

**130 Cedar Drive,  
Chichester,  
West Sussex,  
PO19 3EN**

## **PHASE 1 DAYTIME BAT SURVEY**

**1<sup>st</sup> February 2024**

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Prepared by

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## SUMMARY

This report constitutes a phase 1 bat survey carried out on the 1<sup>st</sup> February 2024 at 130 Cedar Drive, Chichester, West Sussex, PO19 3EN.

No evidence of bats was found within the dwelling and the main house roof and walls and fascias are all closed off with no potential openings for bats. Therefore, the dwelling has negligible potential for roosting bats and a phase 2 bat survey is *not* recommended.

The contents of this report were correct at the time of the site visit. The report is provided for the sole use of the named client and is confidential.

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## **INTRODUCTION**

### **Background**

I was contracted to undertake a Phase 1 Daytime Bat assessment of 130 Cedar Drive, Chichester, West Sussex, PO19 3EN.

The application seeks to redevelop the house by adding a two-storey extension to the rear and a ground floor extension to the rear and front rear.

This report presents the findings of the survey undertaken on 1<sup>st</sup> February 2024, which is aimed at assessing the suitability of the house and garden to support bats.

### **Site Setting and Description**

The property is a detached two-storey house which lies to the west of Cedar Drive in a suburban setting northwest of Chichester city centre. It is flanked to the north and south by detached properties with medium sized gardens, and to the east by a tree-lined green surrounded by the close (See figure 1). The closest woodland is the strip south of Newlands Lane 646m to the west.

## **METHODS**

### **Background Data Search**

According to DEFRA MagicMap no EPS bat license have been issued for properties within 1km of the plot.



**Figure 1. Location map.** Courtesy of *Googlemaps*

### **Phase 1 Bat Survey Methods**

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

Details of the survey methods are given below.

The property was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all 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 was assessed as to its suitability for supporting 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.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

*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.

## **Phase 1 Survey Equipment**

During the Phase 1 survey the surveyor was equipped with 10x42 close focus binoculars and a high-powered torch.

## **RESULTS**

### **Phase 1 Bat Survey Results**

*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.*

The property was subject to a full Phase 1 bat survey. It is a two-storey, detached, brick-built structure dating to late 20<sup>th</sup> century. The roof is covered with close-fitting cement tiles which are in excellent order as is the chimney leading (see figures 2 and 3). There is a flat roofed extension off the front elevation covered in felting with uPVC fascias with no internal roof spaces.

The loft was accessed via a hatch on the landing. The roof has a low pitch is lined with felting which is in good order. The loft floor is partly boarded out and used for storage, with abundant horizontal surfaces...boxes, carpets etc. but there were no signs of any bat activity (see figures 4 and 5).

### **Garage**

The garage is attached to the north gable of the house. It has a flat roof (covered in felting) with close fitting uPVC fascias (see figures 2 and 4). It is permanently illuminated within via windows on the side and rear, and there are no internal voids.



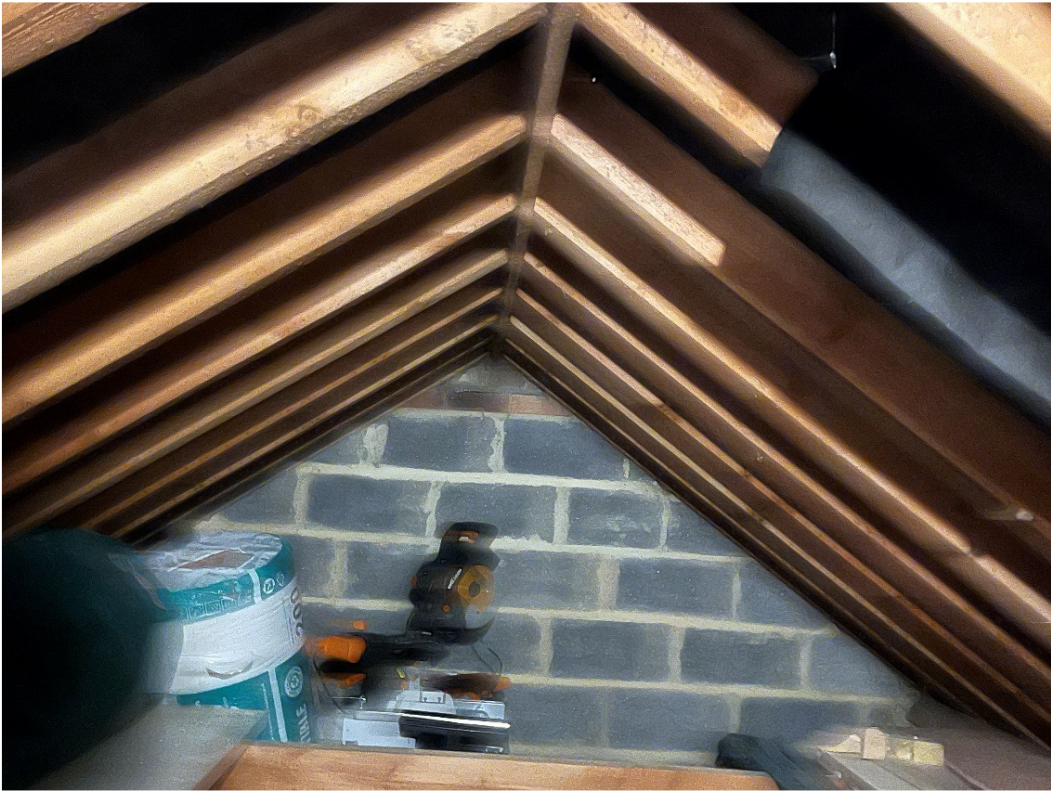
**Figure 2. Eastern elevations looking west.**



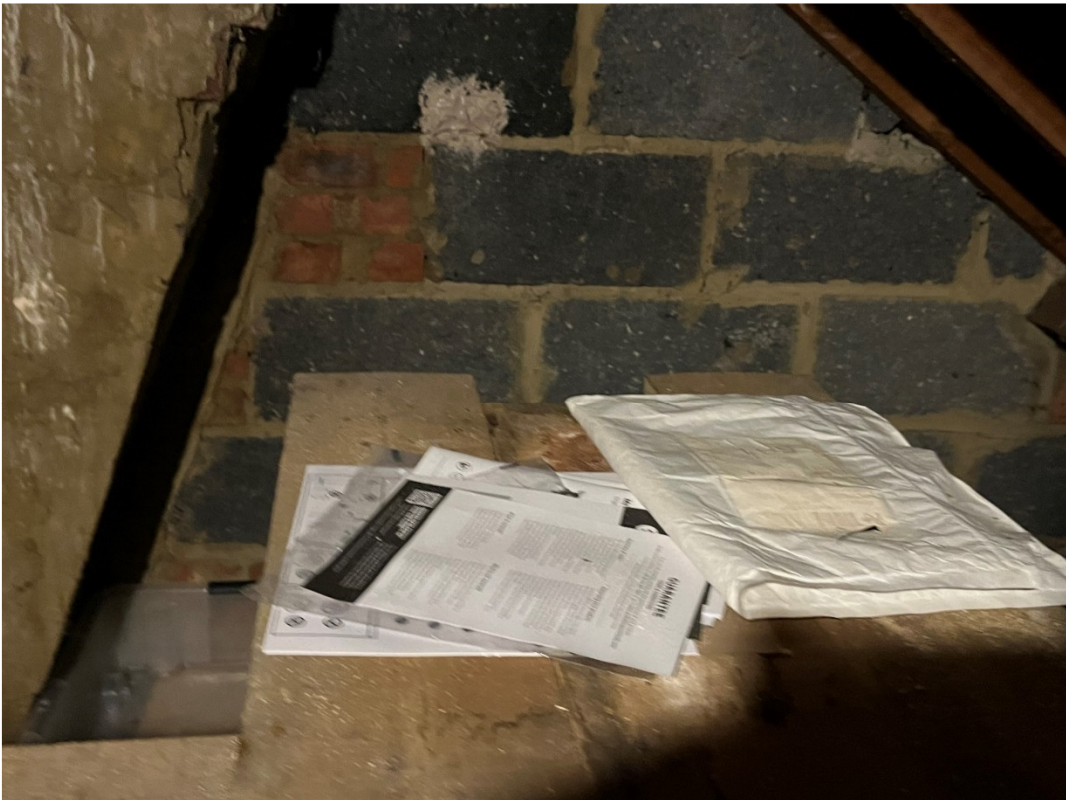
**Figure 3. Western elevations of house looking east.**



**Figure 4. Garage and house northern elevations looking east.**



**Figure 5. Loft looking south**



**Figure 6. Loft looking north**



## CONCLUSIONS

No evidence of bats was found within the dwelling and the main house roof and walls and single-storey front extension and garage roofs and fascias are all closed off with no potential openings for bats. Therefore, the dwelling and garage have negligible potential for roosting bats and a phase 2 bat survey is *not* recommended.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

## REFERENCES

- Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition)*. The Bat Conservation Trust, London
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

## INTERNET RESOURCES

Google Maps: [www.maps.google.co.uk](http://www.maps.google.co.uk)

Magic Interactive Map: [www.magic.gov.uk](http://www.magic.gov.uk)