

# Severals House, Severals Road, Bepton, W.Sussex. GU29 0LX.



## Phase 1 Daytime Bat Assessment

S.G. Dodd MSc MCIEEM MRES

[Class Licence Registration Number 2020-48628-CLS-CLS]

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## Quality Control

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the *Code of Professional Conduct issued by the Chartered Institute of Ecology and Environmental Management (CIEEM)*. We confirm that the opinions expressed are our true and professional bona fide opinions.

		Date
Survey Ecologist	Scotty Dodd MSc MCIEEM MRES [Class Licence Registration Number 2020-48628-CLS-CLS]	Survey date/s: 10/03/2022
Report Author	Scotty Dodd MSc MCIEEM MRES [Class Licence Registration Number 2020-48628-CLS-CLS]	Submitted: 10/03/2022

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## Summary

Consultant Ecologist S.G.Dodd MSc MCIEEM MRES was commissioned by the Client to undertake a Phase 1 Daytime Bat Assessment of Severals House, Severals Road, Bepton, West Sussex, GU29 0LX. This is required to support a proposed planning application seeking the:

1. Single storey orangery / garden room rear infill extension.

Indicative plans were available at the time of survey and the owners were available onsite to illustrate the scope of the proposed works.

The proposed works are very localised and will not affect any internal roof voids or external roof coverings. A small area of wooden cladding will be lost to the proposal. The Phase 1 Daytime Bat Assessment found no potential for roosting bats to be present within the areas to be impacted by the proposed development externally. **It is the surveyors' opinion that the features surveyed have Negligible potential to support roosting bats**. No further surveys are required.

Adjacent habitats include a garden with mature trees and shrubs, commercial forestry plantation and other wooded areas.

The wider area is rural with agricultural fields, hedgerows, heathland, river corridor and woodland. There is high habitat suitability for bats with foraging potential in gardens, hedgerows, woodland and other rural areas. The site is within the South Downs National Park boundary.

## Recommendations:

Unmitigated the proposed new orangery / garden room has the potential to disrupt bat activity patterns at a local level with potential light spill. Therefore, some mitigation is required.

As bats are present in the wider area and likely to be utilising onsite features for commuting and / or foraging purposes lighting should be conditioned. Any lighting scheme for the proposed development will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using nearby trees, hedgerows and other parts of the building by avoiding unnecessary interior / exterior artificial light spill through the use of directional light sources and shielding. Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) guidance notes can be downloaded here (BCT & ILP, 2018): <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

## **1.0 Introduction**

### **1.1 Background**

Consultant Ecologist S.G.Dodd MSc MCIEEM MRES was commissioned by the Client to undertake a Phase 1 Daytime Bat Assessment of Severals House, Severals Road, Bepton, West Sussex, GU29 0LX.

This report presents the findings of the preliminary roost assessment survey undertaken on the 10<sup>th</sup> March 2022, which is aimed at assessing the suitability of the building and surrounding habitats to support bats.

### **1.2 Site Setting and Description**

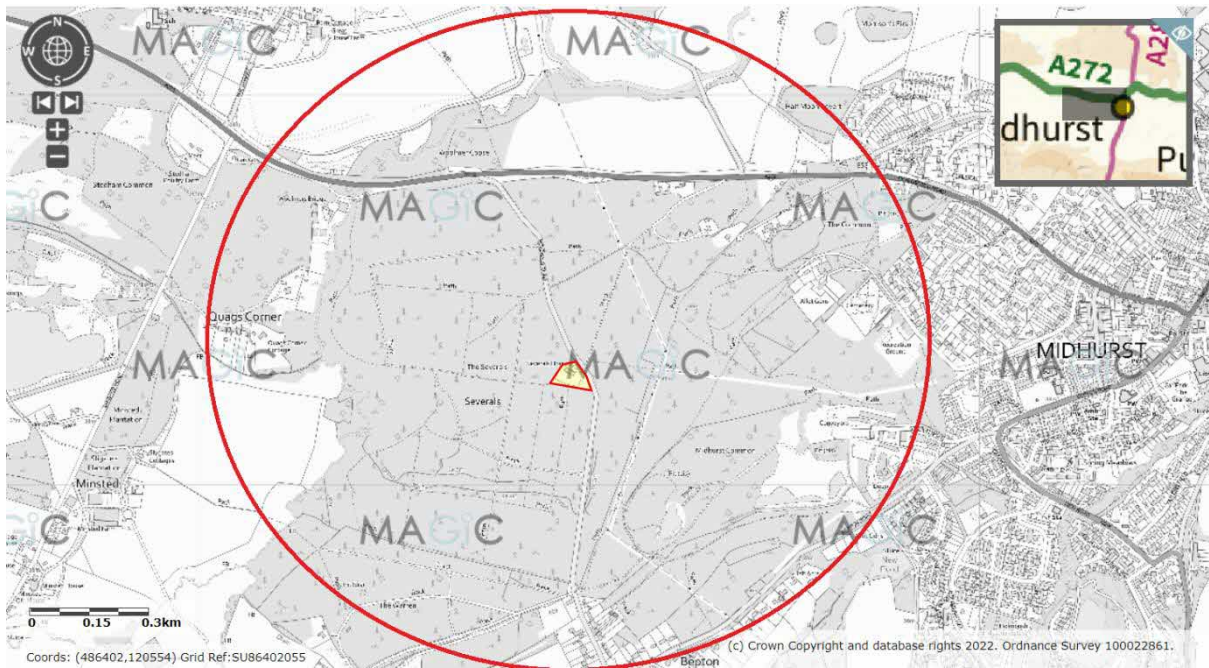
Bepton is a small village in the Parish of Bepton and in the Chichester district of West Sussex. Severals House is situated 3km north-east of the village and is closer to the outskirts of the market town of Midhurst to the east.

Severals House is a substantial detached two-storey residential dwelling constructed of local stone with brick quoining and traditional clay tile roof covering. There are no nearby properties, and the house stands in an area of commercial forestry and woodland.

Adjacent habitats include a garden with mature trees and shrubs, commercial forestry plantation and other wooded areas.

The wider area is rural with agricultural fields, hedgerows, heathland, river corridor and woodland. There is high habitat suitability for bats with foraging potential in gardens, hedgerows, woodland and other rural areas.

Severals House is situated at OSGR SU 8694 2129.



**Figure 1:** Site location within 1km search area (central red outline). Image produced courtesy of Magic maps (<http://www.magic.gov.uk/>, contains public sector information licensed under the Open Government Licence v3.0)



**Figure 2:** Aerial imaging showing surrounding habitats in 1km search area (central red outline). Areas of broadleaved woodland are overlain in green, hatched areas represent ancient semi natural woodland. Image produced courtesy of Magic maps (<http://www.magic.gov.uk/>, contains public sector information licensed under the Open Government Licence v3.0)

## **Site Proposals**

A proposed planning application seeking the:

1. Single storey orangery / garden room rear infill extension.

Indicative plans were available at the time of survey and the owners were available onsite to illustrate the scope of the proposed works.

## **2.0 METHODS**

This section details the methods used during the survey.

### **2.1 Desk Study**

A 1km desk top study search for protected sites, habitats and species was completed using MAGiC, an internet-based mapping service ([www.magic.gov.uk](http://www.magic.gov.uk)) to identify:

Current and past EPS mitigation licences for the property and surrounding area.

Designated sites (e.g. SPAs, SACs, Ramsar, NNRs, SSSIs, LNRs) relevant to bats.

### **2.2 Timing and Weather Conditions**

The Phase 1 survey was carried out on the afternoon of the 10<sup>th</sup> March 2022, which was mild, dry and bright.

#### **2.2.1 Phase 1 Habitat Survey Equipment**

Weather-writer, pencil, site maps and 10x42 close focus binoculars, high powered torch, Canon XA20 IR camera with IR illumination, endoscope, camera, collection tubes, nitrile gloves and ladder.

#### **2.2.2 Survey Limitations**

In winter bats are much less active as they have entered the hibernation period. Winter weather conditions mean that external signs of bats, such as droppings, may be less detectable.

### **2.3 Phase 1 Daytime Bat Assessment Methods**

The survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2016).

The Phase 1 Bat Survey comprised of an examination of the building to record any evidence of bats or potential for bats to use the building. Details of the survey methods are given below:

The building is investigated externally to identify potential bat access/egress locations and roosting areas such as slipped/broken tiles/slates, gaps or holes in fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This is followed by a detailed investigation of any accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building is then assessed as to its suitability to support roosting bats.

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence / absence of any bat species, and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

If a bat roost is not confirmed during the preliminary roost assessment then, where possible, a provisional assessment of potential will be made; although this may well require Phase 2 surveys to confirm status.

***Confirmed roost-*** Confirmed roosts are those where bats are present or, in the absence of actual bats, there is strong evidence to suggest that bats have roosted in the building, such as droppings. Further Phase 2 surveys will be required to characterise the roost, identify access points, species present and numbers present.

***High Potential-*** High potential buildings are those that have features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

***Medium Potential-*** Medium potential buildings have a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

***Low Potential-*** Low potential buildings are those that provide limited bat roosting potential although some features that may be utilised by bats may be present. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

***No/Negligible Potential*** – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

## 3.0 RESULTS

### 3.1 Legislation

*Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2017) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.*

#### 3.1.1 Bats – Desk Study

There are no current or historic European Protected Species (EPS) licenses associated with the property featured on Magic Map.

There is a single European Protected Species (EPS) license within the 1km search area featured on Magic Map. The following species is recorded on the licence:

Common Pipistrelle – *Pipistrellus pipistrellus*

Bat species known from the general area include:

Soprano Pipistrelle – *Pipistrellus pygmaeus*

Brown Long-eared Bat – *Plecotus auritus*

Serotine - *Eptesicus serotinus*

Noctule *Nyctalus noctula*

Barbastelle *Barbastella barbastellus*

Sussex Bat Group may hold further records.

Iping Common SSSI & LNR is on the cusp of the 1km search area to the north-west. The site is also within the South Downs National Park.

The site is within a complex of commercial forestry plantation with small pockets of broadleaved woodland and areas of ancient replanted woodland.

#### 3.1.2 Bats – Building Assessment

##### Interior assessment:

No interior features, such as roof voids, will be affected by the proposals.



### Exterior assessment:

The proposed works are very localised and will not affect any internal roof voids or external roof coverings. A small area of wooden cladding will be lost to the proposal. The wooden cladding that will be removed was inspected from a ladder with a high powered torch, depth probe and an endoscope if required. No significant gaps were detected and the few areas where small amounts of warping were detected were probed and found to be only millimetres deep. A single small knot hole was deemed to be too small to allow access to bats and was cobwebbed and without any signs of bat activity, such as scratch marks or fur-staining. White uPVC doors and windows beneath the cladding were inspected for any remains of droppings, along with the stone patio. No evidence of droppings was detected (see constraints). Other parts of the house, such as the traditional clay tile roof covering, exhibited a high number of potential roost features. However, these features will not be affected directly by the proposed works and will not be affected indirectly by light spill provided that the recommendations on lighting are adhered to. **Negligible potential for bats.**



**Figure 3.** Showing proposed location of proposed orangery / garden room. Red lines are indicative of proposed extent, ceiling height being approximately 3-4 boards below the upper storey windows.



**Figure 4.** Showing close up of tightly fitted wooden cladding and small, cobwebbed knot-hole.

#### **Adjacent habitat assessment:**

Adjacent habitats include a garden with mature trees and shrubs, commercial forestry plantation and other wooded areas.

The wider area is rural with agricultural fields, hedgerows, heathland, river corridor and woodland. There is high habitat suitability for bats with foraging potential in gardens, hedgerows, woodland and other rural areas.

## **4.0 EVALUATION, IMPACTS AND RECOMMENDATIONS**

### **4.1 Phase 1 Bat Survey**

The proposed works are very localised and will not affect any internal roof voids or external roof coverings. A small area of wooden cladding will be lost to the proposal. The Phase 1 Daytime Bat Assessment found no potential for roosting bats to be present within the areas to be impacted by the proposed development externally. **It is the surveyors' opinion that the features surveyed have Negligible potential to support roosting bats.** No further surveys are required.

In addition, no evidence of nesting birds was noted during the survey and habitats likely to support other protected species were not detected.

Adjacent habitats include a garden with mature trees and shrubs, commercial forestry plantation and other wooded areas.

The wider area is rural with agricultural fields, hedgerows, heathland, river corridor and woodland. There is high habitat suitability for bats with foraging potential in gardens, hedgerows, woodland and other rural areas. The site is within the South Downs National Park boundary.

## **4.2 Recommendations**

Unmitigated the proposed new orangery / garden room has the potential to disrupt bat activity patterns at a local level with potential light spill. Therefore, some mitigation is required.

As bats are present in the wider area and likely to be utilising onsite features for commuting and / or foraging purposes lighting should be conditioned. Any lighting scheme for the proposed development will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using nearby trees, hedgerows and other parts of the building by avoiding unnecessary interior / exterior artificial light spill through the use of directional light sources and shielding. Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) guidance notes can be downloaded here (BCT & ILP, 2018): <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

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