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Bat Scoping Survey

**No 29 Record Road,
Emsworth**

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Report Summary:

- 1. A survey was undertaken on 29/07/15 by Paul Whitby, to assess the potential for bats to roost at the No 29 Record Road property in Emsworth.**
- 2. The scoping survey did not identify any evidence of use by bats and concluded that this building has a low to negligible potential to support roosting bats.**
- 3. This assessment has concluded that no further surveys are required for this building, however as a precautionary measure, some features of the building should be stripped by hand with a licensed bat handler in attendance.**

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1 INTRODUCTION

1.1 Purpose of the Report

This report gives details of a bat scoping survey for the No 29 property on Record Road in Emsworth, where it is proposed to demolish a small 'lean-to' garage and build a two storey extension.

This survey assessment was carried out by Paul Whitby, a full member of the Chartered Institute for Ecology and Environmental Management (CIEEM) and a Chartered Ecologist (CEcol), and a licensed bat surveyor (Natural England bat licence no: 2015-8120-CLS-CLS).

This survey and report was carried out and produced at the request of Mr. and Mrs. Lee, the owners of the property.

1.2 Background

The Ecology Co-op was requested to assess the potential for the No 29 Record Road property support roosting bats. It is understood that a planning application is being made to build an extension to the side of the property in place of an old 'lean-to' garage. This extension will connect to the property just below the existing roof apex height and therefore has the potential to affect any bats roosting under roof tiles, or accessing the existing roof void. The No 29 property is situated within a residential area at the western end of Emsworth and is surrounded on all sides by adjacent residential properties, with no direct connectivity to any semi-natural habitats or notable habitats for foraging bats.

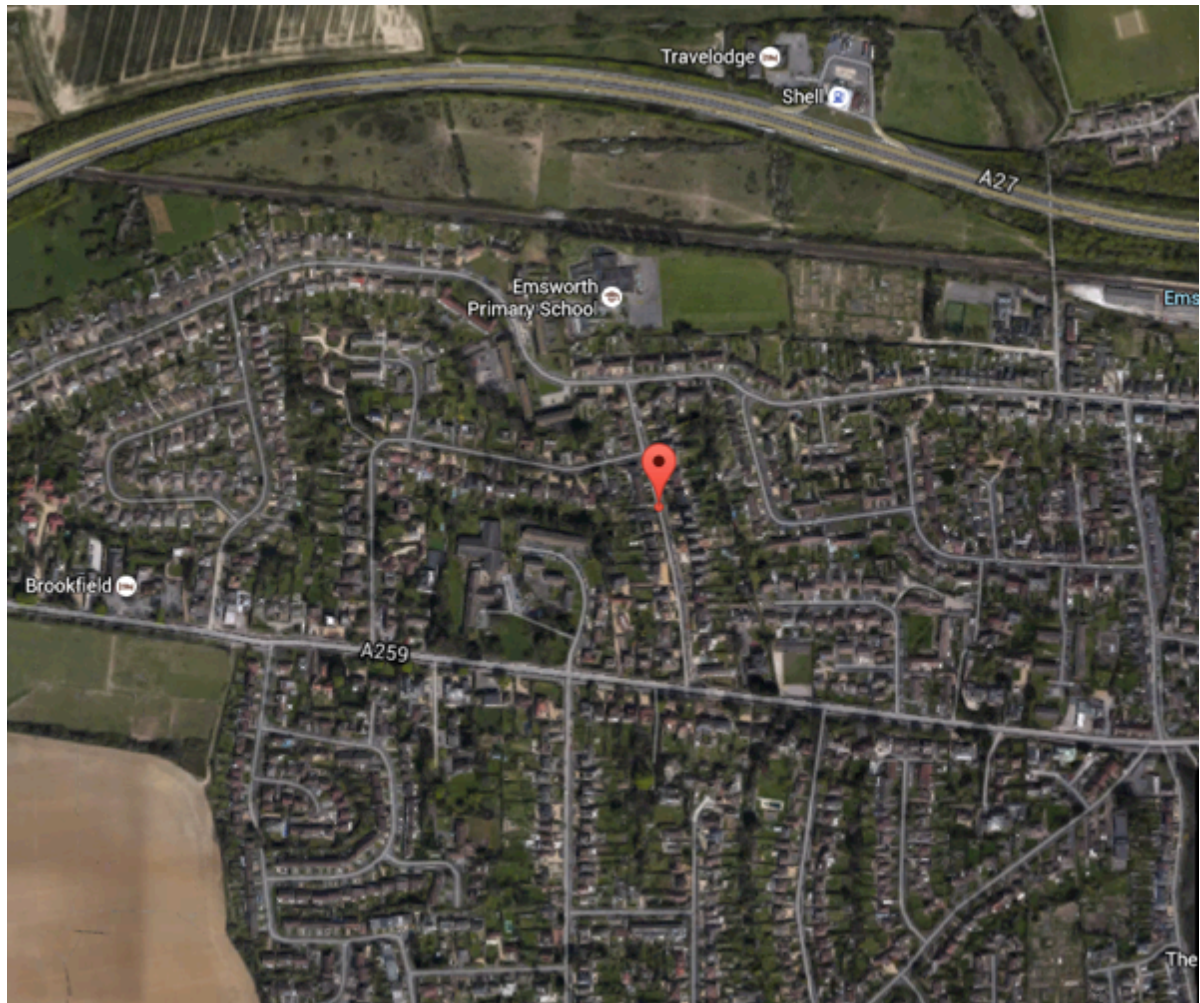


Figure 1. The location of the No 29 property on Record Road identified with a location pin (image from Google maps).



2 *METHODOLOGY*

2.1 *Scoping Survey*

A Scoping survey was carried out on 29/07/14 to evaluate the roof void and some external features of this property for it's potential to support roosting bats. Features of value for crevice-dwelling bats include loose lead flashing, slipped or cracked roof tiles, hand-made warped roof and hanging tiles, loose-fitting ridge and hip tiles and gaps around the eaves. Signs of use by bats that can be searched for include feeding remains, droppings, urine stains and rub marks as well as bats themselves.



3 RESULTS

3.1 Scoping Survey

This property is situated within a residential area and is bordered on all sides by other residential properties, although the town of Emsworth lies surrounded by farmland and coastal wetland, which could offer some value for foraging bats.

The property is a semi-detached building, that is probably not more than 40 years old. It is a brick building with 'clay effect' concrete interlocking tiles, which are tight-fitting and have no evident gaps that might provide access for bats to the space between the tiles and bitumen lining underneath. The garage that will be demolished is a simple brick structure, with a corrugated chrysotile roof on it.



Figure 2. The location of the proposed extension at the side of the property in place of an existing small brick garage.

The roof of the property is made from modern factory made clay-effect concrete tiles that are tight-fitting and sit flush to each other leaving no visible gaps that might provide access for roosting bats. All of the ridge tiles appear to have been very well pugged, also leaving no access for bats.

The property has a sealed roof void that is approximately 3 metres high internally from floor to apex and is used for storage. The void is lit via two skylights (see Figure 2) and this illumination makes the void much less suitable for roosting bats. No evidence of past or present use by bats was identified within this void.



Figure 3. The well lit roof void of this property.

Externally, the only potential feature that might be used by bats was a rotten soffit board at the gable end of the roof (see figure 4 below). This gap offers some potential access for roosting bats, although no bat droppings could be found underneath this gap upon the roof of the garage.



Figure 4. The section of rotten soffit boarding at the gable end of the roof, offering some potential for access by roosting bats.



3.1.1 Constraints/Limitations

An initial site assessment such as this is only able to act like a 'snapshot' to record any bats present at the time of the survey. It is therefore possible that due to the transient nature of this group of species (particularly non-breeding individuals) that bats may not have been present during the survey, but may be evident at other times of the year. For this reason, habitats are assessed for their potential to support some species, even where no direct evidence (such as droppings) has been found.



4 *DISCUSSION AND RECOMMENDATIONS*

The property is within a residential area with no clear connective habitat to suitable foraging areas, though there is some suitable foraging habitat on the outskirts of Emsworth town. Overall, the probability of finding roosting bats in residential areas such as this, and within relatively young buildings is low, due to the number of better roosting opportunities available to bats in other properties away from well lit environments and with better links to foraging areas.

This assessment has identified a single feature that might be used by roosting bats upon the external soffit boards at the gable end of this property. These two gaps under the boards offer some limited potential for bats to roost inside the soffit board – it does not appear that bats could access the roof from this location and the roof void is clearly not being used by bats.

As this soffit board will be removed prior to construction, it is therefore recommended that as a precautionary measure this feature is assessed and removed by hand under the supervision of a licensed bat handler. In the highly unlikely event that a bat or evidence of use by bats is identified, then work will cease and Natural England would be contacted for advice.

No further surveys are deemed necessary for roosting bats in this instance.

If you have any queries regarding the conclusions of the report then please do not hesitate to contact the Ecology Co-op via the details on the title page.