



Common (or viviparous) lizard

PHASE 1 HABITAT, BAT AND REPTILE SURVEYS AS PART OF PLANNING APPLICATION FOR BUILDING CONVERSION



Unmanaged grassland and dry stone walls provided good reptile habitats

Missing and broken hanging tiles provided opportunities for crevice-roosting bats

PROJECT

Phase 1 habitat, bat and reptile surveys as part of planning application for building conversion

DATE OF INSTRUCTION

March 2013

LOCATION

Coastal Sussex, UK

CLIENT

Private developer

BRIEF

In April 2013 we completed an Extended Phase 1 Habitat Survey at the site of a proposed conversion of disused buildings to over 50 retirement units. The site comprised two 3/4 storey brick-built Victorian buildings with part tiled elevations under pitched and hipped tiled roof coverings, within grounds of c.0.5ha including unmanaged gardens and car park.

APPROACH

Areas of rough grassland, dry stone wall and cliff-top in the sloping south-facing gardens were considered suitable for reptiles, which are known to be present in the local area. Although no evidence of bats (also present in the area) was found in the roof voids, missing roof and hanging tiles and gaps in the brickwork provided several opportunities for bats, particularly crevice-roosting species. The following surveys were recommended:

- Presence / likely absence survey for reptiles over seven visits between April and June, using natural and artificial refugia
- Two dusk-emergence / dawn re-entry surveys per building, using handheld bat detectors

OUTCOME

A good population of common lizards and slow worms was found to be present on site, mainly within the south-facing gardens. Common pipistrelle bats were recorded using one of the buildings as a transient summer roost, while common and soprano pipistrelle occasionally used the wider site for foraging. A series of recommendations were devised to resolve impacts from the proposed re-construction and landscaping works, including:

- Bats: Works to the buildings to be carried out in accordance with a European Protected Species licence and agreed Method Statement, under ecological supervision. Temporary mitigation to be installed prior to commencement, with a range of post development enhancements.
- Reptiles: Habitat manipulation to be carried out in accordance with an agreed Method Statement prior to ground clearance, landscaping to be carried out under ecological supervision, post-development habitat creation and enhancements to maintain reptile population on site.

A decision on the planning application is currently awaited.



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