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Planning services
Brighton & Hove City Council

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Our ref: **0031**

Dear Sir/Madam,

48 HANGLETON VALLEY DRIVE, BRIGHTON, BN3 8AP – BAT ASSESSMENT

Methods

A visual bat survey work was guided by and consistent with that set out in the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' 3rd edition, (Collins, J. (ed) 2016).

The property was subject to detailed assessment. The aims of this were to identify evidence of bat activity and/or identify the presence of any features that could potentially support roosting bats or features through which bats could gain access to possible roost locations. External areas were inspected to identify potential bat access points and roosting features. Such features typically include missing, slipped, broken or bowed roof tiles, gaps around fascias and soffits, gaps in brickwork (such as missing mortar or expansion gaps), lifted chimney, roof, or window flashing, weatherboarding / cladding, and gaps around window and door casements.

The external inspection also aimed to identify any actual direct evidence of bat use such as droppings adhering to walls, floors or windowsills below gaps, or staining around possible access gaps.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bats. The assessment was based on the presence of key habitat features such as woodland, scrub, hedgerows, grassland, and open water and watercourses, which are highly attractive to bats as both a foraging resource and as commuting routes. The presence of such habitats, particularly in a mosaic with other suitable habitats, typically increases the potential for structures to be exploited by bats where suitable roost and access opportunities are present. The presence of unlit semi-natural vegetation and habitat linkages between the site and the surrounding landscape were also considered.



Conclusions

The property is of traditional brick construction with a hipped roof of machine-pressed plain clay tiles and clay hip tiles. Internally all areas could be thoroughly inspected. A careful search of the floor areas and stored items found no evidence of bat roosting activity such as bat droppings or discarded feeding remains.

Externally, the clay roof tiles were found to be tightly fitting and with light moss growth. The hip tiles were found to be in good condition with no deterioration to the bedding mortar. No gaps were noted between the roof tiles that could offer suitable opportunities to allow bat access. The soffits were found to be in good condition, tight to the external walls with no gaps suitable for bat access.

No suitable roost or roost access points were identified in the affected areas of the house. It is therefore concluded that the affected house extensions offer negligible bat roost suitability. Demolition of these structures is therefore unlikely to adversely affect bats or bat roosts.

Yours faithfully,

Michael Benwell