Bat roosting in a crevice under a lifted clay tile. ©Imprint Ecology

Imprint Ecology

# Preliminary Bat Roost Assessment

8 Sefton Avenue, Bognor Regis, PO21 3BP

January 2026

On behalf of S. Wall

| Quality Assurance | | |
|---|---|---|
| Report date: | Version: | Author: |
| 9th January 2026 | 1 | Emily Luck, BSc (Hons), MCIEEM, MRSB |
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# Contents

# 1. Executive Summary

Imprint Ecology was commissioned by S. Wall to undertake a Preliminary Bat Roost Assessment (PBRA) at 8 Sefton Avenue, Bognor Regis, PO21 3BP, in support of a planning application for a loft conversion which involves a hip to gable extension at a residential dwelling.

A site visit, including an internal and external inspection of the building on-site was carried out by a Natural England Level 2 bat licensed ecologist in December 2025. No signs of bats were found, and the building is assessed as having negligible suitability for roosting bats.

Standard, precautionary mitigation measures are recommended in Section 6, and no further bat surveys are required for this application. No significant ecological impacts are anticipated as a result of the proposed works, provided the recommended mitigation measures are followed.

Proportionate enhancements for wildlife are recommend in Section 7, including the installation of an integrated or external Woodcrete (or WoodStone®) bat roosting feature/bat access tile and a bird box is recommended in line with Policy ENV DM5 of the Arun Local Plan.

# 2. Introduction

## 2.1 Background and Proposed Development

Imprint Ecology was commissioned by S. Wall to undertake a Preliminary Bat Roost Assessment (PBRA) at 8 Sefton Avenue, Bognor Regis, PO21 3BP (central grid reference: SZ 90824 99186), hereafter referred to as 'the site'. See Figure 2.1 for an aerial view of the site and Figure 2.2 for the location of the site and building surveyed as part of this assessment. The proposals involve alterations to the main roof of an inhabited dwelling, including a loft conversion which involves a hip to gable extension. Existing and proposed plans can be seen in Figures 2.3-2.4. This report has been prepared to support a householder planning application to Arun District Council.

## 2.2 Personnel

The survey was undertaken by Aidan Bird, ACIEEM, an experienced bat ecologist and bat carer. Aidan holds a Natural England Level 2 Class Licence for Bats (registration number: 2025-13045-CL18-BAT). This report has been prepared by Emily Luck, BSc (Hons), MCIEEM, MRSB, Director of Imprint Ecology. As a Full member of the Royal Society of Biology (RSB) and the Chartered Institute of Ecology and Environmental Management (CIEEM), Emily upholds the highest standards of professional practice and is bound by their respective Codes of Professional Conduct. Emily holds a Natural England Level 2 Class Licence for Bats (2024-12034-CL18-BAT). She has experience managing mitigation projects for bats in southern England and sits on the committee of Sussex Bat Group.

## 2.3 Purpose of the Report

This report presents the findings of an ecological assessment of all structures on-site relevant to the proposed development. The aim of this report is to identify and present any potential ecological constraints the proposals may pose to bats or other protected species. It also provides recommendations for further surveys, impact avoidance, mitigation, and biodiversity enhancements, where necessary. Under the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations 2017 (as amended), Local Planning Authorities (LPAs) have a legal obligation to consider the potential presence of protected species, such as bats, prior to determining planning applications. Where works may impact bats or their roosts, sufficient survey effort must be undertaken to demonstrate presence or likely absence, and where necessary, an appropriate mitigation strategy must be proposed to ensure no offences

will occur. This report satisfies that requirement and provides the necessary ecological information to enable the LPA to make an informed decision.

Figure 2.1 – Location of the site. Map data ©Google Earth 2025

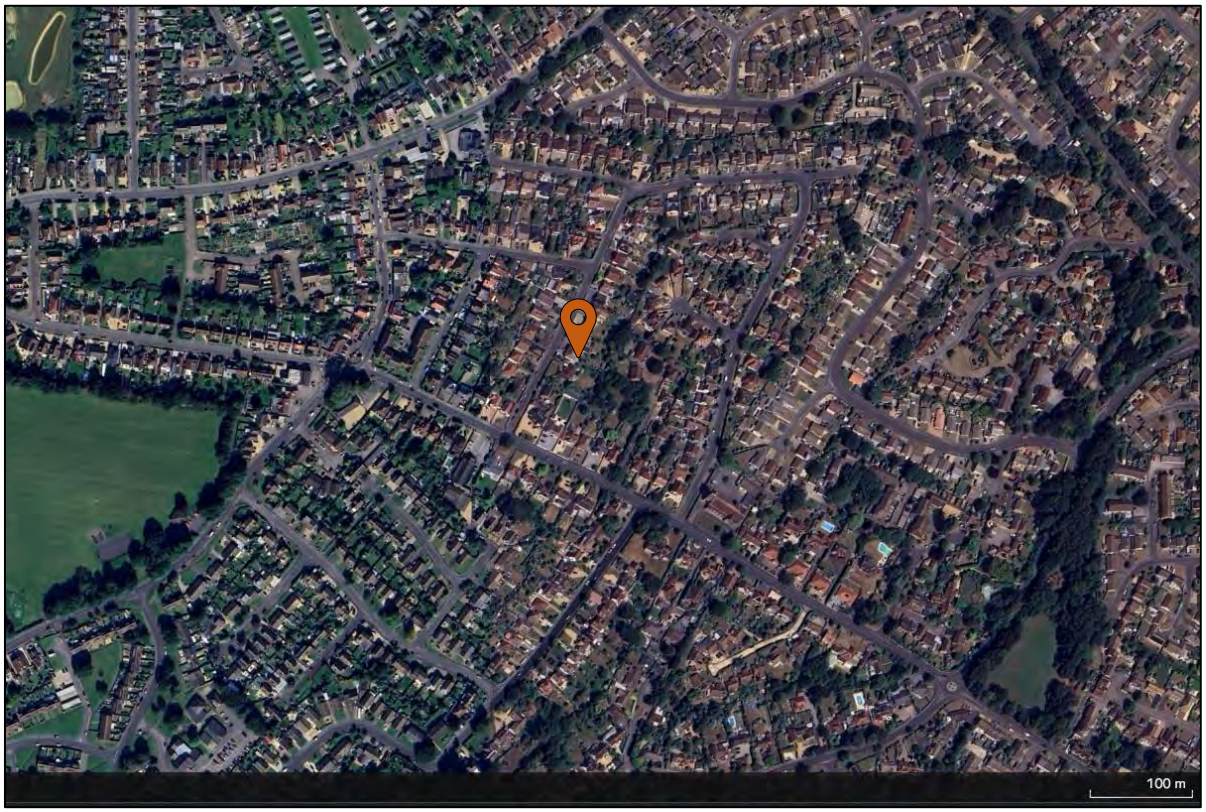



Figure 2.2 – Site boundary in red. Map data ©Google Earth 2025

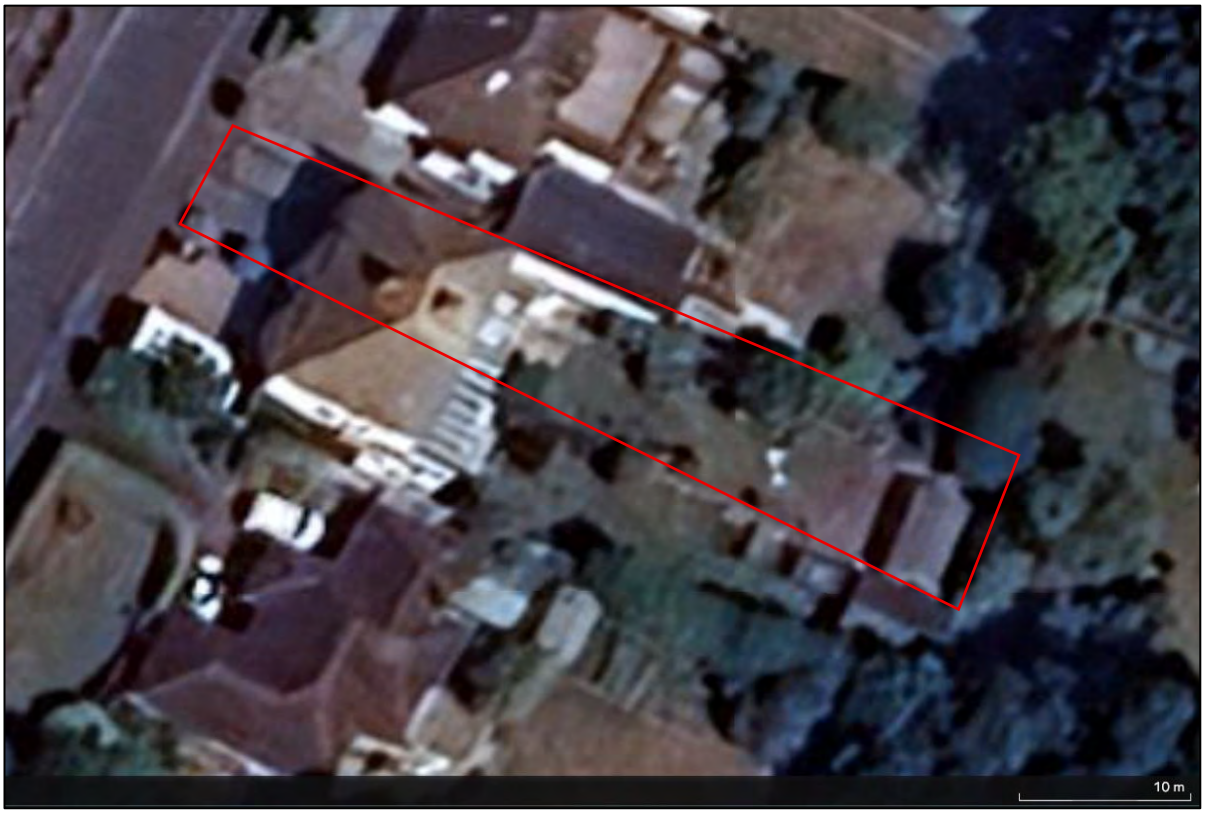


*Figure 2.3 – Existing.*

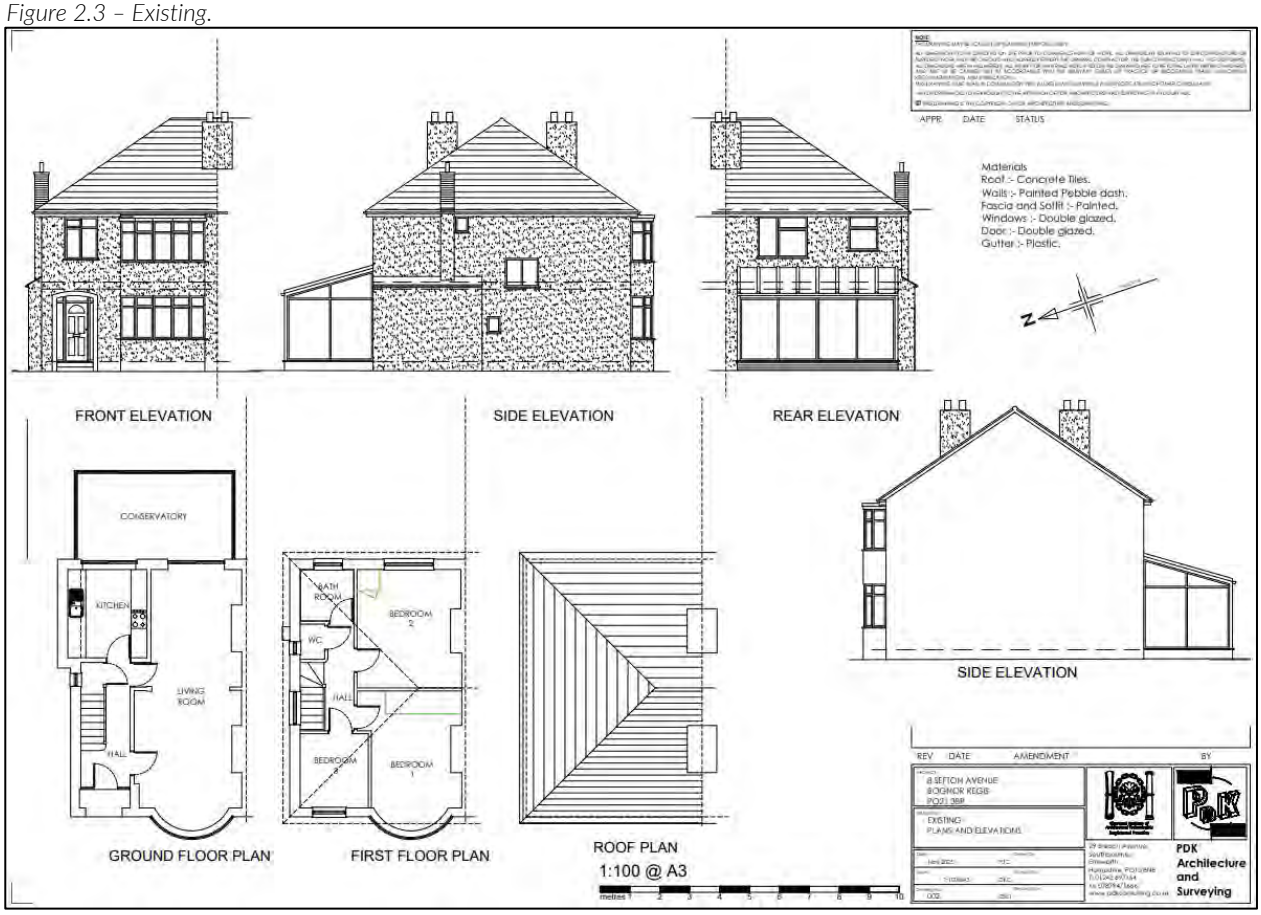
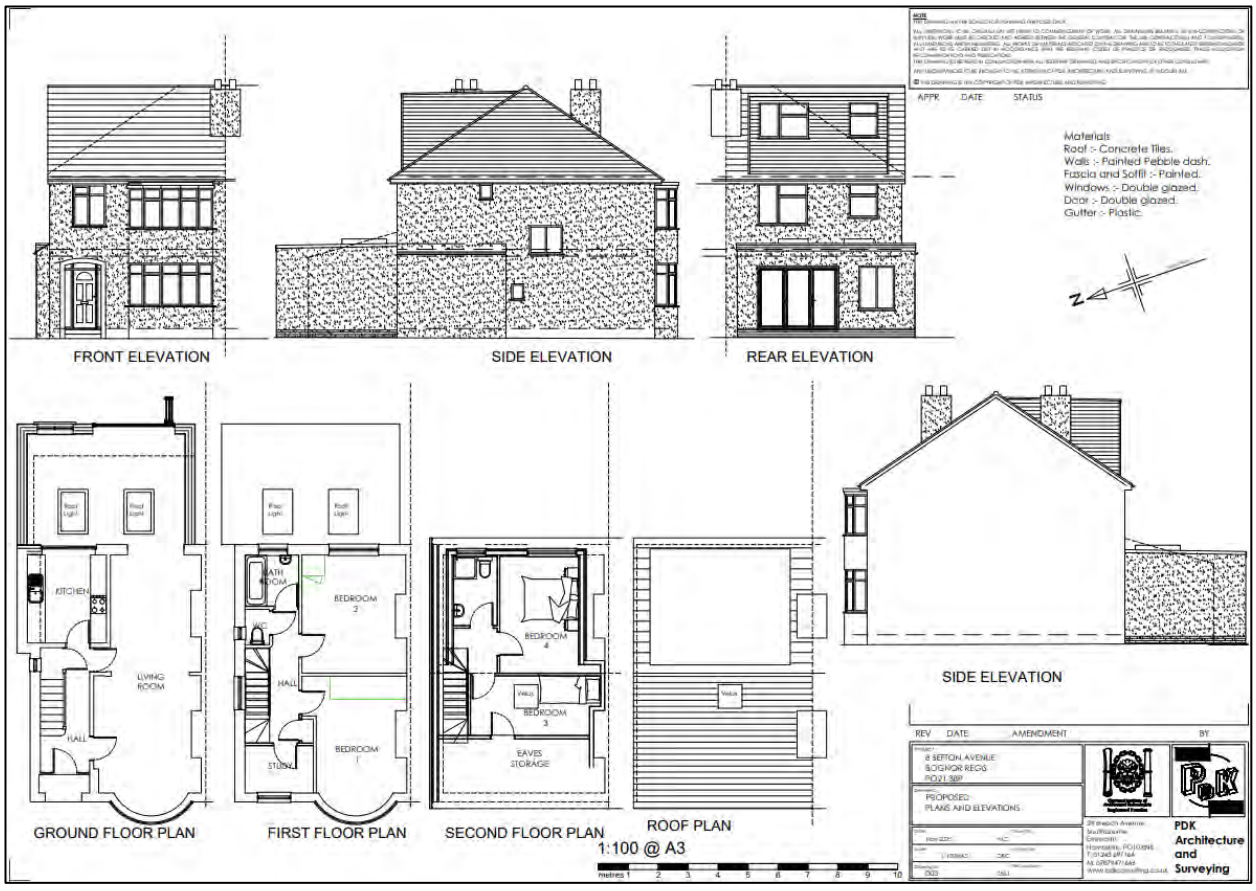



*Figure 2.4 – Proposed.*



## 2.4 Justification for Bat Surveys

Bat surveys are required to ensure that developments of any scale do not contribute to the progressive loss of bat habitat. The UK has 17 breeding bat species, which are all legally protected, and several of which are of high conservation concern. All "common" bat species have also experienced population declines largely due to habitat loss and the reduction of natural roosting features such as ancient trees and traditional buildings. Over several centuries, the rapid loss of natural roosting sites has led many bat species to adapt to using not only rural properties but houses in urban settings including modern buildings, many of which now support a large proportion of known bat roosts. Bats can live for decades and show strong fidelity to their roosts, returning year after year, which makes the assessment of buildings prior to development particularly important.

## 2.5 Validity

The report remains valid for up to 12 months from the date of issue. If there are any changes to the proposals or the site during this period, a suitably qualified ecologist should be consulted to re-assess the site.

# 3. Relevant Planning Policy and Conservation Legislation

## 3.1 Planning Policy

### 3.1.1 National Planning Policy

The latest National Planning Policy Framework (NPPF, 2024) was published in December 2024. Paragraph 187 states that planning policies and decisions must contribute to and enhance biodiversity and the natural environment by:

- Protecting and enhancing valued landscapes, biodiversity sites, geological features, and soils in line with statutory designations.
- Recognising the intrinsic character and beauty of the countryside, including the benefits of trees, woodlands, and agricultural land.
- Maintaining the character of undeveloped coastal areas while improving public access where appropriate.
- Minimising impacts on biodiversity and delivering net gains, including the establishment of resilient ecological networks and features supporting priority species such as swifts, bats, and hedgehogs.
- Preventing environmental harm from soil, air, water, and noise pollution, as well as land instability.
- Improving local environmental conditions, including air and water quality, informed by relevant policies such as river basin management plans.
- Remediating degraded, contaminated, or unstable land to enhance ecological value.

Paragraph 193 states that local planning authorities must apply the following principles when determining planning applications:

- Avoid significant harm to biodiversity where possible; if unavoidable, harm must be mitigated or compensated for, or planning permission should be refused.
- Development that affects Sites of Special Scientific Interest (SSSI) should not be permitted unless benefits clearly outweigh potential harm.
- Loss or deterioration of irreplaceable habitats (e.g., ancient woodland, veteran trees) should be refused unless there are exceptional reasons and a suitable compensation strategy.
- Development that enhances biodiversity should be supported, particularly where it secures measurable net gains or improves public access to nature.

In addition to the NPPF, Circular 06/2005: Biodiversity and Geological Conservation says, ""*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*"

Circular 06/2005 also provides statutory direction on biodiversity protection within the planning system. It clarifies legal obligations under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, and other key legislation. It outlines:

- The importance of ecological surveys and assessments in development proposals.
- The duty of local authorities to consider biodiversity in planning decisions, ensuring compliance with UK and European laws.
- Requirements for the mitigation hierarchy, ensuring avoidance, mitigation, or compensation for biodiversity impacts.
- The need for protected species licences where development affects legally protected species.

### 3.1.2 Local Planning Policy

Policy ENV DM5 of the Arun Local Plan requires development proposals to prioritise biodiversity enhancement and habitat protection. Development schemes must achieve a net gain in biodiversity by safeguarding existing habitats on-site and incorporating features such as green roofs, green walls, bat and bird boxes, and landscape elements that minimise adverse impacts. Proposals should support ecological connectivity by integrating green infrastructure that links habitat areas and open spaces, creating networks that facilitate species movement and reduce habitat fragmentation.

Where a protected species is present, planning applications must include detailed ecological surveys conducted at an appropriate time of year by a qualified and, where necessary, licensed ecologist. These surveys must assess both direct and indirect impacts within and beyond the development site and provide appropriate mitigation and compensation measures. All proposals must adhere to Natural England's standing advice for protected species, ensuring ecological considerations are effectively integrated into the planning process.

## 3.2 Bats

British bats are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Additionally, all bat species are protected under Schedule 2 of the Conservation of

Habitats and Species Regulations 2017 which defines European Protected Species (EPS). Bats and their habitats receive additional protection via the Countryside and Rights of Way (CRoW) Act, 2000, under the Bonn Convention (Agreement of Bats in Europe), and in Appendix II and III of the Bern Convention. Seven British bat species are listed under Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. This combined legislation means that it is a criminal offence to:

- Deliberately kill, injure or capture a bat
- Deliberately disturb bats, including in particular any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance
- Damage or destroy a breeding site or resting place of a bat
- Damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection
- Disturb bats while occupying a structure or place used for that purpose

A bat roost is a place or structure which a bat uses for shelter or protection. Bats are loyal to roosts, returning annually to the same place. Therefore, the legislation protects bat roosts regardless of whether or not bats are present at the time of survey or construction work. If proposed development work is likely to destroy or disturb bats or a bat roost, Natural England would be consulted to obtain a European Protected Species Mitigation Licence (EPSML). which would be subject to appropriate measures to safeguard bats. With suitable approved mitigation, exemptions can be granted from the protection afforded to bats under Regulation 39 by means of an EPSML. The NERC Act 2006 requires due consideration be given to biodiversity and its potential enhancement when considering proposed developments. The NERC Act defines a number of bat species as species of principal importance for consideration during planning.

### 3.3 Hedgehogs

Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), making it illegal to intentionally kill or capture them using certain prohibited methods. They are also listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which requires public authorities, including local planning authorities, to consider their conservation in decision-making. Hedgehogs are particularly vulnerable during hibernation in the winter months and in spring when they are building nests and caring for dependent young.

### 3.4 Nesting Birds

Nesting birds are protected under several key pieces of legislation to prevent their disturbance or harm, particularly during the breeding season. The Wildlife and Countryside Act 1981 (as amended) makes it illegal to intentionally kill, injure, or take any wild bird, and to damage or destroy the nest of any wild bird while it is in use or being built. Some species, listed under Schedule 1 of the Act, receive additional protection. The Conservation of Habitats and Species Regulations 2017 (as amended) adds further protections for bird species considered of European importance, particularly through the designation of Special Protection Areas (SPAs). The term "nesting" encompasses all stages from adults building a nest or gathering nest materials to the point when chicks have fledged. To avoid disturbing nesting birds, works that could impact nests should generally be avoided from March to August inclusive. However, precaution should be given during February when some bird species can begin nesting, especially in milder conditions. Disturbance during these stages, such as interfering with eggs or nests with chicks, can cause stress or even nest abandonment, resulting in the failure of the breeding attempt.

### 3.5 Wild Mammals

The Wild Mammals (Protection) Act 1996 provides legal protection to all wild mammals in the UK, making it an offence to intentionally cause unnecessary suffering through actions such as mutilation, beating, kicking, drowning, or any other form of harm. The legislation ensures that wild mammals, including species such as foxes, deer, rabbits, and small mammals, are protected from cruelty, neglect, and deliberate mistreatment. This Act complements other wildlife legislation by providing a general level of welfare protection to species not otherwise specifically covered under existing laws.

# 4. Methods

## 4.1 Desk Study

A desk study on 18th December 2025 involved reviewing online geographical databases and mapping tools to assess the site's proximity to key ecological features, including designated sites, priority habitats, and protected habitats, within a 1km radius. Specifically for bats, which have large home ranges, the search for granted European Protected Species Mitigation Licences (EPSMLs) was extended to a 2km radius. A data search from the local biodiversity records centre was not obtained, as it was deemed disproportionate and unlikely to alter the assessment outcomes. The following resources were used during the study:

- Arun District Council Planning Portal
- Google Earth Pro Satellite Imagery
- LandApp by DigitalLandSolutions Ltd
- Multi-Agency Geographic Information for the Countryside (MAGIC)
- Ordnance Survey (OS) Explorer (1:25,000 scale)

## 4.2 Site Walkover and Bat Roost Assessment

As part of this survey, the ecologist not only assesses the site's suitability for bats but also examines all ecological features to identify any additional constraints, such as the presence of other protected species, in proportion to the proposals. For example, nesting birds are often incidentally found during bat surveys. Any such observations are recorded and well-documented, as they may influence the timing and methodology of works. This approach applies even if no bats or suitability for bats are found.

A visual inspection of the site was undertaken during daylight hours on 23rd December 2025 by Aidan Bird (qualifications in Section 2.2) at 09:30hrs. The presence of potential roosting features (PRFs) and access/exit routes which bats could use to enter these features were surveyed. Evidence of use by bats was also looked for, such as scratch marks, urine stains, lack of cobwebbing, feeding remains e.g. moth wings, droppings, and actual bats. An assessment of potential commuting routes and surrounding habitat was also undertaken to determine their potential to support bats. Bat PRFs are usually found in specific areas, such as joints, cracks, gaps and cavities within structures like mature trees and buildings. These were prioritised as areas to check for bat evidence. Roosting bat evidence is not easy to find and not always visible, so any potential roosting locations were also noted. Following inspection, the building(s) was

categorised as having the following suitability for bats: 'high', 'moderate', 'low', 'negligible' or 'none'. These categories are based on observations made during the survey and in the context of the descriptions laid out in Table 1.

*Table 4.1 - Categorisation of bat roosting potential of structures (adapted from Collins, J., 2023).*

| Suitability | Description |
|---|---|
| Confirmed bat roost or resting place | Presence of bats or evidence of bats. |
| High | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation-site. |
| Moderate | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed). |
| Low | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation-site, but could be used by individual hibernating bats). |
| Negligible | No obvious habitat features on-site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. |
| None | No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels). |

### 4.3 Site Inspection Constraints

It is important to note that a single site assessment provides only a snapshot in time; while no bats or signs of bats were observed during the survey, their presence at other times of year cannot be entirely ruled out. The building, surrounding habitats, and any potential connectivity were therefore assessed for their suitability to support bats, even in the absence of direct evidence.

# 5. Results

## 5.1 Designated Sites

There are no designated sites within 1km of the site.

## 5.2 Priority Habitats

The following Habitats of Principal Importance, protected under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, lie within 1km - but are not within or adjacent to - the site:

- Deciduous Woodland

## 5.3 Bat Roost Assessment

### 5.3.1 Desk Study

Table 5.1 shows the European Protected Species Mitigation Licences (EPSML) that have been granted for bats within 2km of the site:

*Table 5.1: EPSMLs within 2km of the site.*

| Species | Licence number | Proximity to site |
|---|---|---|
| Brown long-eared | 2017-31088-EPS-MIT | 1.9 km W |

### 5.3.2 Preliminary Bat Roost Assessment

Foraging and commuting bat suitability

The site is situated within a suburban residential setting with frequent street lighting and fragmented green space aside from a patchwork of small gardens. As such, the area is most likely to be used by light-tolerant bat species, which may occasionally commute through the area and forage opportunistically within well-vegetated gardens. The surrounding habitat does not provide well-connected, sheltered commuting routes to the wider countryside, and the site is not considered to form part of a key bat foraging or commuting area. (see Figure 5.1).

*Figure 5.1 – Extent of natural habitats surrounding the site, yellow arrows suggest dark corridors bats may use locally. ©Google Earth 2026.*


External inspection

8 Sefton Avenue is a two-storey semi-detached residential property of rendered masonry construction with a hipped roof. The roof is clad with clay tiles and half-round ridge tiles. The property has a small single-storey lean-to on the north elevation and a later conservatory extension to the rear.

The roofs appear to be in an excellent state of repair. The tiles are an interlocking flat style which are well-seated with no lifted, damaged or missing tiles across the roof. The ridge and hip tiles are well-mortared and intact. No lifted ridge tiles, open mortar gaps, or slipped tiles were identified that would provide suitable access points for roosting bats.

The soffits and fascia are timber and well-fitting and the guttering and downpipes are in good condition. There is no deterioration that may leave crevices suitable for bats to use. The flashing around the chimney stacks is tightly fitted and appears secure and the tiles around the flashing are not lifted or warped. The small northern lean-to has a shallow roof with no discernible gaps or features suitable for bats.

The white rendering across the property is also in a good condition with no significant cracks creating potential fissures or crevices that bats could use.

The rear conservatory is constructed of modern uPVC with glazed panels and is well sealed throughout. It does not contain crevices, voids, or access points suitable for bats, and the internal environment is highly lit and exposed. As such, it does not provide suitable roosting opportunities for bats.

Internal inspection

The main loft void is open and uncluttered of trusses with timber rafters, ridge and hip beams, and sarking boards. The void is well insulated. The sarking boards are intact and tightly fitting with no warped sections or access points and no daylight penetration was seen through the roof itself.

No bat droppings, staining, feeding remains, urine splashes, or live bats were identified within the loft void, including along ridge lines, timbers, or wall plates.

Summary

On this basis, no further bat surveys are considered necessary, and bats are considered unlikely to be present or impacted by the proposed works, provided standard precautionary measures are followed. Overall, the building offers **negligible bat roost suitability**. No potential roost features and no evidence of historic or current use by bats were recorded during the inspection. **No further bat survey work is required** in support of the proposed alterations.

Photo 1: West elevation.

Photo 2: West elevation, roof hipped to north.

Photo 3: West elevation, northwest hip ridge.


Photo 4: West elevation flat and well-seated roof tiles.

Photo 5: West elevation, northern hip end well-sealed.

Photo 6: North elevation small lean-to.

Photo 7: North elevation.

Photo 8: Northeast hip ridge, well-mortared.

Photo 9: East elevation.

Photo 10: East facing roof with flat tiles and northeast hip ridge in good condition.

Photo 11: East facing flat roof tiles and well-mortared ridge.

Photo 12: East facing flat roof tiles.

Photo 13: East facing flashing and tiles around chimney.

Photo 14: East facing soffits in good condition.

Photo 15: Garden to east.

Photo 16: Front garden and driveway to west.

Photo 17: Main loft void.

Photo 18: Loft void apex and sarking boards.

Photo 19: Loft void sarking boards.

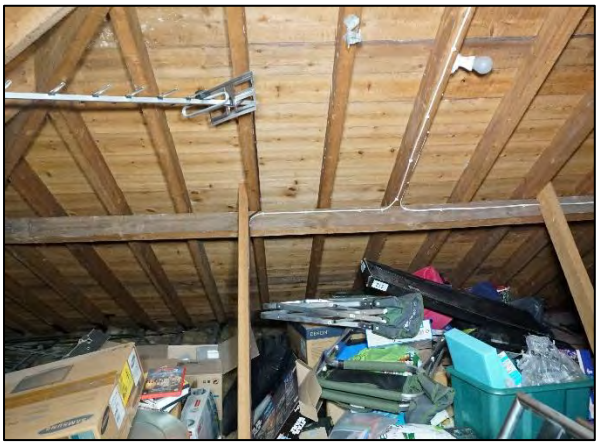


Photo 20: Loft void breeze block party wall.

## 5.4 Other Protected Species

The gardens comprise closely mown lawns, areas of hardstanding, a timber outbuilding, close board fencing, gravel, and some planted shrub borders containing ornamental evergreen and deciduous vegetation along the site's boundaries.

The on-site habitats are considered to be of low ecological value overall, although they are likely to support occasional common garden wildlife. The shrubs and small trees are considered likely to be providing suitable nesting and sheltering opportunities for widespread bird species such as robin, wren, blackbird, and house sparrow during the breeding season. The lawn and limited shrubs to the front and rear offer limited foraging and dispersal habitat for small mammals, including hedgehog, and they may also be used by reptiles such as slow worms for occasional commuting along suburban garden boundaries.

No ponds or other permanent water features are present within the site, and the garden is therefore unsuitable for breeding amphibians. However, damp or shaded areas beneath dense vegetation, composting areas, or piles of stored materials may be used opportunistically by common amphibians such as smooth newt or common toad when dispersing through the wider area during their terrestrial life stage.

# 6. Evaluation

## 6.1 Designated Sites

Potential impacts

None are anticipated.

Mitigation

None required.

Significance of residual effects

No residual effects.

## 6.2 Protected Species

### 6.2.1 Bats

Potential Impacts

There is a risk of disrupting potential bat flightlines if additional external lighting is installed during or after works, particularly if directed towards garden boundaries or if there is any uplighting of trees or the building.

Mitigation for Bats

- Lighting - any new lighting will need to be carefully designed to avoid light spill. Artificial Light at Night (ALAN) can disrupt natural bat behaviour by altering foraging efficiency, commuting and social behaviour (Stone et al., 2009). As such, where lighting is intended to be installed for safety or security, the following mitigation measures will be implemented:
    - Motion-activated external lighting to be used in place of continuous illumination, with timers set to a short delay (1-2 minutes) after the last movement.
    - Light intensity will be kept low (e.g. ≤500 lumens), using warm white light sources (approximately 2700 K) to reduce blue light content, which is especially disruptive to bats.
    - All external fittings will be installed facing downward and fitted with appropriate shields or cowls to minimise vertical and horizontal light spill.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

### 6.2.2 Small Animals

Potential impacts

In the absence of mitigation, site preparation activities have the potential to inadvertently harm very low numbers of hedgehogs, reptiles, and other protected animals such as common toads, smooth newts, and foxes that may occasionally cross the site at night. The following mitigation can be collectively applied to protect all these species.

Mitigation for Other Species

- Clearance of any paving/patio/concrete hardstanding should avoid winter and take place during spring, summer or autumn, outside of the winter months (mid-November to mid-February inclusive) as animals may be sheltering or hibernating beneath.
- The removal of piles of soil, rubble, pallets and other materials will be done carefully by hand, and materials will then be stored in a skip or on hardstanding where possible. This will help to prevent small animals from sheltering in piles of debris and becoming injured or trapped.
- In the event of excavations being required, any excavations made will not be left open overnight and fully covered or fitted with escape ramps. Ramps should either be soil slopes or a gently sloping roughened timber plank (maximum 45° angle) to enable animals to escape freely overnight.
- Open pipework will be checked for animals before use and sealed overnight.
- Vehicles will not be parked on grassland overnight to avoid crushing animals that may shelter under them temporarily.
- Vegetation, deadwood, cut tree limbs and other arisings will not be burned on-site.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

### 6.2.3 Nesting Birds

Potential impacts

There is a risk that birds and their nests, eggs or dependent young may be harmed, injured, or killed during works if any vegetation or shrubs are removed or accidentally crushed or damaged by construction contractors, equipment, or machinery, especially during bird nesting season.

Mitigation for Nesting Birds

- Contractors will be briefed before works commence on the shrubs and vegetation that the applicant's wish to be retained in full to avoid any unnecessary damage. Any shrub or other vegetation clearance required to accommodate the works will be undertaken outside the bird nesting season (which is March to August inclusive, although robins and wrens may begin nesting in February). To avoid delays, it is recommended that vegetation removal is timed during winter, well outside of bird nesting season. If vegetation removal must occur during bird nesting season, the vegetation will be checked by hand using a torch prior to works. Should an active bird nest be identified, a minimum 5m buffer zone will be made around the nest. Works within this buffer will be postponed until the young have fledged and the nest is no longer in use.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

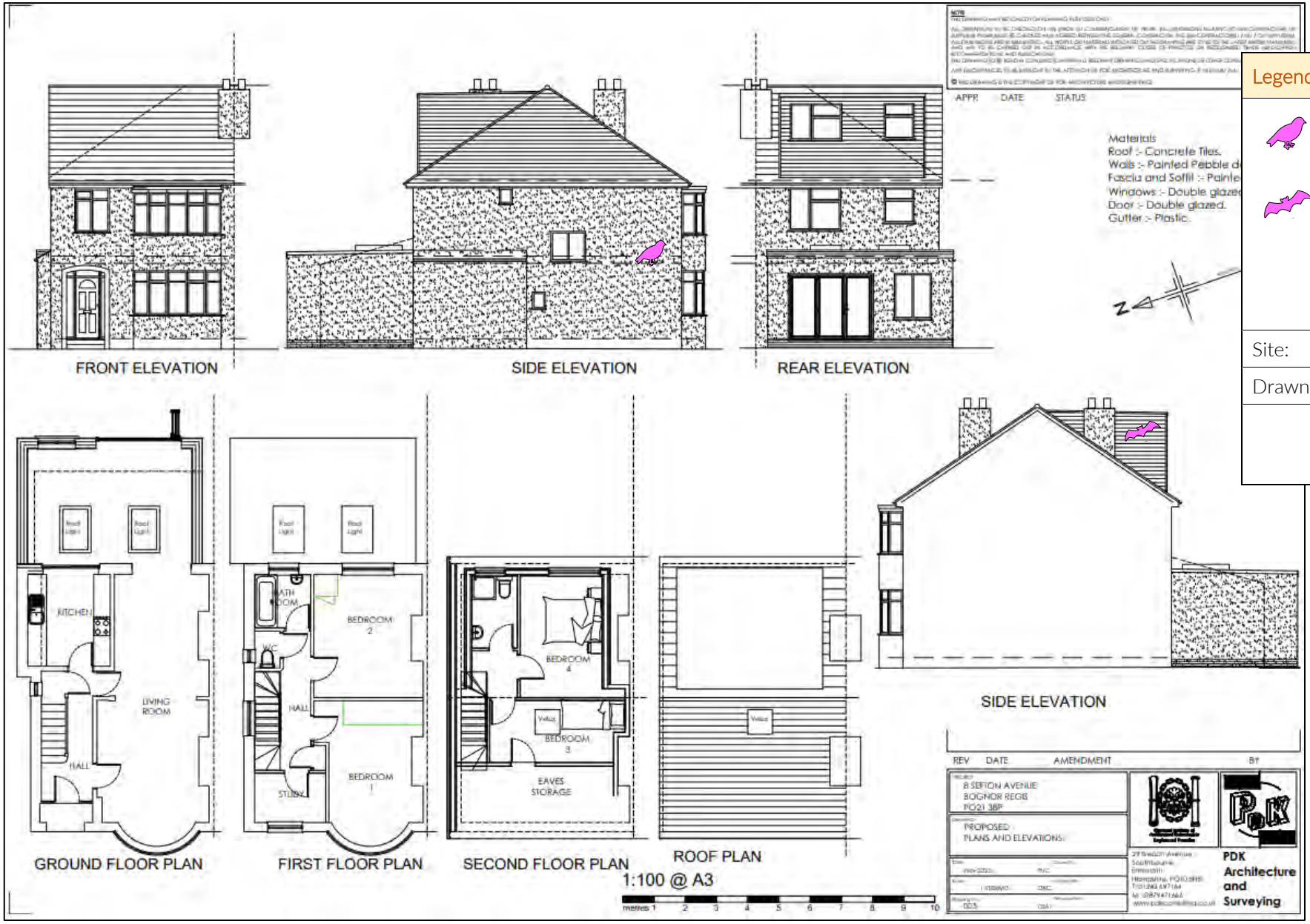
# 7. Ecological Enhancements

The applicants at 8 Sefton Avenue will adhere to Policy ENV DM5 of the Arun Local Plan by integrating ecological enhancements into the project's designs. The following recommendations have been made for this project and see Figure 7.1 for the proposed enhancement plan:

| Species | On-site Enhancements | Examples |
|---|---|---|
| Bats | To provide a long-term enhancement for bats, at least one bat roosting feature will be permanently installed on-site, depending on the final design, materials and suitability, as follows:<br>• **External bat box:** an external bat box could be fixed on the building. As a southern elevation is unavailable, it may be suitable to install a bat box on the west or north elevation on this occasion. A suitable option is the Vivara Pro Beaumaris bat box. Select boxes made of Woodcrete (or WoodStone®) as they maintain stable internal temperatures.<br>• **Bat access tile:** alternatively, a bat access tile could be incorporated into a new section of roof. This provides a small, sheltered cavity under the tile for an individual bat to rest in, without needing to allow access into the roof/void itself. The tile is designed to sit discreetly near the surrounding tiles and is visually unobtrusive once installed. **It is essential that the bat access tile is not fitted directly over a breathable roofing membrane such as *Tyvek*,** as this type of material can pose an entanglement risk to bats. An external bat box is therefore preferable on sites where breathable roofing membranes are used.<br>• **Integrated bat box:** an integrated bat box can be installed within the wall fabric of the dormer cheek. These are thermally stable enclosed boxes that provide a simple roosting space and do not allow bats into the interior wall cavity. There are a wide variety of integrated boxes available and finishes can be matched to the building's materials (e.g. coursed brick, render, or unfinished to be clad over).<br><br>Note: bat boxes should be installed 3-5 metres above ground level, unobstructed by vegetation so that the bats have a clear flight path | ***Vivara Pro** Beaumaris (also available in white)*<br>  <br>***JustLead** Bat Access Tile*<br>  <br>***Habibat** Integrated Bat Box example (finishes can be matched or rendered over)*<br>  |

| | | |
|---|---|---|
| | in, and they should receive some sunlight throughout the day. They should also be positioned away from artificial lighting. | |
| Nesting Birds | To support nesting opportunities for birds, at least one bird box will be installed on-site. The type and placement of boxes will depend on the available habitat as follows:<br>• Tree or wall-mounted bird box: a general-purpose bird box suitable for species such as blue tits, great tits, house sparrows, and robins will be installed on a mature tree or sheltered wall. Suitable options include the Schwegler 1B or Vivara Pro Seville or an equivalent design.<br>• Shrub or hedge-mounted bird box: for species that favour dense vegetation, such as wrens and robins, a lower-level box such as the Schwegler 2H or similar can be installed within shrubs, laurel hedging, or climbing plants.<br>• Integrated bird box: an integrated bird box can be built into new extensions or walls. Suitable options include a BirdBrickHouses bird box or mesh-fronted box which can be installed behind cladding with a small access gap.<br><br>Note: bird boxes should not be installed near very large glass panes or mirror/reflective surfaces, which can disorient birds and increase fatal collision risks. All bird boxes should be installed 2-4m above ground, facing north-west to north-east, away from artificial lighting and they must be left undisturbed during the nesting season (typically March to August inclusive). | *Vivara Pro Seville*<br>  <br>*Schwegler 2H*<br>  <br>*BirdBrickHouses integrated bird box*<br>  |

*Figure 7.1: Enhancement plan - bat and bird box locations in proposed site plans.*




| Legend | |
|---|---|
| | External bird nest box.<br>Integrated or external bat roost box/tile/brick/tube. |
| Site: | 8 Sefton Avenue |
| Drawn: | 9th January 2026 |

Imprint Ecology

# 8. Conclusion

The Preliminary Bat Roost Assessment at 8 Sefton Avenue, carried out in accordance with Bat Conservation Trust guidelines (Collins, J. 2023), determined that the property offers negligible suitability for roosting and hibernating bats. No further bat or other protected species surveys are required. Should artificial lighting be required, it will be designed in an ecologically sensitive manner to minimise impacts on bats.

Enhancements to support local biodiversity will be integrated into the site to adhere with Policy ENV DM5 of the Arun Local Plan.

# 9. References

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