

23 Downview Close,
East Wittering,
Chichester,
PO20 8NS

PHASE 1 BAT SURVEY

February 2024

Dr. Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECol



Prepared by

Dr. Jonty Denton Bsc (Hons) D(Phil) FRES, FLS, MCIEEM, CECol

(Chartered Ecologist)

31 Thorn Lane, Four Marks, Hampshire, GU34 5BX



SUMMARY

This report constitutes a site survey carried out on the 1st February 2024 and further assessment of the potential impacts arising from the proposed re-development of 23 Downview Close, East Wittering, Chichester, PO20 8NS.

The property has negligible potential for crevice roosting bats with no enclosed loft spaces and close-fitting roof and hang-tiling; therefore a phase 2 emergence survey is not recommended.

INTRODUCTION

Site Setting and Description

The property is an end terrace house dating to the 1970s in the East Wittering south of Downview Close. It is flanked by other semi-detached dwellings with small gardens in all directions.



Figure 1, Location map. Courtesy of Googlemaps

METHODS

Datasearch

Background Data Search

According to the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> the nearest EPS bat licence issued to the plot is for a house 1.2km to the west issued in 2020 and covers brown long-eared bat, and common and soprano pipistrelles.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 1st February 2024 and comprised of a walkover of the site to record evidence of any protected bat species.

Details of the survey methods are given below;-

The house was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes in 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 survey conformed to current Bat Conservation Trust guidelines (Collins, 2023) Bat surveys for professional ecologists: Good practice guidelines 4th edition).

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 a 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 binoculars and a high-powered 1 million candlepower Clulite torch.

RESULTS

Phase 1 Bat Survey Results

Building Assessment

The property is a end terrace house dating to the 1970s situated in East Wittering at the eastern end of Downsview Close adjacent to Stock lane.

The roof has a low single pitched roof faced with cement tiles which are close fitting, The upper storey on the front and rear are faced with close fitting fish scale type hang-tiles (See figures 2 and 3). The soffits are all sealed and in good order. The ground floor extension off the southeast corner has no enclosed voids and with an interior permanently illuminated via side windows. This has negligible potential for roosting bats.

The roof space is open and integral to the upstairs living spaces (see figure 4). The roof is lined with bituminous felting and there was no sign of any bat activity within. There is a skylight on the west face of the roof.



Figure 1. Eastern elevations of 23 Downview Close looking west.



Figure 2. Western elevations looking east.



Figure 3. Roof interior view from upstairs living space, looking west

EVALUATION, IMPACTS AND RECOMMENDATIONS

The property has negligible potential for crevice roosting bats; therefore a phase 2 emergence 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 (4th 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

Magic Interactive Map: www.magic.gov.uk