



ENVIRONMENTAL CONSULTANTS

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Bat and Reptile Survey Report

1 Greenways Crescent, Ferring,

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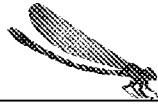
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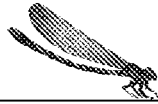
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Report Summary

1. The Ecology Co-op undertook a bat scoping assessment of a detached dwelling, with attached garage and overgrown garden at number 1 Greenways Crescent on the 21st May 2021. The residential dwelling was assessed as having moderate potential to support roosting bats, based on the presence of gaps at both gable ends with access to a void space beyond. Furthermore, a semi-mature ash tree *Fraxinus excelsior*, on the southern boundary was also assessed as having moderate potential to support roosting bats.

2. Based on the above assessment and in line with Bat Conservation Trust Guidelines, two bat emergence survey visits were carried out between June and July 2021 to determine the presence of roosting bats and evaluate the conservation importance of the site for bats. The purpose of this survey work was to provide advice to inform a planning application for demolition of the existing residential dwelling and redevelopment of the site, the plans have been modified to retain the ash tree.

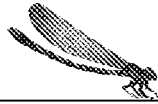
3. This site is set in an urban location with an overgrown garden in the eastern corner with the potential to support common reptiles. In line with current best practise guidelines a presence/absence survey using artificial refugia described by Froglife (1999) was undertaken with seven survey visits between June and September 2021, after an initial visit to set it up.

4. No bats were seen to emerge from the building on any of the emergence survey visits and no new evidence of roosting bats was gained through internal inspections of void spaces. Common pipistrelles, a serotine and a long-eared bat were detected foraging or passing around the building.

5. No reptiles, or evidence of reptiles, were recorded on any of the seven site visits, together with its urban location it is likely that reptiles are absent from the site. No further surveys, or mitigation, are considered necessary on the proposed development in relation to reptiles.

6. These surveys indicate that roosting bats do not routinely use the property; therefore, a European Protected Species (EPS) licence will not be required. However, due to the highly transitory nature of many bat species it is extremely difficult to confirm absence and therefore, as a precautionary measure, the internal void space and the gaps in the soffits and between the wall at both gable ends should be checked by a licensed bat ecologist before demolition. The surveys did record foraging and commuting bats within the site, therefore, recommendations have been made regarding the use of artificial lighting which could disturb local bat communities.

7. It is understood that the ash tree will be retained, therefore no further surveys are

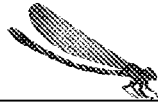


required. However the tree must not be within 10m of any artificial light and no lights should shine in the direction of the tree to minimise disturbance to potentially roosting bats from artificial light. Should the plans to retain the ash tree change, it is important that an ecologist is consulted to assess the potential impacts on bats and advise on the need for further surveys, EPS licensing and mitigation.

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1 INTRODUCTION

1.1 Background

In relation to a proposed development, The Ecology Co-op undertook a bat scoping assessment of the existing buildings on the 21st May, during which, gaps in both gable ends were identified as suitable to allow access into a roof void which could support roosting bats¹.

The proposed development involves the demolition of the existing dwelling at 1 Greenways Crescent, Ferring, Worthing BN12 5EF, and construction of a new dwelling on a similar footprint and associated parking/hard and soft landscaping.

Overall, the building was assessed as having moderate potential to support roosting bats and in accordance with current best practice guidelines², a minimum of two emergence surveys were recommended to determine the presence of roosting bats and evaluate the conservation importance of the site for bats. It is understood that the ash tree to the south-east of the application site, which was also assessed as having a moderate potential to support roosting bats, is to be retained. Therefore, no further surveys are necessary at this point.

The overgrown garden to the south of the main residential building was assessed to comprise suitable habitat for common reptiles, therefore seven presence/absence refugia surveys were commissioned.



Figure 1. An aerial view of the site (indicated by a red box) and local context. Image produced courtesy of Google maps (map data ©2020 Google).

¹ The Ecology Co-op (2016) Preliminary Ecological Appraisal - 5-7 High Street, Old Oxted, Surrey.

² Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). Bat Conservation Trust, London.



1.2 Purpose of the Report

In accordance with recommendations, this report presents the results of two bat emergence surveys carried out between June and July 2021. These were led by Dan Bennett, a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), and Natural England Level 2 Bat Survey Class Licence holder. The presence/absence reptile refugia survey was carried out by Patrick Kitchener BSc, MRes, a Qualifying member of the Chartered Institute of Ecology and Environmental Management (QCIEEM), between June and August 2021. The purpose of this survey work was to determine current presence of roosting bats and reptiles and where necessary, prescribe appropriate mitigation advice to inform the planning application for the proposed development at the site. The grid reference for this site is TQ 0957 0244.

2 LEGAL PROTECTION

Details of legislation and legal protection afforded to all species of British bats are given in Appendix 1.

The results of this survey will be used to determine the need for an appropriate mitigation strategy to ensure compliance with UK and EU wildlife legislation.

3 METHODOLOGY

3.1 Bat Emergence Surveys

Two emergence surveys were undertaken on the 22nd June and the 20th July 2021, using the methodology set out in the best practice guidelines prepared by the Bat Conservation Trust.

The surveys focused upon the gaps in the soffit and along the roof edge at both gable ends of the property and the ash tree on the southern boundary, using two surveyors positioned according to Figure 1. From these positions surveyors could see all features potentially suitable for roosting bats that were identified during the initial bat scoping survey.

The surveyors recorded any bat activity on or around the potential roosting entry/exit features identified during the scoping survey, using full spectrum, handheld bat detectors to identify species through call frequencies. The bat calls were logged and recorded as sonograms for later confirmation of species where necessary.



Figure 1. An aerial image of the site, showing the positions of surveyors (red dots), and the night vision camera (yellow dot). Images produced courtesy of Google maps (map data ©2021 Google).

3.2 Reptile Presence/Absence Survey

Standard reptile presence/likely absence surveys involve setting out artificial refugia (reptile ‘mats’ or ‘tins’) in potentially suitable habitat. Reptile mats are pieces of roofing bitumen felt and reptile tins are pieces of corrugated metal sheet approximately 0.5 m x 0.5 m in size, which absorb heat from the sun more rapidly than the surrounding vegetation and provide cover and basking places attractive to reptiles. These are then checked for presence of animals under suitable weather conditions. They are placed in areas of potentially suitable habitat at an approximate density of 20 per ha, or 20 m apart along linear features. There are no up-to-date best practice guidelines for reptile surveys, but a minimum of seven survey visits under suitable weather conditions is generally considered to be adequate when determining their presence/likely absence, and 15–20 visits are used to calculate a ‘peak count’ for population size class assessment.

A presence/absence survey was completed between June and August 2021. During this survey, a total of 17 roofing felt mats were used (see Figure 2). The mats were left ‘*in situ*’ for a minimum of one week to ‘bed in’ and allow reptiles to locate them before the first check. The mats were checked at least seven times and all observations of reptiles were recorded, together with the weather conditions, temperature and the time of day.



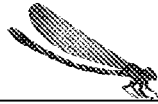
Figure 2. The location of reptile refuges (identified with red squares). Images produced courtesy of Google maps (map data ©2021Google)

3.3 *Limitations to Surveys*

In accordance with best practice guidelines, three survey visits were undertaken and all survey visits were undertaken in accordance with best practice guidelines, during the peak period in bat activity and during good weather conditions. The results presented here are therefore considered to be an accurate representation of the general use of the property by roosting bats.

Nevertheless, bats can use roosting features intermittently throughout the year and may be present in larger or smaller numbers depending on their breeding cycle, weather conditions, and in response to disturbance. These surveys record the emergence of bats at the time of the survey visits and therefore only provide a snapshot of bat roosting activity at the site at that time. Bats may be present at other times and the results should therefore be viewed with caution.

Reptiles are generally very secretive and cryptic animals and often difficult to locate. The survey was undertaken in accordance with best practice guidance between June and August. Although it was difficult at times to find optimal weather conditions when there was a heat wave in July, during which visits were timed early in the morning or late evening when temperatures were cooler. General weather conditions had improved for reptile surveys by the end of the month. Therefore, it is possible that the survey results represent an underestimate of the number of animals present.



4 RESULTS

4.1 Bat Emergence Surveys

4.1.1 Survey Conditions

The dates, times, weather conditions, temperatures and personnel for each survey visit is presented in Table 1 below:

Table 1. Details of surveys undertaken, timings weather conditions and personnel.

Date	Survey start time/end time	Temp. degrees centigrade, weather conditions throughout survey	Surveyors
22 nd June 2021	Start time: 20:50 Sunset: 21:21 End time: 22:50	Max/min temp: 15°C. 60% cloud cover and light air (BF1), dry.	Dan Bennett Aiden Bird
20 th July 2021	Start time: 20:35 Sunset: 21:05 End time: 21:35	Max/min temp: 22°C. 0% cloud cover and still (BF0), dry.	Dan Bennett Nick Bayne

4.1.2 Bat Emergence Results

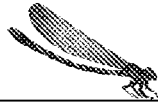
The following descriptions summarise bat activity and emergences from the building for each survey visit. A detailed table of results is presented in Appendix 2.

- 22nd June 2021

Generally low bat activity and no emergences observed from anywhere on the site. The first bat to appear was a noctule *Nyctalus noctule*, which passed distantly nine minutes after sunset followed by another at high altitude 28 minutes later. The majority of bat activity was from passing common pipistrelle *Pipistrellus pipistrellus*, commencing 31 minutes after sunset followed by intermittent passes throughout the survey. Two individuals were seen foraging in the back garden passing over the surveyor's head multiple times almost an hour after sunset. There was also a single pass from a serotine bat *Eptesicus serotinus*, an hour and six minutes after sunset.

- 20th July 2021

Another survey with low bat activity and no recorded emergences; two species were recorded. Bat activity commenced with commuting common pipistrelles 28 minutes after sunset, one serotine passed by 37 minutes after sunset and another was seen foraging over the house three minutes later. The last recorded activity was a foraging pipistrelle over the garage roof, 52 minutes after sunset.



4.2 Reptile Presence/Absence Surveys

No reptiles or evidence of reptiles were recorded during any of the 7 survey visits, which took place between June and August 2021. See Table 2 for full results.

Table 2. Reptile survey results for 1 Greenways Crescent.

Date	Start time	Air temp. °C	Refugia temp. °C	Weather conditions	Results
23/06/2021	08:15	17	20	Sunny, cloud cover 20%, BF0	None
30/06/2021	14:30	18	21	Cloud cover 80%, BF0	None
15/07/2021	08:45	18.7	18	Sunny, Cloud cover 10%, BF0	None
28/07/2021	08:45	17.5	16.6	Cloud cover 60%, BF1	None
02/08/2021	10:00	17.2	16.4	Cloud cover 100%, BF0	None
05/08/2021	09:30	16.5	15.8	Cloud cover 70%, BF0,	None
10/08/2021	09:00	17	16.8	Cloud cover 0%, BF0, dry.	None

5 DISCUSSION AND RECOMMENDATIONS

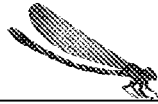
As no bats have been identified emerging from or entering roosts on any of the surveys, it is considered unlikely that a bat roost is present. However, the highly transitory nature of many bat species means that it is extremely difficult to confirm absence and therefore as a precautionary measure, the following mitigation should be put in place:

- **Thorough loft inspection prior to demolition**

Demolition should only take place after a thorough inspection by a licensed bat ecologist, of the roof void for any evidence of bats.

- **Artificial lighting**

The surrounding habitat of the building is used by a range of foraging and commuting bat species. The use of artificial lighting inappropriately can result in significant disturbance to bats. The detailed design should include a lighting scheme that minimises these impacts by following the Bat Conservation Trust's guidance on lighting, reproduced in Appendix 3 of this report.



No reptiles or evidence of reptiles was recorded during the seven survey visits, combined with the urban location it is reasonable to assume the absence of common reptiles from the site. Therefore, no further surveys or mitigation is necessary to proceed with the proposed development.

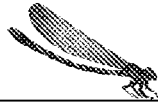
The proposed development represents an opportunity for habitat enhancement to benefit insects, birds, and bats. Any planting scheme should include native shrub species and flowering species known to encourage insect diversity. Such enhancement measures are in line with the recommendations of the NPPF and as such would be considered favourably when determining the planning application.

The developer is also encouraged to consider including integral bat roosting opportunities into the building fabric such as bat tiles and internal voids/access points for bats. For example, three Schwegler 2FR bat tube could be built into the south, west and east facing elevations and 3no. purpose designed bat tiles onto the south-facing pitched roof. Alternatively, 2FE Schwegler Wall-Mounted bat shelters could be installed upon the external faces of the building close to the eaves of the building on the south or eastern face. See Appendix 4

It is also recommended that two native trees are planted as part of the landscaping, which will create greater habitat for a variety of birds and invertebrates. Only specimens sourced only from UK stock should be planted. The following species are recommended in this location: wild cherry *Prunus avium*, wayfaring tree *Viburnum lantana*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, field maple *Acer campestre* and sea buckthorn *Hippophae rhamnoides*. Given the arrival of ash dieback, it is not recommended that any ash saplings are planted anywhere on the site.

If any protected species are found during the proposed work, work should be stopped immediately, and an ecologist must be contacted immediately for advice

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.



APPENDIX 1 – Legislation and Policy

All species of British bat are fully protected under the Wildlife and Countryside Act 1981 as amended through inclusion in Schedule V. All bat species in the UK are also included in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

Bat species are afforded further protection by the Natural Environment and Rural Communities Act 2006.

Under the above legislation it is an offence to:

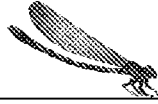
- kill, injure or take an individual;
- possess any part of an individual either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb these species whilst using any place of shelter or protection; or
- deliberate disturbance in such a way as to be likely to impair their ability to:
 - survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong;
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead bat, or any part of, or anything derived from a bat.

It is also an offence to set and use articles capable of catching, injuring or killing bats (for example a trap or poison), or knowingly cause or permit such an action. In the case all species of British bat there is also protection under Schedule 6 of The Wildlife and Countryside Act 1981 (as amended) relating specifically to trapping and direct pursuit of these species.

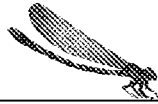
A European Protected Species Mitigation License (EPSM) is required from Natural England for any work that would result in an otherwise unlawful activity (e.g. damage to a bat roost). A license can only be issued to permit otherwise prohibited acts if Natural England are satisfied that all of the following three tests are met:

- The proposal is for 'preserving 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 action authorised by the license will not be detrimental to the maintenance of bat populations at a favourable conservation status in their natural range.

A bat roost is defined as "any structure or place, which any wild bat uses for shelter or protection." Bats tend to re-use the same roosts; therefore, legal opinion is guided by recent case law precedents, that



a roost is protected whether or not the bats are present at the time. This can include all summer roosts, used for breeding, resting or sheltering and all winter roosts used for hibernating.



APPENDIX 2 – Emergence Survey Results

Table 1: Results of bat emergence survey visit 1: 22nd June 2021. CP=common pipistrelle; NOC=noctule bat; SER=serotine bat

Time	Species	Bat heard/seen	Activity (number)	Location/direction
21:30	NOC	H	Foraging	Distant
21:53	CP	H/S	Commuting and social calling	Passed over the house from the east
21:55	CP	H/S	Commuting	Flew north to south
21:58	NOC	H/S	Foraging	Passed at altitude overhead
22:00	CP	H/S	pass	Flew over flat roof towards north-east
22:16	CP	H/S	Foraging	2 individuals passed by 8 times foraging in back garden, departed south
22:20	CP	H/S	Pass	
22:22	CP	H	Pass	
22:28	CP	H	Pass x2	
22:32	CP	H	Pass	
22:37	SER & CP	H	Pass	
22:42	CP	H	Pass x 2	Under tree canopy

Table 2. Results of emergence survey visit 2: 20th July 2021

Time	Species	Bat seen/heard	Activity (number)	Location/direction
21:33	CP	H	Commuting	Distant pass
21:34	CP	H	Commuting	
21:39	CP	H/S	Commuting	Flew south over the building
21:40	CP	H/S	Commuting	Flew north over the building
21:42	SER	H/S	Commuting	Low over the house
21:42	CP	H	Commuting	Distant
21:45	SER	H/S	Foraging	Over houses
21:46	CP	H/S	Foraging	Foraging in front of western elevation
21:53	CP	H	Commuting	Distant pass
21:57	CP	H/S	Foraging	Over garage



APPENDIX 3 – Reducing Impacts of Artificial Light

Bright external lighting can have a detrimental impact upon foraging and commuting bat flight paths, but more importantly can also cause bats to remain in their roosts for longer. Artificial lighting can also cause significant impacts on other nocturnal species, most notably moths and other nocturnal insects. It can also result in disruption of the circadian rhythms of birds, reducing their fitness. Guidelines issued by the Bat Conservation Trust³ should be considered while designing the lighting scheme. A simple process which should be followed where the impact on bats is being considered as part of a proposed lighting scheme. It contains techniques which can be used on all sites, whether a small domestic project or larger mixed-use, commercial or infrastructure development. This includes the following measures:

Avoid lighting on key habitats and features altogether

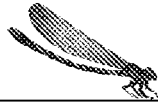
there is no legal duty requiring any place to be lit. British Standards and other policy documents allow for deviation from their own guidance where there are significant ecological/environmental reasons for doing so. It is acknowledged that in certain situations lighting is critical in maintaining safety, such as some industrial sites with 24-hour operation. However, in the public realm, while lighting can increase the perception of safety and security, measurable benefits can be subjective. Consequently, lighting design should be flexible and be able to fully consider the presence of protected species

Apply mitigation methods to reduce lighting to agreed limits in other sensitive locations – lighting design considerations

Where bat habitats and features are considered to be of lower importance or sensitivity to illumination, the need to provide lighting may outweigh the needs of bats. Consequently, a balance between a reduced lighting level appropriate to the ecological importance of each feature and species, and the lighting objectives for that area will need to be achieved. The following are techniques which have been successfully used on projects and are often used in combination for best results;

- Dark buffers, illuminance limits and zonation
- Sensitive site configuration, whereby the location, orientation and height of newly built structures and hard standing can have a considerable impact on light spill
- Consider the design of the light and fittings, whereby the spread of light is minimised ensuring that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Consider the height of lighting columns. It should be noted that a lower mounting height is not always better. A lower mounting height can create more light-spill or require more columns. Column height should be carefully considered to balance task and mitigation measures. Consider no lighting solutions where possible such as white lining, good signage, and LED cat eyes. For example, light only high-risk stretches of roads, such as crossings and junctions, allowing headlights to provide any necessary illumination at other times.
- Screening, whereby light spill can be successfully screened through soft landscaping and the installation of walls, fences and bunding
- Glazing treatments, whereby glazing should be restricted or redesigned wherever the ecologist and lighting professional determine there is a likely significant effect upon key bat habitat and features.
- Creation of alternative valuable bat habitat on site, whereby additional or alternative bat

³ Bat Conservation Trust and Institute for Lighting Professionals (2018) Guidance note 8. Bats and Artificial Lighting. <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

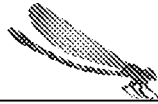


flightpaths, commuting habitat or foraging habitat could result in appropriate compensation for any such habitat being lost to the development.

- Dimming and part-night lighting. Depending on the pattern of bat activity across the key features identified on site it may be appropriate for an element of on-site lighting to be controlled either diurnally, seasonally or according to human activity. A control management system can be used to dim (typically to 25% or less) or turn off groups of lights when not in use.

Demonstrate compliance with illuminance limits and buffers

- *Design and pre-planning phase*; It may be necessary to demonstrate that the proposed lighting will comply with any agreed light-limitation or screening measures set as a result of your ecologist's recommendations and evaluation. This is especially likely to be requested if planning permission is required.
- *Baseline and post-completion light monitoring surveys*; baseline, pre-development lighting surveys may be useful where existing on or off-site lighting is suspected to be acting on key habitats and features and so may prevent the agreed or modelled illuminance limits being achieved.
- *Post-construction/operational phase compliance-checking*



APPENDIX 4 – Examples of Bespoke Bat Roosting Features for New Buildings

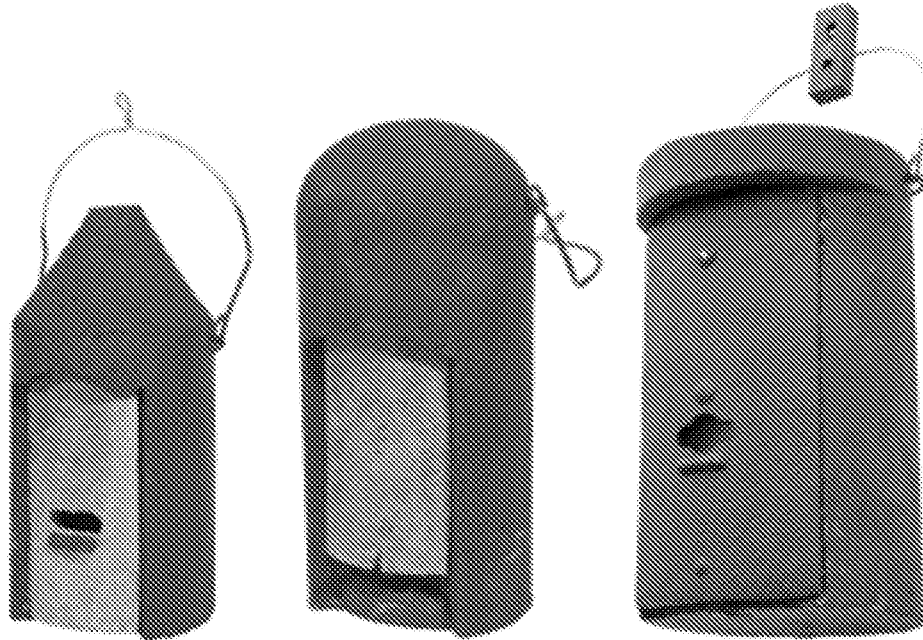


Figure 1. Left to right, the 2F, 2FN and the 1FS bat boxes produced by Schwegler. These and other brands are available at many on-line wildlife stores. These are constructed of 'woodcrete' (a mixture of cement and woodchip) and are designed to be durable and replicate the stable thermal properties of trees and buildings. They may be attached to trees or buildings.

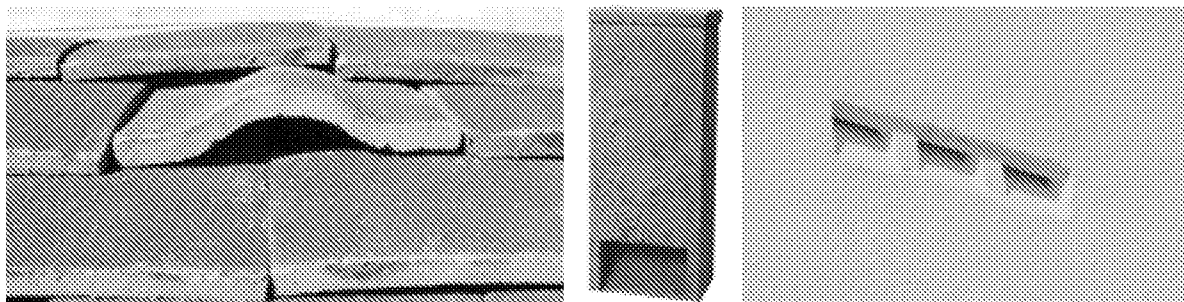
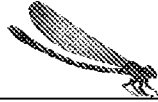


Figure 2. Examples of integral bespoke bat roosting features that may be incorporated into buildings during construction/renovation. From left to right: 1. An example of bat access tile into loft space. 2. The 2FR bat tube; 3. An example of 2FR bat tubes installed into a house wall in a series of three. Other brands and designs are available.



Further reading:

Buglife (2011) *A review of the impact of artificial light on invertebrates.*

Royal Commission on Environmental Pollution (2009) *Artificial light in the environment.* HMSO, London.
Available at: <https://www.gov.uk/government/publications/artificial-light-in-the-environment>

Rich, C., Longcore, T., Eds. (2005) *Ecological Consequences of Artificial Night Lighting.* Island Press.
ISBN 9781559631297.

CPRE (2014) *Shedding Light: A survey of local authority approaches to lighting in England.* Available
at: <http://www.cpre.org.uk/resources/countryside/dark-skies/item/3608-shedding-light>

Planning Practice Guidance guidance (2014) *When is light pollution relevant to planning?* Available
at: <https://www.gov.uk/guidance/light-pollution>

Institution of Lighting Professionals (2011) *Guidance Notes for the Reduction of Obtrusive Light*
GN01:2011. Available at: <https://www.theilp.org.uk/resources/free-resources/>