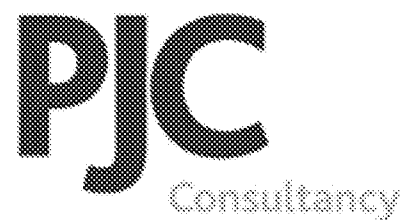


Bat Survey Report

Decoy Cottage
Arundel Road
Poling
West Sussex
BN18 9QA

9th October 2017



PJC ref: 3655AO/17

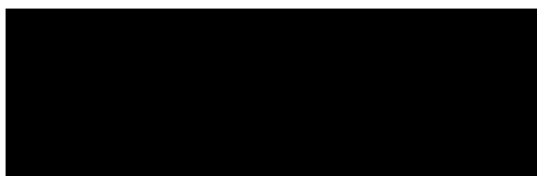
This report has been prepared by

PJC Consultancy Ltd

on behalf of

Mr and Mrs Halls

Version	Author	Checked by	Approved by	Date	Type
1	A Earl	T Knight	T Knight	09/10/17	Final



Unit 1, Hanover Mill,
Mersham, Nr Ashford,
Kent, TN25 6NU.

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1 INTRODUCTION

1.1 INSTRUCTION

- 1.1.1 PJC Consultancy Ltd were commissioned by Mr and Mrs Halls to undertake a bat survey of outbuildings at Decoy Cottage, Poling.

1.2 DOCUMENTS AND INFORMATION PROVIDED

- 1.2.1 PJC Consultancy Ltd was provided with the following documents relating to the Site:

- Drawing ref. DBAE 01A Existing Site Plan

1.3 SURVEY OBJECTIVES

- 1.3.1 The aim of the bat survey was to identify potential ecological constraints and opportunities in respect of roosting bats associated with the proposed development of the outbuildings.

- 1.3.2 The objectives of the bat surveys were to:

- Ascertain presence or likely absence of bat roosts within the outbuildings;
- If present, determine which species are present and the size and nature of the roost, and
- Evaluate the value of the outbuildings for bats and provide recommendations for further survey, mitigation, compensation and enhancement measures and licensing requirements to satisfy safely legal and planning policy requirements where appropriate.

1.4 SCOPE OF THIS REPORT

- 1.4.1 The bat surveys are only concerned with the outbuildings only.

1.5 LEGISLATION AND PLANNING POLICY

- 1.5.1 Bats and their roosts are protected under European (Conservation of Habitats and Species Regulations 2010 (as amended)) and national (Wildlife and Countryside Act 1981 (as amended)) legislation. This means that it is an offence to:

- Deliberately capture, injure or kill a wild bat;
- Deliberately disturb wild bats; '*disturbance of animals includes in particular any disturbance which is likely:*
 - (a) to impair their ability —
 - (i) to survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - (b) to affect significantly the local distribution or abundance of the species to which they belong.' and
- Damage or destroy a breeding site or resting place used by this species.

1.5.2 Certain species of bats including the brown long-eared bat and soprano pipistrelle are also listed as a Species of Principal Importance (SPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This means public bodies, including local planning authorities have a duty to have regard for SPI when carrying out their functions, including determining planning applications. It should be noted that all pipistrelle bat species are also Sussex Biodiversity Action Plan (BAP) Priority Species. A dedicated Species Action Plan for pipistrelles within Sussex has been compiled detailing relevant objectives and targets and associated timescales in order to provide effective conservation action for bats and their habitats (Sussex Biodiversity Partnership, 2003).

1.5.3 Due to the high level of protection afforded to bats and their habitat, a European Protected Species License (EPSL) must be sought from Natural England before any works directly or indirectly affecting a confirmed bat roost can proceed. Licencing is subject to three tests, as defined under the Habitats Regulations 2010; the planning authority must also apply these before granting permission for activities affecting bats. For permission to be granted the following criteria must be satisfied:

- The proposal is necessary 'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- 'There is no satisfactory alternative'; and
- The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.

1.6 SITE DESCRIPTION

The site is located at the southern extent of Decoy Lane more broadly to the northwest of Angmering village centre with a central national grid reference of TQ 05849 05384. The site is located within a rural area immediately surrounded by a network of treeline fields. Two large water bodies are located 120m south of the site. The location of the site within its environs can be seen in figure 1 below.

Figure 1: Site Location Plan



2 METHODOLOGY

2.1 PRELIMINARY BAT ROOST ASSESSMENT

- 2.1.1 The buildings were subject to a Preliminary Bat Roost Assessment (PBRA) on 29th August 2017. The internal and external inspection of the buildings was to assess ecological features of potential bat interest such as presented in Table 1. The PBRA was undertaken in accordance with best practice survey standards (BCT, 2016).

Table 1: Features of buildings commonly used by bats

Features of building or built structure	Signs indicating possible use by bats
Type of building.	Tiny scratches around entry point.
Age of building.	Staining around entry point.
Aspect of PRF.	Bat droppings in, around or below entry point.
Wall construction – cavity walls or rubble-filled walls.	Feeding remains below entry point.
Form of the roof – presence of gable ends, hipped roofs, nature and condition of the roof covering.	Cobweb free potential entry points.
Presence of hanging tiles, weather boarding or other forms of cladding.	Audible squeaking at dusk or in warm weather.
Nature of the eaves – sealed by a soffit or boxed eave and tightness of fit to exterior walls.	Flies around entry point.
Presence and condition of lead flashing.	Distinctive smell of bats.
Gaps under eaves, around windows, under tiles, lead flashing.	Smoothing of surfaces around entry point.
Presence and type of roof lining.	
Presence on roof insulation.	

- 2.1.2 The building was assessed in accordance with the criteria listed above and assigned to one of five categories as listed in Table 2 below.

Table 2: Categorisation system for visual inspection of structures and trees.

Category	Description
Confirmed roost	Bats discovered roosting within structure or tree, or recorded emerging from / entering structure or tree at dusk and / or dawn. Structure or tree found to contain conclusive evidence of occupation by bats, such as bat droppings. A confirmed record (as supplied by an established source such as the local bat group) would also apply to this category.
High potential	A structure or tree 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.

Moderate potential	A structure or tree 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.
Low potential	A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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. A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.
Negligible potential	A structure or tree with no features capable of supporting roosting bats.

2.2 BAT EMERGENCE SURVEY

- 2.2.1 The bat emergence survey was undertaken in accordance with good practice guidance (Collins, 2016). During the survey surveyors watched and listened for bats emerging from, or returning to roost. Surveyor locations were utilised to fully cover the potential roosting features on all suitable buildings.
- 2.2.2 Buildings B1 and B4 were identified as having low potential to support roosting bats (see results section) and were subject to a single survey visit comprising a dusk emergence survey.
- 2.2.3 The dusk emergence surveys began at least 15 minutes before sunset and continued for up to 120 minutes after sunset. The details of each survey visit are presented in Table 3 below.
- 2.2.4 The surveyors used Echometer Touch bat detectors connected to electronic tablets to listen to and record echolocation calls of bats observed. During the survey, surveyors mapped the flight-lines used by any bats observed and noted any features used by the bats to access / egress.

Table 3: Bat emergence survey visit details

Date	Sunset Time	Start Time	End Time	Temp (°C)	Cloud Cover (%)	Wind Speed (B'fort Scale)	Precip.
07/09/17	19:35	19:20	21:10	18	100	B3	None

2.3 LIMITATIONS

- 2.3.1 Best practice guidelines state that when undertaking a single emergence survey, it should be undertaken between May and August. However, this is nationwide guidance and bat activity is known to extend into September in the southeast. The survey was undertaken during periods of milder temperatures to increase the likelihood of bats being active. Moderate levels of bat activity were noted during the survey thus supporting the validity of the results.

3 RESULTS

3.1 PRELIMINARY BAT ROOST ASSESSMENT

- 3.1.1 A description of the buildings and any potential roosting features (PRF) are detailed in Table 4. The location of the buildings can be seen in appendix II.

Table 4: PBRA results of buildings within the Site

B1
Description
Single storey brick and flint barn supporting a pitched corrugated asbestos roof with a ridgeline, which runs north to south. The roof culminates in gables ends the apex of which are also covered with corrugated asbestos. Translucent panels are present in the roof allowing natural light into the interior. Access for bats can be obtained via the eaves. Internally, the building does not support a void, has a floor to apex height of approx. 5m and is in frequent use for storage.
Evidence of Bats
None observed at time of survey.
Potential Roost Features
Cracks in external walls at northern end of western and eastern elevations.
Potential to Support Roosting Bats
Low
B2
Description
Single storey, wooden shiplap clad stables supporting a corrugated asbestos roof with a metal ridge. The stables are in constant use to house horses.
Evidence of Bats
None observed at time of survey.
Potential Roost Features
None observed at time of survey.
Potential to Support Roosting Bats
Negligible

B3

Description

Single storey, concrete block and wooden shiplap clad building supporting a corrugated asbestos roof with a metal ridge. The building adjoins B4 to the west.

Evidence of Bats

None observed at time of survey.

Potential Roost Features

None observed at time of survey.

Potential to Support Roosting Bats

Negligible

B4

Description

Single storey, concrete block and brick building supporting a pitch corrugated asbestos roof with a ridgeline which runs north to south. Garage doors are present on the eastern elevation and multiple windows on the western elevation.

Evidence of Bats

None observed at time of survey.

Potential Roost Features

None observed at time of survey.

Potential to Support Roosting Bats

Negligible

3.2 BAT EMERGENCE AND RE-ENTRY SURVEYS

3.2.1 No bats were observed emerging from buildings B1 and B4 during the emergence survey.

3.2.2 In total, activity from four bat species was recorded during the surveys; common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, serotine *Eptesicus serotinus* and noctule *Nyctalus noctula*. A summary of their activity can be found in table 5 below:

Table 5: Summary of bat activity

Species	Activity Summary
Common Pipistrelle	Sporadic foraging around buildings with focus beneath mature trees to west, north and east of buildings.
Soprano Pipistrelle	Sporadic foraging around buildings with focus beneath mature trees to west, north and east of buildings.
Noctule	Two calls heard over site at 19:23 and 20:07.
Serotine	Two calls heard to east of B1 at 19:52 and 20:11.

4 DISCUSSION AND RECOMMENDATIONS

4.1 BATS

4.1.1 As part of the PBRA, buildings B2 and B3 were found to be absent of evidence of roosting bats and did not exhibit any features with potential to support roosting bats. Therefore, the buildings were considered to have negligible potential to support roosting bats and can be demolished without constraint from legislation or planning policy pertaining to bats. However, buildings B1 and B4 were found to support features i.e. cracks and crevices in the external walls with potential to support roosting bats. On this basis, buildings B1 and B4 were identified as having low potential to support roosting bats.

4.1.2 Therefore, proposed development could result in the damage or destruction of a potential bat roost site. As a result, a further emergence survey was undertaken to determine presence or likely absence of bat roosts within buildings B1 and B4 to determine any subsequent requirements for mitigation, compensation and / or licences to facilitate the proposed development.

4.1.3 No bats were observed emerging from the buildings during the emergence survey and as such the buildings are considered to be likely absent of roosting bats. Roosting bats are therefore not considered an ecological constraint to the proposed development. However, the site supports suitable foraging and commuting habitat for bats and moderate levels of bat activity were recorded during the survey. Therefore, it is recommended that a sensitive lighting strategy is implemented during the construction phase and operational phase of the proposed development. The should aim to:

- Use minimum light levels necessary. For example, there should be times throughout the evening (when bats are most active) when all lights are unlit to avoid affecting bat activity. Lighting can also be installed using a timer or movement sensor to avoid long periods of an area being lit at night;
- Use hoods, louvres or other similar design features to avoid light spill onto retained and any newly created suitable bat foraging and commuting habitat, and
- Use narrow spectrum light sources where possible (BCT, 2014) to lower the range of species affected by lighting, specifically avoiding use of mercury or halide lamps, using instead low or high-pressure sodium lamps.

4.1.4 In the unlikely event that a bat is discovered during the demolition works, all works shall cease and advice sought from a suitably licenced ecologist.

4.1.5 Under Section 40 of the NERC Act 2006 there is a duty to have regard to biodiversity conservation. In addition, the National Planning Policy Framework (NPPF, 2012) and Sussex BAP encourages ecological enhancement to be integrated into development projects in order to achieve an overall net-gain in biodiversity. Consideration should therefore also be given to the following ecological enhancements in respect of bats:

- Installation of two woodcrete bat boxes (i.e. Schwegler 2F or similar) on to suitable retained trees to increase the roosting opportunities for bats within the Site.

4.2 BIRDS

- 4.2.1 All birds, their nests and eggs are protected from killing and injury of individuals, damage and destruction of nests and destruction of eggs under the Wildlife and Countryside Act 1981 (as amended). Species listed in Schedule 1 (Part 1) of the Act are also protected from disturbance whilst nesting or whilst with dependent young, by special penalties.
- 4.2.2 Active swallow *Hirundo rustica* nests were identified in buildings B2 and B3. Furthermore, bird nest boxes were also noted on the southern elevation of B2.
- 4.2.3 Works associated with any proposed development of the Site, for example building demolition/conversion, could therefore result in direct adverse impacts on nesting birds. In order to comply with legislation protecting nesting birds the mitigation measures detailed below should be adhered to.
- 4.2.4 It is recommended that any demolition works be undertaken outside the main nesting bird season. The nesting bird season for most British bird species is between March and August.
- 4.2.5 Should this not be possible, all buildings must be inspected by an ecologist to determine the presence / absence of any nesting birds prior to clearance. In the event of an active nest being identified, a temporary exclusion zone would need to be placed around the nest and development paused until the dependent young have fledged which may be several weeks. The ecologist will determine safe working distances and the distances will be dependent upon the bird species present.

CONTACT DETAILS

Sussex Office

Chapter House
Priesthawes Farm
Hailsham Road
Polegate
East Sussex
BN26 6QU

Tel: 01323 832120

Kent Office

Unit 1, Hanover Mill
Mersham
Nr Ashford
Kent
TN25 6NU

Author: Adam Earl

Date: 9th October 2017

5 APPENDICES

APPENDIX I: LEGISLATION AND PLANNING POLICY

Legislation

The Conservation of Habitats and Species Regulations 2010 (as amended)

The Conservation of Habitats and Species Regulations 2010 is the UK transposition of the European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, or the 'Habitats Directive'. The directive provides protection of key habitats and species of European importance. Those key habitats and species are listed in Annexes II and IV of the directive.

Those species protected under the regulations and most likely encountered during development include:

- All bat species
- Hazel dormouse
- Great crested newt
- Common otter

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the primary legislation for the protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/EEC) are implemented in Great Britain. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants respectively. The Countryside and Rights of Way (CROW) Act 2000 makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site

Those species protected under the act and most likely encountered during development include:

- All bat species
- All nesting birds
- Hazel dormouse
- Great crested newt
- Common otter
- Water vole
- All native reptile species
- White-clawed crayfish

The Natural Environment and Rural Communities Act (NERC) 2006

Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act provides a list of habitats and species, which are of 'principal importance for the conservation of biodiversity.' This list aids decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications.

Species and Habitat Specific Legislation

Bats

All native UK bat species are fully protected by UK law under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) and Schedule 6 of the Wildlife and Countryside Act (1981, as amended), and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010. It is illegal to deliberately capture, injure or kill a bat or to intentionally or recklessly disturb bats. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a breeding or resting place used by a bat.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH). Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker.

Biodiversity Policies

National Planning Policy Framework (NPPF) 2012

Published in 2012 the NPPF sets out the Government's planning policies for England and how these are expected to be applied by local authorities. It replaces all the Planning Policy Statements and Guidance (PPSs and PPGs). The NPPF emphasises the need for sustainable development, whilst specifying the need for protection of designated sites and priority habitats and priority species (as listed in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Paragraph 109 of The National Planning Policy Framework (NPPF) states:

“The planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Furthermore, paragraph 118 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- Opportunities to incorporate biodiversity in and around developments should be encouraged;
- Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- The following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites; and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The UK Biodiversity Framework (2011-2020).

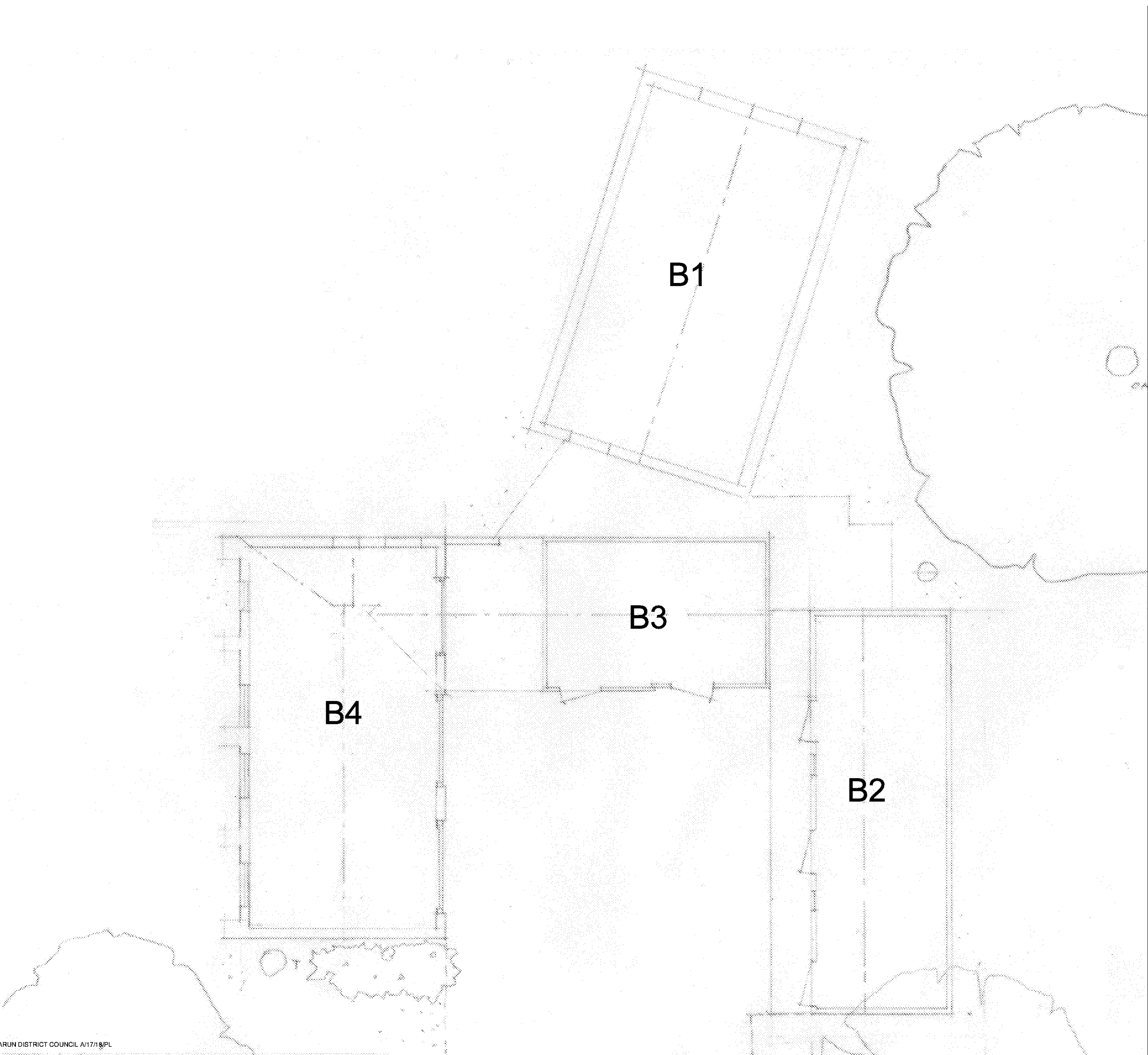
The UK Biodiversity Framework is an important framework that is owned, governed and implemented by the four UK countries, assisted by Defra and JNCC in their UK co-ordination capacities. Although differing in details and approach, the four UK countries have published strategies which promote the same principles and address the same global targets: joining-up our approach to biodiversity across sectors; and identifying, valuing and protecting our 'Natural Capital' to protect national well-being now and in the future. This new framework has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the NERC Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy. The framework has been developed and endorsed by the England Biodiversity Group and wider partnership. It is the starting point for a more integrated approach to biodiversity conservation in England, building on the strengths of the former UK Biodiversity Action Plan (BAP) process and improving those areas where insufficient progress was being made.

Sussex Biodiversity Action Plan

The overall aim of the Sussex BAP is to conserve and enhance the biological diversity of Sussex and contribute to the conservation and enhancement of both national and international biodiversity. The purpose of the Sussex BAP is to set out proposed biodiversity action plans for the main habitats and species in Sussex. The broad objectives of the 'pipistrelle' species action plan is to:

- Maintain and enhance existing populations and ranges of pipistrelles in Sussex.
- Ensure pipistrelle populations are restored to pre-1970 numbers in Sussex.
- Work with developers and other stakeholders to ensure large-scale building development does not cause significant local reductions in the populations of pipistrelles in Sussex.

APPENDIX II: BUILDING LOCATION PLAN



Drawing No.: PJC/3655AO/16 Rev: - Sheet number: 1 of 1

Client : Mr and Mrs Halls

Project :
Outbuildings at Decoy Cottage
Poling Lane
Poling

Drawing title: Building Location Plan

Date drawn: 09/10/17

Scale: NTS

Drawn by: AE Checked by: TK



ARUN DISTRICT COUNCIL A/17/1&PL

3000000
Chapter House, Priesthaves Farm, Hailsham Road, Polegate, East Sussex, BN26 6Q
: 01323 400311
R002
Unit 1, Hanover Mill, Merham, Nr Ashford, Kent, TN25 6NU.
: 01233 225365
www.pjconsultancy.com