

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Bulbeck Road Car Park, Havant, Hampshire PO9 1HN

Client:

Havant Borough Council

Survey date:

18th March 2024

Project:

The proposed development consists of the demolition of the existing multilevel car park. There are no further plans proposed following the demolition at the time of this report.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
18/03/2024	13	88	100	6	light intermittent drizzle

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants – A UKHabs map is provided in Appendix 1a and a site location plan is provided in Appendix 2.	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	<u>Site Context</u> The site is located at national grid reference SU 71635 06203 and has an area of approximately 0.25 ha. The site is characterised by a large multi storey carpark with brick exterior which spans the complete area of the site. The site is situated within an urban context, ~7.8km northeast of Portsmouth city centre. As a result, the site is surrounded by a mixed of commercial and residential buildings. However, beyond its immediate surroundings there are habitats of elevated ecological value such as grassland, standing bodies of water and good quality woodland. A site location plan is available in appendix 2. <u>Priority habitat</u> There are no priority habitats on the site or within immediate vicinity of the site. The closest habitat is Deciduous woodland located ~450m to the northeast. <u>Onsite habitat</u> There were not considered to be any limitations to the habitat survey. Habitats on site include: • Buildings (u1b5) • Developed land; sealed surface (u1b) – Secondary codes introduced shrubs (847) <u>Buildings (u1b5)</u> There is a single building onsite (B1) which consists of a multilevel carpark. This building is described in greater detail in relation to bats later in the report.



Figure 1 - View of the building from the northeast.

Developed land; sealed surface (u1b) – Secondary codes introduced shrubs (847)

The area of land surrounding the building consists of a paved path around the south and east of the site and a small strip of tarmac down the northern side. The western side of the site is bordered by the neighbouring property. The site is surrounded by Bulbeck Rd to the north, east and south.

To the northeast and south of the building are 3 shingle planting beds with ornamental shrubs spaced apart and species including Cherry Laurel (*Prunus laurocerasus*), Yew (*Taxus baccata*) and Cordyline Palm (*Cordyline australis*). Also within the shingle is sparse successional vegetation.



Figure 2 - View of the Cherry Laurel shrubs to the south.



Figure 3 - View of the Yew shrubs to the northeast.

Foreseen Impacts

Due to the habitats on and surrounding the site being of low/negligible ecological value, there are not considered to be any significant impacts to habitats of ecological importance as a result of the proposed development.

<i>Recommendations</i>	Planting of native trees and shrubs should be included within the proposed site plans following the demolition of the building once the subsequent development has been decided.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The following statutory and non-statutory sites are present within a 2km radius of the site: - Chichester harbour (Ramsar site, SAC, SPA, and SSSI), 1.1km south - Chichester Harbour is one of the most important sites for wildlife in the United Kingdom and is globally important for migratory birds. The harbour is designated as a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA) for birds. - Langstone Harbour (Ramsar site, SPA, SAC RSPB nature reserve and SSSI), 1.2km south - Two large estuarine basins linked by a channel and including extensive intertidal mudflats, saltmarsh, sand and shingle spits, and dunes supporting reedbeds and some grassland. Numbers of wintering waterbirds regularly exceed 20,000 individuals and include internationally and nationally important numbers of several species.
<i>Foreseen Impacts</i>	Due to the distance and surrounding physical barriers, there are not considered to be any foreseen impacts on surrounding designated sites as a result of the proposed demolition.
<i>Recommendations</i>	There are no further recommendations for designated sites.
Bats – A PRF plan is located in Appendix 1b	
<i>Summary of Survey Findings</i>	<u>Limitations</u> Limitations to the survey included the height of the building reducing visibility of the northeast faces of the northeast tower and the southwest faces of the southwest tower. This was not considered to be a major limitation due to the use of binoculars during the assessment. Additionally, internal voids could not be assessed for bat evidence due to access and health and safety reasons. This is not considered to be a significant limitation due to the recommendation of further surveys. <u>Local Records</u> The following Granted European Protected Species Licences are present within 2km of the site: 2014-1826-EPS-MIT (SU70800630) for common pipistrelle covering the destruction of the roosting place and located 800m west of the site. <u>Foraging and commuting bats</u> The site is characterised by a single built structure with limited vegetation present. As the site is situated within an urban setting, levels of artificial lighting would be unfavourable to bats when foraging and commuting. The suitable habitats are situated to the south of the site in addition to Hollybank wood located to the 2.9km northeast of the

	site, which would be ideal habitats for foraging and commuting bats. The site is therefore assessed to have negligible value for foraging and commuting bats. <u>Roosting bats</u> There is a single building on the site which consists of a multilevel car park with towers to the southwest and northeast and a single storey toilet block joined to the east. The building is of brick construction with concrete floors and ceilings internally and additional car parking areas on the flat concrete roof. The towers feature tiled roofs on all faces in addition to hanging tiles extending approximately 1m down the walls on all sides. The toilet block also features a tiled roof and a large internal loft. Large, open barred windows are present across the entire building and there is an open entrance for cars on the ground floor. Internally within the ground floor and towers are several rooms used for storage, an office and electrical cupboards. The northeastern tower has roosting value for crevice roosting bats beneath the roof tiles and hanging tiles. Additionally, there is roosting value for crevice roosting bats beneath the lead flashing to the southeast of the tower. Gaps beneath the tiles may also lead to internal voids which could provide value for void roosting bats. The southwestern tower also has roosting value for crevice roosting bats beneath the roof tiles and hanging tiles in addition to beneath lead flashing to the southeast of the tower. These gaps may also lead to internal voids within the roof that could have value for void roosting bats. The toilet block to the east has roosting value for crevice roosting bats beneath slipped, lifted and missing tiles. There is also roosting value for crevice roosting bats within gaps in the soffit and this also provides potential access to the internal loft. Additionally, the building has suboptimal roosting value for void roosting bats within the internal loft which is separated into two halves. Both halves of the loft feature heavy leaks and have evidence of water damage which has corroded the ceiling and created holes into the toilet blocks below. The northern half of the loft had a light which appears to be permanently on with no accessible light switches that control it. This would create disturbances to any potential roosting bats and makes the northern half of the loft of no value. The southern half of the loft, however, is dark and has value for void roosting bats. The remainder of the building has no further potential roosting features with the brick walls well sealed and no signs of access or potential roosting locations within the internal rooms and car parks.
--	---

Taking into context the potential roosting features on site in addition to the low value surrounding for aging and commuting habitat, the site is considered to be of **moderate value** to crevice roosting and potentially void roosting bats.



Figure 4 - View of the north and eastern faces of the building.



Figure 5 - View of the eastern face of the building.



Figure 6 - View of the southern face of the building.



Figure 7 - View of the car park on the roof of the building.



Figure 8 - View of the northeastern tower showing gaps beneath lead flashing and area of tiled roof.



Figure 9 - View of southwestern tower showing tiled roof and hanging tiles.



Figure 10 - View of toilet block to the east of the building.



Figure 11 - View of lifted tiles on the toilet block.



Figure 12 - View of gap beneath soffit to the south of the toilet block.



Figure 13 - View of northern internal loft cavity through corroded hole in ceiling of toilet block.

<i>Foreseen Impacts</i>	The proposed development would involve the destruction of any bat roosts present causing disturbance and potentially harm or death to bats present during the demolition.
<i>Recommendations</i>	Two bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart. Five surveyors are required to provide full coverage of the building. If bat roosts are confirmed in the building, one additional survey will be required to characterize the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.

	Any future proposals should incorporate features such as bat tiles, bat bricks, bat boxes and planting to provide additional foraging opportunities.
Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site. However, the introduced shrubs have nesting value for common bird species.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
Reptiles	
<i>Summary of Survey Findings</i>	The only vegetation present onsite is ornamental shrubs which are located spaced apart on isolated areas of shingle and offer limited refuge value. The site is separated from nearby vegetated areas by Bulbeck road which surrounds the site. The site does not contain vegetation extensive enough to support a population of reptiles and is fragmented from any neighbouring reptile habitat. Therefore, reptiles are considered to be absent from the site.
<i>Foreseen Impacts</i>	There are no foreseen impacts on reptiles as a result of the proposed development.
<i>Recommendations</i>	There are no further recommendations.
Amphibians	
<i>Summary of Survey Findings</i>	There are 5 standing waterbodies within 500m of the site which are located 40m to the east, 60m to the south, 190m to the south, 360m to the west and 470m to the west. The onsite habitat however is of negligible foraging and refuge value for amphibian with the site surrounded by hard standing which is a barrier to dispersal. Amphibians are therefore considered to be absent from the site.
<i>Foreseen Impacts</i>	There are not considered to be any impacts on GCN or common species of amphibians as a result of the proposed development.
<i>Recommendations</i>	There are no further recommendations for amphibians.
Badgers and other mammals	
<i>Summary of Survey Findings</i>	No setts were recorded during the site visit within 30m of the site. The onsite habitat consists of buildings and hardstanding which have negligible refuge and foraging value for terrestrial mammals. The site may be used by commuting mammals.

<i>Foreseen Impacts</i>	There are no foreseen impacts on badger setts as a result of the proposed development. However, there is a risk of entrapment of mammals during construction.
<i>Recommendations</i>	Basic precautionary mitigation during works is recommended: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	There are several drainage ditches within the surrounding landscape but there are no running watercourses on or adjacent to the proposed development. Therefore, riparian mammals are considered to be absent from the site.
<i>Foreseen Impacts</i>	There are not considered to be any foreseen impacts on riparian mammals as a result of the proposed development.
<i>Recommendations</i>	There are no further recommendations for riparian mammals.
Hazel dormouse	
<i>Summary of Survey Findings</i>	There are no habitats on site which are of value to dormice. Additionally, there is no connectivity to surrounding habitats which are of value to dormice. Therefore, this species is considered to be absent from the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	There are no further recommendations for dormice.

Appendix 1a: Habitat map



Appendix 1b: PRF Plan



Appendix 2: Location map



Limitations and Copyright

Preliminary Ecological Appraisal and Roost Assessment

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Leah Cook, Consultant Ecologist	18/03/2024
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant	19/03/2024
Final	1.0	Leah Cook, Consultant Ecologist	19/03/2024