



PRELIMINARY ROOST ASSESSMENT - REPORT

CLIENT: Nicky Charlesworth

SITE: 15a Salterns Lane, Hayling Island, PO11 9PH

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Report Summary

In September 2021, Nicky Charlesworth commissioned Greenwood Environmental Ltd to undertake a Preliminary Bat Roost Assessment at 15a Salterns Lane, Hayling Island, Hampshire, PO11 9PH. This assessment is required to inform a planning application associated with part refurbishment and alterations to the existing two storey residential dwelling.

To fulfil the above brief to assess the potential for the existing buildings on site to support roosting bats, a Preliminary Bat Roost Assessment was undertaken on 17th September 2021.

During the external assessment, it was noted that the dwelling is unoccupied and has undergone initial soft strip however it was possible to undertake full assessment of any potential roosting features were fully inspected. The loft void within the property was formerly used as a living space therefore historically providing the internal space adequate lighting to deter roosting bats. There were four dormer windows present which were in good working order. The timber frame contained heavy cobweb remains. The black felt sarking between the rafters and roof tiles was in good condition and only slight tear was noted to the south of the room. This tear was fully inspected, and no evidence of bats was recorded. Further internal inspection along the wooden floorboards and the remaining supporting timber frames revealed no further bat evidence in the form of droppings, urine, feeding remains or scratch marks.

External assessment noted few slightly lifted roof tiles on the eastern and western elevations which provided access points for bats to utilise. These features were thoroughly inspected and no evidence of roosting bats e.g. droppings, urine, feeding remains or scratch marks were recorded within the features that were fully inspected during the survey. Northern and southern elevations, along with the glass conservatory attached to the southern aspect of the building, did not include any features that could be utilised by roosting bats and therefore this building is considered to provide negligible potential for roosting bats.

Following the results of the Preliminary Bat Roost Assessment, the following recommendations have been made:

15a Salterns Lane, Hayling Island, PO11 9PH

15a Salterns lane was fully inspected, and no bat roost was identified. This building had no potential for roosting bats. The survey data obtained for the site is valid for 12 months from the survey date. Please refer to Recommendations section for further information.

Habitat Enhancement

Please refer to Recommendations section.

Nesting Birds

Please refer to Recommendations section.

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INTRODUCTION

PROJECT BACKGROUND

In September 2021, Nicky Charlesworth commissioned Greenwood Environmental Ltd to undertake a Preliminary Bat Roost Assessment at 15a Salterns Lane, Hayling Island, Hampshire, PO11 9PH. This assessment is required to inform a planning application associated with part refurbishment, roof and balcony alterations to the existing two storey residential dwelling.

To fulfil the above brief to assess the potential for the existing building on site to support roosting bats, a Preliminary Bat Roost Assessment was undertaken on 17th September 2021.

All UK bat species are legally protected species, and they are capable of being material considerations in the planning process. A summary of the legislation protecting bats is included within Appendix 1. This section also provides some brief information on the ecology of British bat species.

SITE DESCRIPTION AND CONTEXT

The development site, which measures approximately 0.07 ha, is located within a predominately residential area of Havant, Hampshire, centred at National Grid Reference SZ 73201 99229. At the time of the survey, the site was dominated by a residential dwelling to the middle of the site, surrounded by amenity grassland with introduced shrubs to the east, west and north. Wooden sheds were also recorded to the north of the site boundary.

To the north, the site boundary is shared with Chichester Harbour which is designated as an Area of Outstanding Natural Beauty (AONB), overlapping with other designations such as Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI). This extensive area provides an important food source and habitat for overwintering birds.

The wider landscape is dominated by residential buildings to the east, west and south.

DOCUMENTATION PROVIDED

The conclusions and recommendations made in this report are based on information provided by the client regarding the scope of the project. Documentation made available by the client is listed in Table 1.1.

Document Name / Drawing Number	Author
Proposed Plans for 15A Salterns Lane, Hayling Island, Hampshire, PO11 9PH	GAP Consulting

Table 1.1: Documentation Provided by Client

METHODOLOGY

DESK STUDY

The desk study included a search for statutory nature conservation sites designated for bats within a 10 km radius of the site.

FIELD SURVEY

In line with the specifications detailed in Bat Mitigation Guidelines (English Nature, 2004) and Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), a Preliminary Bat Roost Assessment of the building was conducted during daylight hours. A visual assessment was undertaken to determine the presence of any Potential Roost Features (PRFs), together with a general appraisal of the suitability of the site for foraging and commuting. Table 2.1 provides examples of PRFs. Any accessible PRFs were inspected using binoculars, a torch and endoscope for evidence of possible bat presence. Building was thoroughly surveyed externally and internally.

Based on the PRF's present, the survey area was assessed using the suitability classes detailed within Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), as detailed below.

Externally

- Access through window panes, doors and walls;
- behind peeling paintwork or lifted rendering;
- behind hanging tiles;
- weatherboarding;
- eaves;
- soffit boxes;
- fascias;
- lead flashing;
- gaps under felt (even including those of flat roofs);
- under tiles/slates;
- existing bat and bird boxes; and
- any gaps in brickwork or stonework permitting access into access to cavity- or rubble-filled walls.

Internally

- behind wooden panelling;
- in lintels above doors and windows;
- behind window shutters and curtains;
- behind pictures, posters, furniture, peeling paintwork;
- peeling wallpaper, lifted plaster and boarded-up windows;
- inside cupboards and in chimneys accessible from fireplaces.
- within attic voids:
- the top of gable end or dividing walls;
- the top of chimney breasts;
- ridge and hip beams and other roof beams;
- mortise and tenon joints;
- all beams (free-hanging bats);
- the junction of roof timbers, especially where ridge and hip beams meet;
- behind purlins;
- between tiles and the roof lining; and
- under flat felt roofs.

Suitability	Description
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Negligible	Negligible habitat features on site likely to be used by roosting bats.

Table 2.1: Classification of Structures with Bat Potential (Adapted from Collins, 2016)

Desk Study

STATUTORY NATURE CONSERVATION SITES

The site is not located within 10 km of any statutory nature conservation sites designated for the presence of bats.

However, the northern site boundary is shared with Chichester Harbour, which an important landscape with several designations and it provides an extensive foraging and potential roosting habitat for bats.

Survey Results

INTRODUCTION

The Preliminary Bat Roost Assessment was conducted on 17th September 2021 by Margarita Smoldareva BSc (Hons) PGDip, Ecological Consultant. Site plan illustrating the layout of the building on site is on page 14.

Weather conditions were recorded and are presented in Table 4.1.

Parameter	Conditions
Temperature (°C)	24
Cloud Cover (%)	20
Precipitation	Dry
Wind Speed (Beaufort)	F0-1

Table 4.1: Weather Conditions During the Preliminary Bat Roost Assessment

CONSTRAINTS

No constraints were experienced during the site survey.

SURVEY RESULTS

EXTERNAL ASSESSMENT

At the time of the survey, one two story brick built residential dwelling was located to The middle of site. The dwelling was unoccupied at the time and had undergone initial internal soft stripping. The building was approximately 16 m in length and 6 m wide. Southern elevation had a glass conservatory attached to the building (Plate 2)

The roof was pitched and had four dormer windows, two on eastern aspect and two on western aspect. The roof was in good condition with clay peg roof tiles and lead flashing was noted around the windows. The wooden soffit boxes were all in good condition and the brickwork on all elevations had no missing bricks, cracks, or crevices.

The slightly lifted roof tiles on eastern (plate 2) and western elevations were thoroughly inspected using a telescopic ladder and no evidence of roosting bats e.g. droppings, urine staining, feeding remains or scratch marks were recorded on these features.

The lead flashing around the Velux windows were also fully inspected as small gaps were noted and no evidence of roosting bats was recorded.

There were no other potential roosting features noted during the external assessment of the building.



Plate 1: Southern elevation



Plate 2: Eastern roof aspect

INTERNAL ASSESSMENT

Previously, the loft void was converted into a living space and had undergone initial soft strip prior to the site visit (Plate 3). The loft void had timber frames, black felt sarking on all aspects and wooden floorboards. The felt sarking was in good condition and intact in most places with an exception to one area as shown in Plate 4.

The main supporting timber beam had large number of cobwebs present (Plate 5) and shown no entry gaps for bats to utilise. The lower supporting timber beams had cobwebs and disused wasps' nests and no evidence of bats was recorded.

The ground floor of the building had large windows on the northern aspect. (Plate 6). The southern aspect had entrance to glass conservatory. The internal of the property was well lit throughout on daily basis which would deter roosting bats due high levels of natural light.



Plate 3: Loft void



Plate 4: Felt sarking damage



Plate 5: Supporting timber beams and cobwebs



Plate 6: Ground floor

SITE AND SURROUNDING HABITATS

Habitats within 1 km of the site suitable for roosting, commuting, and foraging include residential houses and associated gardens, running water and standing waterbodies and pockets of woodland. Designated Chichester Harbour provides suitable foraging and commuting features for bats to utilise.

Discussion and Conclusions

SUMMARY OF PROPOSALS

This assessment is required to inform a planning application associated with part refurbishment and alterations to the existing two storey residential dwelling.

ASSESSMENT OF BUILDING

During the external assessment of the existing building, few potential roosting features were noted such as slightly lifted roof tiles and lead flashing around the dormer windows. These features were fully inspected, and no evidence of bats were recorded.

The residential dwelling had undergone full internal inspection and no evidence of bats was recorded. The loft void had ambient light levels to deter roosting bats and no evidence of roosting bats were recorded.

POTENTIAL IMPACTS ON BATS

The building was assessed as offering negligible potential for roosting bats. Refurbishment and alterations to the existing dwelling will not result in a loss in the availability of suitable roosting habitat.

The introduced shrubs and amenity grassland on site provide foraging and commuting habitat for bats. The wider landscape and direct connectivity to the designated landscape to the north provides increased opportunities for foraging and commuting bats.

Recommendation regarding roosting and foraging bats have therefore been identified in Recommendations section.

Recommendations

All recommendations provided in this section are based on Greenwood Environmental Ltd's current understanding of the site proposals, correct at the time the report was compiled.

15a Salterns Lane, Hayling Island, PO11 9PH

15a Salterns lane was fully inspected, and no bat roost was identified. This building had no potential for roosting bats. The survey data obtained for the site is valid for 12 months from the survey date. If development works to the surveyed structure have not commenced within this timeframe it will be essential to update the survey effort to establish if suitable features have developed and if bats have colonised the structure in the interim. In the unlikely event that a bat is found during demolition works all

works must immediately cease and a suitably qualified ecologist should be contacted.

Habitat Enhancement

In line with the National Planning Policy Framework, the development should aim to enhance the site for bats. Bat boxes should be installed to provide roosting habitat for species such as pipistrelle. In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions. Position boxes at least 4 m above ground to prevent disturbance from people and/or predators. The planting of species which attract night flying insects is encouraged as this will be of value to foraging bats, for example: evening primrose *Oenothera biennis*, goldenrod *Solidago virgaurea*, honeysuckle *Lonicera periclymenum* and fleabane *Pulicaria dysenterica*.



Figure 1: Example of a bat roosting feature (Bat Brick)



Figure 2: Example of a bat roosting feature (Bat access slate tile)

Nesting Birds

Any works to the building on site is recommended to be undertaken outside the bird nesting season. The nesting bird season is weather dependent but generally extends between March and end of August. If this is not possible, then the building affected should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting, any works which may affect them would have to be delayed until the young have fledged, and the nest has been abandoned naturally.



15a Salterns Lane, Hayling
Island, PO11 9PH



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20 m
Scale 1:745 (at A4)



REFERENCES AND BIBLIOGRAPHY

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Jones, K and Walsh, A (2006). *A Guide to British Bats*. The Mammal Society, London.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *The Bat Workers' Manual (3rd Ed.)*. JNCC, Peterborough.

The Conservation of Habitats and Species Regulations 2017.

APPENDIX 1

LEGISLATION

Bats and the places they use for shelter or protection (i.e. roosts) receive legal protection under the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017) and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (Habitats Regulations 2019). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that bats, and the places they use for shelter or protection, are capable of being a material consideration in the planning process.

Regulation 41 of the Habitats Regulations 2017, states that a person commits an offence if they:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats; or
- damage or destroy a bat roost (breeding site or resting place).

Disturbance of animals includes in particular any disturbance which is 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.

It is an offence under the Habitats Regulations 2017 for any person to have in his possession or control, to transport, to sell or exchange or to offer for sale, any live or dead bats, part of a bat or anything derived from bats, which has been unlawfully taken from the wild.

Changes have been made to parts of the Habitats Regulations 2017 so that they operate effectively from 1st January 2021. The changes are made by the Habitats Regulations 2019, which transfer functions from the European Commission to the appropriate authorities in England and Wales.

All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

The obligations of a competent authority in the 2017 Regulations for the protection of species do not change. A competent authority is a public body, statutory undertaker, minister or department of government, or anyone holding public office.

Whilst broadly similar to the above legislation, the WCA 1981 (as amended) differs in the following ways:

- Section 9(1) of the WCA makes it an offence to *intentionally* kill, injure or take any protected species.
- Section 9(4)(a) of the WCA makes it an offence to *intentionally or recklessly** damage or destroy, *or obstruct access to*, any structure or place which a protected species uses for shelter or protection.

- Section 9(4)(b) of the WCA makes it an offence to *intentionally or recklessly** disturb any protected species *while it is occupying a structure or place which it uses for shelter or protection*.

*Reckless offences were added by the Countryside and Rights of Way (CRoW) Act 2000.

As bats re-use the same roosts (breeding site or resting place) after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present.

The reader should refer to the original legislation for the definitive interpretation.

The following bat species are Species of Principal Importance for Nature Conservation in England: 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* and lesser horseshoe bat *Rhinolophus hipposideros*. Species of Principal Importance for Nature Conservation in England are material considerations in the planning process. The list of species is derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006.

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