

ROAVR | GROUP

Project: 24_PRA_01_04
Site: 66 Harrow Drive, West Wittering, Chichester, PO20 8ER
Client: Peter Evans



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(ROAVR GROUP,2024)*

Project Number	24_PRA_01_04
Report Type:	Preliminary Roost Assessment Report [PRA] Daytime Bat Walkover (DBW)
Site Address:	66 Harrow Drive, West Wittering, Chichester, PO20 8ER

Role:	Name:	Position:	Date:
Surveyor	Connor Harmsworth	Arboricultural Technician and Field Ecological Consultant	29/01/2024
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Revision History		
Date:	Version number:	Summary of changes:
14/2/2024	10	First Draft
14/2/2024	10	First Issue

Summary:

ROAVR Group were appointed by Peter Evans to undertake a preliminary roost assessment survey and report at 66 Harrow Drive, West Wittering, Chichester, PO20 8ER.

It is proposed to redevelop the site with the renovation of the existing dwelling which requires alterations to the roof space.

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on the 4th January 2024, at this stage, and due to the size of the proposed development a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Connor Harmsworth on the 29th January 2024 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Connor has 2-years continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

66 Harrow Drive is a single storey detached property built in 1984. The building is set in a residential street surrounded with an area of modified grassland in front and to the rear of the site.

An internal and external examination discovered no known potential roosting features on all elevations. No known evidence of bats was seen within the void space. The building was assessed as holding negligible suitability for roosting bats.

Located close to the English Channel (820m to the southwest of the site) and bordered by residential properties with attached private gardens there is the low potential for foraging bats to sporadically and opportunistically utilise the property through the adjacent linking gardens. One EPSM licence has been granted within 2km of the site for Brown Long-eared (*Plecotus auritus*) bats, Common Pipistrelle (*Pipistrellus pipistrellus*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*) bats.

No further surveys are recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

Matt Harmsworth Tech.Arbor.A HND Countryside Recreation, Assoc. ICFor Arboricultural and Ecological Consultant - Member of the British Ecological Society and the Bat Conservation Trust - ROAVR Group

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and where allowed, NBN Atlas.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Roost and daytime bat walkover survey at 66 Harrow Drive, West Wittering, Chichester, PO20 8ER.
- 1.2 The survey was comprised of a desktop study, which was undertaken in January 2024 and a site survey, which was carried out by Connor Harmsworth on the 29th January 2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application to renovate the site. Full details of the proposed development are available in the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 368.4 sqm and is centred on grid reference 'SZ 7969 9750'.
- 1.7 The site is situated in the Chichester District Council control area. The site is located 300m to the north of the centre of East Wittering and 400m to the southeast of Scotts Farm Camping Site.
- 1.8 The site is detached residential dwelling house located in a residential area surrounded by similar properties with rear gardens.

DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the construction of an extension and general improvements as shown on drawings 'SY1 existing 2' and 'PL1 2' provided to me for inspection in January 2024.

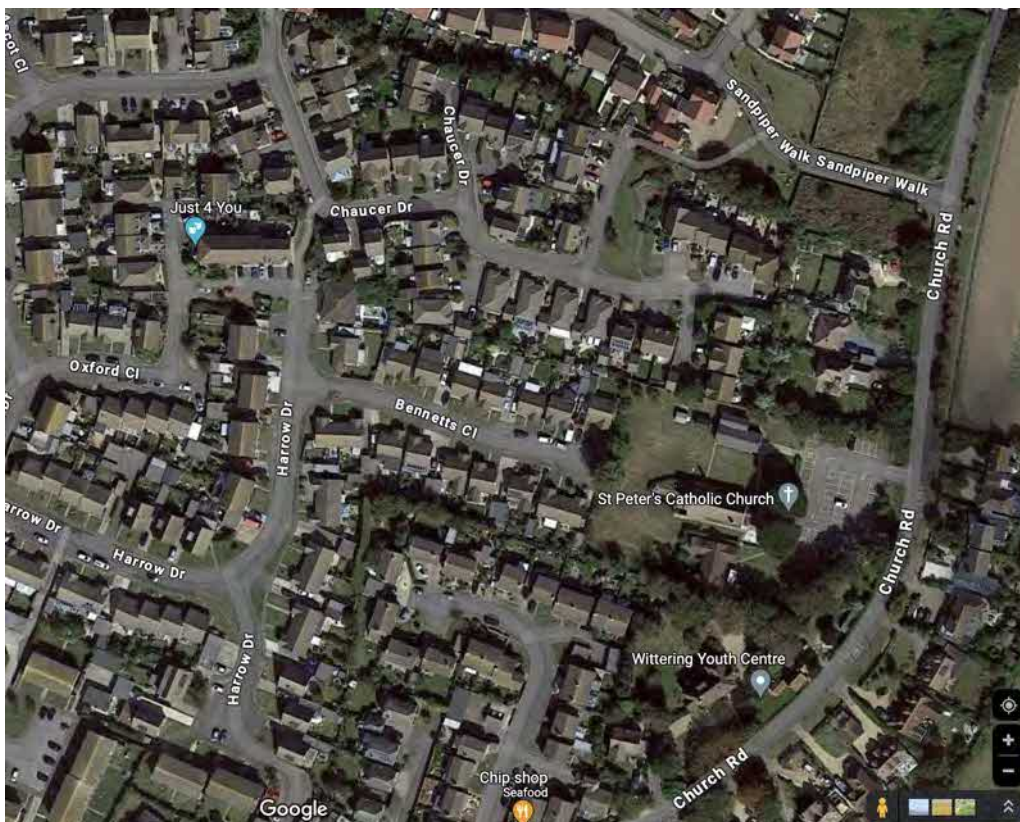
POLICY AND LEGISLATION

1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annex II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roosts must be considered during development.

SCOPE OF WORKS

1.11 The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building;
- Identify potential access/egress points for bat species;
- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).



*Data from Google Maps (2024)



*Data from DEFRA MAGIC (2024)

Figure 1 - Site Location Plan and Assessment Boundary.

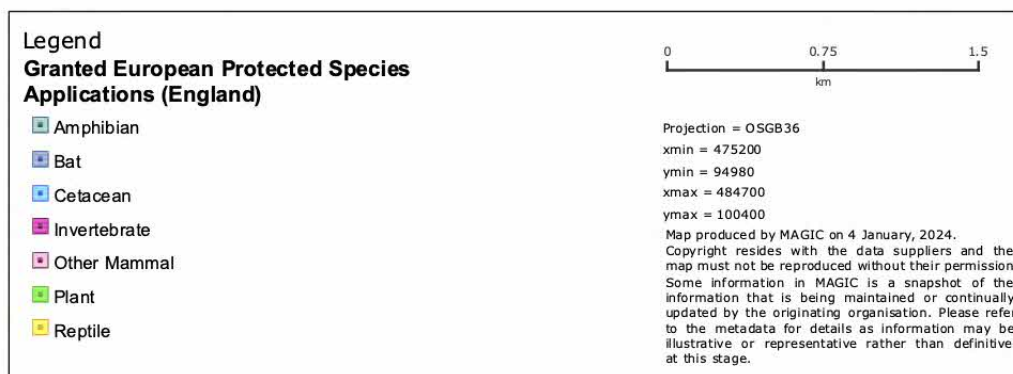
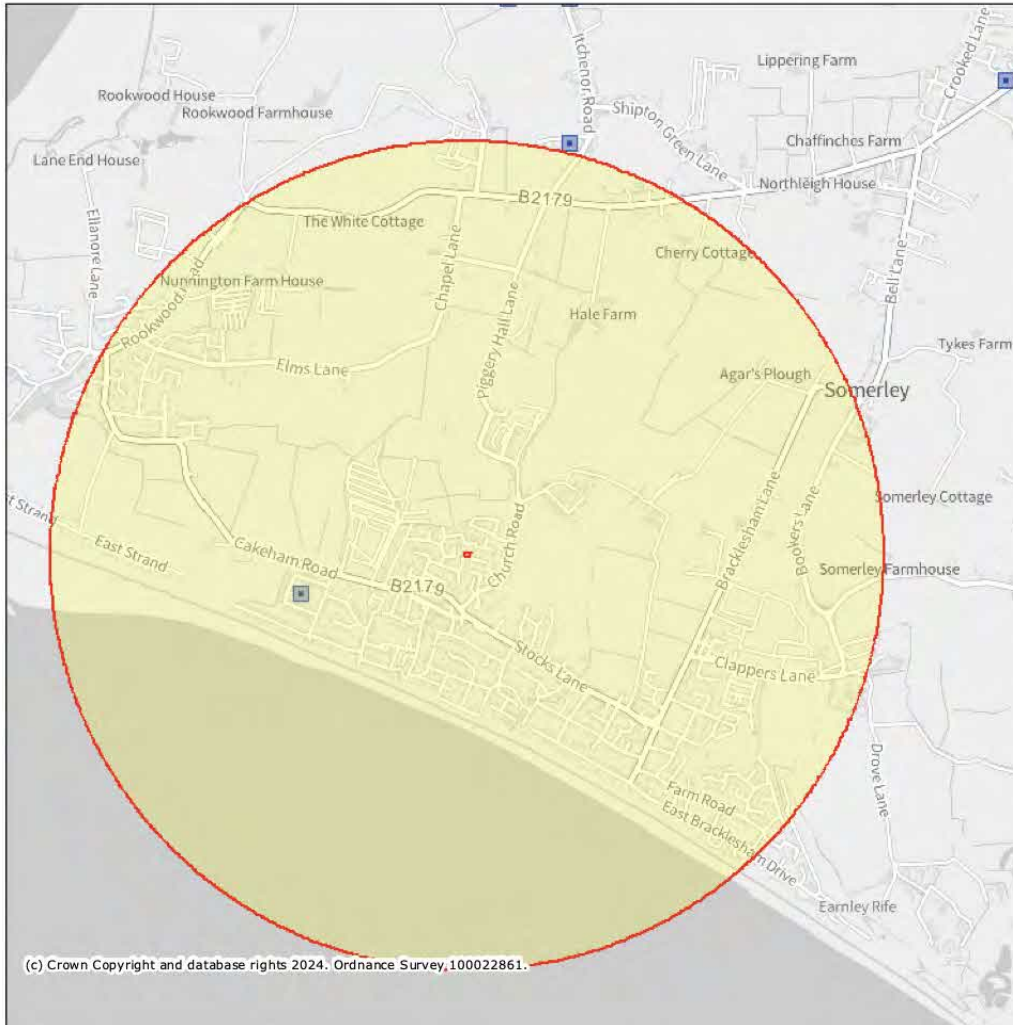
2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZoI) was sourced from DEFRA MAGIC (2023).
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

MAGiC

2km EPSL



*Data from DEFRA MAGiC (2024)

Figure 2 - EPSL licences granted within 2km ZOI.

<i>Licence number</i>	<i>Date of Issue</i>	<i>Species listed on licence</i>
2020-49525-EPS-MIT	12/10/2020 - 0.8km SSW of the site.	Brown Long-eared (<i>Plecotus auritus</i>) bats, Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)

Table 2.3.1 - Details of granted EPSM licences (DEFRA MAGIC, 2023).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment, was undertaken by Connor Harmsworth on the 29th January 2024. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS enabled DJI Mavic Mini 3 Pro drone operated by a CAA approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within the building and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains: bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.</p>	<p>Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat).</p> <p>Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only with respect to roost type only).	<p>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used for bats foraging such as trees, scrub, grassland or water.</p>
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts e.g. maternity or classic cool/stable hibernation sites.	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.</p> <p>Site is close to and connected to known roosts.</p>

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

<i>Table 2.7.2. PRF types that can be exploited by bats and how they form (adapt Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)</i>		
<i>PRFs formed by disease and decay</i>	<i>PRFs formed by damage</i>	<i>PRFs formed by association</i>
<ul style="list-style-type: none"> ● <i>Woodpecker holes</i> ● <i>Squirrel holes</i> ● <i>Knot holes</i> ● <i>Pruning cuts</i> ● <i>Tear outs</i> ● <i>Wounds</i> ● <i>Cankers</i> ● <i>Compression forks</i> ● <i>Butt rots</i> 	<ul style="list-style-type: none"> ● <i>Lighting strikes</i> ● <i>Hazard beams</i> ● <i>Subsidence</i> ● <i>Cracks</i> ● <i>Shearing cracks</i> ● <i>Transverse snaps</i> ● <i>Welds</i> ● <i>Lifting bark</i> ● <i>Desiccation</i> ● <i>Fissures</i> ● <i>Frost cracks</i> 	<ul style="list-style-type: none"> ● <i>Fluting</i> ● <i>Ivy</i>

<i>Table 2.7.3. Guidelines for assessing the suitability of trees on proposed develop. sites for bats, to be applied using professional judgement.reproduced from Ta. (Collins, 2023.)</i>	
<i>Suitability</i>	<i>Description</i>
<i>NONE</i>	<i>Either no PRFs in the tree or highly unlikely to be any</i>
<i>FAR</i>	<i>Further assessment required to establish if PRFs are present tree</i>
<i>PRF</i>	<i>A tree with at least one PRF present</i>

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.9 The interior of the building has been stripped to first fix.
- 2.10 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-month sinline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 Several bat species have been recorded within 2km of the Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) Noctule bat (*Nyctalus noctula*), Serotine (Eptesicus serotinus), and Brown Long-eared Bat (*Plecotus auritus*). In order to obtain this information, a record search was undertaken on the 29th January 2024 (DEFRA MAGIC, 2023; NBN Atlas, 2023).
- 3.2 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implements the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.3 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with these legislations to conserve the bat populations.

- 3.4 All bat species are also a Local Biodiversity Action Plan priority. The Chichester District Council's Local Biodiversity Action Plan 2020 - 2024 provides advice on the design of development proposals and reference should be made to Section 2 'Protecting, Maintaining, Restoring and Creating'.

https://www.chichester.gov.uk/media/23393/Local-Biodiversity-Action-Plan-2020-2024/pdf/LBAP20120_2024_mastercopy.pdf?m=637412931073770000

SITE DESIGNATIONS

3.5 There are three designated sites within the 2km of the proposed development (Table 3.5.1).

Table 3.5.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes.
Chichester Harbour AONB	SZ79739931	73.16	1.8	N/A
Bracklesham Bay SSSI	SZ79349682	200.59	0.8	This site consists of a long stretch of coast with some rough unimproved grazing pastures which are important for the bird populations they support.
Solent Maritime SAC	SZ77919707	11240.83	1.9	The Solent Maritime SAC is a unique suite of functionally linked estuarine and dynamic marine and estuarine habitats. Sediment habitats within the site include extensive areas of intertidal mudflats and sandflats, often supporting eelgrass (<i>Zostera</i> species), subtidal sandbanks, saltmarsh and natural shoreline transitions such as drift line vegetation.

*Data from DEFRA MAGIC (2024); Natural England: Designated Sites Viewer (2024)

LOCAL HABITAT

3.6 The entire site is a residential site and is not located within any known priority habitats. The building is a detached residential bungalow accessed off the public roadway. There are introduced hedgerows and shrubs 200 metres to the north bordering Scotts Farm campsite, as well as farming fields to the north, east and west of the site within 300 metres.

HISTORICAL SPECIES RECORDS

3.7 Records for bats are present within 2km of the site, including records for Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) Noctule bat (*Nyctalus noctula*), Serotine (Eptesicus serotinus), and Brown Long-eared Bat (*Plecotus auritus*). These records were obtained through the desktop study.

4 Site Survey

- 4.1 The site survey was undertaken by Connor Harmsworth on 12/08/2024. The survey was undertaken during sunny conditions with an air temperature of 11 degrees, low clouds and a gentle breeze from the south.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars and a DJI Mavic Mini Pro drone operated by a CAA approved operator (operator ID - GBR-OP-63WQD93CFL2F). The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats in addition to a detailed focus on potential features which could be utilised by bats as survey effort should not focus on field signs alone. A more detailed external inspection was then undertaken using a drone to allow examination of the roof for potential roosting features that cannot be viewed from the ground.

An internal inspection of the roof void limited to only safely accessible areas was conducted to identify any field signs of bats including: droppings, grease marks, urine stains, feeding remains and bats (living or dead).

In terms of limitations of this survey, the access was good with the loft void being accessed via a pre-installed loft ladder. The loft void was lined in most areas allowing for a full and thorough inspection to be carried out.

Building B1:

Number 66 is located to the north of East Wittering located within a residential street with similar size houses. B1 is a single storey bungalow with a detached garage on the north elevation and an out house on the rear (east).

The dwelling is made up of generic brick with tightly sealed clay roof tiles. The bungalow is currently unoccupied, and the ground floor is currently being worked on with walls being removed and taken back to first fix.

The void space covers the whole floor plan of B1. The loft space has no natural light coming in and no known evidence of bats.

No known PRFs were seen on the exterior of the building, with all the tiles being tightly sealed (no damage). No gaps or cracks within the fascia and soffits.

Building B2:

B2 is a detached garage with a flat roof and was determined to have negligible potential to support roosting bats.

Field Results:

External	Feature of value to bats	Notes
External Stonework	No	In good condition and well sealed.
Window/Door Frames	No	In good condition and well sealed.
Eaves Coverings	No	In good condition and well sealed.
Roof Coverings	No	In good condition and well sealed.
Internal	Feature of value to bats	Notes
Membrane Coverings	No	Modern roofing membrane bitumen and in good condition with no rips or tears.
Roof Void Floor Covering	No	N/A
Protruding Daylight	No	None.
Evidence From Bats	No	None
Restrictions	No	None

FORAGING & CONNECTIVITY

Although the building is somewhat isolated in a residential street, the surrounding landscape does provide extensive foraging and commuting habitats including vegetated residential gardens to the north, south, east and west of the site. Fields to the north and east provide pockets of tree cover, scrub and grassland that could be utilised for foraging in calm weather conditions.

Bats are commonly found in both broad-leaved and coniferous woodlands, which serve as excellent foraging sites such (as as those found to the west of the site). Local tree cover offers an abundance of insect prey and provides cover, reducing the chances of predation. Woodland edges, particularly those adjacent to open habitats such as the grassland near the site are crucial commuting routes.

Hedgerows, lines of trees, and other linear features are used by many bat species as commuting routes between roosting and foraging sites. They provide navigational aids and offer protection from predators. Ancient and species-rich hedgerows may also serve as good foraging areas.

Rivers, ponds, lakes, and wetlands attract a large quantity of insects, making them attractive foraging sites for bats. Water bodies are also commonly used as commuting routes, with some species like the Daubenton's bat, specifically adapted to forage over water surfaces.

Grasslands, especially those adjacent to other habitats such as woodlands or hedgerows, are important for certain bat species. They provide a rich source of insect prey.

Although urban areas are generally less suitable due to light pollution and habitat fragmentation, many bat species have adapted to urban life. Parks, gardens, and green corridors can provide important foraging sites and commuting routes.

Traditional farmland can provide a mosaic of habitats, including hedgerows, ponds, and grazed fields, which can be suitable for foraging and commuting.

Different bat species have different preferences and tolerances for these habitats, and so a mix of these features can support a diverse bat community. Conservation efforts often aim to maintain and enhance these landscape features to promote bat populations.

Number 66 is situated 500m to the north of East Wittering and located in Harrow Drive which is a residential street surrounded by similar style properties with a mix of vegetated gardens and scattered introduced shrubs and trees.

The wider landscape consists of a mixture of arable and grazing farmland and broadleaved woodlands.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated against species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the internal inspection of 66 Harrow Drive, West Wittering, Chichester, PO20 8ER.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible	The building is in good condition with no known evidence of bats and no suitable roosting features.	None.	None required.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The fields to the north and west of the site and the wider Riparian have good foraging potential.	The proposed development may result in the loss of suitable foraging / commuting habitats if suitable mitigation strategies are not put in place.	<p>Care must be taken to ensure that flight paths are not obstructed.</p> <p>Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity.</p> <p>The use of artificial lighting should be limited where possible.</p> <p>Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.</p>

7 Conclusions

- 7.1 The property at 66 Harrow Drive, is to be redeveloped with alterations. These alterations will require works to the roof of the building and possible disturbance / destruction of PRFs if they were present.
- 7.2 A local record search using NBN Atlas and DEFRA Magic on the 4th January 2024 highlighted that a number of bat species are present within the local landscape.
- 7.3 The property was found to be of **negligible suitability** to roosting bats and therefore the proposed works can proceed without further survey effort.

8 References

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9 Report Limitations

- 9.1 ROAVR Group has prepared this Report for the sole use of named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 9.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for its current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 9.3 This report, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
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Should you require any further information, please do not hesitate to contact us at any time.

Mr. Matthew Harmsworth
Lead Arboricultural and Ecological Consultant



Matt Harmsworth



Prepared by: Matt Harmsworth
Checked by: Max Shaw BSC qualifying member of CIEEM.

Appendix 1: Site Location and Assessment Boundary



Figure A1.1: An extract from DEFRA MAGIC (2024) showing the site location.

Appendix 2: Additional Site Photographic Plates & Target Notes

<i>Detail</i>	<i>Photograph</i>
<p><i>Photographic plate showing the southern elevation from Bennett: Close.</i></p>	<p>Southern elevation.</p> 
<p><i>Photographic plate showing western elevati from Harrow Drive.</i></p>	<p>Western elevation.</p> 

Photographic plate showing the general condition of the roof tile, fascia and soffits.

Photographic plate showing general condition of fascia and soffits.



Photographic plate showing the inside of the detached garage to the north of B1.

Looking east into the garage.



Photographic plate showing the north and eastern elevations from the rear garden to the east.

North and east elevations.



Photographic plate showing the bungalow's ground floor.



Photographic plate showing looking toward the southern gable end.



Photographic plate showing looking toward the northern gable end.



Site Plan:

