
Bat and Ecology Survey Report

For proposed development for:

The Glebe House,
East Marden,
West Sussex,
PO18 9JE

Survey and Report by:
Tony Hargreaves
Director

16th June 2021
Project Ref: 17453

Disclaimer

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The findings of this report are based on the findings of the surveys carried out by Bright Green Environmental as stated and do not prove or disprove the absence or presence of any protected species. Bright Green Environmental cannot be held liable in any way for any legal actions brought against the landowner or developer in connection with this report.

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1. Introduction

1.1. Introduction

- 1.1.1. Bright Green Environmental was instructed by Mrs J Murray to carry out a Bat Survey and Ecological Appraisal of the property The Glebe House, East Marden, West Sussex, PO18 9JE.
- 1.1.2. The surveyor, Tony Hargreaves is an associate member of the Chartered Institute of Environmental Management and Assessment (AIEMA) and subject to the IEMA Professional Code of Conduct and licensed by Natural England to survey for bats (2016-20863-CLS) and great crested newts (2016-23214-CLS). He has extensive experience in undertaking various ecological surveys on behalf of public and private sector clients, throughout the UK.

1.2. Objectives

- 1.2.1. To identify any potential impacts as a result of the proposed development, in particular to identify any bat activity at the property to inform the planning application for the proposed works.
- 1.2.2. Also, to identify any potential impacts to other priority/protected species.
- 1.2.3. The works are understood to be as detailed within the drawings in Appendix A, which detail the proposed demolition of the existing garage and construction of a replacement single storey building, incorporating a garage, store and office/gym.

1.3. Legislation and Ecology

- 1.3.1. Bats (all species)
- 1.3.2. All British bats are classed as European Protected Species and therefore received protection The Conservation of Habitats and Species Regulations 2017, making it an offence to:
- Deliberately kill, injure or capture bats;
 - Deliberately disturb bats, including in particular any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance;
 - Damage or destroy a breeding site or resting place of a bat.
- 1.3.3. In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly:
- Damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection; or
 - Disturb bats while occupying a structure or place used for that purpose.

- 1.3.4. If proposed development work is likely to destroy or disturb bats or their roosts a license may need to be obtained from Natural England which would be subject to appropriate measures to safeguard bats.
- 1.3.5. The presence of bats does not necessarily mean that development cannot go ahead, but that with suitable, approved mitigation, exemptions can be granted from the protection afforded to bats under regulation 39 by means of a license. Natural England, for the Secretary of State for the Department for Environment, Food and Rural Affairs (DEFRA) is the appropriate authority for determining license applications for works associated with developments affecting bats. In cases where licenses are required, certain conditions should be met to satisfy Natural England. Before a license can be issued to permit otherwise prohibited acts three tests should be satisfied. These are:
1. Regulation 44(2)(e) states that licenses may be granted to 'preserve 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 43(2)(a) states that a license may not be granted unless Natural England is satisfied 'that there is no satisfactory alternative'.
 3. Regulation 44(3)(b) states that a license cannot be issued unless Natural England is satisfied that the action proposed 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- 1.3.6. Natural England expects the planning position to be fully resolved as this is necessary to satisfy tests 1 and 2. Full planning permission, if applicable, will need to have been granted and any conditions relating to bats fully discharged. For test 3, Natural England should be satisfied that sufficient survey effort has been carried out and that the impact assessment and proposed mitigation measures (submitted with the license application) are adequate to maintain the species concerned at a favourable conservation status.

2. Site Description

2.1. Site Description

- 2.1.1. The site is located in the village of East Marden.
- 2.1.2. The existing garage building is located within the residential grounds of the property Glebe House.
- 2.1.3. The property is surrounded by mature gardens comprising of mown lawns, shrub borders and hedges and mature trees.
- 2.1.4. The existing garage is set to the north of the site within an overgrown area of garden with a number of mature trees and shrubs immediately around it.
- 2.1.5. In the wider area are other similar residential properties and the surrounding landscape is mixed farming with fields intersected by hedgerows and mature native woodlands.

3. Methodology

3.1. Desktop Study

- 3.1.1. A desktop data search was undertaken of the Magic website on 3rd June 2021 to search for any EPS (bat) licenses or designated sites in the surrounding area (2km radius).
- 3.1.2. Also a review of previous site survey data by Bright Green Environmental.

3.2. Daytime Survey

- 3.2.1. The Bat Conservation Trust (2015) Bat Surveys – Good Practice Guidelines were used as the basis of the survey methodology. A walkover survey was carried out of the proposed site for potential of other protected species.
- 3.2.2. A daytime survey of the property was carried out during daylight hours on 4th June 2021. An inspection of the interior and exterior of the property was undertaken for signs of bats. Equipment used included ladders, high power close focus binoculars, high power inspection torch, endoscope, and camera.
- 3.2.3. In examining the buildings for bats, attention was given to any small crevice in which bats may roost such as any cavities within internal and external fixings, often used by bats as roosting sites. Floors and exposed surfaces were inspected for bat droppings, bat urine, feeding remains, oil staining from the fur of bats (indication of frequent use of a site), and wear of substrates caused by the movement of bats in and out over a long period of time.

3.3. Activity Surveys

- 3.3.1. No activity surveys are considered necessary as the property is classified as being of negligible roost suitability.

4. Results

4.1. Desktop Survey

4.1.1. The desk top survey identified one bat roost approximately associated with EPS licenses within 2km.

- 2017-31550-EPS-MIT Common pipistrelle & Brown long eared day roost

4.1.2. In addition our survey experience in the area have identified a Brown long eared, Common pipistrelle and serotine roost in Glebe House. In addition a further Common Pipistrelle day roost is known in the village of East Marden.

4.1.3. The site is located within the South Downs National Park.

4.1.4. There is one designated site within 2km:

Harting Downs SSSI (20ha) 1.6km north - broadleaved, mixed and yew woodland - Lowland

4.2. Daytime Survey

Walkover Survey

4.2.1. The surrounding gardens are well maintained and offer negligible opportunity for protected species.

4.2.2. The area immediately surrounding the garage is overgrown with nettle, cow parsley, bramble and ivy with elder and hawthorn shrubs. A Hawthorn T6 and Sycamore T2 are to be removed, neither of which present suitable bat roosting opportunities due to their young age and lack of cavities. There are several mature oaks and conifers which are understood to be retained. This area provides some opportunity for nesting birds and mammals. Although unlikely to present suitable habitat for reptiles as there are no basking opportunities.

4.2.3. The mature oak trees have significant ivy growth on their stems and branches which may present suitable roosting opportunities itself or obscure suitable roosting cavities on the trees which are of an age where such cavities are likely to exist although none were observed from the ground.

4.2.4. Given the rural nature of the surrounding habitat of large residential gardens and farmland, species such as hedgehogs may travel across or forage on the site. General precautions should be followed as detailed in section 6.

4.2.5. The proposed replacement garage will be sited in largely on the footprint of the existing garage and surrounding overgrown area which offers negligible opportunity for protected species. The trees

shrubs may present some nesting opportunity for birds so any clearance works should be outside the nesting season.

Garage

- 4.2.6. The garage building is of brick and timber frame construction, clad with a mix of corrugated metal sheets, timber weather boarding beneath a corrugated metal sheet roof. It is arranged with a central garage section, with a shed /store section to either side. There is an open fronted lean-to wood store to the rear of the same construction.
- 4.2.7. Doors to the front elevation are open providing good levels of natural illumination.
- 4.2.8. There are gaps in the fitting of the wall sheeting with the roof and the open doors permit bat access. However they also provide good illumination which would deter bats.
- 4.2.9. The simple timber frame used in the construction does not offer any suitable cavities for bats to roost. The metal sheeting is not thermal stable and would present large fluctuations in temperatures which would also deter bats which prefer stable temperatures for their roosts.
- 4.2.10. The skin timber weatherboarding presents no significant cavity.
- 4.2.11. There is some loose black polythene on the walls and ceiling in the southern section although this does not present suitable roost opportunities for bats due to lack of thermal mass or suitable substrate beneath.
- 4.2.12. There is no internal or external evidence of bat use (i.e. bat droppings, staining etc.).
- 4.2.13. The garage offers **Negligible Roost Suitability**.
- 4.2.14. There was no evidence of birds nesting or having nested in the building although it does present opportunities for them.

Figure 4.1 Site Photographs

Front (south east) elevation of garage showing weatherboarding, open doors, metal roof and surrounding overgrown vegetation.



Rear (north west) elevation with rear lean to wood store, surrounding overgrown vegetation, T2 Sycamore and T6 Hawthorn to be removed.



Side (south) elevation with metal sheet roof with brick end wall garage with overgrown vegetation.



Interior of southern store/shed section with black polythene hung on walls.



Interior of central garage section.



Interior of northern store/shed section.



5. Conclusion and Analysis

- 5.1.1. The proposed development involves the demolition of the existing garage which will subsequently be developed into a replacement building with garage, store and home office/gym and thus no significant change of use or intensification of use. The development is contained within the existing curtilage of the property and will have no impact beyond the site boundaries.
- 5.1.2. Therefore it will not have an adverse impact upon the designated site, Harting Down SSSI approximately 1600 m to the north or the South Downs National Park within which it sits.
- 5.1.3. The proposed development is largely within the footprint of the existing development and the surrounding gardens are well managed and offer limited biodiversity opportunities. The immediate surroundings of overgrown vegetation presents limited biodiversity value other than possible hedgehogs crossing or foraging and the potential for birds nesting within shrubs and trees.
- 5.1.4. The internal and external survey has not identified any suitable roosting opportunities for bats, nor has any evidence been identified internally or externally for bats. Therefore, the property is classified as offering **negligible roost suitability** and is not considered likely to support bats.
- 5.1.5. Therefore, in accordance with the Bat Survey Guidelines no further activity surveys are considered necessary.
- 5.1.6. It is therefore concluded that the proposed development which involves the demolition of the existing garage will not result in the deliberate disturbance, injury, killing or capture of individuals or the damage, destruction, obstruction of a known resting place/breeding site.
- 5.1.7. The development would not result in the breach of wildlife legislation protecting bats or their roosts as outlined below:

All British bats are classed as European Protected Species and therefore received protection The Conservation of Habitats and Species Regulations 2017, making it an offence to:

- Deliberately kill, injure or capture bats;
- Deliberately disturb bats, including in particular any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance;

- Damage or destroy a breeding site or resting place of a bat.

5.1.8. In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly:

- Damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection; or
- Disturb bats while occupying a structure or place used for that purpose.

5.1.9. Bats use of buildings, especially by small numbers, is often difficult to confirm. Their detection during surveys which present a snapshot of time can be difficult, as use of roosts may be sporadic and opportunistic.

5.1.10. Therefore, in the unlikely event a bat is identified during the works, works should cease and further advice sought from ourselves or Natural England.

6. Recommendations, Method Statement and Mitigation Strategy

- 6.1.1. Any vegetation clearance works must be undertaken outside of the bird breeding season (March to August inclusive). If this is not possible then a pre-works breeding bird inspection must be undertaken, to avoid infringing legislation which protects all nesting birds (WCA 1981). If an active nest is identified, there will be a delay in this area (and an exclusion zone, as recommended by the project ecologist), until all young birds have left the nest.
- 6.1.2. Due to potential for hedgehogs (and other mammals) in the area, any foundations, holes or deep pits which are left overnight should have a secured plank, or other means of escape for mammals, made available.
- 6.1.3. If in the unlikely event a bat is discovered it must be left where it is if safe to do so, or if in direct harm it must be moved to a safe place away from the area of works, further advice sought from ourselves or Natural England.
- 6.1.4. Lighting
- To minimise risk of disturbance to potential foraging and commuting bats, during and post development, any external lighting should be minimised as follows:
 - Any task lighting (during construction) or security lighting on the new building, should not be directed at boundary vegetation, trees or the riverbanks (particularly to the southern boundary which adjoins woodland).
 - Any necessary security lighting should be set on short timers and be sensitive to large moving objects only.
 - Other lighting around the site should be kept to the minimal feasible level and be directed downward and shielded to minimise light spillage.
 - Hoods, cowls or directional lighting should be used to avoid light directed at the sky or towards boundary vegetation.
 - Lighting times should be limited, to provide dark periods.
 - The brightness of the lamps should be kept as low as feasibly possible (ILE/BCT, 2007; BCT interim guidance 2014).

7. Enhancement Strategy

- 7.1.1. Protected and UK SPIE species are a material consideration for individual planning consents under the NPPF, which promotes the enhancement of natural and local environments through planning and encourages a move towards achieving net gains for biodiversity where possible (DCLG, 2019).
- 7.1.2. The existing garage presents no evidence of bat or bird nesting therefore it is recommended that bat and bird box provision are included into the design to deliver net biodiversity gains.
- 7.1.3. The provision of an integrated bat box to the south western gable elevation would provide suitable roosting opportunity for a range of species.
- 7.1.4. The provision of bird nest boxes on the gables or under the log store canopy would provide suitable nesting opportunities for a range of species.

If you require any further information in relation to the ecology of the site, please do not hesitate to contact us.



Ecological Consultant

Director

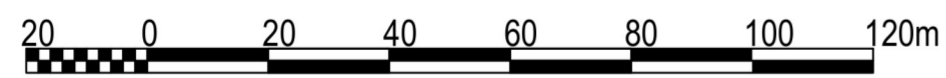
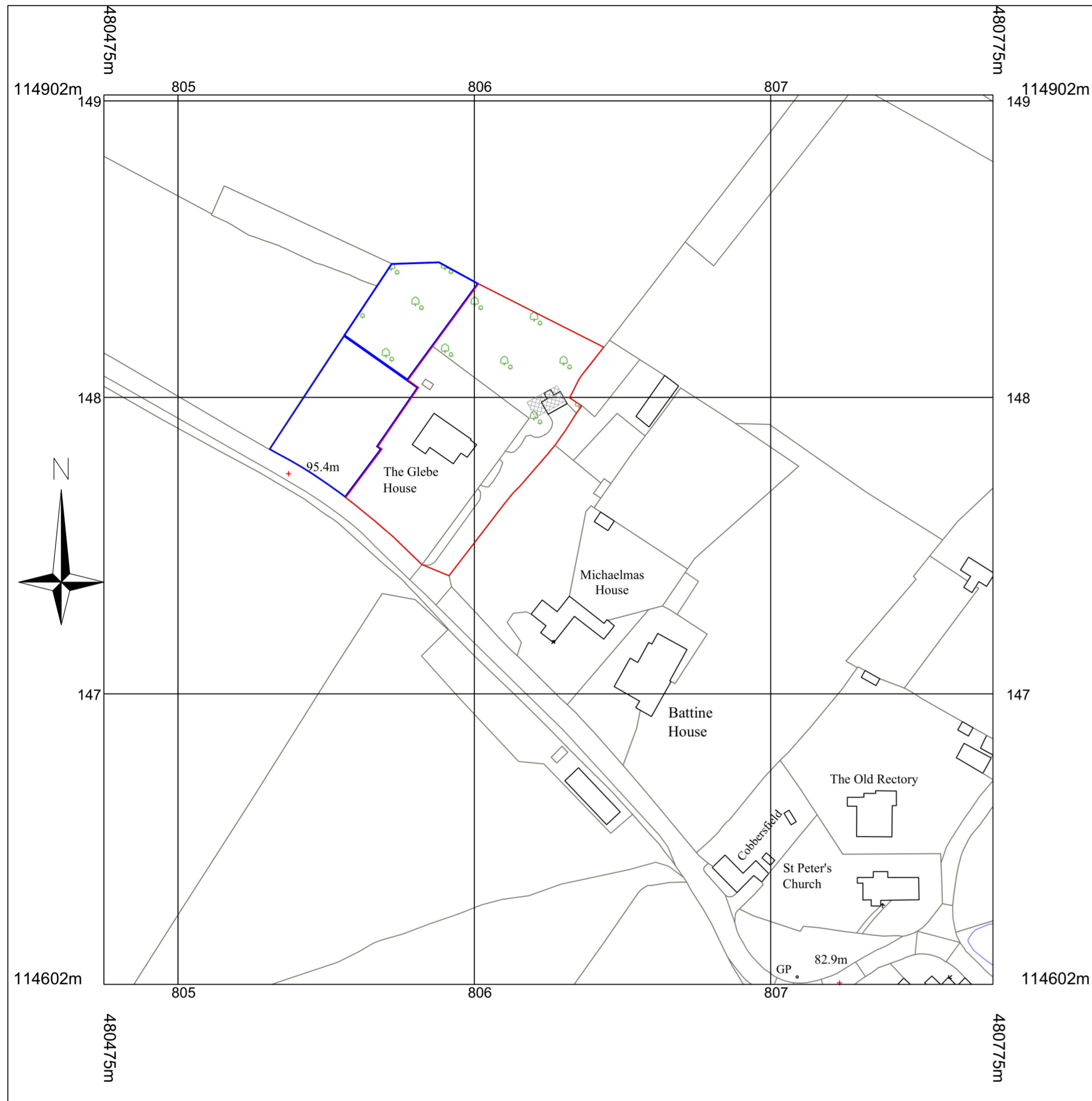
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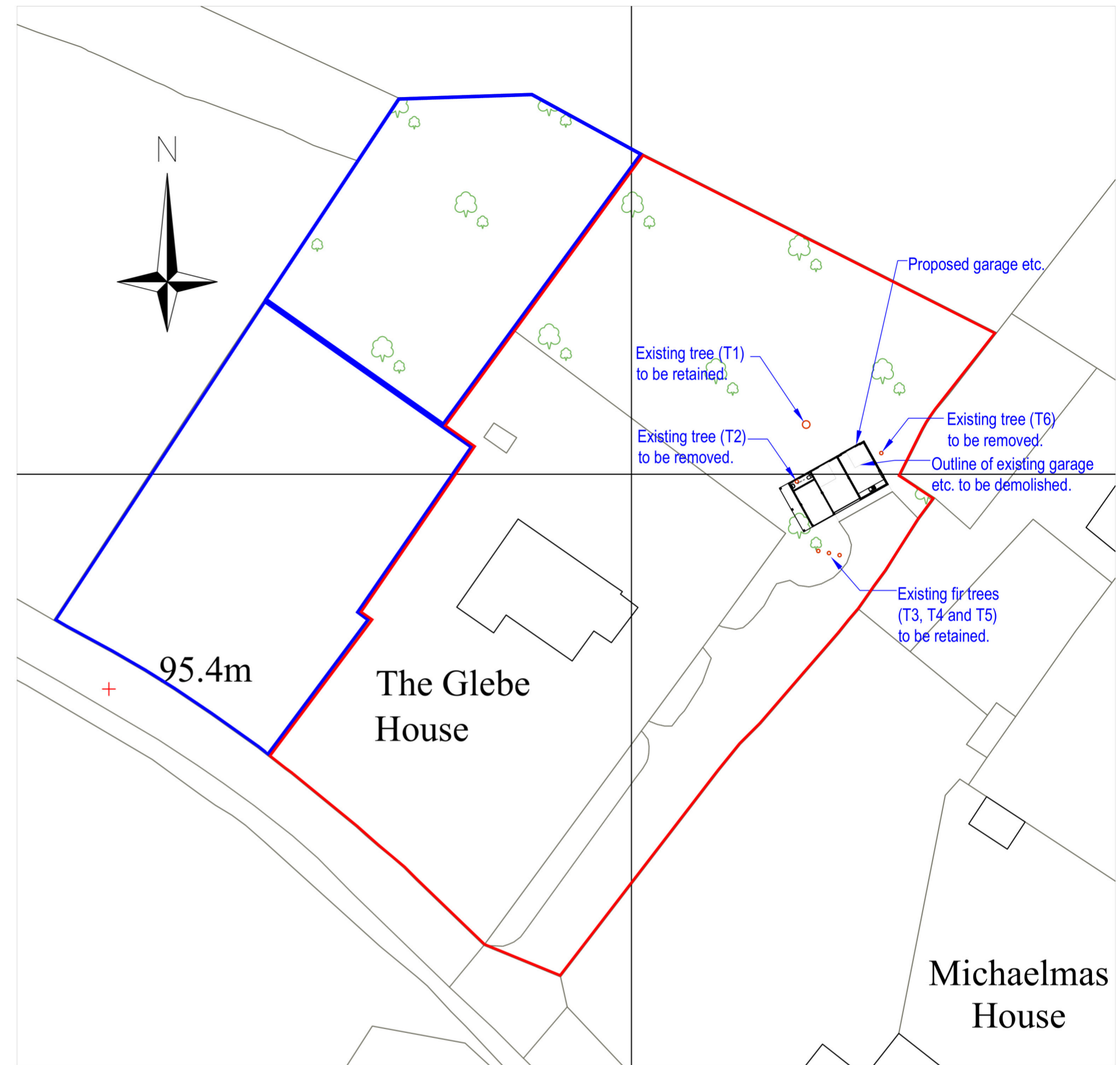
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Appendix A Proposed Plans



Scale - 1 : 1 250
Location Plan



Scale - 1 : 500
Block Plan

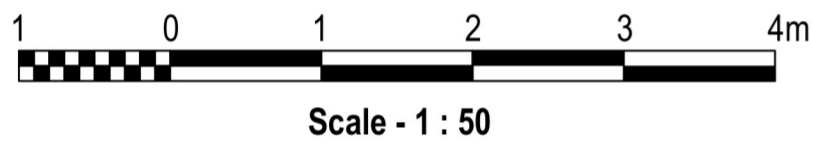
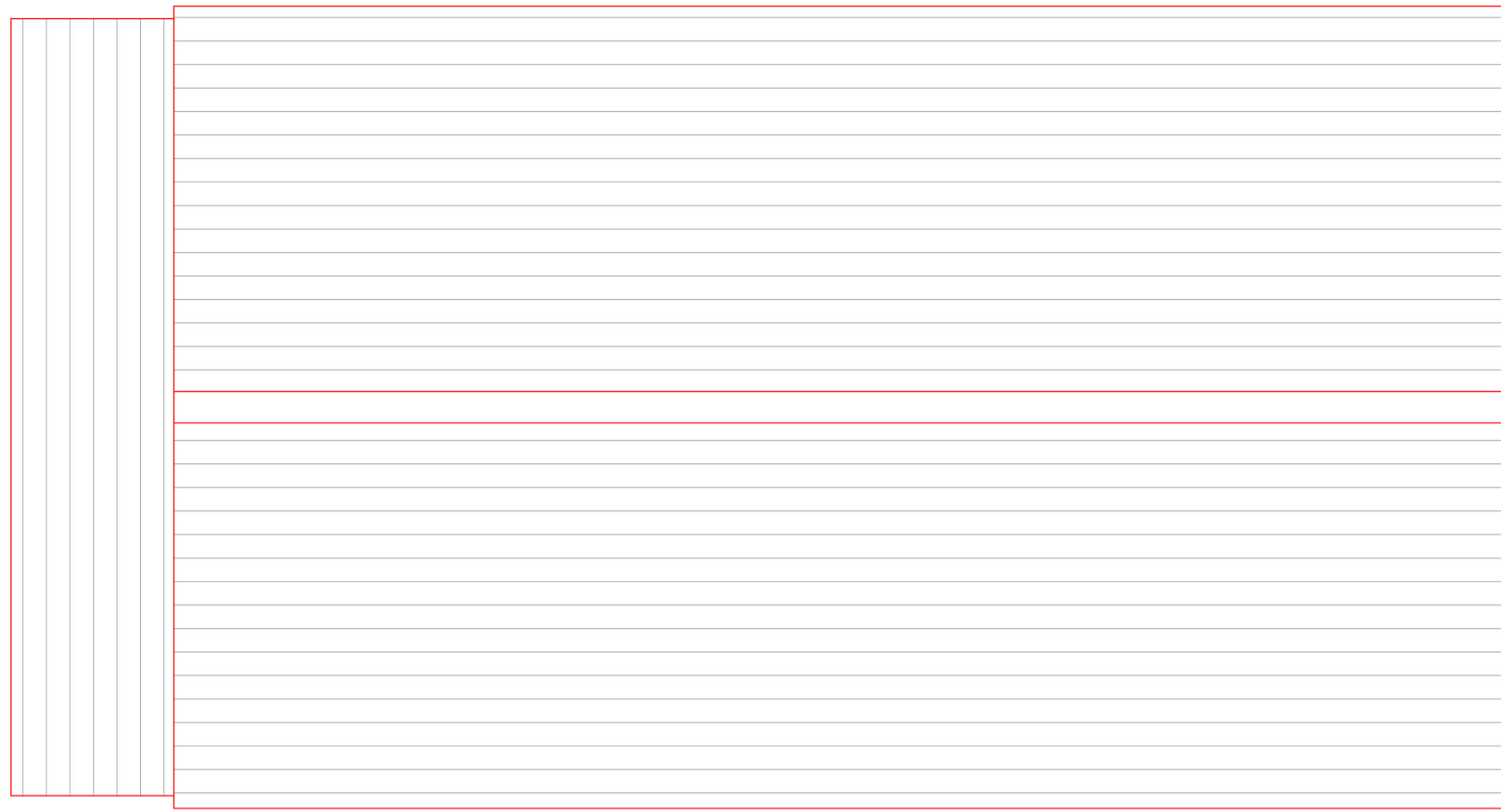
PRELIMINARY

R. A. Pullen B. SC., C. Eng., M.I.C.E., M.I.Struct.E.
Fircones, Linkside East, Hindhead, Surrey. GU26 6NY 01428 605491

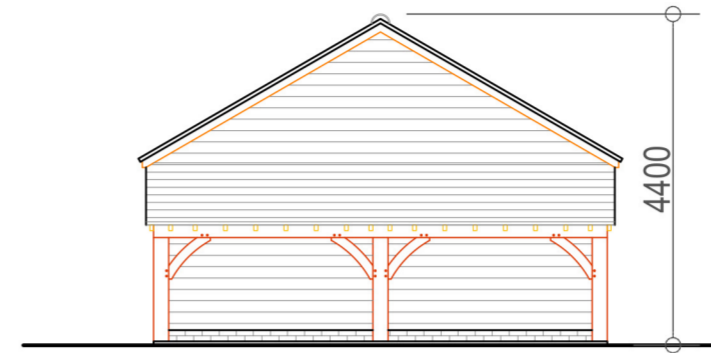
**Proposed Replacement Garage/Store at
The Glebe House
East Marden**

Location and Block Plans.
(OS Licence No. 011470265)

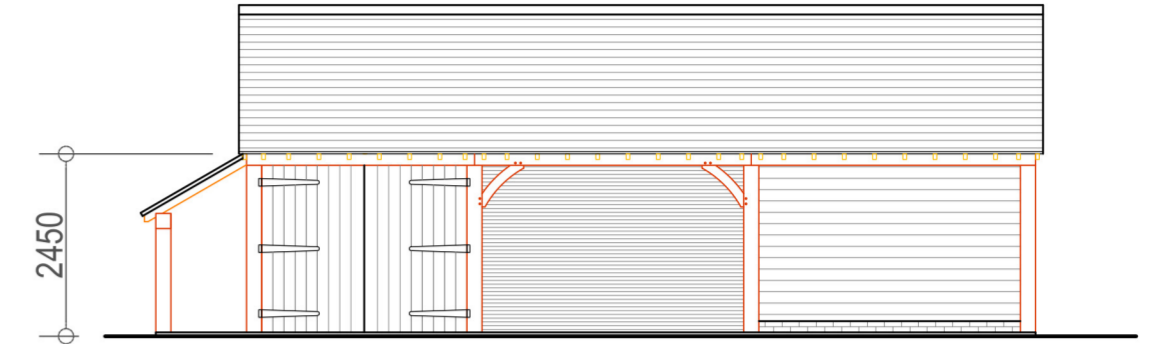
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Drg. No.	21/18/01	Date	07/05/21



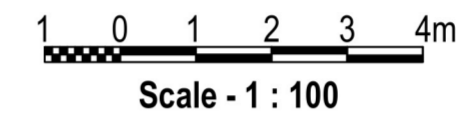
Roof Plan



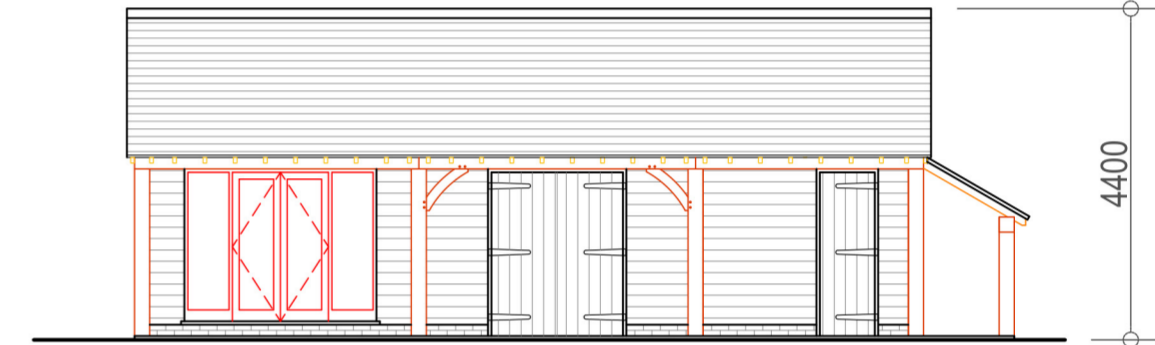
South West Elevation



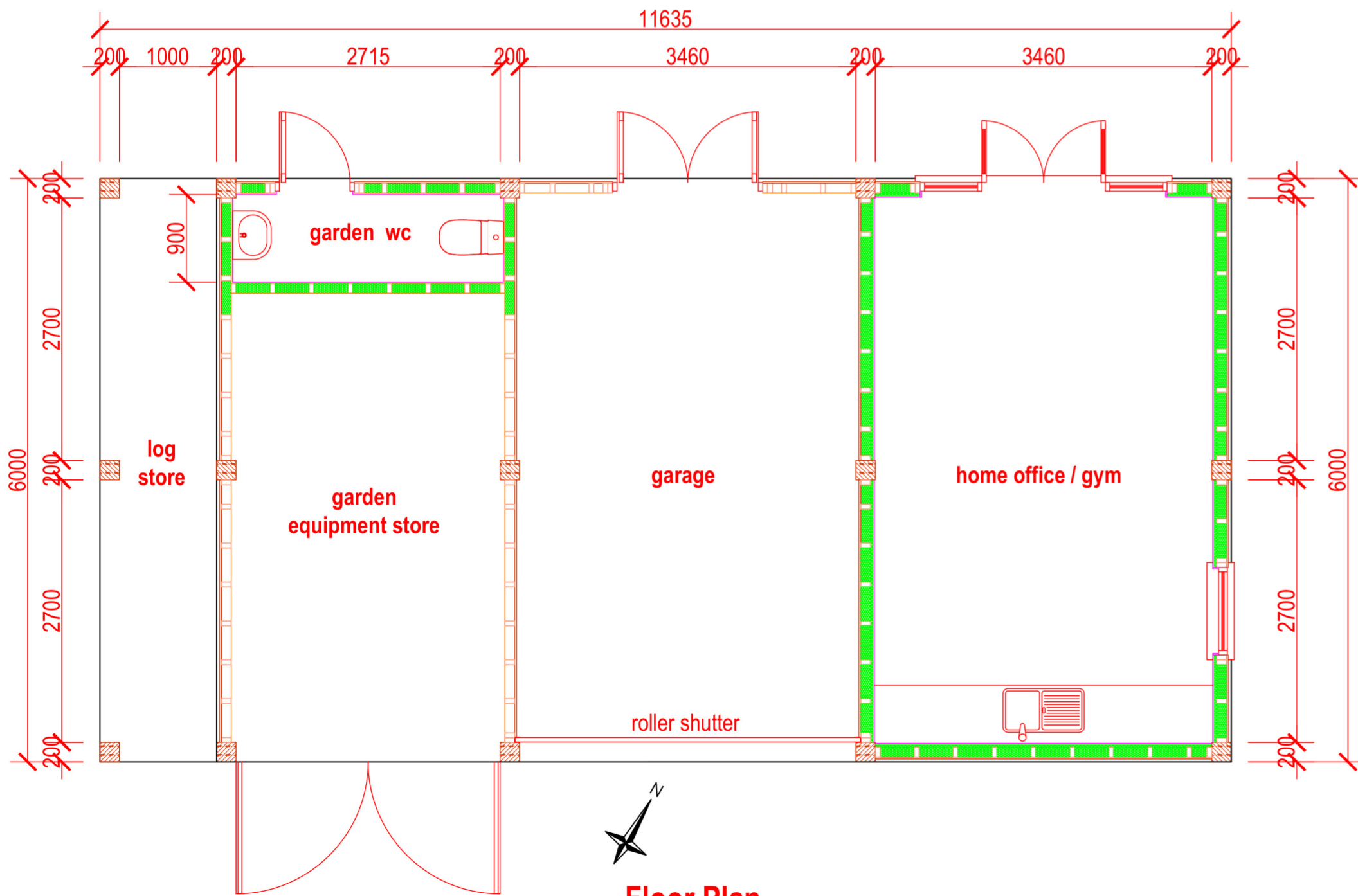
South East Elevation



North East Elevation



North West Elevation



Floor Plan

Roof of proposed building to be finished with natural slates and clay ridge tiles.

Walls to be finished externally in stained feather edged boarding.

Main framing of building to comprise oak posts, beams and braces.

PRELIMINARY

R. A. Pullen B. SC., C. Eng., M.I.C.E., M.I.Struct.E. Fircones, Linkside East, Hindhead, Surrey. GU26 6NY 01428 605491			
Proposed Replacement Garage/Store at The Glebe House East Marden			
Proposed Plans and Elevations.			
Scale	1:50 & 1:100(at A2)	Drawn	RAP
Drg. No.	21/18/02	Date	07/05/21