

**2 Church Orchard,
St.Peter's Rd.,
Hayling Island,
PO1 0RT**

PHASE 1 DAYTIME BAT SURVEY

DECEMBER 2023

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SUMMARY

This report constitutes a phase 1 bat survey carried out on the 28th December 2023 at 2 Church Orchard, St.Peters Rd., Hayling Island, PO1 0RT (GR:SU730031).

The loft could not be accessed, and the roof has potential access points into the ridge tiles. Therefore, the dwelling has low potential for roosting bats and a phase 2 bat survey is recommended.

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INTRODUCTION

Background

I was contracted to undertake a Phase 1 Daytime Bat assessment of 2 Church Orchard, St.Peters Rd., Hayling Island, PO1 0RT.

The application seeks to redevelop the house by adding a side two-storey extension.

This report presents the findings of the survey undertaken on 28th December 2023, which is aimed at assessing the suitability of the house and gardens to support bats.

Site Setting and Description

The property is a semidetached two-storey house which lies to the west of St.Peter's Road in North Hayling. It is flanked to the north by the church and churchyard and to the west by open arable. And to the east and south by detached properties with medium sized gardens. The closest woodland on the priority habitats inventory is in Northney 522m to the northwest and in Tye 620m to the southeast. The area has habitats suitable for most common bat species.

METHODS

Background Data Search

According to the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> the nearest EPS bat licences issued in 2010 for a property 460m to the north in Northney covering Common Pipistrelle, Soprano Pipistrelle, Natterer's Bat & Brown Long-eared bat.

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

Details of the survey methods are given below.

The property was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

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.

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10x42 close focus binoculars and a high-powered torch.

RESULTS

Phase 1 Bat Survey Results

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2017) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats

are present at the time or not. *Barbastelle Bats*, *Bechstein's Bat*, *Noctule*, *Soprano Pipistrelle*, *Brown Long-eared Bat*, *Greater Horseshoe Bat* and *Lesser Horseshoe Bat* are also UK BAP Priority Species and SPI.

The property was subject to a full Phase 1 bat survey. It is a two-storey semi-detached brick-built structure dating to the early 20th century. The roof is complex with hips on all faces and is covered with close-fitting slates tiles which are in good order. However, there are several potential access points under the ridge tiles (see figures 1 and 2). The fascias and soffits are all in good order with no potential openings.

The loft could not be accessed.



Figure 1. Western elevations looking east. Red arrows indicate potential access points for roosting bats.



Figure 2. Southern and western elevations looking northeast. Red arrows indicate potential access points for roosting bats.



Figure 3. Eastern elevations looking west.

Garage

The single storey garage is situated to the southeast of the house. It is block built with rendered walls and a roof of slates with similar clay ridge tiles to the main house. The roof and fascias are all in good order with no potential access points (see figure 4). The interior roof space is open with a softwood frame with no crevices or gaps and the roof is lined with bituminous felting (see figure 5). The garage has negligible potential for roosting bats.



Figure 4. Garage roof looking east.

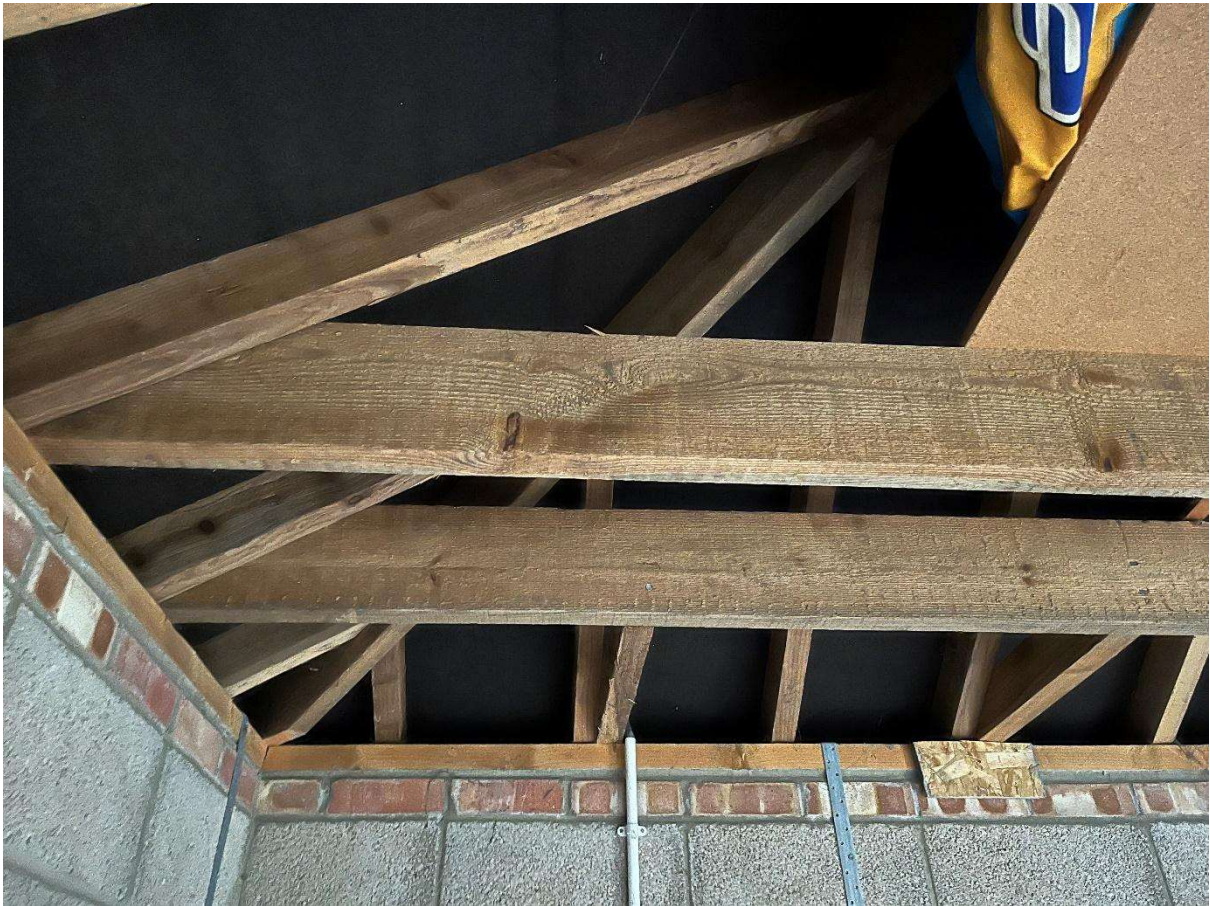


Figure 5. Garage interior looking south.

CONCLUSIONS

The loft could not be accessed, and the roof has potential access points into the ridge tiles. Therefore, the dwelling has low potential for roosting bats and a phase 2 bat survey is recommended.

A dusk emergence survey is required to elucidate whether bats are utilising the property. These can be carried out in suitable weather between May and the end of September.

This would entail surrounding the structure with surveyors such that all potential entrance/exit points are covered. The structure is then watched from either 15 minutes before sunset to 2 hours after or 2 hours before dawn to sunrise.

All emerging or re-entering bats are recorded along with their flight path, their species and the time of flight.

An emergence survey would identify:

- Whether bats are present in a structure, the species and number involved
- Entrance and exit points for the roost
- The type of roost
- Actions needed to be taken to ensure legal compliance

REFERENCES

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

INTERNET RESOURCES

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk