

Bat Survey Report

1 Carters Way, Wisborough Green, West Sussex RH 14 0BX

June 2023



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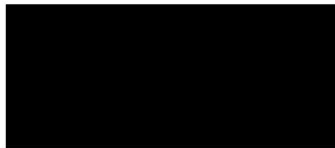
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Report Conditions

The methods and recommendations set out in this report are based on the following guidance:

- The report follows the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)
- The Ecological Impact Assessment follows the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)
- Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2016)

Site	1 Carters Way, Wisborough Green, West Sussex RH14 0BX
Client	Lucy and Mark Brown
Report	Bat Survey Report
Survey dates	Preliminary Roost Assessment: 25 th June 2023 Dusk Emergence Surveys: 3 rd and 17 th July 2023 (final visit yet to be undertaken, at time of writing)
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Executive summary

Ecology Works Limited was commissioned by Lucy and Mark Brown in June 2023 undertake a suite of bat surveys comprising a Preliminary Roost Assessment (PRA) and dusk emergence surveys at 1 Carters Way, Wisborough Green, West Sussex RH14 0BX. The surveys are required in support of a planning application with Chichester District Council. This report is based on the findings of the PRA, comprising a desk study and site survey, and subsequent bat emergence surveys. It details the status of bats and other protected and notable species at the site and provides an assessment of the potential ecological constraints to the proposed development.

The site comprises a detached, two-storey, 1970s style house with a shallow-pitched roof. An attached garage is situated at the southern end of the property, backing onto a small extension. The rear garden to the east is laid to lawn with mature shrub borders and a patio area surrounding the house. The development proposal entails demolition of the existing garage and extension on the southern elevation and construction of a two-storey extension on the southern elevation to create a study, utility and first-floor ensuite master bedroom. This element will tie into the main roof. There will also be a single-storey extension to the north-western elevation to create an open-plan kitchen, with internal reconfiguration of the existing rooms and spaces. There will be no significant new external lighting and no impact on the rear garden.

Taken together, the desk study, PRA and dusk emergence surveys made the following findings:

Two statutory designated nature conservation sites are located within 1km.

One EPS bat licence has been granted within 2km of the site.

Great crested newt are known to be present within 1km of the site and 12 ponds are located within 500m.

The site is assessed as having:

- moderate suitability to support roosting bats and a confirmed day roost of a single soprano pipistrelle
- moderate suitability to support foraging and commuting bats, with five species recorded on-site
- presence of a bird nest behind uPVC cladding on the eastern elevation
- suitability within the garden for supporting breeding birds, hedgehog, slow-worm and foraging badger
- likely absence of great crested newt and rare or notable invertebrates due to a lack of suitable habitat

In the absence of mitigation, construction of the proposed extension could cause damage to the bat roost present and/or harm to individual bats. A bat mitigation licence from Natural England will therefore be required before the work proceeds. This report sets out a detailed mitigation and compensation strategy designed to ensure bats can be maintained at the site at a favourable conservation status. The results of the emergence surveys will be used to inform appropriate licensing and mitigation used to maintain bats at a favourable conservation status. Mitigation measures for nesting birds are also detailed. There are no other ecological constraints. Enhancement measures are proposed in line with the NPPF and Policy 49. Taking all of these factors into account, the proposal should be compliant with Policies 48 to 52 of the Adopted Chichester Local Plan once surveys are completed and suitable mitigation is implemented.



1 Introduction

1.1 Background

Ecology Works Limited was commissioned by Lucy and Mark Brown in June 2023 undertake a suite of bat surveys comprising a Preliminary Roost Assessment (PRA) and dusk emergence surveys at 1 Carters Way, Wisborough Green, West Sussex RH14 0BX. The surveys are required in support of a planning application with Chichester District Council.

This report details the findings of the desk study, PRA and bat emergence surveys conducted at the property by Ecology Works Limited in June and July 2023. It provides details on the status of bats and other protected or notable species at the site, as well as an overall assessment of the potential ecological constraints to the proposed development. It includes recommendations for measures to avoid, mitigate or compensate for impacts to bats and other protected or notable species, in line with the mitigation hierarchy. It also details specific enhancement measures required to deliver biodiversity net gain, in line with policy.

1.2 Site description

1 Carters Way, referred to hereafter as 'the site', is located at National Grid Reference TQ 0462 2610, on the north-western edge of the village of Wisborough Green, West Sussex. The site comprises a detached, two-storey, 1970s style house with a shallow-pitched roof. An attached garage is situated at the southern end of the property, backing onto a small extension. The rear garden is laid to lawn with mature shrub borders and a patio area surrounding the house.

The site faces open countryside to the north-west, comprising permanent pasture and arable land intersected by a network of mature hedgerows and tracts of woodland. The River Kird runs 270m west of the site. The A272 trunk route runs on an east-west axis some 240m to the south. The surrounding landscape is characterised by rolling fields and pockets of ancient woodland, interspersed with typical West Sussex towns and villages. The site location plan is provided in Appendix 1.

1.3 Site proposals

The development proposal entails demolition of the existing garage and extension on the southern elevation and construction of a two-storey extension on the southern elevation to create a study, utility and first-floor ensuite master bedroom. This element will tie into the main roof. There will also be a single-storey extension to the western elevation to create an open-plan kitchen, with internal reconfiguration of the existing rooms and spaces. There will be no significant new external lighting and no impact on the rear garden. The existing and proposed drawings are provided in Appendix 2.



2 Policy and legislation

2.1 Planning policy

2.1.1 National planning policy

Requirements of planning decisions in respect of biodiversity in England are laid out in the National Planning Policy Framework, (NPPF) 2021¹, which states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal. Other relevant excerpts are listed below:

Paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development”. However, Paragraph 177 explains that “The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”

Paragraph 170 states that the planning system should both contribute to and enhance the natural environment by “minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”

Paragraph 175 details biodiversity principles, including:

- Where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for.
- Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Reference is made to the protection of irreplaceable habitats, such as ancient woodland.
- Where irreplaceable habitats are to be lost, planning permission would normally be refused unless there are exceptional reasons and adequate compensation in place.
- It is also stated that “Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity”.
- Under the NPPF, protection of sites proposed as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites or acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

¹ HM Government (2021) National Planning Policy Framework. Department for Communities and Local Government. HMSO



Circular 06/05² offers guidance on interpretation of planning and nature conservation law in England. Paragraph 98 states “the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”. Paragraph 99 states “it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”.

2.1.2 Local planning policy

Local planning policy within Chichester is provided by the Adopted Chichester Local Plan: Key Policies 2014-2029. Policies 48-52 relate to the natural environment and biodiversity, and are summarised below:

Policy 48: Natural Environment

Sets out requirements for developments to observe the protection of landscape character, development of poorer quality agricultural land and maintaining strategic gaps between settlements.

Policy 49: Biodiversity

Relates to the protection and enhancement of biodiversity, including protected and important species and habitats and designated sites, and requiring developments to provide ecological enhancements.

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours SPA

Sets out a 5.6km ‘Zone of Influence’ within which residential development is likely to have a significant effect on the Chichester and Langstone Harbours SPA, and further details such as the mitigation of such effects and when a Habitats Regulations Assessment is required.

Policy 51: Development and Disturbance of Birds in Pagham Harbour SPA

Sets out a 3.5km ‘Zone of Influence’, within which residential developments are likely to have a significant effect on the Pagham Harbour SPA, and further details such as the mitigation of such effects and when a Habitats Regulations Assessment is required.

Policy 52: Green Infrastructure

Requires developments to contribute towards the provision of additional green infrastructure and protect and enhance existing green infrastructure.

2.2 Legislation

2.2.1 Bats

British bats are afforded full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, all bat species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations

² HM Government (2005) ODPM Circular 06/05 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. HMSO.



2017. Schedule 2 defines European Protected Species (EPS). Bats and their habitats receive additional protection via the Countryside and Rights of Way (CROW) Act, 2000, and under the Bonn Convention (Agreement of Bats in Europe), of which the UK is part. Taken together, these make it an offence to:

kill, injure or take a bat

possess any part of a bat (alive or dead)

intentionally or recklessly damage, destroy or obstruct access to any place or structure used by bats for shelter, rest, protection or breeding

intentionally or recklessly disturb bats whilst using any place of shelter or protection

deliberately disturb bats in such a way as to be likely to impair their ability to:

- survive, to breed or reproduce, or to rear or nurture their young
- in the case of animals of a hibernating or migratory species, to hibernate or migrate
- to significantly affect the local distribution or abundance of the species in question (this is therefore interpreted to protect bat foraging and commuting habitat)

keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead bat, or any part of, or anything derived from a bat

A bat roost is considered any structure or place which a bat uses for shelter or protection. Bats can be loyal to roosts, returning year on year; legal opinion is therefore that protection of roosts applies whether or not bats are present at the time of survey or construction work. There is no definition of the timescale for how long a disused bat roost remains a roost. If an offence outlined in the list above may be committed as a result of planned works, such as re-roofing, renovation, extension or demolition, such work would need to be carried out under licence from Natural England. Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker (with a current Natural England Bat Licence).

In addition to this direct bat legislation, the Natural Environment and Rural Communities Act (NERC Act) 2006, requires due consideration be given to biodiversity and its potential enhancement when considering proposed developments, i.e. as part of the planning process. The Act defines a number of bat species as species of principal importance for consideration during planning.

2.2.2 Birds

In the UK, all wild birds are afforded protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy a nest (while in use or during its construction) or eggs. Some species receive further protection via Schedule 1 of the Act, which makes it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young. Schedule 1 species include barn owl *Tyto alba*.



3 Methods

3.1 Desk study

3.1.1 MAGIC data search

The Multi-Agency Geographic Information for the Countryside³ (MAGIC) online resource was accessed on 4th July 2023 to search for the following features:

Internationally and nationally designated sites: SPAs, potential SPAs, SACs, possible SACs, Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within 1km of the site

European Protected Species (EPS) bat licences granted within 2km and great crested newt licences granted within 1km of the site

3.2 Preliminary Roost Assessment

Roosting opportunities for bats are referred to as Potential Roosting Features (PRFs) and can take the form of a wide range of features within a building or structure. Examples of such features are within roof voids (particularly along the ridge beams), eaves spaces, within mortice joints, and within gaps on the exterior of a building, such as under roof tiles, ridge tiles or hanging tiles (or slates), soffit or fascia gaps, gaps beneath lead flashing, cladding, weatherboarding and barge boards, and many other features. Trees also provide suitable features such as loose or peeling bark, splits, cracks, woodpecker holes, callous rolls, snags and hazard beams. The presence of dense ivy on trees can both conceal and create suitable roosting features.

The Preliminary Roost Assessment (PRA) entailed a detailed visual inspection of the exterior and interior of the building on-site to look for PRFs, wherever access was possible and safe. It included a search for bats and their evidence, such as droppings, urine stains, rub marks, feeding remains and bat corpses. All PRFs and bats/bat evidence was recorded (including taking photographs and droppings samples where necessary). The building or buildings were each assigned a level of roosting suitability from: negligible, low, moderate or high, in line with the criteria set out in the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines⁴. These guidelines were also used to assess the suitability of the surrounding habitats and landscape for foraging and commuting bats.

The PRA was carried out on 25th June 2023 by licensed bat ecologist and Natural England Registered Bat Consultant Frances King-Smith BSc (Hons) CEcol MCIEEM (Natural England Level 2 Class Licence ref. 2020-48552-CLS-CLS, RC152). Frances is a Chartered Ecologist and full member of the Chartered Institute of Ecology and Environmental Management, and has 16 years' experience in bat surveys, licensing and mitigation.

³ MAGIC Map Application. <https://magic.defra.gov.uk/MagicMap.aspx>.

⁴ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). Bat Conservation Trust, London.



The survey was conducted using a 1,000 lumen LED Lenser torch, 8x42 binoculars and a ladder. Weather conditions during the PRA were warm, dry and clear, with a Force 4 south-easterly wind and an ambient temperature of 23°C.

3.3 Bat emergence surveys

Two dusk emergence surveys are being undertaken, following the methodology set out in the BCT guidelines^{Error!} Bookmark not defined. for a structure with moderate suitability for roosting bats. At the time of writing, one of the surveys has been undertaken and one further survey will be undertaken in mid-July 2023, after which this report will be updated and resubmitted to Chichester District Council.

A single surveyor, Frances King-Smith, was located at the north-eastern corner of the house, allowing full visual coverage of all PRFs on the property, which are entirely restricted to the northern gable and limited features on the eastern elevation. The surveyor recorded any bat activity on or around the potential roosting entry/exit features identified during the PRA, using a handheld Pettersson D240X time expansion bat detector coupled with a Wildlife Acoustics Echo Meter Touch Pro 2 iOS with an iPad to record bats and identify species through call frequencies. Bat calls were logged and recorded as sonograms for later confirmation of species where necessary using Kaleidoscope™. The dates, times and weather conditions are presented in Table 1. A plan showing the surveyor location is provided in Appendix 3.

Table 1. Survey details

Date	Survey start /end time	Weather conditions
3 rd July 2023	Start time: 21:05 Sunset: 21:20 Finish time: 22:50	Start/end temperature: 17.0 °C /14.7 °C Cloud cover: 80 -60 % Weather: Warm and dry with a maximum of Beaufort Force 3 westerly wind.
17 th July 2023	TBC	TBC

3.4 Other species

As well as the bat assessment, the PRA included an assessment of the site's suitability to support other protected or notable species which would be found within or immediately adjacent to buildings and gardens, in line with the scope of the development proposals. The survey therefore included an assessment of the site's suitability to support badger *Meles meles*, hedgehog *Erinaceus europaeus*, breeding birds, common species of reptile and great crested newt *Triturus cristatus*.

3.5 Limitations

3.5.1 Preliminary Roost Assessment

It is not always possible to access every PRF, e.g. soffits, gaps between roof tiles and roof felt etc., therefore the PRA is based on the suitability of such features to support roosting bats. This is a standard, unavoidable constraint of PRAs and is not considered a significant limitation.



The PRA was undertaken by an experienced and suitably qualified ecologist, who was able to access all necessary internal and external areas of the site using suitable equipment. The survey was completed in optimal conditions. Therefore there are no limitations to the PRA.

3.5.2 Bat emergence survey

In accordance with best practice guidelines, both survey visits are being undertaken during the peak period in bat activity and during good weather conditions. The results presented here are therefore considered to be an accurate representation of the general use of the property by roosting bats. The surveys record the emergence of bats at the time of the survey visits and therefore only provide a snapshot of bat roosting activity at the site at that time. Bats may be present or absent at different times, and can use a range of roosts in a given area.

Overall, there are not considered to be any significant constraints to the survey.



4 Results

4.1 Desk study

4.1.1 Designated sites

There are two statutory designated nature conservation sites within a 1km radius of the site, both of which relate to The Mens, as detailed in Table 2.

Table 2. Statutory designated nature conservation sites within 1km

Designation	Name, distance, direction	Details
SAC	The Mens 660m west	Annex I habitats that are a primary reason for selection of this site: 9120 Atlantic acidophilous beech forests with Ilex and sometimes also <i>Taxus</i> in the shrub layer (<i>Quercion robur-petraeae</i> or <i>Ilici-Fagenion</i>) Annex II species present as a qualifying feature, but not a primary reason for site selection: 1308 Barbastelle <i>Barbastella barbastellus</i>
SSSI	The Mens 660m west	The Mens remains as one of the most extensive examples of Wealden Woodland in West Sussex. It is important for its size, structural diversity and the extremely rich fungal and lichen floras which occur here. The wood supports a diverse community of breeding birds, and is the locality of a nationally endangered species of fly.

4.1.2 Bats

The MAGIC online resource showed that one EPS bat licence has been granted within a 2km radius of the site. The licence covered damage and destruction of resting places for brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's bat *Myotis daubentonii* and serotine *Eptesicus serotinus*, at a location 1.5km south of the site, granted in 2014 and amended in 2015.

4.1.3 Other species

The MAGIC online resource confirmed that one EPS licence has been granted within 1km of the site in respect of great crested newt *Triturus cristatus*. This was granted in 2017 for the damage and destruction of a great crested newt resting place at a location 460m north-east of the site, showing that this species is present within a 1km radius. Twelve waterbodies are identified from mapping within a 500m radius of the site, with the nearest located 317m south of the site.

The site itself, while being adjacent to open countryside to the west, lacks the habitat provision required to support great crested newt. Habitats present comprise a well-managed, newly-sown lawn and shrub borders, which will not be affected by the proposal. There are no waterbodies within the site. It is therefore very unlikely that great crested newt would use the site, either in its terrestrial or breeding phases.



4.2 Preliminary Roost Assessment

The property at 1 Carters Way is a 1970s detached, two-storey dwelling with brick cavity walls and gables to the north and south. A single-storey garage and rendered rear extension adjoin the southern elevation. The roof is timber-framed, with plain clay tiles and half-round ridges. The soffits and limited areas of external wall-cladding are of uPVC. The roof is generally in an excellent state of repair, having few gaps or other PRFs. It is understood that the northern gable wall was rebuilt in 2000 due to a subsidence issue. Photographs 1 to 6, overleaf, show the building and general site conditions.

The property is mainly very well-sealed. No PRFs were recorded on the eastern or southern elevations. However, four features are present on the exterior of the building which could provide bat access, as follows:

- A missing strip of uPVC cladding beneath the first-floor window on the eastern elevation (Photograph 2)
- A small gap beneath the flat roof fascia on the south-eastern extension (Photograph 3)
- A small apex gap in the soffit on the northern gable (Photographs 5 and 6)
- A gap above the wall plate on the eastern elevation

Internally, there is a single roof void which is not boarded. It has a shallow pitch and a single, shallow roof void lined with type 1F bituminous felt. Mineral wool insulation is present throughout the roof void, which supports two water tanks. Approximately 20 pipistrelle-type bat droppings were recorded in the roof void, most of which were stuck to the internal gable wall at the northern end of the void, corresponding with the location of the aforementioned external apex gap (Photograph 7). A small number of the droppings were scattered throughout the void.

Due to the presence of the droppings and a small number of PRFs, the building was assessed as being a confirmed bat roost and having moderate suitability⁵ for roosting bats, under BCT guidelines.

The house is in a residential setting adjacent to hedge-lined fields, which falls under the category of moderate suitability⁶ for foraging and commuting bats, as it is connected to the wider countryside.

⁵ BCT guidelines define moderate suitability as 'a structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments...are made irrespective of species conservation status, which is established after presence is confirmed).'

⁶ 'Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.'



Photograph 1. Western elevation of 1 Carters Way



Photograph 2. Eastern elevation, showing gap in cladding



Photograph 3. South-eastern elevation, showing fascia gap



Photograph 4. South-western corner, which is well-sealed



Photograph 5. Northern gable, with apex gap location



Photograph 7. Scattered pipistrelle droppings inside gable



Photograph 6. Close-up of apex gap, which is a bat access point



4.3 Bat emergence surveys

Based on the PRA findings that the house has moderate suitability for roosting bats, two dusk emergence surveys are being undertaken of the house. At the time of writing, one survey has been completed and the second will be completed in mid-July 2023, with the report to be updated and resubmitted to Chichester District Council upon completion. The results of the first survey are summarised below and detailed in Table 3. Survey results are shown in Appendix 3.

4.3.1 3rd July 2023

The survey recorded a single soprano pipistrelle bat emerging from a roost within the northern gable. The bat emerged at 21:33 from the gap in uPVC cladding at the gable apex. This species was not observed again for the rest of the survey. All other bats recorded were foraging and commuting around the site or nearby, with the following species recorded: barbastelle *Barbastella barbastellus*, common pipistrelle, brown long-eared bat *Plecotus auritus* and noctule *Nyctalus noctula*. Activity was heavily dominated by common pipistrelle. Activity levels were reasonably low with quiet spells observed during the survey period.

4.3.2 17th July 2023

Results TBC.

Table 3. Bats recorded roosting, foraging and commuting during the dusk emergence surveys

Survey date	Species	Roost emergences	Foraging and commuting		
			First recording	Last recording	Total passes
3 rd July 2023	Barbastelle	-	22:28	-	1
	Common pipistrelle	-	21:31	22:46	c. 35
	Long-eared bat sp.	-	22:36	-	1
	Noctule	-	22:48	-	1
	Soprano pipistrelle	One bat at 21:33	-	-	-
17 th July 2023	TBC				

4.4 Other species

The property offers limited suitable nesting opportunities for breeding birds, however birds are known by the owners to access a nest behind the uPVC cladding on the eastern elevation (see Photograph 2). The garden provides a range of shrubs and trees that will undoubtedly be used by a range of passerine bird species for nesting. The garden edges are suitable for widespread reptile species such as slow-worm *Anguis fragilis*. The garden is also suitable for foraging and commuting hedgehog and badger, which may pass through the site from time to time.

Great crested newt are likely absent from the site due to a lack of suitable terrestrial or aquatic habitat. The site is unlikely to support any rare or notable invertebrate species or important assemblages, due to the common and widespread nature of the habitats and plant species present. It is possible that woodland invertebrates such as moths and stag beetle *Lucanus cervus* may pass through the site from surrounding habitat, however the site itself supports insufficient suitable habitat, such as saproxylic (deadwood) habitat for these species to breed on-site.



5 Ecological impact assessment

5.1 Summary of results

Taken together, the desk study and PRA made the following findings:

One EPS bat licence has been granted within 2km of the site.

Great crested newt are known to be present within 1km of the site and 12 ponds are located within 500m.

Two statutory designated nature conservation sites are located within 1km.

The site is assessed as having:

- moderate suitability to support roosting bats and a confirmed day roost of a single soprano pipistrelle
- moderate suitability to support foraging and commuting bats, with five species recorded on-site
- presence of a bird nest behind uPVC cladding on the eastern elevation
- suitability within the garden for supporting breeding birds, hedgehog, slow-worm and foraging badger
- likely absence of great crested newt and rare or notable invertebrates due to a lack of suitable habitat

5.2 Ecological effects of proposal

5.2.1 Designated sites

The site is 660m from the nearest designated site, The Mens, designated as both a SAC and a SSSI. The site has no direct connection with this designated site. The Mens SAC is known to support barbastelle, and a single pass of this species was recorded during the first dusk emergence survey. While it is possible the barbastelle recorded is associated with The Mens SAC, there should be no impacts on the SAC or SSSI, or associated ecological features as a result of the proposal. This is due to the small scale of proposed works at the property, within a residential area away from functionally-linked habitat that might be associated with these designations.

The site is outside the residential development impact zones for Chichester and Langstone Harbours SPA (5.6km) and Pagham Harbour SPA (3.5km) identified in Policies 50 and 51 of the Adopted Chichester Local Plan. Furthermore, the proposal will not increase the number of dwellings. Therefore no increase in recreational pressure on these sites is expected as a result of the proposed extension works.

There are no adverse effects anticipated for designated site as a result of the development proposal.

5.2.2 Bats

The proposed extension could cause damage or modification to roosts during tying-in works. It is unlikely to cause harm to individual bats. All bats are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Paragraph 2.2 for details.



5.2.3 Other species

Breeding birds use the uPVC cladding on the eastern elevation for nesting. Breeding birds, their eggs, nests and young are protected under the Wildlife and Countryside Act 1981 (as amended). Removal or repair of the cladding during the nesting season and/or disturbance from construction noise could therefore constitute an offence under the Act, if breeding birds are present during the work. The habitats present in the rear garden will not be affected.

There should be no adverse ecological effects for other protected or notable species.



6 Recommendations

6.1 Further survey

A full assessment is being completed, comprising the desk study, PRA and bat emergence surveys, one of which is outstanding. These surveys are suitable for a building of moderate suitability for bats. No further surveys are necessary once the final survey has been completed.

6.2 Licensing, mitigation and compensation

6.2.1 Bats

To prevent an offence from being committed under the Wildlife and Countryside Act 1981 (as amended), a bat mitigation licence from Natural England will be required once planning permission is in place, and before the work proceeds. The site is eligible for the Bat Mitigation Class Licence (BMCL, also known as the low impact licence).

Mitigation and compensation will be necessary under the licence to ensure that bats are maintained at a favourable conservation status at the site. The mitigation and compensation strategy for bats is detailed below:

Once planning permission is in place, a BMCL application will be submitted to Natural England. Once they have acknowledged the application, Natural England take up to 10 working days to register the site under the BMCL so that works can commence. A scaffold would then need to be erected at the site prior to works starting.

On the morning tying-in work is due to start, one Schwegler 2F or equivalent bat box will be installed by the ecologist in a suitable mature tree within the rear garden of the property. It will be installed at a height of 3-4 metres and will face between south-east and south-west. The box will receive any bats, in the unlikely event that roosting areas are directly impacted during the extension tying-in works. As a precaution, the roof void will be checked for new signs of bats, such as droppings, and any visible bats in the roof void prior to starting.

A toolbox talk will then be delivered by the licensed ecologist to site contractors prior to the start of works, setting out the status of bats and the licence at the site and proposed methods of working.

The ecologist will then supervise and assist the contractor in removing any tiles that require removal in order for the new roof to tie in and the removal of any other features that are near the identified bat roosts, if/where necessary. This element of work is known as a destructive search. Tiles will be removed by hand, with the underside and space left by the tile being checked for bats. If any bats are found, work will pause while the ecologist moves them in a cloth bag to the bat box. In the unlikely event that any ill or injured bats are found, the BCT will be contacted immediately for details of a local registered bat carer, to whom the ecologist will take the bat. When the destructive search is complete and the ecologist is satisfied that no further roosting areas will be affected, the works can proceed without further attendance of the ecologist.



The destructive search would take place in the period between mid-March and the end of October, to avoid the hibernation season when bats are more vulnerable to disturbance. As no maternity roosts are present, avoiding the breeding period (May-August inclusive) is not necessary. Based on the proposals, the bat roost will be maintained in situ following completion.

No additional external lighting is proposed.

With the protective measures detailed above in place, the local bat population will be maintained at a favourable conservation status throughout the works and in perpetuity.

6.2.2 Other Species

In order to protect breeding birds, the repair or removal of uPVC cladding on the eastern elevation, if required, should take place outside the main nesting season of March to August, inclusive.

6.3 Enhancement

The proposal offers an opportunity to provide biodiversity net gains in line with the NPPF and Policy 49 of the Adopted Chichester Local Plan. In order to deliver this, two woodstone swift boxes (such as the Vivara® Pro Woodstone, Burgos® or Schwegler® 17, or equivalent), will be installed beneath the soffits of the property (see example in Figure 1). These will support the declining local swift population by providing valuable nesting habitat and will provide measurable net gain in accordance with national planning policy.



Figure 1. Example of a suitable swift box
(Schwegler 17 swift box is shown, equivalent brands and models are available)



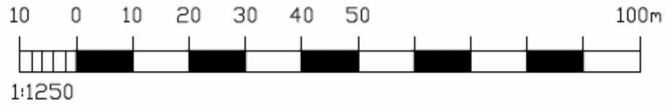
7 Conclusion

The site supports a day roost of a single soprano pipistrelle bat and, accordingly, the site will need to be covered by a Natural England bat licence before works can commence. This report sets out a detailed mitigation and compensation strategy designed to ensure bats can be maintained at the site at a favourable conservation status during and beyond the works in perpetuity. Breeding birds will be protected with suitable timing of works where a nest is known to be present. There are no other ecological constraints to the proposals. Enhancement measures are proposed in this report which, once delivered, will provide net gains for biodiversity, in line with the NPPF and Policy 49. Taking all of these factors into account, the proposal should be compliant with Policies 48 to 52 of the Adopted Chichester Local Plan, once surveys are completed and suitable mitigation is implemented.

Appendix 1 Site location plan



Licence number LIG0975
Location Plan 1:1250 @ A4



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Notes

1. This drawing is the copyright of MH Architects Ltd
2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Client Approval

X	A - Approved				
X	B - Approved with comments				
X	C - Do not use				
Rev.	Revision Note/Purpose of Issue	Drv By	Date	Chk By	Date

Client: **Mark and Lucy Brown**

Job title: **1 Carters Way
 Site Location Plan
 West Sussex**

Drawing title: **Proposed Extension
 Site Location Plan**

Drawn TM	Date 00/00/00	Checked ***	Date 00/00/00	Scale at A4 1:1250				
Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-168	LTH	MHA	XX	ZZ	DR	A	001	P01

Purpose of Issue

PRELIMINARY

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Appendix 2 Proposed elevations

Notes

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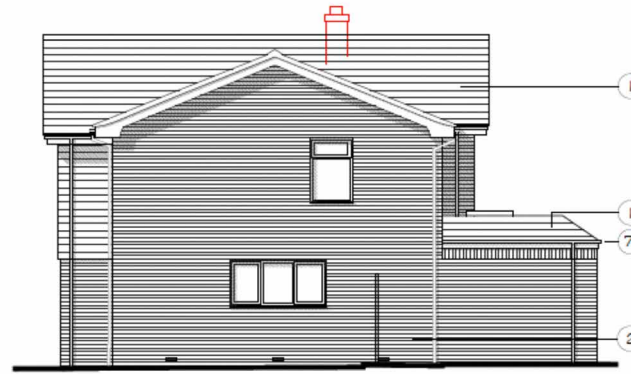
Client Approval

X	A - Approved
X	B - Approved with comments
X	C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
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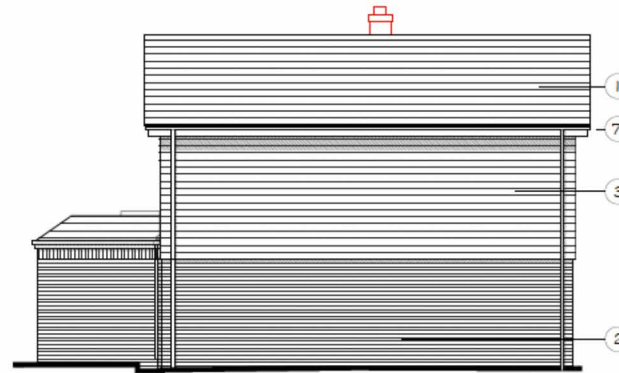
REAR ELEVATION



SIDE ELEVATION

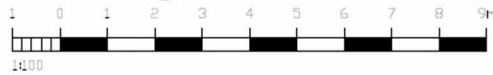


FRONT ELEVATION - Opt 2



SIDE ELEVATION

Elevations 1:100 @ A3



Client

Mark and Lucy Brown

Job title

**1 Carters Way
Wisborough Green
West Sussex**

Drawing title

**Proposed Extension
Elevations Opt 2 Front Elevation**

Drawn	Date	Checked	Date	Scale at A3
TM				1:100

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
22-168	LTH	MHA	ZZ	XX	DR	A	005	P01

Purpose of Issue

PRELIMINARY

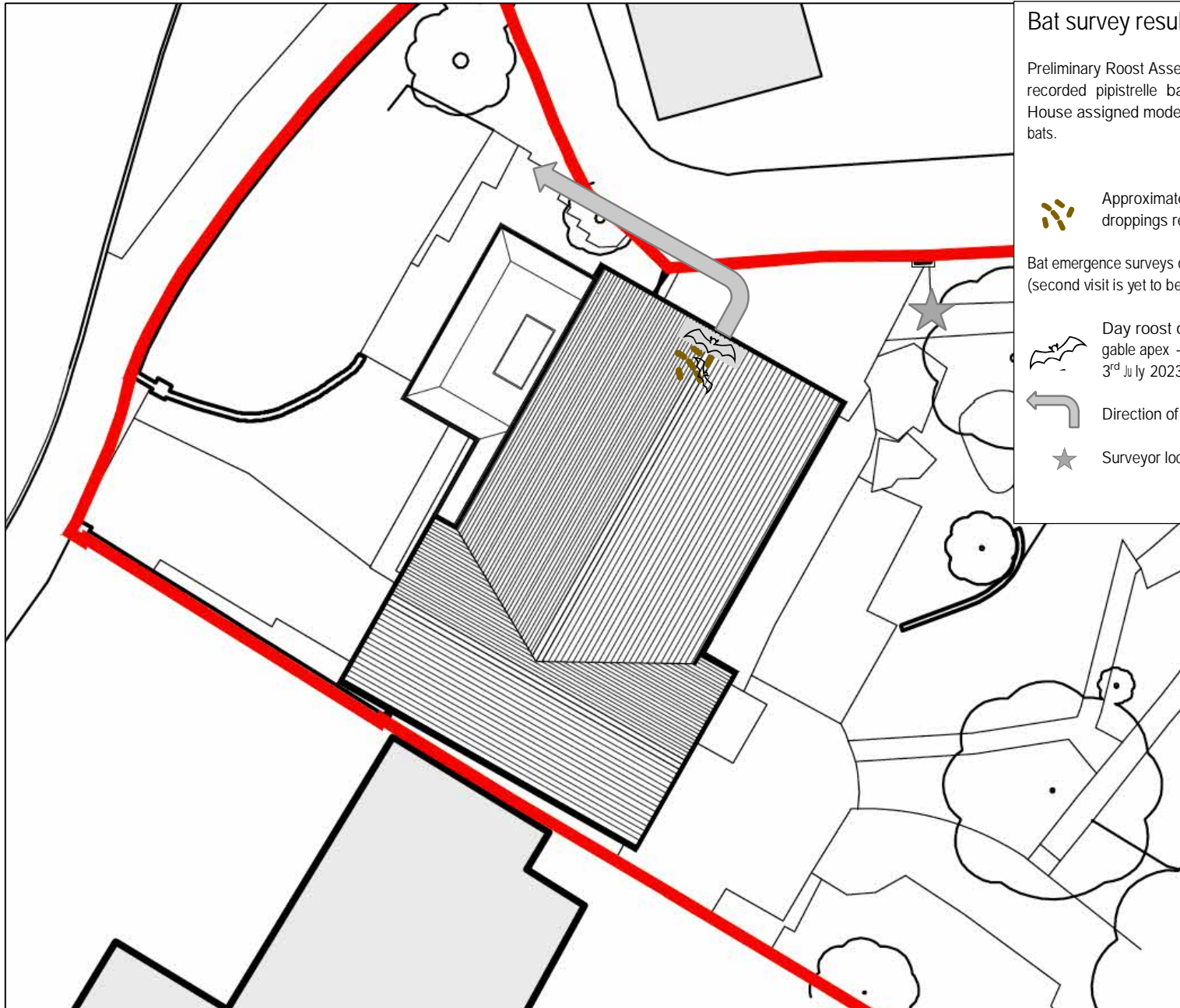
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ARCHITECTS

Appendix 3 Survey results



Bat survey results

Preliminary Roost Assessment on 25th June 2023 recorded pipistrelle bat droppings in roof void. House assigned moderate suitability for roosting bats.



Approximately 20 pipistrelle bat droppings recorded in roof void

Bat emergence surveys on 3rd July and 17th July 20 (second visit is yet to be completed).



Day roost of 1x soprano pipistrelle at gable apex - bat observed emerging on 3rd July 2023



Direction of flight



Surveyor location