

**11 THE WAD,
WEST WITTERING,
WEST SUSSEX
PO20 8AH**

**PROVISIONAL ROOST ASSESSMENT
(PHASE 1 DAYTIME BAT SURVEY)**

24th SEPTEMBER 2023

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



Prepared by

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SUMMARY

This report constitutes a phase 1 bat survey carried out on the 24th September 2023 at 11 The Wad, West Wittering, West Sussex , PO20 (GR: SZ778982).

No evidence of bats was found within the roof void. However, there are potential access points into under-tile spaces over the east gable wall.

Therefore, the house has low potential for roosting bats and an updated phase 2 bat survey is 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 by the owners to update the Phase 1 Daytime Bat assessment at 22 The Wad, West Wittering, West Sussex , PO20 8AH. This report presents the findings of the survey undertaken on the 4th September 2023; which is aimed at assessing the suitability of the house and gardens to support bats.

Site Setting and Description

22 The Wad is a detached two-storey dwelling in a rural setting on a private estate on the western edge of West Wittering. It is backed by a line of oak trees hedgerow of oak trees, beyond which lies the village cricket ground.

METHODS

Introduction

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Hundt, 2012).

The property and outbuildings were 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 survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2012) *Bat surveys for professional ecologists: Good practice guidelines* 3rd 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 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 Timing and Weather Conditions

The Phase 1 bat survey was carried out on the morning of the 4th September 2023, which was hot, sunny day with 0% cloud cover and an ambient temperature of c.25 °C.

Phase 1 Survey Equipment

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

Phase 1 bat Survey Limitations

Not all potential bat roosting features were accessible to the survey; these included the roof void above the rear extension and the enclosed space above the eastern extension.

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 (2010) 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 lies 250m to the east of Chichester & Langstone Harbour Ramsar site and SSSI.

There is woodland included on the Priority habitat inventory 160m to the north and a belt of scrub and woodland 20m to the south. These provide good habitat for foraging and commuting bats. West Wittering supports a good mix of species including Brown long-eared bat, Common and Soprano Pipistrelles, Serotine, and Whiskered Bat.

The house was subject to a full Phase 1 bat survey outlined below.

Phase 1 Bat Survey Results

Exterior assessment:

The roof is faced with close fitting cement tiles and the eaves are closed off by modern uPVC soffits. However, there are a couple of potential gaps into the undertile spaces over the eastern gable end wall (see figure 2) and a gap under the leading on the chimney base on north side (see figure 1).

Interior assessment:

The loft was accessed via a hatch in the upstairs bathroom (See figures 4 and 5). The roof has a softwood frame and is lined with bituminous felting in excellent order with no daylight visible from within. There was no sign of any bat activity in this void.



Figure 1. Northern elevations looking east. Red arrow showing potential access point for bats.



Figure 2. Southern elevation looking northeast. Red arrows showing potential access points for bats.



Figure 3. Interior of main roof with modern linings and timber framework.

EVALUATION, IMPACTS AND RECOMMENDATIONS

Phase 1 Bat Survey

No evidence of bats was found within the roof void. However, there are potential access points into under-tile spaces over the east gable and east chimney leading.

Therefore, the house has low potential for roosting bats and a phase 2 bat survey is recommended.

Phase 2 Bat Survey (description)

A dusk emergence survey is required to confirm whether bats are utilising the property.

This would entail the structure being surrounded by surveyors (two should suffice in this instance) such that all potential entrance/exit points are covered. The structure is then watched from either 15 minutes before sunset to 2 hours after or 2 hours before dawn to sunrise.

All emerging or re-entering bats are recorded along with their flight path, their species and the time of flight.

An emergence survey would identify:

- Whether bats are present in a structure, the species and number involved
- Entrance and exit points for the roost
- The type of roost
- Actions needed to be taken to ensure legal compliance

References & Bibliography

Bat Conservation Trust (2008) *Bats and Lighting in the UK*.

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

Institute of Environmental Assessment (1995). *Guidelines for Baseline Ecological Assessment*. Institute of Environmental Assessment, London.

JNCC (2004) *Bat workers manual* (3rd edition). JNCC, Peterborough.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

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

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BAT EMERGENCE (PHASE 2) SURVEY

SEPTEMBER 2022



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METHODS

The survey was conducted at dusk on the 24th September 2023.

Surveyors were stationed to the northwest (viewing the western and northern elevations), to the southeast viewing the eastern and southern elevations. Canon XA40 HD digital camcorders with IR illumination were also employed. Survey commenced 30 minutes before sunset and continued until 90 minutes after sundown. *EchotouchPro*, *Echotouch*, and *Batbox Duet* detectors were employed to monitor and record bat activity. Walkie-talkie communications were maintained between surveyors to avoid multiple counting and help triangulate emergence and flight lines.



Fig 1. Locations of surveyors, cameras (blue stars)(Courtesy of Google maps)

RESULTS

The night was suitable for bats as was confirmed by the presence of a foraging soprano pipistrelle (see appendix 1).

Overall activity was very low with a peak of one Soprano pipistrelle active over the creek to the north of the plot.

Although outside the optimal survey period, conditions were favourable for bats which were active in several places over the backroads between Birdham and Bosham.

SPECIES ENCOUNTERED

Soprano Pipistrelle

One active over creek to north.

CONCLUSIONS

No bats emerged from the property and activity was very low with just a single pass by a Soprano pipistrelle.

Appendix 1: Raw Data (2023)

23rd September 2022

Project		Start time	18.25	Finish	20.30	Temperature	17 C at start 16 C at finish
	JD RD	24.9.23		sunset	19.00	Weather 100% cloud beaufort 0	
Bat passes heard							
Station no.	Start time		No.	passes	comments		
All	19.45	Soprano Pipistrelle	1	1	Brief pass to north of garden		

