



**Report
of
Preliminary Ecological Bat Survey**

**Street Buildings North End Road
Yapton**

30th June 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

- A planning application is to be made to demolish three buildings lying alongside North End Road, Yapton to provide access to a housing development in land behind the buildings
- A preliminary ecological bat survey was undertaken on 30th June 2017
- The three buildings of simple construction lie alongside a road in a rural location with housing either side which are surrounded by farmland
- There was no evidence to suggest that bats were roosting or had been roosting in the three simply constructed buildings. There was no evidence seen to suggest that any further investigation related to bats would be required
- There was no evidence to suggest that the demolition of the three buildings would destroy a bat roost or affect the local population of bats
- Horses are kept on the site and horses, manure and manure heaps often attract bats to feed. It is quite probable that bats will feed around the buildings but there was no evidence to suggest that they could roost during the daytime in the buildings
- There was no evidence to suggest that Barn owls *Tyto alba* were accessing the buildings.
- There was an active swallows *Hirundinidae* nest and an old bird nest in the buildings. Swallows nests can be used each year with birds returning to the country during March and leaving during September. They can raise more than one brood and will continue to use the nest whilst in the country. Wild birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 and it is an offence to damage or destroy an active nest or prevent parent bird access to their nests. This must be considered if demolition commences during the summer months when birds are nesting.

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

3 Background

A planning application is to be made to demolish three buildings lying alongside North End Road, Yapton to provide access to a housing development in land behind the buildings.

A preliminary ecological bat survey was undertaken on 30th June 2017 during the daytime by Sue Harris, consultant ecologist, to support the planning application.

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

SU978 039

Address

Street Buildings
North End Road
Yapton
West Sussex

6 General description of site

The site lies on the west side of a road passing north/south to the north of the village of Yapton.

The buildings lie on either side of the rectangular site orientated north west/south east and consists of old farm buildings currently used for stabling horses and for storage of feed etc.

The buildings were all of simple construction. A long building with a pitched slate roof providing storage lies on the north side with a building with a mono-pitched roof of corrugated sheeting providing stables on the south side. An open barn lay on the western end of this.

7 Surrounding Habitat

The site lies in a rural location on the west side of a road passing north/south. Housing lies beside the site to the north and south with farmland on the east and west sides.

There is no woodland within 1.5Km. There is hedging around the land to the west which connects to gardens around housing but the fields beyond this are very open and exposed to the prevailing south westerly winds.

There are no Sites of Special Scientific Interest (SSSI) in the area or within 2Km.

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 is any evidence of bats roosting in the buildings
- To establish if there are roosting opportunities for bats in the buildings
- To investigate the species of bat using the buildings for roosting if relevant
- 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 demolition to any bat roosts identified in the existing building or to possible roosting sites
- 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 buildings was undertaken for evidence of bat activity and for bats
- The buildings were surveyed carefully and thoroughly from the ground by eye and with a torch and binoculars and from a ladder 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, bat droppings and for bats
- Equipment used included torches, ladder, 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 south western sides of building 2 and 3 could not be viewed as this was on boundary between the site and the neighbouring house. The sides of the buildings could be viewed well from within the buildings. There were no notable cracks in the walls and no evidence to suggest that there was roosting in the wall.

12 Weather during preliminary survey

19C, calm, dry, 7/8 cloud cover.

13 Outcome of preliminary survey

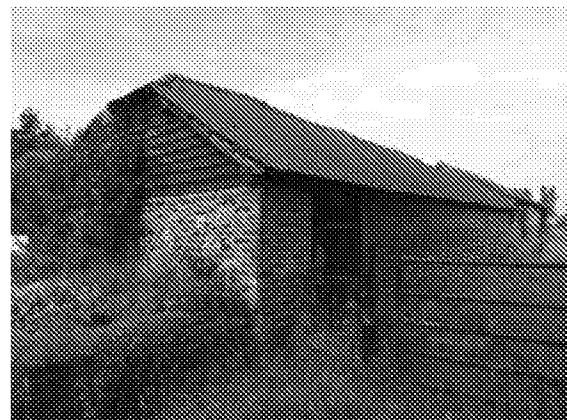


Aerial photo of buildings from Google maps. The buildings have been numbered 1-3 for the purposes of this report only

14 Building 1



South west facing frontage



North east facing rear showing mixture of brick and flint walls

The building was divided internally into two large open areas and two smaller areas. Windows were fitted into the long south west facing frontage allowing high levels of light passing into parts of the building.

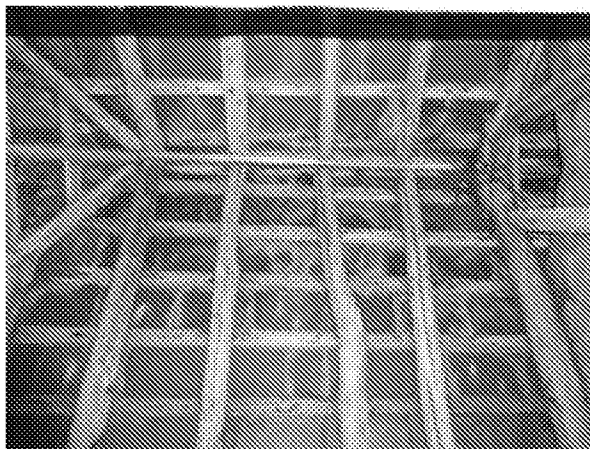
14.1 External walls

The rear and end walls were a mix of brick and flint. The long south west facing wall was largely of corrugated sheeting with some brick and the remainder of the wall made up of timber doors. A small area of unlined timber cladding lay on the southern end by the roadside. There was no roosting opportunities to bats in the walls. An birds nest was seen in the eaves on the east side.

14.2 Internally

The building was open to the roof internally with the exception of one small area where a ceiling had been fitted. The end of this was open to the main building and was surveyed from a ladder.

The slate roof did not have roofing felt/or membrane fitted. Some polystyrene sheeting had been fitted over the rafters over part of the southern roof. The space between the roof and sheeting could be seen from the eaves. There were no roosting opportunities in this wide space. A ridge board was fitted but this was tightly fitted into the ridge and there was no access available to bats into ridge tiles.



Unlined slate roof with tightly fitted ridge board

There was some access available to animals into the building though damaged slates and at the eaves.

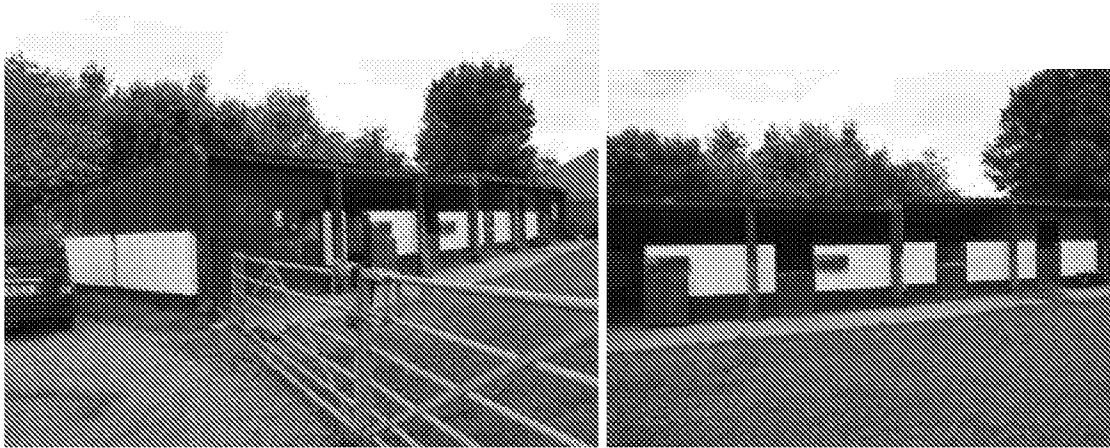
There were no crevices for roosting identified in the building.

There were no bat droppings or bats seen in the building or evidence of feeding such as moth wings.

14.3 Other information

A street light lay alongside the eastern end of the building.

15 Building 2



North east facing frontage

The simple building lay on the southern side of the site with the south eastern end alongside the road. The building provides a block of six stables.

The walls were a mix of brick, flint and block with stable doors on the frontage. There was a small area of timber cladding on the south eastern roadside end. There were no roosting opportunities identified in the walls.

The mono-pitched roof was of corrugated composite material with no roosting opportunities.

There was a swallows nest in active use in one of the stables.

16 Building 3



North east facing frontage

The simple four bay barn had a pitched roof covered with corrugated panels. There was no potential for bats to roost in this very open light building.

17 Further information

A dwelling lay close to the rear of Building 3. This had a pantile style roof which appeared to be well sealed. There was no specific evidence seen to suggest that the roof close to the site would offer roosting opportunities to bats.

18 Barn owls

There was no evidence of barn owls accessing the buildings. There was no evidence of barn owl pellets, droppings, feathers or of nesting.

19 Summary of preliminary survey

The three buildings lie alongside a road in a rural location with housing either side and surrounded by farmland.

The buildings were all of simple construction. There was no evidence of bats roosting in any of the three buildings. No bat droppings or bats were seen. There was no evidence of bats feeding within the buildings.

There were no opportunities for day time roosting in Building 1 or 2 which had high levels of light entering the building and there were no crevices or roosting opportunities identified.

The opportunities for bats to roost in building one were limited to night time roosting against the ridge board but there was no evidence that they were doing so. No crevices were identified that were suitable for daytime roosting.

A swallows nest was in active use in Building 2 used as stables and an old birds nest was found in Building 1.

There was no evidence of Barn owls accessing the buildings.

20 Conclusions and recommendations

There was no evidence to suggest that bats were roosting or had been roosting in the three simply constructed buildings. There was no evidence seen to suggest that any further investigation related to bats would be required.

Horses are kept on the site and horses, manure and manure heaps often attract bats to feed. It is quite probable that bats will feed around the buildings but there was no evidence to suggest that they could roost during the daytime in the buildings.

There was no evidence to suggest that the demolition of the three buildings would destroy a bat roost or affect the local population of bats.

There was no evidence to suggest that Barn owls were accessing the buildings.

There was an active swallows nest and an old bird nest in the buildings. Swallows nests can be used each year with birds returning to the country during March and leaving during September. These birds can raise more than one brood and will continue to use the nest whilst in the country. Wild birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 and it is an offence to damage or destroy an active nest or prevent parent bird access to their nests. This must be considered if demolition commences during the summer months when birds are nesting.

21 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.*