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PHASE 1 BAT SURVEY

Converted Garage at

61 Deeside Avenue, Fishbourne, Chichester PO19 3QG

Report delivered: 22 February 2024

Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

SUMMARY

This report follows a site survey carried out on 21 February 2024 and further assessment of the potential impacts arising from the proposed re-development of converted garage at 61 Deeside Avenue, Fishbourne, Chichester. PO19 3QG.

The garage was converted in 2015 and is in good order with no openings for crevice roosting bats. Therefore, the converted garage has negligible potential for roosting bats and a phase 2 emergence survey is *not* recommended.

Location

Map retrieved from mydistrict.chichester.gov.uk

INTRODUCTION

Brief

To inspect a previously converted garage and assess its value for bats, and compile a report to support a planning application for further improvements.

The report will identify if bats have ever used the buildings at any time, or not as the case may be.

If bats have used the buildings, assess the importance of the site for bats and bat conservation and subject to the results of phase two surveys.

Site Setting and Description

The converted garage is situated at the western end of Deeside Avenue in Fishbourne. The overall character of the area is semi-rural and the property is situated in a more urban setting being surrounded by other semi-detached dwellings with mature gardens. The nearest wood land blocks are more than 400m from the property.

METHODOLOGY

Datasearch

DEFRA MAGICmap:

- EPSL for common pipistrelles *Pipistrellus pipestrellus* issued 2019: property 450m to the southeast.

Site visit

21 February 2024: The Phase 1 bat survey was undertaken comprising of a visual inspection of building to record evidence of any protected bat species.

The building was investigated internally and externally. Externally, to identify potential bat access/egress locations and roosting areas e.g. gaps or holes in roof tiles and verges, fascias and soffits and to record evidence of bat presence such as droppings and urine staining. Internally to identify and record evidence of bat roosting activity within the loft space such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2012) *Bat surveys for professional ecologists*: *Good practice guidelines* 3rd edition).

Please note that all Phase 1 surveys are based on the potential for the relevant site to support bat species. Subject to the potential-threshold (below), Phase 2 surveys may still be required to confirm presence /absence of any bat species and hence the importance of a population at the site.

Thresholds

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.

Timing and Weather Conditions

The Phase 1 bat survey was carried out on the evening of 21 February 2024 which was a cloudy day with 100% cloud cover and an ambient temperature of 11˚C and earlier rain.

Equipment

During the Phase 1 survey the surveyor was equipped with collapsible aluminium ladders, 10x40 binoculars and a rechargeable 1 million candlepower torch.

RESULTS

Bat Survey Results Building Assessment

The property is a 2015 converted garage attached to a 1950s semi-detached house. The walls are brick and in good condition. The roof is of close-fitting cement tiles with 1No. small roof window on the south face (see figures 1-3). The uPVC soffit and fascia are in good condition with no gaps. The tile verges are entire. Flashing to the rear is in good condition and the roof light well fitting.

The roof space is a small recently insulated (last 12 months with 12" of glass wool over fiber board) used for minor storage (see image set 3 .

Image 1. Side extension looking southeast

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Image 2.1. Eastern elevation looking southwest. Soffit and fascia good.

Image 2.2. South facing gable with roof light looking northeast. Well sealed

Image 2.3. Western elevation looking northeast. Tile verges entire

Image set 3. Inside of roof space

EVALUATION, IMPACTS AND RECOMMENDATIONS

The roof has no openings into any potential roosting within, for example behind the south facing roof light and into the under-tile spaces. Therefore, the existing side extension has negligible potential for roosting bats and a phase 2 emergence survey is *not* recommended.

REFERENCES

- Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition)*. The Bat Conservation Trust, London.
- Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.