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Bat Scoping Assessment

**Harbour View, Marine Walk, Hayling Island, Hampshire,
PO11 9PQ**

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14th October 2016

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Report Summary

- 1. A bat scoping assessment was conducted at the Harbour View property on Marine Walk, Hayling Island. It is proposed that this property will be extended along its east and south facing elevations and this assessment was undertaken to establish what impact (if any), this development might have upon roosting bats.**
- 2. The assessment was undertaken by Dr Ryan Walker on the 10th of October 2016, according to best practice guidance as outlined by the Bat Conservation Trust.**
- 3. No direct evidence of recent bat use or potential evidence of use was recorded and owing to a lack of suitable features for roosting bats, the property is deemed to have a 'negligible' potential to support roosting bats.**
- 4. No further surveys or mitigation are required in relation to bats, whilst some enhancements for wildlife have been outlined in section 4 in line with National Planning Policy Framework guidelines.**

This report has been prepared by The Ecology Co-operation Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client. This report only becomes the property of the client once payment for it has been received in full.

We disclaim responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.



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1 INTRODUCTION

1.1 Purpose of the Report

A bat scoping assessment was undertaken for the domestic property called Harbour View, Marine Walk, Hayling Island. It is proposed that the east and south facing elevations of the house are to be extended. This assessment was undertaken to establish the likelihood of roosting bats using the parts of the house proposed to be impacted by this works and how the proposed works may potentially impact upon roosting bats.

A full Preliminary Ecological Appraisal for this development was not deemed to be necessary, due to the small scale of the footprint of the proposed development and the perceived lack of the potential for a significant impact upon other protected species within this locality. However, where any potential impacts upon other protected species was identified, this has been addressed within the findings of the report.

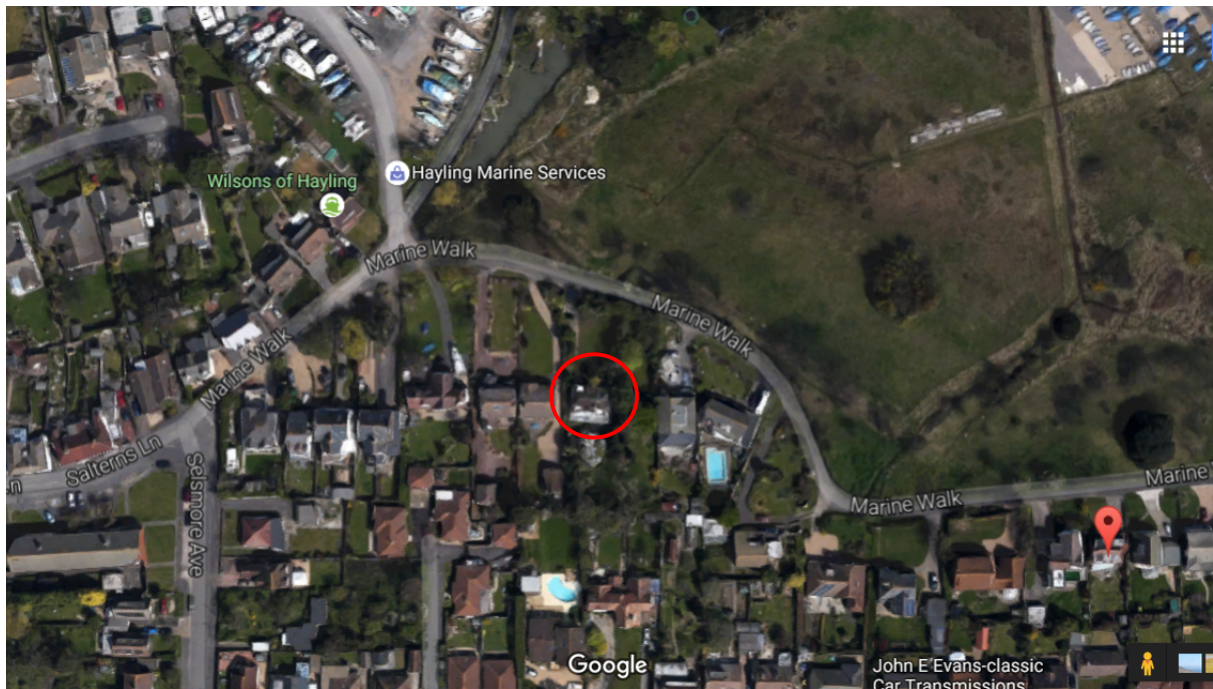


Figure 1. The location of Harbour View, Marine Walk, Hayling Island. Figure orientated north to south.

1.2 Site Description

The house is surrounded to the east, west and south, with similar large detached and semi detached properties, with moderate to large associated gardens. Two hundred metres to the north and east are expansive intertidal areas and salt marshes, designated as Chichester Harbour SSSI and the Chichester and Langstone Harbours SPA (Fig. 1). The wider landscape supports habitats that could be considered of moderate value as habitat for bats.



1.3 Legal Protection

All species of bats within the UK are protected via The Conservation of Species and Habitats Regulations (2010) and also the Wildlife and Countryside Act (1981), as amended. Therefore, 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 by bats" whether or not bats are present at the time. Details of legislation and legal protection afforded to all species of British bats are given in Appendix 1.

The results of this assessment will guide any necessary mitigation to ensure that no individuals or populations of bats and their roosting habitat are negatively affected by the proposed works, and therefore no offence is committed under UK and EU wildlife legislation.



2 *METHODOLOGY*

This assessment was undertaken on the 10th of October 2016 by Dr Ryan Walker, MCIEEM, CEnv (Natural England license holder: 12015-16736-CLS-CLS- Bat Survey Level 2) following best practice survey techniques as outlined by the Bat Conservation Trust (BCT)¹.

The survey focussed upon the internal and external features of the areas of the property to be impacted by the proposed works, including the south and east facing external aspects, roof void and the external fabric of the roof. The external aspects were searched for potential bat roosting crevices and in turn these crevices searched for signs of bat use such as scratch marks, staining from bat fur, bat droppings and insect feeding remains (e.g., wing cases) as well as bats themselves. Where possible these features were inspected with a torch and/or endoscope. The internal roof void was inspected for further evidence, such as droppings, staining and scratch marks that could suggest that bats have been using this internal space as a roost within the recent past.

¹Collins, J.(ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London..



3 RESULTS

Much of the first floor of the southern and eastern external elevation of the house is clad in a PVC conservatory type structure (Figs. 2-4). The conservatory appears to be tight-fitting, including the lead flashing joining the structure to the wall of the house and is therefore devoid of any gaps that would be considered suitable as potential roosting space for crevice roosting bats such as the pipistrelle species.

The soffits of the south and east facing aspects of the house are tight-fitting and devoid of gaps (Fig. 4). It is proposed that much of the roof is to be removed to make way for the new pitch when the proposed extension is completed. The roof is clad in largely tight-fitting machine made clay tiles, that are devoid of potential crevice roosting space. The lead flashing fringing the chimney and dormer windows upon the south facing aspect are tight-fitting and devoid of gaps (Fig. 3).

The roof void measures approximately 2m floor to apex height, with a floor space of approximately 3.5x10m. The void is timber framed and lined with a paper type material that is deteriorating and coming away in many places. There is no evidence to suggest that void roosting bats have been using the void space within the recent past.

The external aspects that will be effected by the proposed works and internal void space within the house at Harbour View have a negligible potential to support roosting bats.



Figure 2. The northeast facing aspect of the house at Harbour View.



Figure 3.The south facing aspect of the house at Harbour View.



Figure 4.The east facing elevation of the house at Harbour View.



Figure 5. The internal aspects of the roof void at Harbour View.



4 CONCLUSIONS

This assessment has established the potential impacts resulting from the proposed extension works to the house at Harbour View, in relation to populations of roosting bats. The results of the assessment suggest that these areas have a negligible potential to support roosting bats. As a result, no further surveys or mitigation in relation to bats are required.

Under the UK Governments National Planning Policy Framework, planning policy aims to achieve sustainable development through three dimensions; economic, social and environmental². The environmental role can be achieved through undertaking steps to improve biodiversity. The following ecological enhancements are suggested for the proposed development.

- The wider area supports ideal foraging habitat for bats. Artificial bat roosting habitat can be created by through the provision of bat boxes. Four 2F general purpose bat boxes (<http://www.nhbs.com/title/158629/2f-schwegler-bat-box-general-purpose>) can be sited within trees close to the proposed development. The boxes should be sited upon trees as high as possible, preferably by a suitably qualified ecologist using tree access climbing gear.
- Six artificial house martin nests (<http://www.nhbs.com/title/195378/house-martin-nests>) could be fitted to the eaves of the new proposed structure to replace existing potential nesting habitat lost by the proposed demolition of the existing structures.
- A wildlife friendly lighting scheme should be included for any external lighting upon the proposed new development. Nocturnal animals such as bats are sensitive to artificial light. External lights should be on timers, lighting should be directed downwards or at a low level. (http://www.bats.org.uk/pages/bats_and_lighting.html)

Should you need any further advice on the information provided above, please do not hesitate to contact us.

²https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

APPENDIX 1 - LEGISLATION AND POLICY

Bats

All species of British bat are fully protected under the Wildlife and Countryside Act 1981 as amended through inclusion in Schedule V. All bat species in the UK are also included in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

Bat species are afforded further protection by the Countryside and Rights of Way (CROW) Act 2000; and the Natural Environment and Rural Communities Act 2006.

Under the above legislation it is an offence to:

- kill, injure or take an individual;
- possess any part of an individual either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb these species whilst using any place of shelter or protection; or
- deliberate disturbance in such a way as to be likely to impair their ability to:
 - survive, to breed or reproduce, or to rear or nurture their young; or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong;
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead bat, or any part of, or anything derived from a bat.

It is also an offence to set and use articles capable of catching, injuring or killing bats (for example a trap or poison), or knowingly cause or permit such an action. In the case all species of British bat there is also protection under *Schedule 6 of The Wildlife and Countryside Act 1981* (as amended) relating specifically to trapping and direct pursuit of these species.

A European Protected Species License (EPSL) in relation to bats is required from Natural England for any work that would result in an otherwise unlawful activity (e.g. damage to a bat roost). A license can only be issued to permit otherwise prohibited acts if Natural England are satisfied that all of the following three tests are met:

- The proposal is for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- There is no satisfactory alternative; and
- The action authorised by the license will not be detrimental to the maintenance of bat populations at a favourable conservation status in their natural range.

A bat roost is defined by the Bat Conservation Trust publication *Bat Surveys—Good Practice Guidelines 2nd Edition* as "*the resting place of a bat*"¹. Generally however, the word roost is interpreted as "*any structure or place, which any wild bat uses for shelter or protection.*"

Bats tend to re-use the same roosts; therefore legal opinion is guided by recent case law precedents, that a roost is protected whether or not the bats are present at the time. This can include for summer roosts, used for breeding; or winter roosts, used for hibernating.