

**Report
of
Preliminary Ecological Bat Survey
Building at Turnpike Garage
Walberton
12th February 2014**



Survey undertaken by:-

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Natural England Bat Survey Class Licence CLSO2801

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2 Executive Summary

- A planning application is to be made for a housing development to replace the buildings on the site of Turnpike garage. One building on the site, used as a reception, has a pitched slate tiled roof. A preliminary ecological bat survey was undertaken on this building during the daytime on 12th February 2014 by Sue Harris, ecological consultant
- There was no evidence seen in the building to suggest that it was used as a bat roost. No bat droppings or bats were seen in the loft or in a toilet area under the open loft hatch and no evidence of bats accessing the building was seen
- There was no evidence seen during the survey to suggest that further investigations would be required. There was no evidence seen at the time of the survey to suggest that the proposed demolition would destroy a bat roost or affect the local bat ecology.

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

If work is not commenced within the following two years a further bat survey should be undertaken



3 Background

A planning application is to be made for a housing development to replace the buildings on the site of Turnpike garage. One building on the site, used as a reception, has a pitched, slate tiled roof. A preliminary ecological bat survey was undertaken on this building during the daytime on 12th February 2014 by Sue Harris, ecological consultant, to support a 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 CLSO2801 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 European Protected Species Licences. Sue is also experienced using bat detectors and the analysis of bat recordings and monitoring bat activity.

Sue is also currently taking part in a trial run by natural England of 'Low Impact Bat Class Licence'.

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 Location

Turnpike Garage
The Street
Walberton
West Sussex
BN18 0PG

6 General Description of Building

The small, single storey, rectangular building, orientated east/west, lay beside the forecourt to the garage. A road passed to the north.

The building butted up to a large workshop on the western side and a lower extension of this workshop on the south side.

The brick building had a pitched roof of slate tiles lying over a loft.



Aerial photo of building ringed

7 Surrounding Habitat

The site was surrounded by housing. Fields lay approximately 100m to the north with a golf course approximately 400m to the north east. Woodland lay approximately 750m to the north and north east.

There are no Sites of Special Scientific Interest (SSSI) in the vicinity.

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^s of the Regulations and, in particular, the three tests set out in subparagraphs (2)(e), (9)(a) and (9)(b)^s.

- (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 surveys

- To establish if there is any evidence of bats roosting in the building
- To establish if there are potential opportunities for bats to roost within the building
- To investigate the species of bat using the building 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 demolition 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 building

10 Methodology of preliminary survey

- A detailed inspection of the building was undertaken for evidence of bat activity or occupation and for bats
- The building was surveyed carefully and thoroughly from the ground by eye and with torches and binoculars where appropriate
- The loft was entered and searched for evidence of bat activity and for bats
- 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, spotlight), Canon G12 digital camera, Opticron Oregon LE WP binoculars and 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, maps etc. for suitable habitat for bats in the area

11 Weather during survey

Dry, overcast, windy, 6C.

12 Outcome of preliminary survey

12.1 Internally

The building was used as a reception and includes a waiting area and toilet. The building was well sealed to bats internally with the exception of the toilet where the uncovered loft hatch was situated. There was no evidence of bat droppings in the area under the loft hatch or in the toilet area.

12.2 Loft

A loft lay over the whole of the building. There were both horizontal and vertical timbers in the loft space as shown in the photo below restricting potential flying area.



Only a very small amount of insulation was seen on the floor.

There was a significant amount of cobwebs in the loft.

There was good access to small animals into the loft at the eaves and at the eastern gable end.

The slate roof was not lined with roofing felt or membrane but timber planks had been fitted over the rafters at the eastern end. This was damaged and open at the ends. No evidence could be seen to suggest that bats were accessing this space.



Timber on rafters at eastern end

No bat droppings or bats were seen. There was evidence of rat droppings.

12.3 Roof

The slate roof appeared to be very well sealed on the northern side and most of the southern side. Some of slates were lifting slightly on the eastern end of the southern side but it is unlikely that these offered roosting. There were no marking suggestive of bats accessing the slightly lifting tiles



South facing roof of slate with corrugated roof of a separate building butting up to it

The western gable end was well sealed. There was access on the eastern end between battens and slates but there was no evidence on the timber under this or on the space to suggest bats were accessing this space.

12.4 External walls

There were no crevices identified in the in the brick walls

13 Summary

The small single storey pitched roof building with a slate roof lay within the site of a garage in the village of Walberton.

There was no evidence seen in the loft which was covered with unlined slate tiles to suggest that it was used as a bat roost. There was no evidence seen to suggest that bats were accessing a small area of the loft which had timber fitted over the rafters. No bat droppings or bats were seen in the loft or in a toilet area under the open loft hatch.

There was access into the loft at the eaves and the eastern gable end but there was no evidence seen to suggest bats were using these access areas.

14 Conclusions

There was no evidence seen during the survey undertaken to suggest that bats were roosting in the small single storey building used as a reception area to a village garage.

The slate roof is not lined with roofing felt or membrane and hence the roof and roof void could be seen well. There was a small area in the roof where timber planks had been fitted under rafters but this was open at the ends and damaged and there was no evidence of any bat droppings under this or within where it could be seen and no evidence seen to suggest that bats were accessing this space.

There was no evidence seen during the survey to suggest that further investigations would be required. There was no evidence seen at the time of the survey to suggest that the proposed demolition would destroy a bat roost or affect the local bat ecology.



15 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*
- *British Bats – John Altringham*
- *Long-Eared Bats – Susan M Swift*
- *Bats of Britain, Europe and Northwest Africa – Christian Dietz, Otto von Helverson, Dietmar Nill*