The Ecology Co-op
ENVIRONMENTAL CONSULTANTS
Building B, Lords Wood Barns, Petworth, West Sussex, GU28 9BS
[redacted] Website: www.ecologyco-op.co.uk

20th October 2023

Ref: 330 Grove Street, Petworth. Updated assessment.

To whom it may concern,

The Ecology Co-op undertook bat emergence surveys at the No 330 Grove Street property in Petworth Across September 2021 and May 2022. These surveys were undertaken further to a bat scoping assessment report undertaken by AEWC Ltd in 2021, which identified that the handmade clay hanging tiles that clad the property on the northern and western aspects of the building and the roof tiles on the eastern and western sides of the roof pitch supported a 'high' suitability for roosting bats.

This assessment was undertaken further to a proposal to demolish a single storey extension on the western elevation of the property, the installation of dormer windows and re-roofing of the dwelling.

The emergence surveys undertaken by the Ecology Co-op in 2021 and 2022 confirmed the presence of two common pipistrelle bat roosts – one at the hanging tiles on the northern elevation of the property and one from the western roof pitch (see figure 1 below).

Figure 1. the location of two emerging common pipistrelle bats from the northern roof pitch (left image) and one common pipistrelle bat from near the ridge of the western roof pitch (right image).

I made a site visit on the 2nd October to update the assessment of this property and establish if the survey data from 2022 remains sufficient to determine the likely impacts from the proposals to modify

and re-roof the property. Evidence that might suggest that data more than 12 months old is no longer sufficient to inform planning determination may include:

1. Notable changes to the condition of the building.
2. Evidence of work undertaken to repair the property (such as the replacement of roof or hanging tiles.
3. Any new evidence suggesting a change in the use of the property by bats (such as dropping concentrations.

My assessment established that the property remains in a near identical condition to that described in the report by AEWC and the Ecology Co-op bat emergence survey report. No significant evidence of roosting bats was identified, though one pipistrelle sized bat dropping was visible on a hanging tile on the western face of the property. Using a high-powered torch to illuminate crevices behind hanging tiles, no bat droppings were visible behind the tiles themselves and no other evidence of bats was identified.

Photographs 1 & 2. The western face of the property and evidence of tile gaps visible at the property consistent with descriptions from the bat scoping report by AEWC.

Photograph 3. A single pipistrelle sized bat dropping visible on a hanging tile on the western face of the building (identified with a black arrow).

Kind regards,

I am happy that the bat emergence survey report form 2022 produced by the Ecology Co-op is still acceptable to inform a planning determination for the proposed modifications to this property, as the data would be credible to inform an EPS license and satisfy the 3 derogation tests according to the Conservation of Habitats and Specie Regulations (under Regulation 53 (2) (e).

It should be noted however that the time that is likely to pass between the determination date and when the licensable work can be implemented means that a top-up bat emergence survey will be necessary to inform an EPS license. As the emergence survey report by the Ecology Co-op from 2022 identified only a single common pipistrelle bat roost that would be directly impacted (with the roost behind the north-facing hanging tiles remaining unaffected), the proposals are eligible for a ‘Bat Mitigation Class License (BMCL), which is a faster method of licensing impacts to bat roosts of common species and of lower conservation significance.

Should you have any queries regarding these findings, please do not hesitate to contact me.