



BAT SURVEY ADDENDUM REPORT

VHE CONSTRUCTION PLC.

EMSWORTH COTTAGE
NORTH STREET, EMSWORTH
PO10 7BB

29TH JULY 2024

REF: 22074

CONTENTS

PAGE NO

Executive Summary	1
1. Introduction	2
2. Methodology	4
3. Results	5
4. Conclusions, Evaluation and Impact Assessment	7
5. Recommendations	10
6. References	12

Appendix A - Survey Maps

Appendix B - Legislation

Revision	Date	Author	Reviewer
0	29/07/2024	Carly Teague BSc (Hons) MSc MCIEEM	Jack Kellett BSc (Hons) MCIEEM

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from CT Ecology Limited.
No liability is accepted by CT Ecology Limited for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

EXECUTIVE SUMMARY

An additional two bat emergence/ roost characterisation surveys were undertaken at Emsworth Cottage in the Borough of Havant, in June and July 2024. These follow on from a single emergence survey carried out in September 2023 which confirmed the presence of a common pipistrelle (*Pipistrellus pipistrellus*) roost. The additional surveys were therefore undertaken in accordance with current guidelines (Collins 2023) in order to categorise the bat roost and identify the presence of additional roosts. Current proposals are for the demolition of the building which is required due to health and safety concerns. This addendum report details the results of the two surveys undertaken in 2024 and must be read in conjunction with the previous bat survey report compiled for the site in relation to the first survey in 2023 (CT Ecology 2023).

A summary of the findings and recommendations is provided below:

- * Emsworth Cottage is within an urban location within the centre of Emsworth, in Hampshire.
- * Two roost characterisation surveys were undertaken on 11th June 2024 and 10th July 2024 in order to augment the first survey from 2023. No bats emerged from the building on either survey. Overall there was a reduced level of bat activity throughout the site compared to the 2023 survey. A total of three species were recorded foraging at the site, to include common pipistrelle, soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).
- * Over the course of all three surveys, a single bat species has been confirmed as roosting at Emsworth Cottage, with a total of three individuals seen to emerge from the building.
- * Emsworth Cottage is confirmed as supporting a transitional / occasional day roost supporting three common pipistrelles. Day/transitional roosts of low numbers of common pipistrelle bats are of low conservation value (Mitchell-Jones, 2004).
- * The building will be demolished to facilitate the works which will result in the direct loss of the bat roost and therefore avoidance of this impact is not feasible. In turn, a Protected Species Mitigation Licence (PSML) in regards to bats will be required from Natural England before any site clearance or any other works which would impact upon the associated roost may commence.
- * A PSML will require a suitable mitigation and compensation strategy to be devised in order to minimise the overall impacts of the proposals upon bats and their roost sites to ensure the long-term favourable conservation status of the species concerned. Recommendations are provided in Section 5 regarding initial requirements in order to meet the licensing tests along with mitigation measures which should form the conditions of any subsequent PSML.

1. INTRODUCTION

Background

- 1.1 CT Ecology Limited was commissioned on by VHE Construction PLC. On 1st September 2023 to carry out a bat emergence and activity survey at Emsworth Cottage, in Emsworth, Hampshire (hereafter referred to as “the site”). It is understood a previous ecological consultant could not undertake the surveys and therefore CT Ecology Ltd. was contacted to provide ecological advice and assistance.
- 1.2 At the time of commission, the building had not been subject to a preliminary bat roost assessment. Internal access was not possible due to a high risk of asbestos and due to the unsafe nature of the building internally (it is understood the stairway had partially collapsed). On this basis, it was advised that a bat emergence survey was undertaken in September prior to the end of the 2023 bat active season in order to obtain more information on if/how bats were utilising the building and adjacent habitats. Immediately prior to the bat emergence survey, an external building inspection was undertaken.
- 1.3 As a bat roost was confirmed following the 2023 emergence survey, a further two roost characterisation surveys were required in order to categorise the bat roost and identify the presence of any additional roosts. These were undertaken within the peak bat active season between June and July 2024. At the time of the 2024 surveys, the building could still not be accessed due to health and safety reasons.
- 1.4 This document serves as an addendum to the original bat survey report produced after the first bat activity survey in September 2023. This addendum report must be read in conjunction with the report (CT Ecology 2023).
- 1.5 The report provides an update assessment regarding the status of bats, providing information on their presence/absence and distribution. Potential impacts of the proposed works are identified and measures to mitigate the effects of the development on this species group are discussed.
- 1.6 The surveyed building is illustrated on the Survey Map in Appendix A.

Site Description

- 1.7 A single survey building was included in the assessment which comprised a disused residential dwelling. The National Grid Reference for the building is SU749 061, located within the centre of Emsworth, on the eastern edge of a residential area and approximately 200m to the south of A27. The house and associated garden area is within the ownership of SGN with a wider gas site extending to the south-east. The surveyed building is accessed via North Street to the west. Managed scrub and grassland are adjacent to the south, east and west of the building with commercial and residential land to the immediate north. The adjacent gas site has been subject to works over recent years to include the removal of a single large gasholder.
- 1.8 In the wider area, commercial land extends to north and east, with residential properties to the north, south and west. Areas of open greenspace are further east, to include the river Ems which is situated approximately 100m to the east. A total of 11 blocks of woodland extend to the north, east and south within a 1km radius of the site. There are no blocks of ancient semi-natural woodland or ancient replanted woodland within 1km. The closest woodland block is approximately 170m to the north.

Development Proposals

- 1.9 Current proposals pertain to the demolition of the building which has been deemed as being structurally unsafe. A Section 81 demolition notice has been granted by the local authority to authorise the building demolition on health and safety grounds.

2. METHODOLOGY

Surveyors

- 2.1 The surveys were led by Carly Teague, named as an accredited agent on a Level 2 Class Licence for bats (Jack Kellett WML-CL18). Carly has over 16 years' commercial survey experience with extensive experience of undertaking a range of bat surveys and implementing bat mitigation measures as part of Protected Species Mitigation Licences (PSML's). Survey assistance was provided by Joanne Balch and Nicola Pyle, Joanne and Nicola each have over 16 years' experience of undertaking bat surveys. Nicola holds a Class 2 bat survey licence and has compiled a number of successful bat mitigation licences and supervised their implementation, worked as an accredited agent under a low impact bat licence and is also a volunteer bat carer and holds a bat roost visitor licence for the Bat Conservation Trust. Joanne has extensive experience in assisting and leading a range of bat surveys to include emergence and activity surveys.

Bat Emergence and Activity/Roost Characterisation Surveys

- 2.2 A series of two bat emergence surveys were undertaken on 11th June 2024 and 10th July 2024. Three surveyors were positioned around the building in order to adequately view the elevations/features associated with the structure. Wildlife Acoustics EM2 detectors and Anabat Swifts were used in order to record all bat activity during the surveys to assess the site for roosting, foraging and commuting activity. A series of two infra-red video cameras were also used, positioned with the surveyors to the south-east and south-west of the building. Due to the high degree of light spill to the north of the building, a camera was not considered necessary to aid illumination of this elevation.
- 2.3 The surveys began 20 minutes prior to sunset and finished between approximately 1.5 -1.75 hours after sunset, depending on the level of bat activity.
- 2.4 Post-survey analysis of all recordings (and video footage) was carried out by experienced ecologists using appropriate software for the various bat detectors. Recordings were identified to species level using the ecologists' experience and recognised literature. The survey map can be found in Appendix A.

Constraints

Bat Survey Constraints

- 2.5 The activity surveys were undertaken within the peak active bat. Weather conditions during the activity survey were considered to be optimal. When considered in combination, all three surveys provide information on likely use of the building by bats throughout the bat active season.

3. RESULTS

Bat Emergence and Activity/Roost Characterisation Surveys

Survey 2: 11th June 2024

- 3.1 The survey began at 21:00 and ended at 22:40, sunset was at 21:17. The weather conditions were optimal with no precipitation, largely clear skies, still air throughout the survey and the temperature ranged from 14.1°C to 12.8°C. Surveyors were located to the north-west, south-west and south-east of the building in order to view all elevations. The infra-red cameras were located to the south-east and south-west of the building.
- 3.2 No bats were seen to emerge from the building during the survey. At least three species were recorded foraging and/or commuting through the site during the survey. These included common pipistrelle, soprano pipistrelle and noctule.
- 3.3 The first pass was recorded at 21:29, with a single soprano pipistrelle observed flying west to east to the west of the building. Foraging activity by both common pipistrelle and soprano pipistrelle was intermittent throughout the survey, passes by both species were picked up by all surveyors although most visuals were from surveyors in the rear garden, with the highest level of activity associated with areas of scrub and grassland to the south of the building.
- 3.4 A noctule was heard and not seen by the surveyors located to the north and south-east of the building at 22:23 and 22:27. The latter of which was the last pass of the survey.



Photograph 1: A view from the camera located with the surveyor to the south-west of the building. Screenshot taken at the darkest point of the survey.



Photograph 2: A view from the camera located with the surveyor to the south-east of the building. Screenshot taken at the darkest point of the survey.

Survey 3: 10th July 2024

- 3.5 The survey began at 20:50 and ended at 22:45, sunset was at 21:15. The weather conditions were optimal with no precipitation, clear skies, still air increasing to a gentle breeze at the end of the survey and the temperature ranged from 19.2°C to 18.5°C. Surveyors were located to the north-west, south-west and south-east of the building in order to view all elevations. The infra-red cameras were located to the south-east and south-west of the building.
- 3.6 No bats were seen to emerge from the building during the survey. At least three species were recorded foraging and/or commuting through the site during the survey. These included common pipistrelle, soprano pipistrelle and noctule.
- 3.7 The first pass was recorded at 21:49, with a soprano pipistrelle heard but not seen foraging over the garden area to the south of the building. Infrequent passes were then recorded by all surveyors during the survey with both common pipistrelle and soprano pipistrelle being recorded. The level of activity was significantly lower than that recorded during the first two surveys. A brief pass by noctule was recorded by the surveyor to the south-west of the building at 22:40 although this bat was heard and not seen. This was the last pass of the survey.



Photograph 3: A view from the camera located with the surveyor to the south-west of the building. Screenshot taken at the darkest point of the survey.



Photograph 4: A view from the camera located with the surveyor to the south-east of the building. Screenshot taken at the darkest point of the survey.

4. CONCLUSIONS, EVALUATION AND IMPACT ASSESSMENT

- 4.1 A total of three roost characterisation surveys have been carried out at Emsworth Cottage in Hampshire between September 2023 and July 2024; within the active period for bats with the 2024 surveys being carried out within the peak bat active survey period.
- 4.2 Current proposals are for the demolition of the structure due to health and safety concerns. Areas of adjacent scrub and grassland will also be removed as part of the wider site remediation works associated with the gas site.
- 4.3 In September 2023 (07/09), a total of three common pipistrelle bats emerged from the eaves associated with the southern hip end. During the second survey in June 2024 (11/06) and third survey in July (10/07) no bats emerged from the building.
- 4.4 A single bat species has been confirmed as roosting at Emsworth Cottage, with a total of three bats seen to emerge during the September 2023 survey.
- 4.5 Overall, the building is confirmed as supporting a transitional roost / occasional day roost of common pipistrelle; supporting up to three individuals.
- 4.6 As internal access was not possible, it is difficult to pinpoint exactly what features the bats are using however as all bats were seen to emerge from the eaves, individuals may be using the void area itself and/or various features associated with the eastern/western roof pitches of the building with bats potentially utilising the crevices between roof tiles and underlying felt and dropping down from the open eaves. These roosts are likely to be highly mobile across the various roof pitches as their thermal requirements alter throughout the year. Day roosts of low numbers of common pipistrelle bats are of low conservation value (Mitchell-Jones, 2004).
- 4.7 Overall, a moderate level of bat foraging activity was recorded within the former garden area associated with Emsworth Cottage, considered likely to be from the bats roosting within the building in addition to a small number of individuals in the wider area. The former garden area currently comprising scrub and grassland is considered likely to form a foraging resource for bats in an otherwise developed area of Emsworth; creating a link between more significant areas of greenspace to the north and east.

Impact Assessment

- 4.8 All UK bat species and their roosts receive legal protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Further legislative details can be found in Appendix A.

- 4.9 The building will be demolished to facilitate the works which will result in the direct loss of a bat roost and therefore detrimental impacts to the roost associated with the building.
- 4.10 In turn an assessment of the impacts of the proposals upon bat roosts at Emsworth Cottage include:
- * Direct disturbance to roosting bats caused through removal of the identified roost features would cause a high scale negative impact on a site level in relation to the roost type and species with a low scale negative impact on a local scale;
 - * Potential destruction to bat roosts would cause high scale negative impact on a site level in relation to the roost type and species with a low scale negative impact on a local scale;
- 4.11 The development site may also fall within the core sustenance zone (CSZ) for a soprano pipistrelle roost located approximately 300m from the site. This data was returned as part of the desk study detailed within the initial bat survey report. Although specifics were not disclosed on this roost in the wider area, the potential for the site to fall within the CSZ should be assumed with areas of scrub and grassland at the site potentially being used by soprano pipistrelle as part of their CSZ. In turn the proposed works, to include the clearance of vegetation may result in negative impacts to features associated with this CSZ. Although a full assessment of impacts on this off-site roost cannot be made in the absence of roost details, overall it is anticipated that the overall impact upon any potential CSZ's would be a low scale negative impact when considered on a local scale.
- 4.12 The identified impacts would also have a cumulative effect upon the long-term availability of a roost site associated with Emsworth Cottage. In turn, the current proposal, if unmitigated may cause detrimental impacts to the favourable conservation status of the current roosting bat species concerned.
- 4.13 All UK bat species and their roosts receive legal protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Further legislative details can be found in Appendix A.
- 4.14 However, owing to the nature of the proposed works which will cause direct impacts upon bat roosts associated with the building, it is not feasible to avoid detrimental impacts posed by the works and in turn a breach of legislation would occur should works proceed. In order to legally proceed with the current proposal, a Protected Species Mitigation Licence (PSML) in regards to bats will be required from Natural England before any potentially disturbing works which would impact upon roosts associated with the building may commence.

- 4.15 A PSML will require a suitable mitigation and compensation strategy to be devised in order to minimise the overall impacts of the proposals upon bats and their roost sites. Initial recommendations are provided in Section 5 regarding mitigation measures and initial requirements in order to meet the licensing tests for any future PSML.
- 4.16 All PSML applications must meet the three licensing tests which include:
- * There is no satisfactory alternative;
 - * The action will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status;
 - * A licence can only be granted for the purpose of preserving public health and safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.
- 4.17 It is feasible to meet the licensing tests through the design and implementation of an appropriate mitigation strategy, including those details provided in section 5.

5. RECOMMENDATIONS

- 5.1 The proposed works will directly impact upon the confirmed bat roost at Emsworth Cottage with long-term impacts post-development. Owing to the nature of the proposals, it is not possible to avoid the identified impacts and in turn works must only proceed once an appropriate PSML is approved and granted by Natural England. A formal mitigation and compensation strategy will form part of the licence and associated conditions.
- 5.2 A licence application can only be submitted to Natural England following the granting of planning permission and once all ecological conditions having been discharged (those which are feasible to discharge before the commencement of works). Based on the roost types supported, it will be feasible to register the scheme on an Earned Recognition Licence. Once the application has been submitted to Natural England, it takes around 15 working days to get a site registered. Any activities which may impact upon the roosts at the building cannot commence until the bat licence has been approved and issued by Natural England and all works must be carried out in accordance with the conditions of the licence.
- 5.3 Outline recommendations to be included in the licence are provided below however these are not exhaustive. The required licence application will detail the full mitigation and compensation strategy and requirements.
- 5.4 Prior to any works to Emsworth Cottage, contractors must receive a bat awareness toolbox talk to include legislation, basic bat ecology, what to do if a bat is found and specific details of the associated licence.
- 5.5 Compensation for the loss of the roost sites associated with the building must be provided to ensure that functionality of the roosts is maintained. Due to the removal of the building, compensatory roost provision should be provided through the installation of two single, small cavity bat boxes, located on retained walls within the western extent of the site; adjacent to the west of the building. These should have a similar orientation to the existing roost (i.e. be east or west facing). This will serve to avoid the long-term loss of current bat roosts associated with the building.
- 5.6 The proposed works will be time constrained with disturbing activities timed to occur when bats are likely to be absent and/or when disturbance would be least detrimental. Works to remove the roof tiles and associated underlying materials and supporting roof timbers must avoid the bat hibernation period which runs from December to mid-March and should also aim to avoid the peak activity period. In turn the removal of roof and associated materials should only proceed between mid-March and May inclusive or October and November inclusive (given that the roost was identified in September, although outside the peak period, this month should also be avoided). Works to remove the roof tiles, underlying materials and supporting timber beam, must only be carried out under an ecological watching brief so that any bats present can be safely captured by the ecologist and relocated.

- 5.7 Installing wall mounted bat boxes in the wider site prior to works commencing will provide a suitable feature for any captured bats to be relocated to during the works to the building.
- 5.8 All bat boxes must be installed and positioned appropriately under guidance from the project ecologist.
- 5.9 For the purpose of the associated bat licence, there must be minimal external artificial lighting installed as part of any future re-development at the site in proximity to the bat boxes (no external lighting will be required for the remediation works). In addition, following discussions with the landowner on completion of the surveys, an area of scrub measuring approximately 80m², located within the western site extent; adjacent to the location of the proposed bat boxes will be retained as part of the site-wide remediation works and this area will also be integrated into any future wider site development. This will serve to provide a green corridor and foraging resource for bats using the site as well as individuals using the wider urban area.

6. REFERENCES

- * Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th edn. The Bat Conservation Trust, London.
- * CT Ecology Ltd. (2023). *Emsworth Cottage Bat Survey Report*. Unpublished Report for VHE Construction Ltd. Brighton, East Sussex: CT Ecology Ltd.
- * Mitchell-Jones, T. & McLeish, A.P (2004). *The Bat Workers' Manual* (3rd Ed). Joint Nature Conservation Committee, Peterborough, UK.
- * Multi-Agency Geographic Information for the Countryside (2023) (MAGIC). *MAGIC* Natural England, Leeds. [on-line]. Available from: www.magic.gov.uk [Accessed on 17/10/2023].
- * Natural England (2015). *Standing advice for local planning authorities to assess impacts of development on bats: Survey and Mitigation for development projects*. [on-line]. Available from <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> [Accessed on 14/10/2023 and 26/07/2024].
- * The British Standards Institution. (2013). *Biodiversity – Code of practice for planning and development BS42020:2013*. BSI Standards Limited.

Appendix A

Survey Maps



Figure 1: Emsworth Cottage Emergence and Activity Survey Map. Survey 2: 11/06/2024

Drawn by: CT
Date: 29/07/2024
Scale: See Map



Figure 2: Emsworth Cottage Emergence and Activity Survey Map. Survey 3: 10/07/2024

Drawn by: CT
Date: 29/07/2024
Scale: See Map

Appendix B

Legislation

LEGISLATIVE FRAMEWORK

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive¹ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include

- * Countryside and Rights of Way (CRoW) Act 2000
- * Deer Act 1991
- * Natural Environment & Rural Communities (NERC) Act 2006
- * Protection of Badgers Act 1992
- * Wild Mammals (Protection) Act 1996

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- * intentional or reckless disturbance (at any level);

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

- * intentional or reckless obstruction of access to any place of shelter or protection; and
- * selling, offering or exposing for sale, possession or transporting for purpose of sale

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- * deliberate killing, injuring or capturing of Schedule 2 species (all bats);
- * deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- * deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- * damage or destruction of a breeding site or resting place; and
- * keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.