

**David Leach Ecology Ltd.
Ecological Consultants**

**4 Saxon Meadows
Tangmere
West Sussex**

Preliminary Roost Appraisal

Date: December 2023

Report compiled by D. V. Leach. M.C.I.E.E.M



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Registered Office: Arrowsmith Court, Station Approach, Broadstone,

Dorset, BH18 8AT

Company Reg. No. 8846666

Contents	Page number
1.0 Executive Summary.....	2
2.0 Introduction.....	3
2.1 Background.....	3
2.2 Aims of Survey.....	3
2.3 Site Description.....	3
3.0 Methodology.....	4
3.1 Desk Study.....	4
3.2 Site Survey.....	4
4.0 Results.....	6
4.1 Site Survey.....	6
4.2 Protected species.....	6
5.0 Conclusion.....	7
5.1 Assessment.....	7
5.2 Limitations.....	7
6.0 Appendices.....	8
A Legislation.....	8
B References.....	9
C Photographs.....	10

1.0 Executive summary.

A preliminary roost appraisal was commissioned to look for evidence of, or potential for, bats and nesting birds to accompany a planning application to install small roof lights into the house and garage roofs.

A preliminary roost assessment survey was undertaken in December 2023.

No signs of bats or other protected species or habitats were found on site during the survey.

Installation of the roof lights is unlikely to affect bats or a bat roost as the building has **negligible potential for bats** in the areas of the proposed works.

No signs of nesting birds were found on the building.

In the event that signs of bats are found during the proposed works, work must stop, and David Leach or Natural England contacted for advice on how to proceed.

This survey and report are valid for 18 months and should be updated if conditions on the site change or if protected species, or signs of protected species, are found on the site in the future.

2.0 Introduction.

2.1 Background.

Client: Mr. M. Rees.

Property Surveyed: 4 Saxon Meadows
Tangmere
West Sussex
PO20 2GA

Grid reference: SU 901 060

Dates of Survey: 1st December 2023

Lead Surveyor: David Leach BSc. (Hon), CBiol. M.S.B., M.C I.E.E.M.
(Natural England WML CL18 & CL21 registered bat worker).

2.2 Aims of the Survey.

A preliminary roost assessment was commissioned to look for evidence of, or potential for, bats to accompany a planning application for two small skylights on the house and one small skylight on the garage.

2.3 Site Description.

The terraced property is located on the south west edge of Tangmere 4km north east of Chichester.

There are a number of residential buildings close by.

The surrounding area is predominantly pasture and cultivated fields with no large areas of woodland or water bodies within 1km

The area provided moderate commuting and foraging habitat for bats.

3.0 Methodology

3.1 Desk Study

A data search of the Local Biological Records Centre will be requested to look for records of protected species and habitats around the property for works that could impact the wider area or protected species if evidence of, or potential for, protected species is found during the survey.

3.2 Site Survey

The external and internal areas of any building or structure on site were inspected following guidelines set out in the BCT Bat Surveys for Professional Ecologists Good Practice Guidelines 3rd edn. Collins. J (2016) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J). The presence of bats, or signs of bats, and possible entry points into buildings were looked for.

External signs of bats or potential use by bats were looked for. These included: -

- Bat droppings on walls, floors, and window sills and in covered areas such as porches.
- Gaps in the woodwork of the eaves, soffits, fascias etc. and behind barge boards.
- Gaps in the brickwork and between door and window frames.
- Gaps around lead flashing and loose, slipped or missing hanging and roof tiles.
- Urine stains or grease marks around any gaps mentioned above.

All accessible areas of any internal space were carefully inspected for bats (live or dead) or signs of bats such as droppings, urine stains, signs of feeding such as moth wings, etc. Cobwebs which indicate no or infrequent use by bats were also looked for. Equipment available included 3.8m telescopic ladder, Leica 8x42 binoculars, digital camera, head torch and Clulite CB2 high powered torches, See snake inspection camera.

The bat roosting potential of buildings was assessed according to the scale negligible, low, moderate or high:

Negligible: This category describes buildings of a simple structure where all structural features can easily be surveyed with a visual inspection or investigated with an endoscope. For example, a simple wooden garden shed, a corrugated iron barn or precast concrete modular garage may fit this category.

Low: This category is used to describe simple structure buildings that have very few potential bat roosting features but all areas cannot be surveyed visually or investigated with an endoscope.

Moderate: This category is used to describe buildings that have some potential to support roosting bats but is considered to be less than ideal in some way. Some but not all modern industrial and agricultural buildings may fit this category if they are of a simple structure with single layer walls and unlined roof areas.

High: This category is used to describe buildings with multiple internal and external structural features suitable for roosting bats. Most brick dwelling houses and timber or stone barns will be covered by this category. Features that may be used by bats are e.g. loft spaces and other smaller roof voids, gaps between overlapping clay tiles, gaps in-between the tiles or slates and the roofing felt, cavities under ridge tiles, under soffits fascia and barge boards, by the brickwork of chimney stacks, under lead flashing, inside cavities of flat roofs, under wall hanging tiles, behind wooden cladding or other wooden structures, inside cavity walls or other smaller wall cavities, in gaps and cracks of stone walls and inside wooden beam mortise and tenon joints.

Confirmed: This category is used where evidence of bats such as live or dead bats or bat droppings are present, or where there are records of a bat roost in the building within the last 5 years.

The site was surveyed for protected species following recognised guidelines, Chartered Institute of Ecology and Environmental Management (CIEEM), Amphibian and Reptile Conservation (ARC), Bat Conservation Trust (BCT) and Joint Nature Conservation Committee (JNCC).

The survey was carried out by David Leach, an experienced ecological surveyor who is a Natural England WML CL18 registered bat worker, a full member of the Chartered Institute of Ecology and Environmental Management and a Chartered Biologist.

David Leach is a Registered Consultant under the Bat Mitigation Class Licence - WML- CL21 annexes B, C & D and also holds a Natural Resources Wales bat survey licence.

4.0 Results.**4.1 Desk Study**

A data search of the Local Biological Records Centre has not been requested to look for records of protected species and habitats around the property due to the small scale of the works and the lack of evidence of protected species found on site.

4.2 Site Survey

Weather for initial survey

Dry and sunny at 11:30

External temperature was 4°C.

Table 1. Site survey results

Building	Features	Evidence or potential
Mid terraced single storey property	Brick walls. Plain clay roof tiles. Wooden fascia's and soffits etc. Part vaulted ceiling and room built into the roof space.	No gaps were noted around the roof tiles, where the roof lights would be installed No evidence of bats was found.
Garage (in the middle of a block of garages)	Brick walls. Plain clay tiles. Part of the roof space had been boarded at floor level and was open at one end. There was bitumen felt under the roof tiles.	No gaps were noted around the roof tiles where the roof light would be installed. No evidence of bats was found.

4.2.2 Protected species.**Bats**

There are no potential roosting features around the areas of roofs of the house and garage to be affected by the works and no evidence of bats was found.

Birds

No signs of nesting birds were found on the building.

Other ecological interests.

No signs of other protected species or habitats to support protected species were found in the areas of the proposed works.

5.0 Conclusion.

5.1 Assessment.

The buildings had **negligible bat roosting** potential with no suitable roosting features in the areas to be affected by the proposed works.

No sign of nesting birds was found in the area to be affected by the proposed works.

The proposed works are unlikely to affect any bats or other protected species in the area.

5.2 Limitations of the survey.

A survey of this type only provides a snapshot of what was found at the time of the survey and it is sometimes necessary to carry out a number of surveys to show the presence or absence of bats or other protected species.

In the event that signs of bats are found during the proposed works, work must stop, and a licensed consultant or Natural England contacted for advice on how to proceed.

This survey and report are valid for 12 months and should be updated if conditions on the site change or if protected species, or signs of protected species, are found on the site in the future.

6.0 Appendices

A. Legislation (a brief summary only. Please refer to full text of legislation or policy for full details).

Under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way (CroW) Act 2000, all bats have legal protection. In addition any structure which shows signs of use by bats either currently or in the past, for shelter or protection, is classed as a bat roost and both the roost and any bats using it are protected by law which makes it an offence to:

Intentionally or recklessly kill or injure or take any bat.

Intentionally or recklessly damage or destroy any bat roost and obstruct access to that roost.

Intentionally or recklessly disturb any bat using a structure as a roost.

Protection is also afforded to bats under the Conservation (Natural Habitats & c.) Regulations 1994 (the Habitats Regulations) Amended 2007

Addition IV lists all bats

Regulation 39 makes it an offence to:

Deliberately kill or capture a bat.

Deliberately disturb a bat.

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

If any proposed development would result in the otherwise illegal acts above, a licence must be obtained from Natural England prior to any work being carried out. A licence will only be granted if there is no satisfactory alternative and the authorised action will not be detrimental to the maintenance of the population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended) also protects all reptiles from killing, injury and sale.

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to damage or destroy the nests of birds of breeding birds (with the exception of certain pest species). The bird nesting season is generally defined as being between mid-February and August inclusive although nesting outside of the period is not unusual if conditions are favorable.

B. References

Collins, J. (Ed.) 2016. Bat Surveys for Professional Ecologists - Good Practice Guidelines: 3rd edition. Bat Conservation Trust, London, United Kingdom.

English Nature 2004. *Bat Mitigation Guidelines.*

IEEM 2006. Guidelines for Ecological Impact Assessment in the United Kingdom (version 7 July 2006), Institute of Ecology and Environmental Management [online]. Available: <http://www.ieem.org.uk/ecia/index.html> [accessed February 2011]

JNCC 2004. *Common Standards Monitoring Guidance for Mammals.* Joint Nature Conservation Committee, Peterborough.

Mitchell-Jones A. J. & McLeish, 2004. *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.

Natural England and Countryside Council for Wales, 2007. *Disturbance and protected species: understanding and applying the law in England and Wales. – A view from Natural England and the Countryside Council for Wales.* United Kingdom

Stebbing R.E., 1986. *Which bat is it?* The Mammal Society and the Vincent Wildlife Trust, London.

Appendix C. Photographs



Plate 1. The north elevation of the house where a skylight will be installed.



Plate 2. Tightly fitted tiles where a skylight will be installed.



Plate 3. The south elevation of the house where a skylight will be installed.



Plate 4. The internal north elevation of the house where a skylight will be installed.



Plate 5. The internal south elevation of the house where a skylight will be installed.



Plate 6. The block of garages showing the garage where the skylight will be fitted.



Plate 7. The roof space of the main garage where a skylight will be fitted.

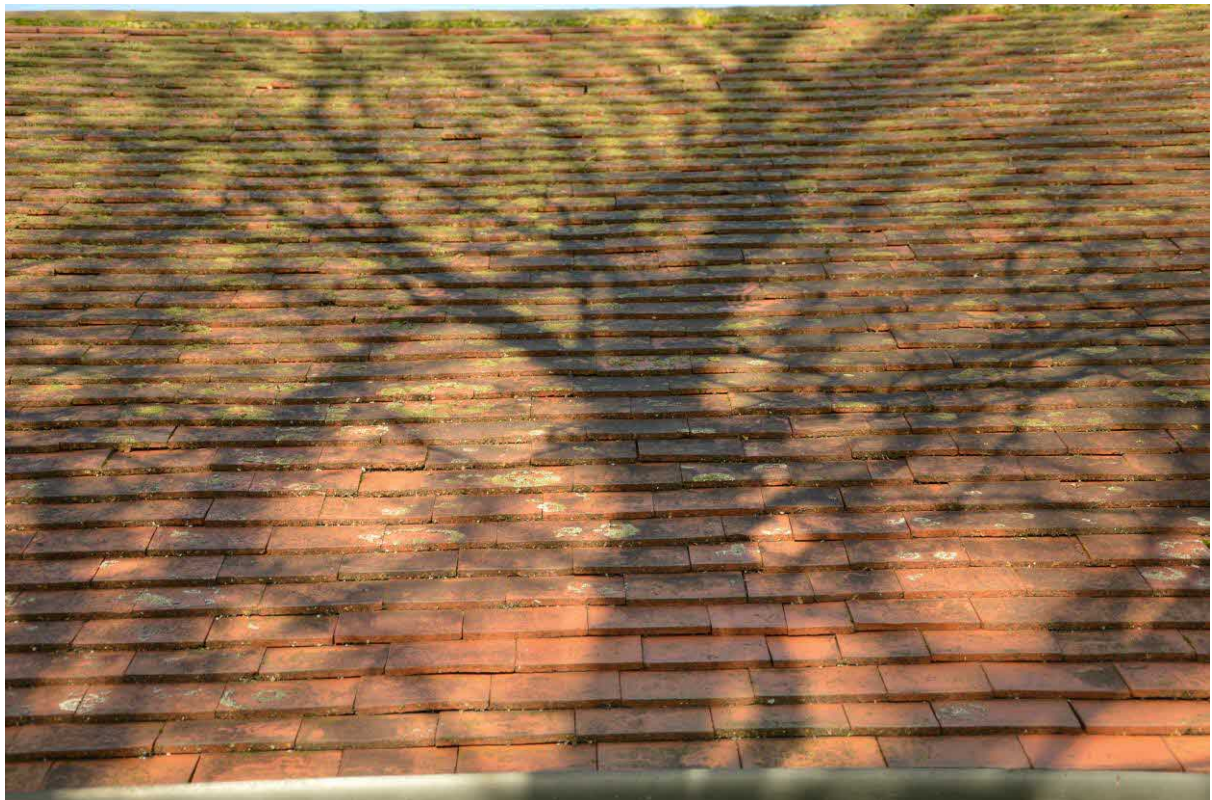


Plate 8. Tightly fitted tiles where a skylight will be installed.

David Leach BSc (Hons) CBiol. MSB MCIEEM. David is a professional ecologist with over forty years' research and fieldwork experience in many aspects of ecology and for the past fourteen years in environmental consultancy work.

David is an experienced bat surveyor with competency in activity surveys, bat roost assessments, daytime surveys for bat field signs, assessments of trees as potential bat roosts and the production of reports providing advice on best practice, mitigation and compensation works relating to bats as may be required.

David also has experience in surveying for birds, reptiles, amphibians, Barn Owls and Badgers and also carries out extended Phase 1 habitat surveys, BREEAM and Code for Sustainable Homes assessments.

David holds a Natural England licence to disturb bats for the purposes of science and education or conservation and is a **Registered Consultant for the Bat Low Impact Class Licence**. David and has been involved in over 160 Protected Species Licenses to permit development works affecting bats and also closing down badger setts.



David Leach BSc. (Hons), C.Biol., M.S.B., M.C.I.E.E.M.

Disclaimer.

All reasonable effort has been made to provide accurate information at the time of the survey. However, weather conditions and the timing of surveys can affect the results. Some species or signs of that species will only be visible at certain times of the year e.g. the nesting season for birds is usually between March and September. The absence of certain species or signs of use at the time of a survey does not mean that they are not present at other times of the year and does not imply that a species might not use the site at some time in the future.

Mobile:



E-mail:

