

**Report
of
Preliminary Bat Survey
Church Farm Bungalows
Binsted**

15th November 2017



Survey undertaken by:-

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

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2 Executive Summary

- It is proposed to replace two bungalows, now largely demolished, with a single dwelling
- A preliminary bat survey was undertaken during the daytime by Mrs by Sue Harris, consultant on 15th November 2017
- The foundations of the dwelling with two to three courses of brick and two chimney stacks were all that was left of the building on the site. It is understood that the remainder of the building was removed over twenty five years ago. The site is largely bounded by a hedge with a small oak and cherry tree in the grounds and two small attached sheds and a small open fronted timber store
- There were no roosts identified on the site and no roosting opportunities in the two remaining chimney stacks or in the grounds or in two small attached sheds and a small open fronted timber store on the site
- There was no evidence to suggest that any further investigations related to bats on the site are required
- There was no evidence to suggest that the proposed dwelling would impact local bat roosts
- The hedge around the grounds particularly along the roadside connects to hedging providing good connectivity to bats. It is understood the hedging is to be retained
- There has not been any artificial lighting on the site for many years. There will be lighting emanating from the new dwelling. It will be important to ensure that external lighting is restricted to security lighting and be fitted with short term timers to ensure that the connectivity and foraging opportunities in the hedging continues to be suitable for bats in the locality.

This report has been completed for the site as seen during the survey and discussed in this report. The survey is only valid for the site as seen during this survey and for the proposals at the time of the survey

3 Background

It is proposed to replace two bungalows, now largely demolished, with a single dwelling. The site known as Church Farm Bungalows lies in Binsted in a rural location.

A preliminary bat survey was undertaken during the daytime by Mrs Sue Harris, consultant on 15th November 2017.

The Bat Conservation 'Bat Surveys – Good Practice Guidelines 3rd 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 a Natural England roost visitor and holds a Natural England licence WML CL15 (Volunteer Bat Roost Visitor Level 1), has undertaken many bat rescues and subsequent rehabilitation in West Sussex and takes part in the Bat Conservation Trusts National Bat Monitoring Program during the summer and winter hibernation counts.

5 Location

Map reference

SU981 061

Address

Church Farm Bungalows
Binsted Lane
Binsted
West Sussex
BN18 0LN

6 Description of site

The foundations of the dwelling, with two to three courses of brick and two chimney stacks, were all that was left of the building on the site. It is understood that the remainder of the building was removed over twenty five years ago.

The site is largely bounded by a hedge with a small oak and cherry tree in the grounds.

Two small attached sheds and a small open fronted timber store lie in the grounds..

7 Surrounding Habitat

The site lies on the southern end of the small village of Binsted. A golf course lies to the west and open farmland to the east. There are good connecting features to large areas of woodland to the north.

There are no Sites of Special Scientific Interest (SSSI) related to bats 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 1994¹ ("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 53⁵ of the Regulations and, in particular, the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b)⁶.

*(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 are any bat roosts or roosting opportunities on the site
- To investigate the species of bat using any roosts identified
- To consider the status 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 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 site was undertaken
- The chimneys on the site were surveyed carefully and thoroughly from the ground by eye and with torches where appropriate
- 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, Barr and Stroud binoculars and digital camera
- 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, ordinance survey maps etc. for suitable habitat for bats in the area

11 Constraints during the survey

- The survey was undertaken in the autumn when maternity roosts have disbanded and external evidence of bat droppings could have been lost by the weather. It was not felt that this affected the outcome of the survey undertaken

12 Weather during preliminary survey

- 12C, wind calm, very light drizzle, overcast

13 Outcome of survey

13.1 Remnants of dwelling



The foundations of the dwelling with two to three courses of brick and two chimney stacks were all that was left of the building on the site

There was access into both chimneys at the base through the open fireplaces but there was no evidence of bat droppings, bats or of nesting material from birds seen. Soot was very evident in the chimneys.

There were chimney pots on both chimneys. These would be difficult for bats to use to access the chimney.

The outer brickwork of the chimney stacks did not offer roosting opportunities to bats.

The chimney stacks are very exposed with flat open ground around them. With the prevailing south westerly winds the stacks will be affected by the prevailing weather causing high air movement in the chimneys.

13.2 Sheds



Two small attached sheds and open fronted store

Two small attached timber sheds and an open fronted store with felted roofing lay on the site. There were no opportunities for bat roosts in these small sheds.

13.3 Grounds

There were two small trees in the grounds, an oak and a cherry. There was no roosting opportunities in these trees.

There was hedging around the grounds which connecting to hedging in the lane beside the property which could provide connectivity to bats foraging in the area but did not provided roosting opportunities.

14 Summary of bat survey

There were no roosting opportunities in the remnants of a dwelling comprising foundations with two- three courses of brick and two chimney stacks. No bat droppings, bats or evidence of roosting was seen.

There were no roosting opportunities available to bats in the grounds or in two small attached sheds and a small open fronted timber store.

15 Conclusions and recommendations

There was no evidence of bats roosting or opportunities for bats to roost on the site.

There was no evidence to suggest that any further investigations related to bats on the site are required.

There was no evidence to suggest that the proposed dwelling would impact local bat roosts.

The hedge around the garden particularly along the roadside connects to hedging providing good connectivity to bats. It is understood the hedging is to be retained.

There has not been any artificial lighting on the site for many years. There will be lighting emanating from the new dwelling. It will be important to ensure that external lighting is restricted to security lighting and be fitted with short term timers to ensure that the connectivity and foraging opportunities in the hedging continues to be suitable for bats in the locality.

16 Bibliography

- *Bat Surveys – Good Practice Guidelines 3rd edition – 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*
- *Bats of Britain and Europe– Christian Dietz and Andreas Kieffer.*