (and subsequent amendments) and the Countryside and Rights of Way Act 2000. The habitats of some of the species are also protected under the Conservation (Natural Habitats etc) Regulations 2010

The protected species are listed below. They fall into two main groups.

The first group comprises the European Protected Species which in general are protected against being disturbed, injured or killed. In addition, any place used as a refuge or resting place is legally protected and it is an offence to disturb them while using that refuge. It is also an offence to damage, destroy or prevent access to these places. Their habitats are also protected from damage.

The second group consists of species which are protected against being intentionally or recklessly killed or injured or sold but their habitat is not normally protected. The four common species of reptiles fall into this category.

Badgers are protected against being killed or injured under the Protection of Badgers Act 1992. Additionally, their setts are protected against disturbance or damage under the same legislation.

Birds and their nests are protected during the nesting season.

Licences may be obtained from Natural England to carry out any of these otherwise illegal acts.

Local Planning Authorities may grant planning permission subject to any issues pertaining to legally protected species being resolved.

European Protected Species

Bats (all species) (*Chiroptera*)

Otter (*Lutra lutra*)

Dormouse (*Muscardinus avellanarius*)

Barn Owl (*Tyto alba*)

Smooth Snake (*Coronella austriaca*)

Sand Lizard (*Lacerta agilis*)

Natterjack Toad (*Epidalea calamita*)

Great Crested Newt (*Triturus cristatus*)

Sea Trout/Salmon (*Salmo trutta*)

White-clawed Crayfish (*Potamobius pallipes*)

Other Protected Species

Water Vole (*Arvicola amphibius*)

Badger (*Meles meles*)

Polecat (*Mustela putorius*)

Common Lizard (*Zootoca vivipara*)

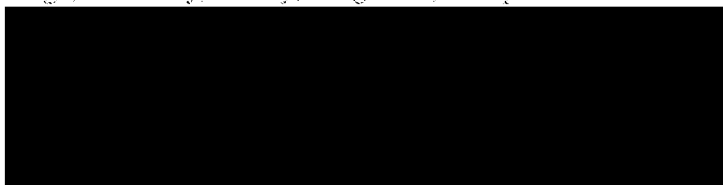
Slow Worm (*Anguis fragilis*)

Grass Snake (*Natrix natrix*)

Adder (*Vipera berus*)

There are a few other protected species but these have not been recorded from this part of the U.K.

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METHOD

Bats

On 3 June 2015, an internal and external inspection was made of all the buildings. With the exception of the bungalow all buildings were open to access by bats. The internal roof-space of the bungalow was also examined.

A powerful torch was used to search for signs of the presence of bats. These signs could include droppings on floors or other horizontal surfaces or adhering to walls or windows; traces of grease from bat fur on woodwork or staining from bat urine. Any accessible crevices and holes within the buildings were closely checked for signs of the actual presence of bats or signs of past bat usage. A pair of powerful binoculars was used to examine the external surfaces of the roofs. The few trees on the site were surveyed using binoculars for any potential bat roosts.

No evening emergence surveys were carried out (*see conclusions section for justification*).

Badgers

The land in the vicinity of the proposed development was surveyed for signs of the presence of badgers such as setts, latrines, pathways, footprints etc. The National Biodiversity Network Gateway (NBN Gateway) database was consulted for any records of badgers in the vicinity of the proposed development.

Birds

The buildings were searched for signs of the presence of Barn Owls, such as droppings, regurgitated pellets or cast feathers. The buildings and immediate surroundings were searched for the nests of any other bird species.

Reptiles

The area around the proposed development site was examined for habitat which might potentially support reptiles. On 17 June, a total of 40 corrugated iron sheets, each c. 1 metres square, was laid out over the open areas of the site (*see plan on page 11*). These structures have been found to be attractive as refuges for all species of reptiles as they provide both protection from predators and opportunities to bask under shelter. The refuges were each inspected on five occasions on 17, 21, 26 June and 3, 10 July for the presence of reptiles.

Any other suitable pieces of wood, iron sheets etc on the site were turned over in case they harboured reptiles beneath them. The land between the refuges was visually surveyed for signs of any reptiles basking in the vegetation.

Amphibians

Due to lack of suitable aquatic habitat, no survey was carried out for these species. The NBN Gateway database was consulted for records of any Great-crested Newts in the vicinity of Bognor Regis.

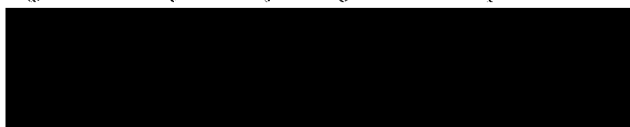
Other Protected Species

A visual survey of the buildings and surrounding land was carried out, searching for field signs of any of the other legally protected species listed above or any habitat which might support them.

Legally Protected Sites

The official DEFRA website (www.magic.gov.uk) was consulted to obtain data on any protected areas of land within 50 metres of the site.

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RESULTS

Bats

The inspection of the buildings on 3 June revealed no signs of bats or their droppings. Internally the buildings were very open and any potential roosting sites could be examined easily using a torch.

None of the trees on the site contained potential bat roost locations.

No evening emergence surveys were carried out (*see conclusions section for justification*).

Badgers

No signs of badgers or their setts were noted. The nearest known record of a badger on the NBN Gateway website database is at c. 1.5 Km distance. However no visible evidence could be found for the species during this survey.

Birds

No signs of Barn Owls or their nests were found within the buildings examined during this survey. No currently occupied nests of any other bird species were located during the survey. However two unoccupied nests, probably of Starlings (*Sturnus vulgaris*) and one of a Swallow (*Hirundo rustica*) were noted within the open buildings.

Reptiles

The ground surrounding the proposed development site consisted of a rough grass and various common ruderal plants together with a large area of bare ground. It was considered that some of this could provide suitable habitat for any of the four common species of reptiles. However the five inspections of each of the 40 refuges only revealed the presence of Slow Worms. The weather on 17 and 21 June and 10 July was warm and sunny and provided good observation conditions. On 26 June and 3 July the weather was rather too hot for ideal conditions for observing Slow Worms although several were still seen. A total of 28 sightings of Slow Worms was recorded during the five visits, representing a minimum number of 14 animals (*see following page 10 for details of reptiles seen and page 11 for distribution of reptile refuges*).

Amphibians

There is no standing water on the site. The nearest known record for Great-crested Newts is at c. 12 Km distance (NBN Gateway *database*). The habitat in the vicinity of the proposed development was unsuitable for Natterjack Toads and the nearest known record for this species is at c. 26 Km distance (NBN Gateway *database*).

Other Protected Species

No evidence was found of any of the other legally protected species during this survey.

Legally Protected Areas

The DEFRA website indicated that there are no legally protected areas of land within 50 metres of the proposed development.

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REPTILE RECORDS FOR 90 ROSE GREEN ROAD, BOGNOR REGIS

			Refuge				Comments
Date	Species	Age	Sex	Number			
17	Jun	2015	Slow Worm	Adult	Male	01	Light colour
17	Jun	2015	Slow Worm	Adult	Female	14	Short tail
17	Jun	2015	Slow Worm	Adult	Male	20	
17	Jun	2015	Slow Worm	Adult	Male	28	
17	Jun	2015	Slow Worm	Adult	Male	-	Under hardboard sheet
17	Jun	2015	Slow Worm	Adult	Female	-	As above
17	Jun	2015	Slow Worm	Juvenile	?	-	Under discarded deep-freeze lid
21	Jun	2015	Slow Worm	Juvenile	?	05	
21	Jun	2015	Slow Worm	Adult	Female	08	
21	Jun	2015	Slow Worm	Adult	Female	14	Short tail
21	Jun	2015	Slow Worm	Juvenile	?	-	Under tin sheet by refuge No 28
21	Jun	2015	Slow Worm	Adult	Female	-	Under hardboard between refuges 34 & 35
21	Jun	2015	Slow Worm	Juvenile	?	-	Under hardboard near refuge No 35
21	Jun	2015	Slow Worm	Juvenile	?	-	Under hardboard near refuge No 35
26	Jun	2015	Slow Worm	Juvenile	?	01	
26	Jun	2015	Slow Worm	Adult	Female	25	Possibly second Slow Worm under refuge
26	Jun	2015	Slow Worm	Adult	Male	-	Under tin sheet by refuge No 28
26	Jun	2015	Slow Worm	Adult	Female	-	Under hardboard between refuges 34 & 35
03	Jul	2015	Slow Worm	Juvenile	?	01	
03	Jul	2015	Slow Worm	Juvenile	?	05	
03	Jul	2015	Slow Worm	Adult	Female	-	Under hardboard between refuges 34 & 35
10	Jul	2015	Slow Worm	Adult	Female	-	Under hardboard between refuges 34 & 35
10	Jul	2015	Slow Worm	Juvenile	?	01	
10	Jul	2015	Slow Worm	Juvenile	?	06	
10	Jul	2015	Slow Worm	Adult	Female	15	
10	Jul	2015	Slow Worm	Adult	Female	-	Under hardboard between refuges 34 & 35
10	Jul	2015	Slow Worm	Juvenile	?	-	Under log near refuge No 39
10	Jul	2015	Slow Worm	Juvenile	?	-	Under log near refuge No 39

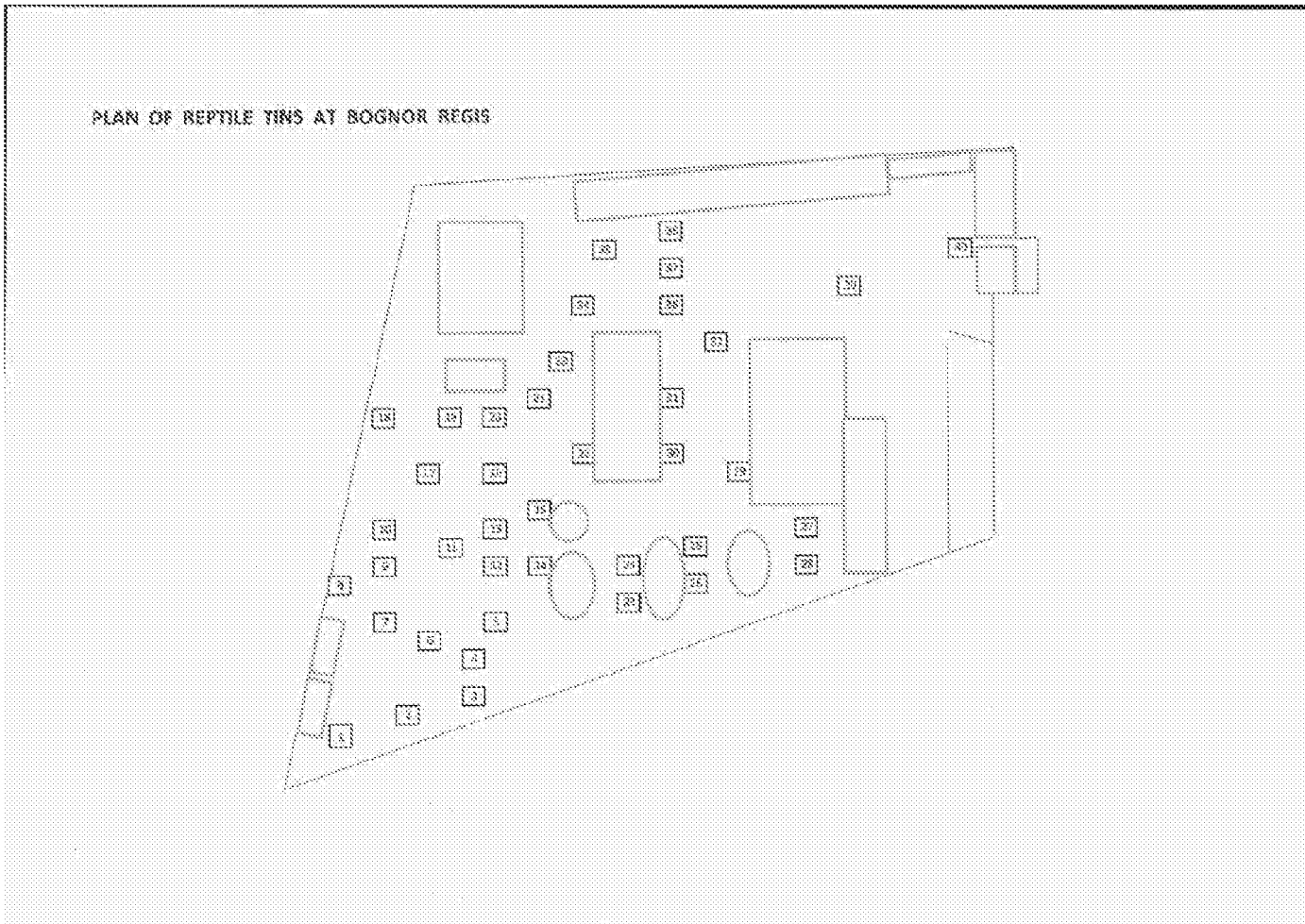
A total of 28 Slow Worm sightings were recorded on the site

An analysis of the distribution of sightings suggests that this represented a minimum number of 4 adult males, 4 adult females and 6 juvenile = a minimum total of 14 Slow Worms.

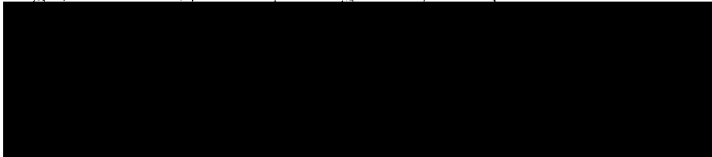
No other reptiles were seen.

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 Tel 01425 402211 Mobile 07796 658747
 E Mail nfec@btinternet.com

Distribution of Reptile Refuges on Site



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CONCLUSIONS

Bats

No signs of bats were found in any of the buildings during the survey. Apart from the bungalow, all other buildings were very open and any potential roosting sites could be examined easily using a torch and/or binoculars.

Due to the complete lack of evidence for bats within the buildings and the lack of potential roost sites, it was concluded that no evening emergence surveys would be justified.

It is considered that there will be a small negative effect on the potential foraging area available to bats in the vicinity, caused by the presence of the proposed development.

Any proposed installation of additional lighting on the site should take the potential disturbance to foraging bats into account (*see recommendations*).

Badgers

No signs of Badgers were noted and their presence is considered to be very unlikely.

Birds

No occupied bird nests were found during the survey but it is possible that there could be some present during the nesting season, particularly within the derelict buildings. Thus, there would be a potential risk of disturbing birds nesting on or near the proposed development site by any work carried out between April and July in any year.

Reptiles

The survey indicated that the site contains a significant population of Slow Worms. This species is legally protected against being killed or injured (*see page 7*) and any development on the site will need to take this into account (*see Recommendations section on following page*)

Amphibians

No signs of protected amphibians were noted on or near the site. No further consideration need be given to the possible presence of these species.

Other Legally Protected Species

It is considered that there would be no impact on any other protected species.

Legally Protected Habitats

It is concluded that no legally protected areas were sufficiently close to be affected by the proposed development.

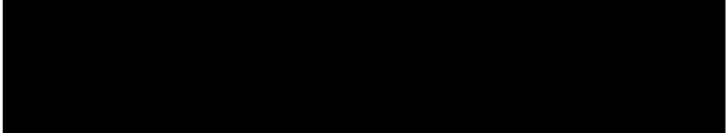
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RECOMMENDATIONS

- 1) It is understood that the present owner of the site intends to sell it on with approved planning permission for a small number of domestic houses. In this case it is not possible for us to impose agreed ecological conditions on the prospective purchasers of these properties as they are unknown. Therefore the following items are listed as recommendations which it is hoped that the Arun District Council planning department will be able to incorporate as conditions in any planning permission that may be granted.
- 2) Although no bats were found during the surveys, care should be taken when demolishing the existing buildings. The roofing panels should be removed by hand and work should be stopped in the unlikely event of a bat being found.
- 3) Any permanent external lighting proposed for the new properties should take into account the potential disturbance it may cause to foraging bats. Lighting should be arranged so as to illuminate the ground without lighting up the surrounding aerial bat habitat.
- 4) The presence of Slow Worms on the site needs to be considered at an early stage. Before any major demolition or subsequent construction work commences, any Slow Worms present should be caught and relocated by a qualified ecologist to a protected area within the site (*see 5 and 6 below for details*).
- 5) Prior to the above, an area of at least 100 sq. metres should be set aside within the site as a receptor site for the captured Slow Worms. A strip in the south-western corner of the site measuring c. 35 m x 3 m is recommended. This will effectively form the lower parts of two of the proposed gardens. The existing vegetation within this area should be retained both before and after the completion of the development to provide long-term cover for the animals.
- 6) The receptor site should be bounded by a barrier to prevent the translocated animals from returning to the proposed development area during the demolition and construction phases. The barrier recommended consists of a length of heavy-duty polythene sheet, erected vertically around the receptor area and with its lower edge buried a few inches in the ground. The sheeting should protrude above ground level by at least 500 mm and should be supported on wooden stakes erected at intervals around the site. The tops of the stakes should be linked by wooden rails to provide additional support. The plastic sheeting barrier should remain in place until all work on the site has been completed after which it can be removed.
- 7) If any demolition or construction work is to be carried out during the bird nesting season (Apr – July) then care should be taken to locate any occupied nests and to avoid disturbing them.
- 8) Should any protected species be found during the course of the development then work should be stopped immediately and New Forest Ecological Consultants should be contacted for further advice.

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HABITAT ENHANCEMENT

It is likely that Arun District Council will require some form of habitat enhancement to be provided as a condition of granting a planning licence for the proposed development. It is proposed that this should be provided by the provision of a bird box to be affixed on one of the two False Acacia trees in the garden of one of the new buildings.



Martin Noble
2 October 2015

Appendices

- 1) Photograph of south-east end of site
- 2) Photograph of north-east end of site
- 3) Photograph of north end of site
- 4) Photograph of north end of site
- 5) Photograph of bungalow at west end of site
- 6) Photograph of southern end of site
- 7) Photograph of south-east end of site
- 8) Photograph of derelict portacabin in centre of site
- 9) Photograph of open ground at south-west end of site
- 10) Plan of site showing reptile translocation area

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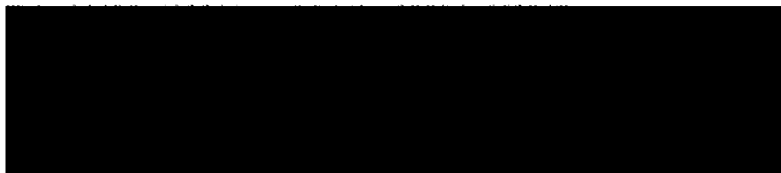


Access gate and derelict buildings at south-eastern end of site



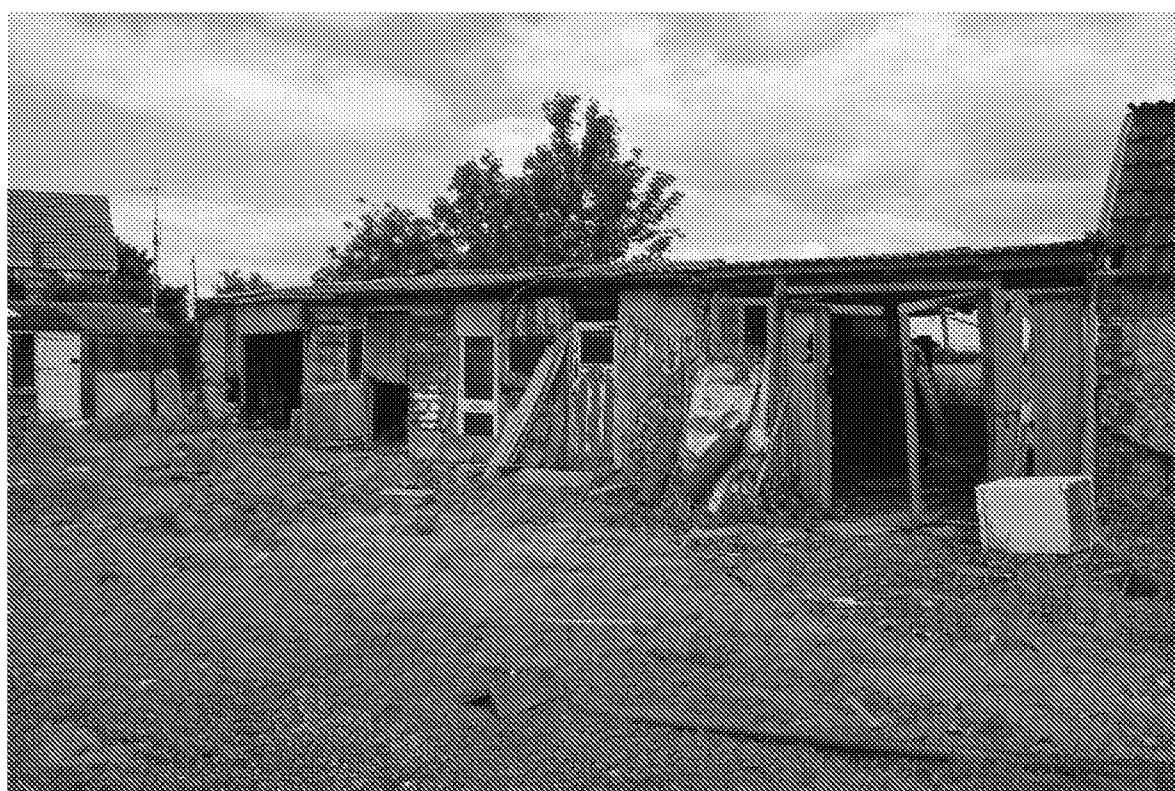
Derelict buildings and caravan at north-east end of site

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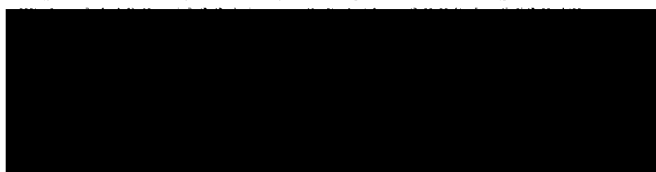


Stone building at northern end of site



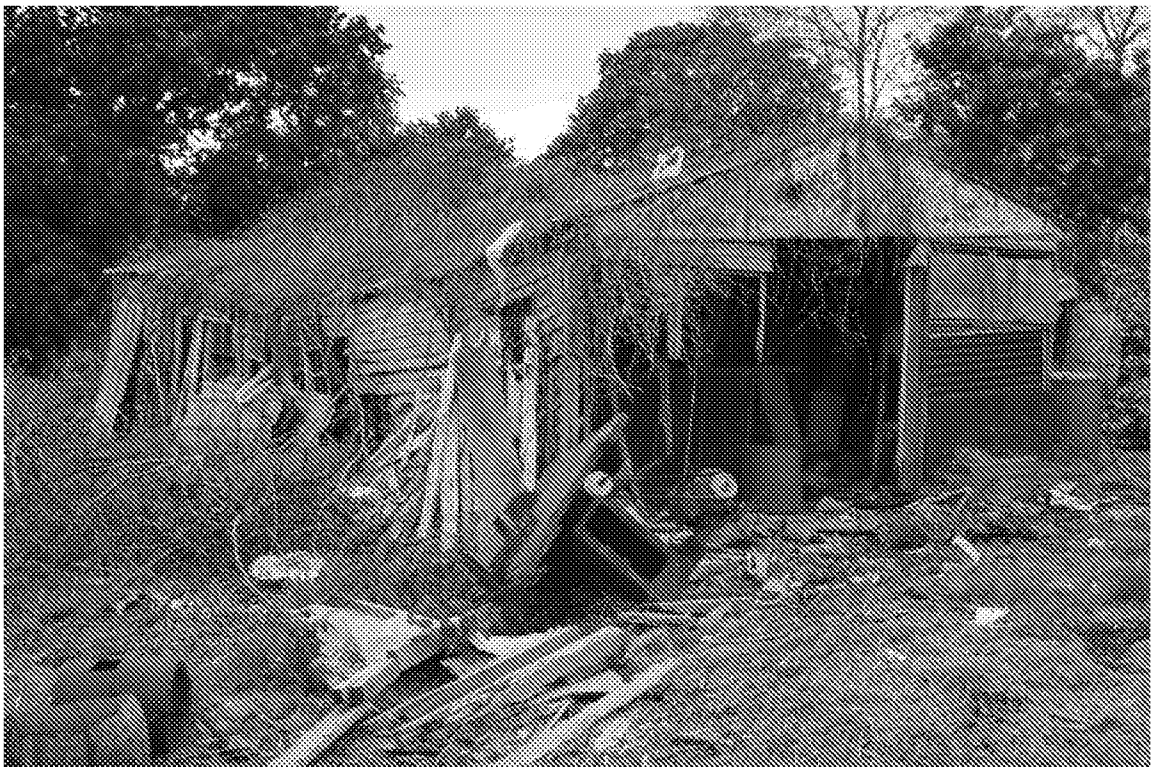
Former stables at northern end of site

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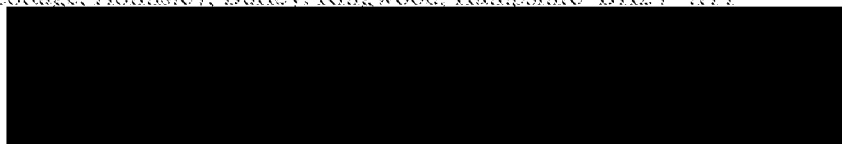


Domestic bungalow at western end of site



Derelict building at southern end of site

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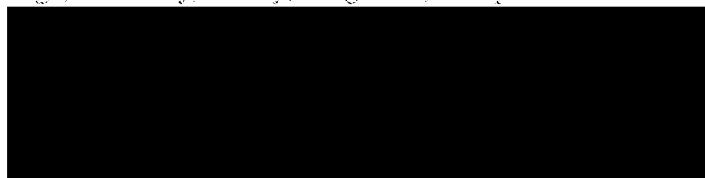


Derelict buildings at south-east end of site



Derelict portacabin in centre of site

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Open ground at south-west end of site



Plan showing fenced reptile translocation area (shown in red)

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