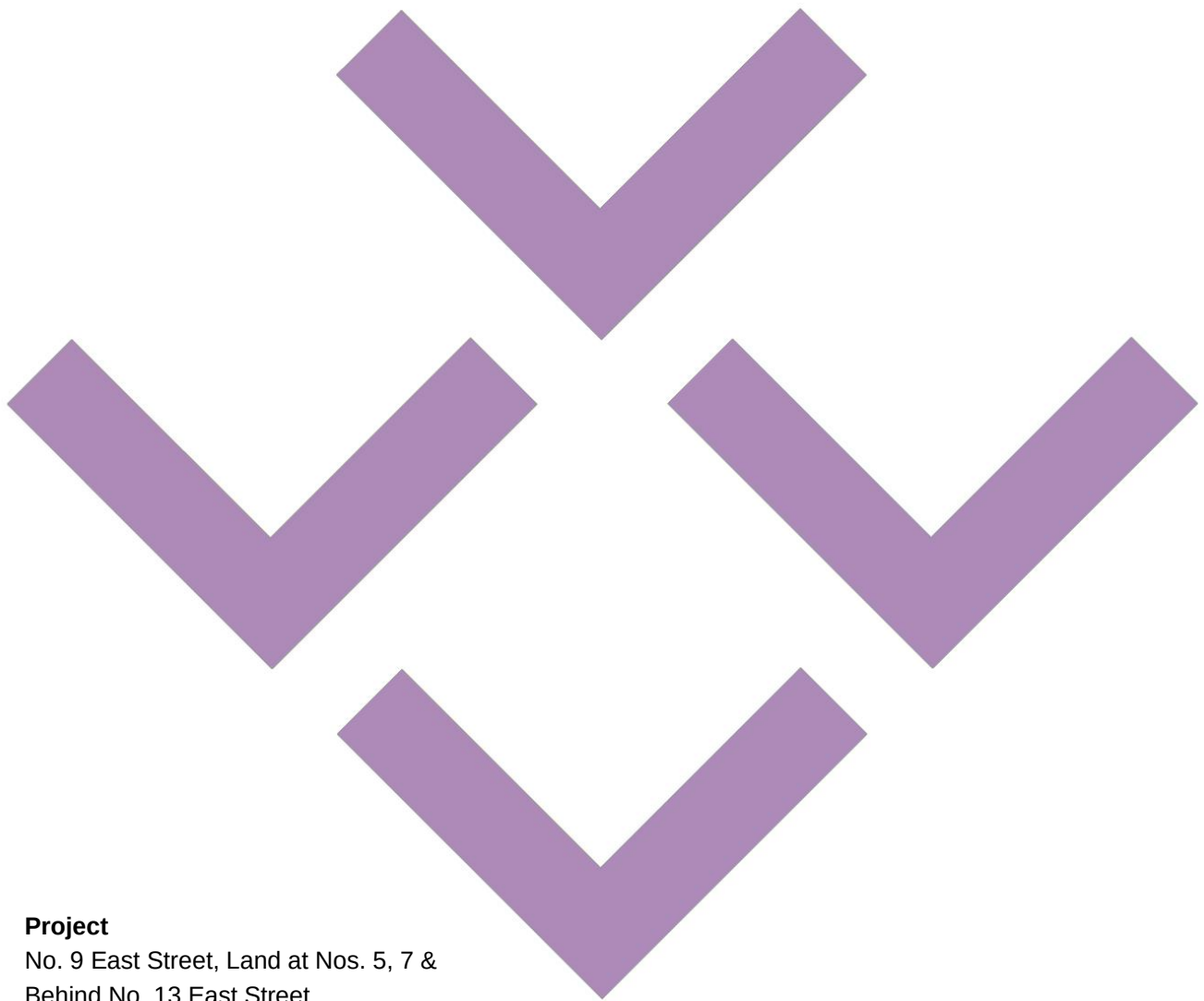




Project

No. 9 East Street, Land at Nos. 5, 7 &
Behind No. 13 East Street
Preliminary Roost Assessment & Bat
Roost Survey Report

Project No

EC1039-05b

Client:

JNP Developments & Investments Ltd
& P&N Developments

Date

September 2020

Project

No. 9 East Street, Land at Nos. 5, 7 & Behind No. 13 East Street
Preliminary Roost Assessment & Bat Roost Survey Report **Project No**
EC1039-02_03b

Client

JNP Developments & Investments Limited & P&N Developments

Report consultants Vicky Rusby ACIEEM

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Project Manager Disclosure:

The advice which we have prepared and provided is true to the best of our knowledge and with the information made available at the time and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

Quality check completed by:

Lisa Higgs

Date

September 2020

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Summary

enims have been commissioned to carry out a preliminary bat roost assessment and bat roost surveys of a building located at No. 9 East Street, Havant Hampshire (UK Grid Ref: SU 71844 06322) to establish the presence or likely absence of protected bat species which may utilise the building for roosting.

The building forms part of a site for a small phased development in the local area, comprising The Streets (No. 11 East Street), No. 9 East Street, land at Nos. 5, 7, land behind No. 13 and The Pallant. The proposed works in this phase include the demolition of No. 9 East Street, and the development of the site, the land at No. 5 and 7 East Street (cleared by previous owner) and the land behind No. 13 East Street. The development is to be undertaken by two developers and will create a number of assisted living 1-bed flats, 2-bed flats and 3-bed terraced houses. The developments are to be undertaken by JNP Developments & Investments Limited (No. 9 East Street and land at No. 5 and No. 7 East Street) and P&N Developments (land behind No. 13 East Street).

The preliminary roost assessment was carried out on the 10th August 2020 and the first bat roost survey visit completed the same evening (in conjunction with The Streets). The building was inspected externally and internally with a high-powered torch and binoculars looking for bats and evidence of bats such as staining, droppings, access points and any potential roost features.

No bats or evidence of bats were observed during the preliminary roost assessment. There was evidence rat droppings present.

Externally the building provided potential roosting access features for bats in the form of missing and rotten wooden soffit boards, a missing extractor flue hole and gaps around the rear doorway.

Three bat roost surveys were undertaken at No. 9 East Street and no roosting bats were observed during the survey visits. The demolition of this building is not likely to impact bats.

The land at No. 5, 7 and behind No. 13 East Street comprised rubble where previous buildings had been demolished, no buildings were present during the survey, therefore no potential for roosting bats was present. The development of the land is not likely to impact bats, however, low numbers of commuting and foraging bats were observed over land behind No. 13 East Street from nearby roosts.

Two roosts are located close by at The Streets (No. 11 East Street) and a neighbouring building The Chapel (outside the development), to the north of land behind No. 13 East Street. The construction and operational phases of the development should ensure no disturbance to these roosts and as such mitigation is included as a precaution.

The development of the site has scope to benefit wildlife including bats at this location if enhancements are included in the design plans.

Further Survey Effort/Ecology Requirements

A Precautionary Method should be followed during the construction and operational phases to ensure no disturbance to nearby roosting bats. This is given within this report.

Biodiversity Net Gain

Current policy is that the planning system should provide biodiversity net gains where possible, therefore net gain should be a common thread running through all development. Net gain is when development leaves biodiversity in a better state than before.

Enhancements should be incorporated into the plans at an early stage as advised by the ecologist with enhancements such as:

- Integrated bird boxes into the new builds
- Integrated bat boxes into the new builds
- Native planting and pollinator friendly plants in garden/open spaces
- Insect hotels in garden/open spaces
- Water Features in garden/open spaces
- Green walls, green roofs green balconies

1 Introduction

1.1 Context and Site Description

enims were commissioned in August 2020 to carry out a Preliminary Roost Assessment of a building located at No. 9 East Street, Havant Hampshire PO9 1PR, to search for any evidence of bats and potential roosting features that bats may utilise. This was required to submit with a planning application to demolish one building and renovate the other. All native bat species are material planning considerations, which must be accounted for before a planning decision is made, therefore it is important to establish their presence or likely absence prior to the removal of any buildings which may potentially act as roosts. For this reason, internal and external inspections were conducted.

Land at Nos. 5 and 7, No. 9 and land behind No. 13 are located along East Street, which is a mixture of residential, offices and shops within Havant town centre. Havant is a built-up area and is within a SSSI impact risk zone (MAGIC 2019). To the south of Havant there are numerous protected habitats these being:

- SSSI – Warblington meadow which is approximately 1.3km away, Langstone Harbour approximately 1.7km away and Chichester Harbour approximately 2.2km south are Special Sites of Scientific Interest (SSSI)
- SPA and RAMSAR – Chichester And Langstone Harbours are also a Special Protection Area (SPA) approximately 2km south and a Ramsar Site approximately 1.6km away.
- SAC - Solent Maritime is afforded protection under a Special Area of Conservation (SAC) designation approximately 1.7km south.

Local bat records indicate the following bat species in the surrounding 4km. These comprise records of at least fourteen species, including western barbastelle, common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, brown long-eared, serotine, noctule, Leisler's, alcahloe, Bechstein's, Brandt's, whiskered, Daubenton's and Natterer's bats.

In 2014 a European Protected species licence (2014-1826-EPS-MIT) was granted to destroy the resting place of common pipistrelle bats approximately 1.1km south of the site.

1.2 Project Overview

The site forms part of a small phased development in the local area, comprising "The Streets" (No. 11 East Street), No. 9 East Street, land at Nos. 5, 7 and 13 and The Pallant.

- No. 9 East Street to be demolished and developed by JNP Developments & Investments Limited into a development of ten supported living flats.
- No 5 & 7 East Street is a vacant site to be developed by JNP Developments & Investments Limited into four one bedroom supported living flats linked to the ten indicated above, and four 2-bedroom residential apartments.
- Land to the rear of 13 East Street is a cleared site to be developed by P&N Developments to form a terrace of six 3-bedroom terraced town houses.
- The renovation of The Streets into three 2-bedroom apartments by P & N Developments.
- The Pallant will be retained as short-term site accommodation with redevelopment likely at some point in the future by P & N Developments.

1.3 Legislation and Policy Context

All native bat species are fully protected under nature conservation legislation. Protection is afforded under Section 9 of the Wildlife and Countryside Act 1981 (as amended) through the species' inclusion under Schedule 5. All native bat species are also defined as European Protected Species (EPS) through inclusion in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended); the UK implementation of the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In brief, these legislative instruments make it an offence to deliberately or recklessly kill, injure or capture any bat. Roosts are protected from damage or destruction, furthermore it is illegal to deliberately disturb a bat whether roosting or otherwise.

In addition, the following native bats are identified as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006:

- Barbastelle Bat - *Barbastella barbastellus*
- Bechstein's Bat - *Myotis bechsteinii*
- Noctule - *Nyctalus noctula*
- Soprano Pipistrelle - *Pipistrellus pygmaeus*
- Brown Long-eared Bat - *Plecotus auritus*
- Greater Horseshoe Bat - *Rhinolophus ferrumequinum*
- Lesser Horseshoe Bat - *Rhinolophus hipposideros*

1.4 Local Policy

The Havant Borough Biodiversity Strategy January 2019 refers to the National Planning Policy Framework in their objectives to conserve and enhance the biodiversity network of the Borough:

'The National Planning Policy Framework (NPPF) (July 2018) states in paragraph 8, regarding sustainable development:

"c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

In taking a proactive approach to mitigating and adapting to climate change, plans should take into account the long-term implications for, among other things, biodiversity. (NPPF paragraph 149).

In paragraph 170:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) ... the wider benefits from natural capital and ecosystem services...

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

Paragraph 171 states:

“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework 53; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

Providing the rationale for the preparation of this Biodiversity Strategy, paragraph 174 states that:

“To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

2 Methodology

2.1 Site Survey

The survey was carried out on the 10th August in optimal weather conditions by Vicky Rusby an ecologist with enims Ltd. Vicky holds a Class 2 bat license and is experienced in protected species surveys.

The aim of the inspections was to gather evidence to determine whether the buildings either had the *potential* to support bat roosts or showed direct indications of current/previous use by roosting bats. All surveys were carried out in strict accordance with Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016).

During the survey, a search was made for direct evidence of bat activity, such as corpses, droppings, urine stains and scratch marks. Potential access points, particularly those free of cobwebs and other obstructions, were also recorded, irrespective of whether there was direct evidence of use in the vicinity. Equipment used included high-powered torches and binoculars.

2.2 Bat Roost Surveys

The aim of the roost surveys carried out was to establish the presence or likely absence of bat species on site, and to determine whether they were roosting within the building itself. All surveys were carried out in strict accordance with Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016).

Supplementary information such as foraging and commuting behaviour was noted in order to develop the best possible understanding of how the site is utilised by bats.

During August and September 2020 two dusk emergence survey visits and a dawn survey visit were carried out. The surveys were carried out using EchoMeterTwo (EMT) detectors and BatLoggerM units. Over the course of the surveys, three surveyors were positioned in order to maximise the visibility of areas with potential emergence points for roosting bats.

Surveys were led by Vicky Rusby, who was assisted by Pete Satchell, Richard Codlin, Paula Richings, Ciara Askin, Jake Cousins and Steve Quick, all of whom are experienced in bat roost surveys.

2.3 Impact Assessment and Approach to Mitigation

A standardised methodology is adopted to undertake impact assessments for bat species identified in this roost survey.

When assessing potential impacts from development operations, the following factors are considered:

- Baseline value of the ecological feature or resource.
- Positive or negative biodiversity outcome.
- Confidence in predictions.
- Magnitude of impact.
- Extent of impact.
- Duration of impact.
- Reversibility of impact.
- Timing and frequency of impact.

3 Survey Results

3.1 Preliminary Roost Assessment

No. 9 East Street is a single-storey former shop with vacant office space to the rear. It has been tightly boarded for security to the front elevation and all windows, additionally the plywood has been taped to form a tight seal (Photographs 1 and 2, Appendix B). The shop front along East Street has gaps beneath the boards allowing rodents to enter. The shop sign to the east side has fallen away exposing internal voids to the sign.

The flat felt roof has some gaps along the rear elevation joins and a corner to the north-east has rotted beneath the felt (Photograph 3, Appendix B). Narrow gaps are present along much of the wooden bargeboard along the rear elevations (Photograph 4, Appendix B). Two airbricks and a vent are present to the north-east elevation with moderately large openings (Photograph 5, Appendix B).

On the north elevation an extractor fan has been removed, leaving a vent allowing access internally (Photograph 6, Appendix B). To the west previous shops joining No. 9 have been demolished leaving gaps in the external brickwork where support beams have been removed (Photograph 7, Appendix B).

Internally the ceiling tiles have come away and rodent droppings are evident. The rooms are moderately cobwebbed (Photograph 8, Appendix B).

Externally the building is in poor condition, however, internally the building is in moderate condition despite being in disrepair.

No evidence of bats was found during the survey. However, the building had **moderate potential** for roosting bats within external gaps and beneath the gaps around the flat roof.

3.2 Bat Roost Survey Results

As a moderate potential building two survey visits were required, comprising a dusk emergence and dawn re-entry. The surveys were undertaken in conjunction with an adjacent building (The Streets) which required three survey visits, therefore three survey visits were also undertaken to No. 9 East Street. No bats were observed emerging or re-entering the building during the survey visits. Moderate foraging activity was recorded during the first survey visit, low-nil activity during the second and third survey visits.

Full survey data is given in Appendix C including Meteorological Data. Activity map and surveyor positions in Figure 3, Appendix D.

4 Assessment and Recommendations

4.1 Discussion

The Preliminary Roost Assessment survey concluded that No. 9 East Street had **moderate potential** to support an active bat roost as potential roosting features were present. Subsequent bat roost surveys found no bats were observed emerging or re-entering the building and as such no impacts to bats are anticipated as a result of the building being demolished. However, two known roosts are present locally and a precautionary method should be followed during the development to ensure these roosts are not affected.

4.1.1 Short Term Impacts

There is potential for indirect adverse impacts on roosting bats through disturbance to roosts located at The Streets and The Chapel

4.1.2 Long Term Impacts

There is a risk that insensitive external lighting within the proposed development could disrupt commuting and foraging bats or emerging bats from neighbouring roosts.

4.2 Mitigation Requirements

The proposed development could cause the disturbance of two roosts located at The Streets and The Chapel. Therefore, a bat sensitive lighting scheme should be implemented during the construction and operation of the development. Measures should include low-intensity lighting with very little or no UV light, zero upward light spill, low level lighting and directional lighting angled away from adjacent buildings with roosting potential, in particular, confirmed roosts at The Streets and The Chapel.

4.3 Ecological Enhancements

There is scope for significant ecological enhancement during this development by planting for wildlife and the inclusion of bat and bird boxes within the new builds.

Biodiversity Net Gain

Current policy is that the planning system should provide biodiversity net gains where possible, therefore net gain should be a common thread running through all development. Net gain is when development leaves biodiversity in a better state than before.

Enhancements should be incorporated into the plans at an early stage as advised by the ecologist with enhancements such as:

- Native planting and pollinator friendly plants in garden/open spaces
- Green walls, green roofs and green balconies

Additional enhancements for wildlife are suggested such as:

- Integrated bird boxes into the new builds
- Insect hotels in gardens/open spaces
- Water Features in garden/open spaces

4.4 Data Constraints

The results from the preliminary roost assessment and bat roost survey are valid for eighteen months. After this amount of time surveys should be repeated. If a European Protected Species Mitigation Licence is needed data from the surveys should be from the most recent survey season.

5 Conclusion

No. 9 East Street was found to have moderate potential for roosting bats during the PRA as features were present which could be utilised, and access was possible at several locations around the building. No bats were observed emerging or re-entering the building during the survey visits and it was determined bats were not currently utilising the building as a roost. The demolition of this building is not anticipated to impact bats. However, bats were using the land behind No. 13 East Street for commuting and foraging and two bat roosts are known to be located locally at The Streets (within the wider area of the development site) and The Chapel (a neighbouring residential building). Therefore, the development of this site should be undertaken using a precautionary method to ensure the roosts are protected from disturbance during the construction and operational phases. The precautionary approach should include sensitive lighting including low-intensity lighting with very little or no UV light, zero upward light spill, low level lighting and directional lighting angled away from adjacent buildings with roosting potential, in particular, confirmed roosts at The Streets and The Chapel.

Opportunities are available to significantly increase biodiversity at the site by designing the development to include ecological enhancements, such as planting for pollinators in the new build gardens or communal areas, including native species planting and integrating bat boxes, bird boxes and bee bricks into the new builds.

6 References

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd ed.). Bat Conservation Trust, London.

Havant Borough Council (January 2019) Local Plan 2036, Havant Borough Diversity Strategy

Mitchell-Jones, A. J. (2004). *Natural England Bat Mitigation Guidelines*. English Nature. Peterborough.

Mitchell-Jones, A. J. and McLeish, A. P. eds., (2004). *Bat Workers' Manual*. Joint Nature Conservation Committee, Peterborough.

Multi-Agency Geographic Information for the Countryside. www.magic.gov.uk. Accessed 10/11/2019.

Appendix A: Site Plans



Figure 1. Location of No. 9 East Street & The Streets (red line) and surrounding landscape.

Contains OS data @Crown copyright and database right (2020)

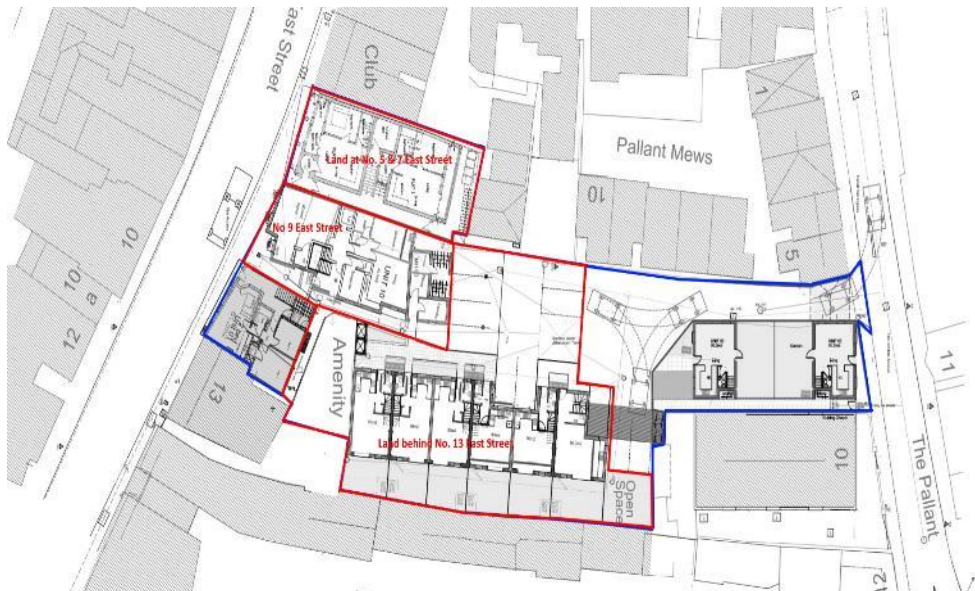


Figure 2. Site plan of land at No. 5 & 7, No. 9 East Street & land behind No. 13 (red lines) and eider site (blue line).

Appendix B: Site Photographs



Photograph 1.
Land at Nos. 5 & 7 East Street (behind boarding) and No. 9 (right) front elevation.



Photograph 2.
Rear elevation of No. 9 (to right) with land behind No. 13 in foreground.



Photograph 3.
Rotten flat roof and gaps beneath bargeboards.



Photograph 4.
Gaps under bargeboard of No. 9 East Street



Photograph 5.
Air vent to No. 9 East Street



Photograph 6.
Open hole from removed extractor unit at the rear of No. 9 East Street



Photograph 7.
Gaps in No. 9 where neighbouring building (No. 7) has been demolished



Photograph 8.
Internal shop area of No 9 East Street

Appendix C: Bat Roost Survey Data

Survey Visit 1; 10th August 2020

Location:	The Streets/No. 9 East Street	Project No:	EC1039-03
Weather:	Hot, dry, 0BF, 10% cloud		
Start temp:	23°C	End temp:	21°C
Date:	10/08/2020	Sunrise/ sunset times:	20:35
Start time:	20:20	End time:	22:05

Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)
20:55	Common pipistrelle	Emergence around gaps on north ground floor of The Streets, bat circled and flew north east
21:11	Common pipistrelle x 2	Emerged around gaps on north ground floor of The Streets, 2 bats
21:11-21:18	Common pipistrelle x 2	Foraging, continuously north of The Streets
21:23	Common pipistrelle	Flew north from The Streets towards road Flew over neighbouring site, south
21:29	Common pipistrelle	Heard not seen, 2 passes, north of The Streets
21:30	Common pipistrelle	Commuting north west from The Streets Heard not seen, south
21:34	Common pipistrelle	Heard not seen, 5 passes, north
21:39	Common pipistrelle	Heard not seen, north
21:41	Soprano pipistrelle	Heard not seen, north
21:42	Common pipistrelle	Heard not seen, 4 passes, north Heard not seen, south
21:54	Common pipistrelle	Heard not seen, 13 passes, north Heard not seen, south
21:56	Common pipistrelle	Heard not seen, south
21:59	Common pipistrelle	IR camera shows emergence from gap on north elevation of The Streets
22:00	Common pipistrelle	Heard not seen, 4 passes, north Heard not seen, south

Survey Visit 2; 26th August 2020

Location:	The Streets/No. 9 East Street	Project No:	EC1039-03
Weather:	Previously high winds during day, now BF 1 – 2 (gusts to 20mph), dry, 25% cloud		
Start temp:	17°C	End temp:	16°C
Date:	26/08/2020	Sunrise/ sunset times:	06:02
Start time:	04:20	End time:	06:15

Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)
		No bats

Survey Visit 3; 16th September 2020

Location:	The Streets/No. 9 East Street	Project No:	EC1039-03
Weather:	Warm, dry, 1BF, 0% cloud cover		
Start temp:	23°C	End temp:	20°C
Date:	16/09/2020	Sunrise/ sunset times:	19:15
Start time:	19:00	End time:	21:00

Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)
19:36	Noctule	Heard not seen, north
19:39	Noctule	Heard not seen, north
19:44	Common pipistrelle x 3	Foraging north-east
19:47	Common pipistrelle	Foraging, social call, north
20:26	Common pipistrelle	Heard not seen, north-east
20:28	Common pipistrelle	Heard not seen, north

Appendix D: Bat Activity

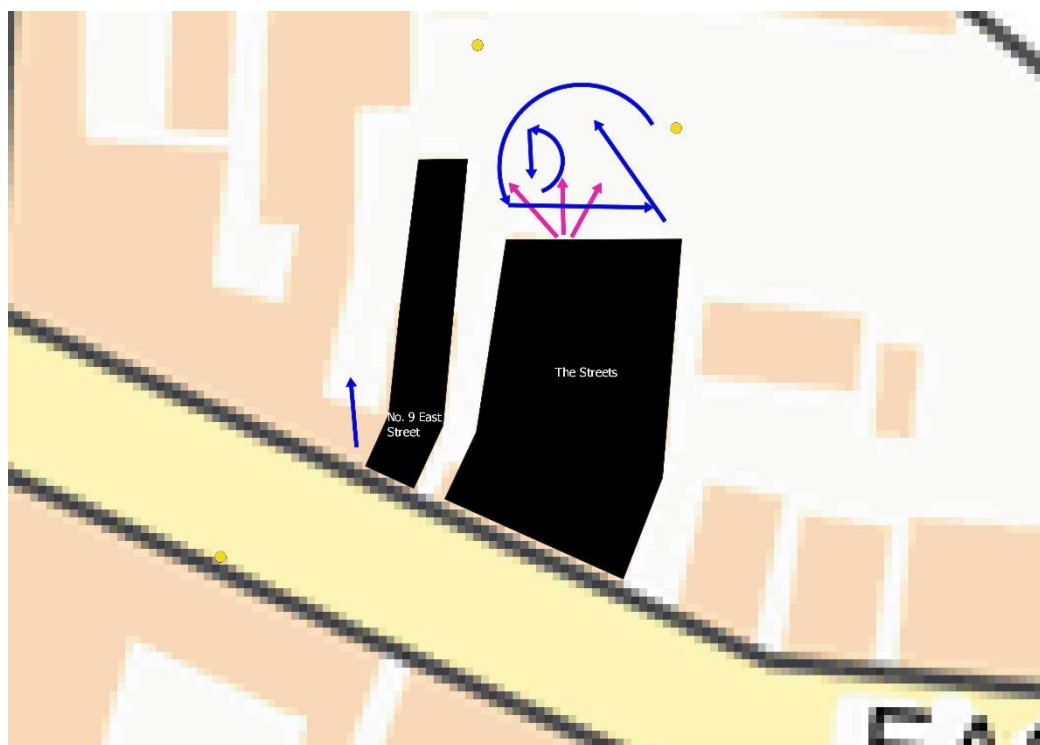


Figure 3. Surveyor position shown by yellow, bat emergence (from The Streets) by pink arrows and bat foraging activity by blue arrows