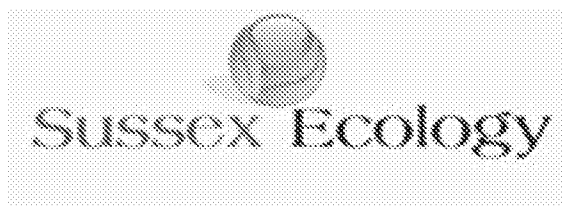


Report issued:
16 January 2014

Bat Survey Report

Hobbs Farm
Bilsham Road
Yapton
Nr Arundel
West Sussex
BN18 0JY



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Summary

A daytime bat assessment survey was undertaken on the 9 January 2014 of an outbuilding at Hobbs Farm, Bilsham Road, Yapton, Nr Arundel, West Sussex BN18 0JY.

The survey was undertaken by a suitably experienced and licensed bat ecologist employed by Sussex Ecology Ltd.

The survey aimed to establish if the development of the stable buildings could have significant impacts on roosting bats.

All species of British bat and their roosts are protected under UK and European law. Disturbance to bats can only be undertaken after obtaining a Natural England Bat Disturbance Licence.

All surveys were undertaken in accordance with the *Bat Surveys: Good Practice Guidelines* (BCT, 2012).

The daytime assessment survey found no evidence of live bats or the presence of a bat roost in the outbuilding at Hobbs Farm.

Enhancement measures have been recommended in this report to enhance the site for biodiversity.

1. Introduction

1.1 Background

Sussex Ecology Ltd were commissioned to undertake a daytime bat assessment survey of an outbuilding at Hobbs Farm, Bilsham Road, Yapton, Nr Arundel, West Sussex BN18 0JY.

The survey was undertaken to establish if the proposed development would have any negative impacts upon local bat populations or their roosts.

The site is located in a rural setting, and is surrounded by arable farmland. The site is located at national grid reference: SU9755502067.

The proposal is to redevelop and extend the outbuilding. Please refer to the Proposed Site Plan in Appendix 3 for further information.

1.2 Objectives of the survey

The aims of the survey were to:

- Establish the presence or absence of bats within the proposed development area.
- Provide a general overview of the ecological resources of the site.

2. Legal implications

2.1 Bats and the Law

In England, Scotland and Wales all bat species are fully protected under the Wildlife and Countryside Act 1981, through inclusion in Schedule 5. All bats are also included in Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994 (or Northern Ireland, 1995), which defines European protected species of animals.

It is therefore illegal to:

- intentionally or deliberately kill, injure or capture (take) bats
- Deliberately disturb bats (whether in a roost or not)
- Damage, destroy or obstruct access to bat roosts
- Possess or transport a bat or any part of a bat, unless acquired legally
- Sell, barter or exchange bats, or parts of bats.

A bat roost is any structure or place which any wild animal uses for shelter or protection, because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

3. Methodology

3.1 Survey methods

One licensed chiropterist, (NE licence number 20130247) and an ecologist from Sussex Ecology Ltd surveyed the site on the 9 January 2014¹.

Equipment included one 1x106cd (one-million candlepower) lamp, one 1m flexible fibre-optic endoscope, and 10x42 binoculars.

The survey was undertaken in line with *the Bat Workers' Manual (3rd Edition, 2004)*, *Bat Mitigation Guidelines (English Nature, 2004)* and the *Bat Surveys: Good Practice Guidelines (2nd Edition, 2012)*.

Signs of bat activity may include the following (*as outlined in English Nature 2002; Mitchell-Jones 2004; JNCC 2004; Cowan 2003*):-

- Faeces - these typically contain fragments of insect exoskeleton and crumble (unlike those of small rodents, which typically harden with time). Bat droppings will stick to surfaces including walls, windows and window ledges. They may also become caught in cobwebs below a roost site or feeding perch.
- Feeding remains - these include the discarded wings of flying invertebrates, which may accumulate under a well-used feeding perch. Some species, such as the brown long-eared bat (*Plecotus auritus*), have a well known penchant for moths of the noctuid family. Hence the accumulated wings of these moths assist in suggesting the presence of this bat.
- Oil staining - the fur of bats may leave an oily residue on surfaces close to occupied roost sites and access/egress points.
- Diurnal vocalisations - these are most pronounced at larger roost sites during periods of hot weather.

¹ The survey date falls outside the optimal survey period for surveys to locate maternity roosts (Mitchell-Jones, 2004; Joint Nature Conservation Committee (JNCC) 2004).

3.2 Desktop study

A data request was submitted to Sussex Biodiversity Records Centre for bat records within 1 km of the proposed development site.

3.3 Survey site

The area surveyed concentrated on the outbuilding and the immediately surrounding area. Please refer to photographic record in Appendix 2.

4. Results

4.1 Building inspection

A thorough inspection of the outbuilding was undertaken on the 9 January 2014, which included both external and internal examination of the building.

The outbuilding is a former piggery which is single storey and built of brick and timber panels. The roof is flat with no roof void and covered by corrugated roofing sheets. The internal part of the building is currently boarded forming a ceiling.

The external inspection found potential bat access points between the roof parts and the wall.

Inspection of the walls floor and roof found no evidence of bats, either of live animals or droppings.

The building assessment considered the outbuilding unlikely to support roosting bats due in part to the design of the building and the lack of any roof void or potential roost sites.

4.2 Desktop study

The desktop report from Sussex Biological Records Centre shows that there are records of various bat species within 1 km of the proposed development. The full results are given in Appendix 1.

5. Assessment

5.1 Presence/likely absence of bat roosts

The results from the building inspection undertaken on 9 January 2014 found no evidence of live bats or a bat roost in the outbuilding.

A thorough inspection both internally and externally was carried out and no live animals were found or any evidence of droppings found.

The surrounding area, with a mix of open farmland, hedgerow, and some woodland, provides 'good' foraging habitat for bats.

6. Recommendations

6.1 Reasonable measures

No evidence was found of bats using the outbuilding. In addition, the building was assessed as having no real potential to support roosting bats. This was based mainly on the construction and design of the building, and the fact that the building had no features that bats usually prefer for roosting.

It is therefore considered that a European Protected Species licence for bats (EPS), will not be required from Natural England.

In addition no further survey or mitigation work is required relating to bats and the development of the building.

6.2 Restrictions in external lighting

External lighting would have a negative impact upon foraging and roosting bats which could be potentially roosting within the surrounding trees. The use of lights near a known bat roost, or an area known to be used by bats is unlawful.

We recommend that no additional external lighting is added to the development site in the future. In addition, any lighting **should not** be directed towards the hedgerows, any bat boxes or possible roost exits on the site or facing in an upward direction.

Please refer to the publication, *Bats and Lighting in the UK* for more information.

6.3 Habitat Enhancement measures

We suggest the following enhancement measures be considered to improve the habitat for bats in line with recommended guidelines by Natural England and Bat Conservation Trust:

Following the granting of planning permission and the subsequent building of new dwellings, there are often opportunities for housing bats. This can be incorporated; most ideally during the design process or subsequently after building has been completed.

The subsequent building can provide these opportunities by providing some of the following:

- Dormer entrance to roof space
- Ridge ventilators adapted as bat access points
- Lead Saddle in place of slate to allow bat access to ridge or roof void
- Access slits in soffits
- Walling bricks for creating bat access points using purpose made bat bricks
- Bat boxes positioned on buildings and trees
- Designing purpose built bat roost in loft space
- Hedgerow management for wildlife

7. References

Bat Workers Manual, JNCC, 3rd edition 2004.

Bat Conservation Trust, British Bats series 1999.

Distribution Atlas of Bats in Britain and Ireland, 1980-99. P. Richardson, The Bat Conservation Trust. 2000.

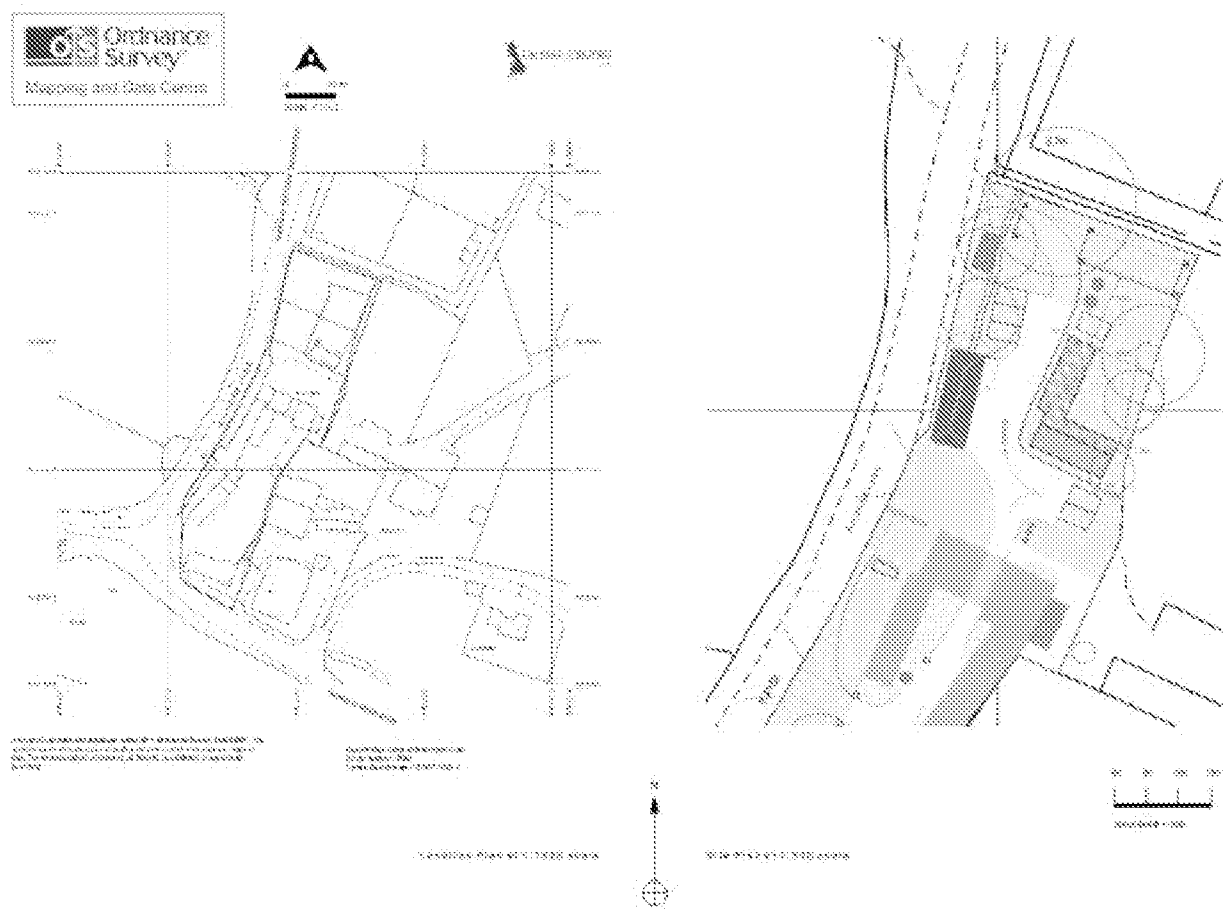
English Nature, Bat Mitigation Guidelines: Version January 2004. English Nature, Peterborough.

Bat Surveys Good Practice Guidelines, Bat Conservation Trust 2011 (2nd edition).

Bats and Lighting in the UK: Bats and the Built Environment Series, Bat Conservation Trust.

Habitat Management for Bats, a guide for land managers, landowners and their advisors, JNCC 2001.

Site location plan



Appendix 1: Desktop study results

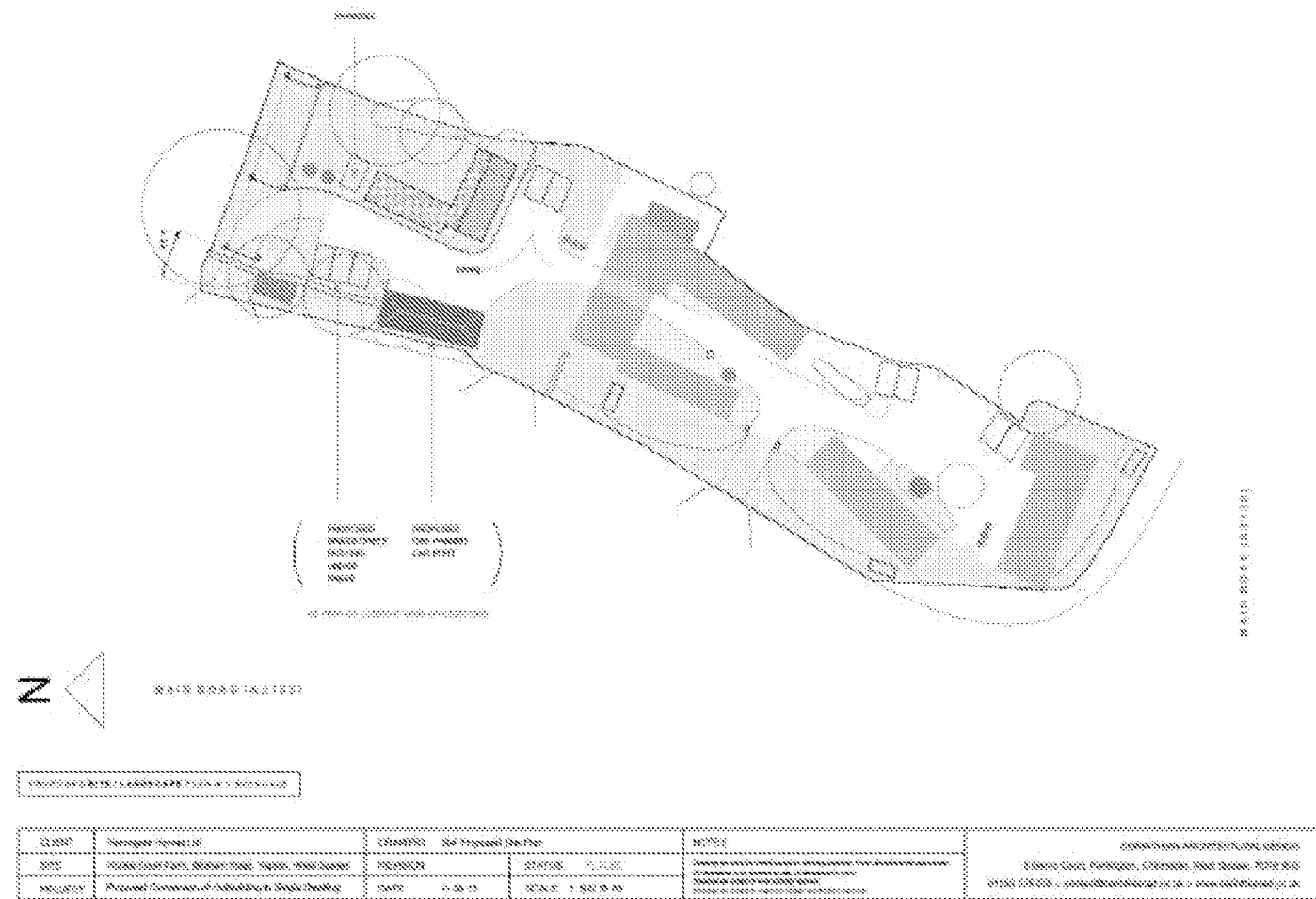
GRID REF	Species	Latin name	Year	Location
SU978024	Pipistrelle sp.	<i>Pipistrellus</i>	01/04/2007	Bilsham Road, Yapton
SU975020	Serotine	<i>Eptesicus serotinus</i>	04/12/1990	Hobbs Farmhouse, Yapton Lane, Bilsham,
SU986028	Bat sp.	<i>Chiroptera</i>	09/09/1987	26 Fordwater Gardens,

Source of information: Sussex Biodiversity Records Centre (ESD/13/701)

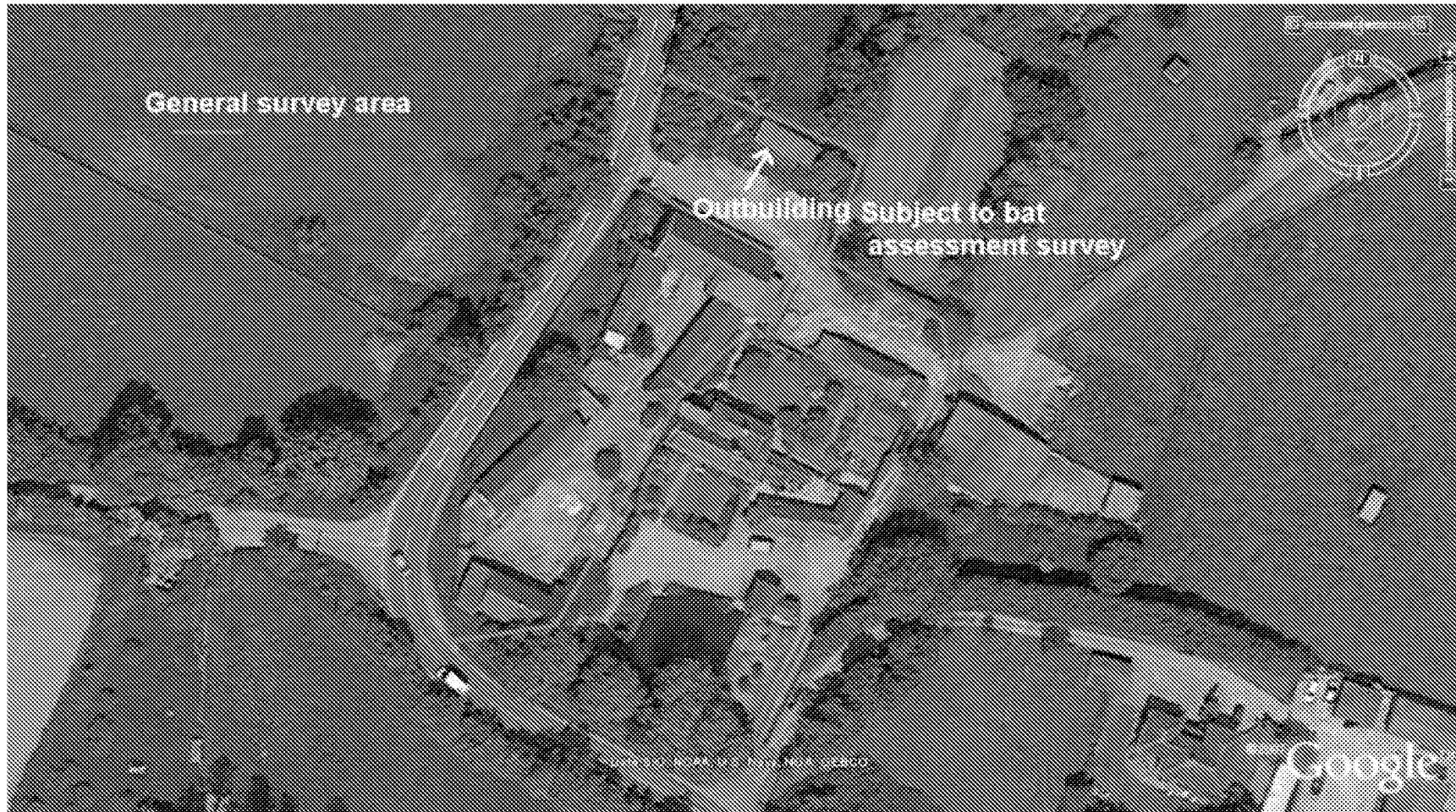
Appendix 2: Photographs of development site



Appendix 3: Proposed site plan



Appendix 4: Location of buildings & survey area (Google Earth)



Appendix 5: Habitats in the wider landscape (Google Earth)

