

ecological support,
management and solutions



**The Former Kings Beach Hotel
Pagham
PO21 4TW**

**Updating Bat Assessment
&
Reptile Survey**

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1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was commissioned by Crescent Land Limited to undertake an updating bat roost assessment of the garages and reptile survey of land associated with the former Kings Beach Hotel. This document has been prepared to provide the LPA with further information and to ensure the proposed development fully complies with nature conservation legislation and policy where applicable.

This survey takes no account of seasonal variation and fluctuations in the presence of any species noted that might take up residence following this report. Lack of signs of a particular species does not confirm its absence, merely that there was no indication of its presence during the time of survey.

Data contained within this report will be valid for 24 months, after which the advice of an Ecologist must be sought as surveys may require updating if the proposed works have not been undertaken.

1.2 Aim

The surveys were conducted to establish the presence/likely absence of both reptiles and bats. The primary aims are:

To prevent the killing or injury of legally protected species as a result of works,
Prevent the loss of habitat and/or features utilised by such species,
Ensure the local conservation status of the species is maintained at a favourable level.

1.3 Site Location

The site is located to the north of the former Kings Beach Hotel, which is now a Co-op, in Pagham (PO21 4TW) (Grid Reference SZ 89005 97453). The site is bound to the northwest and west by residential development, and associated garden space, with the neighbouring Co-op shop, and associated car park, to the south and southeast and finally commercial development to the northeast. The surrounding landscape dominated by residential development due to the sites location within Pagham along further afield agricultural land lies to the east with the coast to the west.

Figure 1. Location of the site (Google Maps, 2018).



2.0 LEGISLATION & POLICY

One of the aims of this report is to demonstrate that the proposed development complies with relevant Planning Policy and nature conservation legislation. This section details the policy and legislation with which the development would need to comply.

2.1 Legislation

2.1.1 The Conservation of Habitats and Species Regulations (2017)

The Conservation of Habitats and Species Regulations (2010) transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

2.1.2 The Wildlife and Countryside Act (1981) (as amended)

The Wildlife and Countryside Act (1991) (as amended) is the primary piece of legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost to intentionally or recklessly obstruct access to a bat roost. This legislation also prohibits the intentional killing, possession, injuring and trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy) of reptiles.

2.2 Policy

The development would seek to comply with relevant Planning Policy at a local, regional and national level.

2.2.1 National Planning Policy and Framework (2012)

This sets out the Government's vision for biodiversity in England. It states that the planning system should maintain, enhance, restore or add to biodiversity and geological conservation interests. Key principles of the framework include the creation, protection, enhancement and management of networks of biodiversity, the preservation, restoration and recreation of priority habitats and ecological networks and the recovery of priority species populations, including sections on legally protected species.

2.2.2 Arun District Council

Within the Arun District Local Plan 2003 adopted in April 2003 policy GEN29 'Nature Conservation Across the District' states that because biodiversity is an important

resource, found throughout the District Arun District Council development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest, or within wildlife corridors, where these can be largely retained and sympathetically incorporated into the scheme. Legal agreements may be used to offset the loss of, or impact on, any nature conservation resource present on the site prior to development. This is to protect undesignated sites from the harmful effects of development, in order to retain their value as a biodiversity resource.

Arun's Local Plan (2011 – 2031) strategic objective for the Natural Environment is 'to plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity.'

'Natural environment' broadly refers to living things in all their diversity: wildlife, rivers and streams, lakes and seas, urban green space and open countryside, forests and farmed land. As such the Natural Environment comprises of both biodiversity and Natural Heritage which are inextricably linked. Biodiversity is a term used to describe the variety of life on earth, it includes plants, animals, invisible micro-organisms and bacteria which, together, interact in complex ways with the environment to create living ecosystems. Natural heritage refers to the many types of contact people have with nature in both town and countryside, the natural environment is a result of thousands of years of interaction between people and nature. The Natural environment is fundamental to survival: food, fuel, air and water, together with the natural systems that cycle our water, clean out pollutants, produce healthy soil, protect us from floods and regulate our climate.

The NPPF states that to minimise the impacts on biodiversity and geodiversity local planning authorities must identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, along with areas identified by local partnerships for habitat restoration or creation.

Policy ENV SP1 'Natural Environment' states Arun District Council will encourage and promote the conservation and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species.

3.0 METHODOLOGY

3.1 Assessment of Building to Support Roosting Bats

Following on from the assessment undertaken in December 2017, when it was not possible to gain access into all of the structure, an updating assessment was undertaken on March 19th 2018. The internals were subject to a thorough and systematic search for signs of (i.e. droppings, feeding remains) and/or bats themselves. The survey was carried out in accordance with *Bat Surveys for Professional Ecologists; Good Practice Guidelines* 3rd edition published by the Bat Conservation Trust (Collins, 2016).

3.2 Reptile Survey

A full reptile survey was carried out at the site during April 2018 in accordance with best practice guidance (Froglife, 1999). Artificial refugia were distributed evenly across the site on the 19th March 2018 allowing them over two weeks to bed in. The refugia were then checked seven times by experienced ecologists.

4.0 RESULTS

4.1 Assessment of Buildings to Support Roosting Bats

All areas of the garages were accessed during the updating visit (**Figure 2**). As previously recorded, the row of garages were considered to be in a dilapidated state, and as a result potential access points were present (i.e. rotten roofing has resulted in collapsed areas and gaps around the doors). It is however considered highly unlikely roosting bats utilise the garage within which access was possible. This is due to a lack of thermal mass providing stable temperatures given the single skin nature of the structure and a lack of crevice opportunities thus exposing potential bats to fluctuating temperatures and daylight. This is supported by a lack of evidence of bats throughout the garages.

Figure 2. Internals of one of the garages (19/03/2018).



4.2 Reptile Survey

During the surveys, no reptiles were recorded. The results of this survey are presented in **Table 1** below.

Table 1. Reptile survey results.

Date	Time	Temp (°C)	Weather conditions	Reptiles (No, Spp.)
03/04/18	12:45	10	100% cloud, dry	-
05/04/18	11:45	10	10% cloud, dry	-
06/04/18	12:30	12	30% cloud, dry	-
09/04/18	15:30	11.5	100% cloud, dry	-
10/04/18	13:00	11	100% cloud, dry	-
11/04/18	12:30	11	40% cloud, dry	-
12/04/18	11:40	10	10% cloud, dry	-

5.0 EVALUATION

5.1 Assessment of Building to Support Roosting Bats

The buildings are considered to have negligible potential to support roosting bats. Despite potential access points, the internal conditions are not considered favourable. This is supported by a lack of evidence throughout.

5.2 Reptile Survey

As no reptiles have been recorded on site, it is considered highly unlikely that they are present and therefore unlikely that reptiles will be negatively impacted by proposals.

6.0 RECOMMENDATIONS AND REQUIREMENTS

To comply with national and local policy, one artificial bat roosting feature should be incorporated into the fabric of each new building, such as the IBSTOCK Bat Box C. This will provide roosting opportunities for bats and thereby enhance the ecological value of the site. The feature should be located at the greatest possible height, away from artificial lighting and as close to the eaves of the buildings as possible (ensuring a minimum of a three meter clearance to the floor).

It is considered likely that commuting and foraging bats will utilize the site. Though several bat species can take advantage of artificial lighting systems for foraging, feeding off the insects they attract, other species avoid them as foraging within an illuminated area increases the risk of predation. If lighting is intensive and widespread, it can deter some bats from utilising areas and in some instances can act as a barrier across traditional commuting lines. Therefore if lighting is required this should be sensor-controlled.

7.0 CONCLUSION

The previous Phase I survey concluded that the site is of low ecological value. The additional survey effort undertaken and detailed within this report adds confidence that legally protected species are currently absent from the site and it is therefore highly unlikely they will be negatively impacted. A number of ecological enhancements have also been recommended as to enhance the sites ecological value and in turn contribute towards local biodiversity as oppose to detracting from it.

8.0 REFERENCES

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