



**Report
of
Preliminary Ecological Bat Survey**

**46 Sea Lane
Middleton on Sea
December 8th 2015**

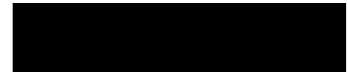


Survey undertaken by:-

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Natural England Bat Survey Class Licence 2015-11919-CLS-CLS



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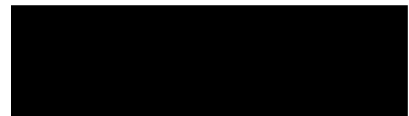
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2 Executive Summary

- It is proposed to demolish a small single storey extension on the eastern side of the house known as 46 Sea Lane to enable a new house to be built in the grounds to the east of the existing house. It is also proposed to demolish an existing single storey building providing a double garage and utility area to build two separate garages
- A preliminary bat survey was undertaken during the daytime on December 8th 2015
- The survey focussed on areas that will be affected by the proposed building work. The house lies on the sea front with the rear of the property facing to the south and is very exposed to the prevailing south westerly winds
- It is proposed to demolish a small single storey extension on the eastern end of the house. There was no evidence seen to suggest that the extension or the adjacent areas of the house including loft space were used as a bat roost. There was no evidence seen to suggest that the removal of a single storey extension on the eastern end of the house would destroy or disturb a bat roost
- It is proposed to demolish a single storey outbuilding in the grounds of the house. There was no potential for bats to roost within the building and no evidence to suggest that bats were or had been roosting under roofing
- It is proposed to build a new house in the grounds immediately to the east of the house. There was no evidence seen to suggest that a new house would have any implications to a bat roost
- In view of the exposed position of the house, the absence of any bat records in the area and the opportunity to investigate the areas affected by proposed demolition very closely due to the low height of the buildings and the absence of any evidence to suggest that bats were or had ever roosted in the single storey extension and adjacent areas of the house or a single storey outbuilding it is not felt that any further investigations are required
- It is recommended, as good practice, that the roof tiles are removed with care in case an opportunistic bat uses the tiling and contractors are advised to cease work and seek advice in the unlikely event that a bat is seen under tiling during preparation for demolition.

This report has been completed for the building as seen during the survey and discussed in this report. The survey is only valid for the building as seen during this survey



3 Background

It is proposed to demolish a small, single storey extension on the eastern side of the house known as 46 Sea Lane to enable a new house to be built in the grounds to the east of the existing house. It is also proposed to demolish an existing single storey outbuilding providing a double garage and utility area to build two separate garages.

A preliminary bat survey was undertaken during the daytime on December 8th 2015 by Sue Harris, consultant ecologist, to support the planning application.

The Bat Conservation 'Bat Surveys – Good Practice Guidelines 2nd edition' have been taken into account to determine the extent of the investigative work required on this site.

4 Experience of Ecologist

Sue Harris holds a Natural England Bat Survey Class Licence CL18 (Bat Survey Level 2) registration number 2015-11919-CLS-CLS and has considerable experience surveying buildings and land for bats and monitoring bat activity on a consultancy basis and has been the named ecologist in many Natural England mitigation licences.

Sue is also is a Natural England roost visitor and holds a Natural England Class Survey Licence WML CL15 (Volunteer Bat Roost Visitor Level 1) rescues and rehabilitates bats in West Sussex and takes part in the Bat Conservation Trusts National Bat Monitoring Program during the summer and winter hibernation counts.

5 Address

46 Sea Lane
Middleton-on Sea
West Sussex
PO22 7RX

6 General Description of property

The detached, rendered brick built house lies amongst housing on the sea front at Middleton-on Sea. The pitched roof was covered with clay tiles and lay over loft space. A small single storey extension extended from the eastern side of the house. Small areas of timber cladding were featured on the property.

A single storey outbuilding providing a double garage and a utility area lay to the north east of the house. The walls were rendered. The roof featured a flat roof with a low pitched tiled roof around the edge of three sides.

7 Surrounding Habitat

The house lies on the southern edge of Middleton-on- sea with sea front immediately to the south of the property and housing lying around the property. Many of the houses close by had thatched roofs. The gardens appeared to offer foraging potential to bats but no records of bat roosts were identified in the area.

Further details of the surrounding area are detailed in the biodiversity report completed by Gareth Matthes of GPM Ecology.



8 Legislation related to bats

All species of bats and their roosts are legally protected in England. All bats in England are listed as a European Protected Species. The following provides a guide to the legislation.

The Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) consolidate and update the Conservation (Natural Habitats, &c.) Regulations 1994 1 (“the 1994 Regulations”).

The Conservation of Habitats and Species Regulations 2010 fully protect bats and their roosts, making it an offence to:-

- Deliberately kill, injure or capture a bat
- Deliberately disturb bats
- Damage or destroy a breeding or resting place of bats (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/ exchange a bat (dead or alive) or any parts of bats or transport a bat or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost

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

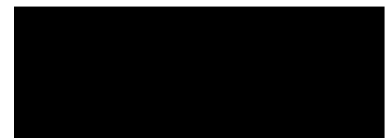
In addition, the Wildlife & Countryside Act 1981 (as amended) makes it an offence to: Intentionally or recklessly

- disturb any bat whilst it is occupying a structure or place which it uses for shelter or protection;
- obstruct access to any structure or place which any bat uses for shelter or protection.

Natural England, European Protected Species Licence would be required if an individual wishes to undertake works/activities that would affect bats and would involve one or more of the following: capture, kill, disturbance, transport and/or damage/destroy the roosts or resting places of bats.

Under Regulation 53(2)(e-g) & 53(9)(a-b) of The Conservation of Habitats and Species Regulations 2010 Natural England, under powers conferred by the Secretary of State, has authority to issue licences. In determining whether or not to grant a licence Natural England must apply the requirements of Regulation 53 of the Regulations and, in particular, the three tests set out in subparagraphs (2)(e), (9)(a) and (9)(b).

- (1) **Regulation 53(2)(e)** states: a licence can be granted for the purposes of “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”.
- (2) **Regulation 53(9)(a)** states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
- (3) **Regulation 53(9)(b)** states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the



population of the species concerned at a favourable conservation status in their natural range.”

Evidence of the proposed provisions to accommodate the bats in the future would be required for a licence to be granted where needed—for example, an alternative roost may need to be provided. Details of the conduct of the proposed activities would be required in detail.

9 Objectives of the preliminary Survey

- To establish if there is any evidence of bats roosting in the house with particular consideration to the removal of a single storey extension
- To establish if there is any evidence of bats roosting in the detached outbuilding
- To establish if there are potential opportunities for bats to roost within the house with particular consideration to the removal of a single storey extension
- To establish if there is any potential opportunities for bats to roost in the detached outbuilding
- To investigate the species of bat using the buildings for roosting if relevant
- To consider the type of bat roost if relevant
- To consider access points used by bats if relevant
- To consider the implications of the proposed building work to any bat roosts identified or to potential roosting opportunities
- To provide recommendations, information and mitigation if evidence of bats roosting or evidence of potential bat roosting is identified in the buildings

10 Methodology of preliminary survey

- Detailed inspection of the house was undertaken for evidence of bat activity and for bats with particular consideration to the removal of a single storey extension and the proposed building work
- Detailed inspection of the single storey detached outbuilding was undertaken for evidence of bat activity and for bats
- The buildings were surveyed carefully and thoroughly from the ground by eye and with binoculars and a torch and from a ladder where appropriate
- The roof voids over the house were accessed and searched for evidence of bat activity
- Consideration was given to any possible access points open to bats
- The surveyor checked for any evidence of bats including oil stains formed during entry and exit of possible roost sites, urine stains, droppings and for bats
- Equipment used included torches (Exposure single joystick and spotlight), Sony RX100 camera, Barr and Stroud Sierra 10x42 binoculars, ladder
- The surrounding habitat was considered during the survey to consider its suitability for bats to forage and commute to foraging
- A desk top study of the surrounding habitat was undertaken accessing appropriate websites such as DEFRA MAGIC, Google maps, Ordnance Survey maps etc. for suitable habitat for bats in the area

11 Constraints during the survey

- The surveys were undertaken in winter months as bats are entering hibernation.

12 Weather during preliminary survey

14C, Moderate breeze Beaufort scale 3/4, dry, overcast.



13 Outcome of preliminary survey



Aerial view from Google maps showing house to the south and single storey outbuilding to north east

13.1 House

13.1.1 Eastern single storey extension and adjacent area of house



Southern aspect and eastern side



Extension on eastern end of house

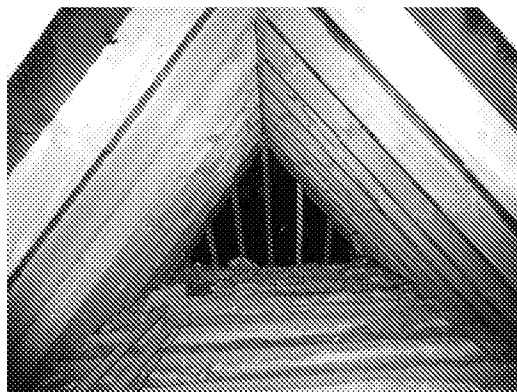
There was no roosting potential in the rendered walls or under tightly fitted timber cladding in good condition on the east facing walls of the small single storey gable ended extension and adjacent areas of the house.

There was potential for bats to access space under the clay tiles on the small single storey extension but there were no bat droppings or bats seen under the tiles many of which had lichen under them. There were no markings suggestive of bats accessing the tiles and there were large areas of undisturbed algae. There was also access under the adjacent roofing but no evidence of roosting could be seen.

13.1.2 Roof voids

A small void lay over the single storey extension on the eastern end of the house. Boarding had been fitted on the floor and under the roof to provide a storage area. There was no access available to bats into the void and there was no potential for bats to roost in the void.

A large loft lay over the main house. The roof was lined with a black roofing felt and the floor was insulated. There was no evidence of any bat droppings or bats. There was no evidence that bats were or had ever accessed the void.



Example of roof void over main house

13.2 Outbuilding



East facing frontage



West facing rear

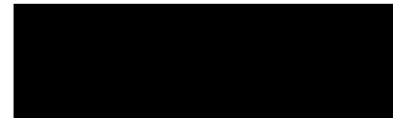
A detached single storey outbuilding providing a double garage and a utility area lay to the north east of the bungalow. There was no potential for bats to enter or roost within the enclosed garage or utility or area.

The flat roof was covered with roofing felt with a low pitched roof of approximately 1m in height covered with relatively flat clay tiles featured around three sides of the roof. There was access under some of the clay tiles on the roof and a small number of tiles were missing. There was high levels of undisturbed algae coating most tiles with some lichen and moss. There was no evidence of bat droppings or bats under the tiles and there were no markings on the tiles suggestive of bats passing under the tiles.

The soffits and barge board fitted were all well sealed.



Low pitched roof on edge of flat roof



14 Summary of preliminary survey

The detached house lay amongst housing on the sea front. There was potential for bats to forage in surrounding gardens.

14.1 House

There was no potential for bats to roost in a small loft over a single storey extension on the eastern side of the house which was boarded and used for storage. There was no evidence of bats roosting in a loft over the main house. No bat droppings or bats were seen.

There was no potential for bats to roost in the painted rendered brick walls or under timber clad areas on the eastern end of the house.

There were opportunities for bats to access space under roof tiles but there was no evidence of bat droppings or bats under the tiles or markings on the tiles.

14.2 Garage

There was no potential for bats to access the single storey outbuilding internally or to access any space behind soffits or barge board.

There was some access under some clay tiles on a pitched roof of approximately 1m in height around three sides of the outbuilding but there was no evidence to suggest that bats were or had been accessing the building.

15 Conclusions and recommendations

The survey focussed on areas that will be affected by the proposed building work. The house lies on the sea front with the rear of the property facing to the south and is very exposed to the prevailing south westerly winds.

It is proposed to demolish a small single storey extension on the eastern end of the house. There was no evidence seen to suggest that the extension was used as a bat roost. The attached area of the house, which will remain, was also considered for evidence of roosting to ensure that there would not be any impact to roosts if present in adjacent areas of the house. There was no evidence of bats roosting in adjacent areas or in the loft over the house. There was no evidence seen to suggest that the removal of a single storey extension on the eastern end of the house would destroy or disturb a bat roost.

It is proposed to demolish a single storey outbuilding in the grounds of the house. There was no potential for bats to roost within the building and no evidence to suggest that bats were or had been roosting under roof tiles featured on a small, low level pitch around the edge of a flat roof.

It is proposed to build a new house in the grounds immediately to the east of the house. There was no evidence seen to suggest that a new house would have any implications to a bat roost.

In view of the exposed position of the house, the absence of any bat records in the area and the opportunity to investigate the areas affected by proposed demolition very closely due to the low height of the buildings and the absence of any evidence to suggest that bats were or had ever roosted in the single storey extension and adjacent areas of the house or a single storey outbuilding it is not felt that any further investigations are required.

It is recommended, as good practice, that the roof tiles are removed with care in case an opportunistic bat uses the tiling and contractors are advised to cease work and seek advice in the unlikely event that a bat is seen under tiling during preparation for demolition.



16 Bibliography

- *Bat Surveys – Good Practice Guidelines – Bat Conservation Trust*
- *Bat Workers Manual – Joint Nature Conservation Committee*
- *Bat Mitigation Guidelines – English Nature (now Natural England)*
- *A Field Guide to British Bats – Frank Greenaway & A. M. Hutson*
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