

Bat Survey of 50 Sandy Point Road, Hayling Island

Client N Stachon

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Non-technical Summary

Background

In July 2021, Crossman Associates were commissioned by N. Stachon to undertake a bat scoping survey of a small bungalow at 50 Sandy Point Road, Hayling Island. The bungalow is proposed for extension.

Methodology

The bat scoping survey was undertaken by Alex Crossman, an experienced ecologist and licenced bat worker and full member of the Chartered Institute of Ecology and Environmental Management. The survey included a internal and external inspection of any evidence of any roosting bats.

Results

50 Sandy Point Road occupies a residential area with no significant connecting habitat features and is considered to be suboptimal for foraging and commuting bats. The building is sealed and has negligible suitability for roosting bats.

Recommendations

It is recommended that a precautionary approach is taken to the works.

New provision will be made for nesting birds.

Contents

NON-TECHNICAL SUMMARY	1
1. BACKGROUND	3
SITE DESCRIPTION	3
LEGISLATION	3
2. METHODOLOGY	5
DESKTOP STUDY	5
3. RESULTS	7
DESKTOP STUDY	7
FIELD SURVEY	8
EVALUATION	12
4. RECOMMENDATIONS	13
BATS	13
ECOLOGICAL ENHANCEMENTS	14
5. LIMITATIONS	15
6. REFERENCES	16

1. Background

- 1.1. In July 2021, Crossman Associates was commissioned by N. Stachom to undertake a bat scoping survey of 50 Sandy Point Road, Hayling Island. The bungalow is proposed for extension works.
- 1.2. The objectives of the survey were to:
- Assess the likely presence or absence of bats and birds
 - Identify any legislative or planning policy constraints relevant to the site
 - Determine the need for further surveys, compensation, or mitigation

Site Description

- 1.3. 50 Sandy Point Road is a small bungalow that occupies a long narrow rectangular plot, of managed grassland. The house and site are all well maintained. The bungalow lies adjacent to the south of Sandy Point Road, which is a road of similar style bungalows and attached dwellings that occupies a dense area of residential housing and forms a densely residential area at the eastern end of Hayling Island.
- 1.4. The local area is dense residential housing, and all gardens tend to be small and well maintained, with no significant areas of connected green habitat close by.
- 1.5. The nearest area of naturalistic habitat is approximately 300m to the east where there is an area of health land at the eastern end of Hayling Island. The coastline, which is developed with no significant associated vegetation lies approximately 300m to the south. The site occupies Ordnance Survey grid reference SZ 742 983.

Legislation

- 1.6. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations, 2010. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully take into account bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.
- 1.7. In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act ((1981) (as amended)). This legislation protects the birds, their eggs and nests whilst being built or in use.

2. Methodology

Desktop Study

Data search

- 2.1. The MAGIC website was accessed to gain information on any statutory site designations within 4 km of the site that are designated for bats.

National Planning Policy

- 2.2. National Planning Policy has been reviewed for policies that relate to nature conservation relevant to the site.

Field Survey

Bat scoping survey

- 2.3. The building was methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.
- 2.4. The building was also assessed for its suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the building and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;
 - **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural
 - **Moderate Suitability** – some roosting opportunities. Building tend to be old, rural with some recent maintenance

- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

Birds

- 2.5. The building was also inspected for the presence of birds including house sparrow *Passer domesticus*. The building was checked for field signs including nesting material, accumulations of droppings and/or pellets. Assessment of the value of a site for bats is based on the following:

3. Results

Desktop Study

- 3.1. The MAGIC website informed that there are no statutory sites within 2 km of the site and no site within 4 km of the site that are designated for bats.

Planning Policy

- 3.2. The National Planning Policy Framework (NPPF) contains sections of relevance to nature conservation that include:

- Paragraph 174: 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;
 - b) and 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.
- Paragraph 175: When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Field Survey

- 3.3. The inside and outside conditions of the building are described in the paragraphs below and photographic reference can be found within appendix I.

50 Sandy Point Road,
Hayling Island,



Building	Feature	Feature Description	Bat suitability
Overview		A simple, small and well maintained bungalow that measures approximately 5m by 7m.	Negligible Suitability ☒
Exterior		All walls are brick and are in good condition with no holes, cracks or subsidence. All windows and doors are modern UPVC and are well sealed.	
Interior		Internal living areas are currently used and are well maintained and sealed. The building incorporates a low height roof which is completely sealed with no evidence of light leakage or other potential access points.	
Roof		The roof of the building has been overhauled fairly recently and is in excellent condition. All slates are in place and are seated down, sealing well two verges and the eaves. Simple wooden soffit boards line the eaves and fit tightly to the underside of the roof and to the	

		surrounding bricks. All soffit boards are plastic and fit tightly. A simple, and single chimney occupies the eastern pitch, and this seals tightly to the roof and with lead flashing.	
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Evaluation

- 3.4. The property occupies a dense residential area, characterised by generally well-maintained properties with well-maintained gardens. There are no significant areas of connected naturalistic habitat within the area or connecting the site to the wider countryside. The site is therefore considered to occupy suboptimal bat habitat.
- 3.5. The property is small and constructed of modern and uniform materials. The roof has recently been overhauled and is completely sealed. The building contains no roosting opportunities for bats and is considered to have negligible suitability for roosting bats.

4. Recommendations

- 4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a public authority must 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 4.3. Under the Government's National Planning Policy Framework (NPPF) opportunities to incorporate biodiversity in and around developments should be encouraged.
- 4.4. Paragraph 174b) of the NPPF (2018) states 'Plans should ...identify and pursue opportunities for securing measurable net gains for biodiversity' and Paragraph 175d) states that '...opportunities to incorporate biodiversity improvements in and around developments should be encouraged especially where this can secure measurable net gains for biodiversity'.

Bats

- 4.5. All bats within the UK are fully protected under the Wildlife and Countryside Act (1981) as Amended and the Conservation of Habitats and Species Regulations 2017. Under this registration there are strict liability offence to injure or destroy a bat or to disturb, damage or destroy the resting place (roost) of a bat. Under the Bonn Convention, the UK is obliged through the planning system to protect important bat habitats.

- 4.6. Due to the lack of evidence of bats and the Negligible Suitability of the building to support bats, it is not considered necessary or beneficial to undertake any further survey work.
- 4.7. Due to the transitory nature of bats, there is a small possibility that bats could be encountered during building works; therefore, all works must proceed under a cautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is found then works must stop immediately and advice should be sought from Crossman Associates or Natural England (telephone number 0300 0603900).

Ecological Enhancements

- 4.8. The simplest way to provide an ecological enhancement, in order to meet planning policy objectives, is to install new bird nesting features. For urban sites, house sparrow boxes are usually very successful and will help provide a new nesting opportunity for a species that has suffered historic declines. It is recommended that a single sparrow terrace is installed beneath the eaves of the property, on the south, east or west elevation. A permanent woodstone or woodcrete model should be used, rather than timber. An example model is the Vivara Pro WoodStone House Sparrow Nest Box available from www.nhbs.com.

5. Limitations

- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. This report represents a preliminary assessment only. Recommendations and conclusions are subject to change should further findings significantly differ from those collected from the survey efforts to date.
- 5.3. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

Bat Conservation Trust (BCT) *Bats and Lighting in the UK* BCT

HMSO (1981) *Wildlife and Countryside Act 1981 (and subsequent amendments)*. HMSO

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Mitchell-Jones, A.J , & McLeish A.P. (2012) *The Bat Worker's Manual* (4th Edition)

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Website at www.magic.gov.uk

Stace, C. (1997) *New Flora of the British Isles 2nd Edition*. Cambridge University Press

TSO (2012) *National Planning Policy Framework*. TSO

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Appendix I – Site Photographs

Photographs 1- 3



Photograph 1:

Exterior of the property (southern elevation)



Photograph 2:

Exterior of the property (northern elevation)



Photograph 3:

Example wall and sealed plastic soffits

Photographs 4 - 5



Photograph 4:

Soffits



Photograph 5:

Sealed roof