



Preliminary Roost & Nest Assessment



Salterns House

Hayling

PO11 9PL

GR: SZ 73270 99247

May 2021





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Contract Details	
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Architect/Planning Consultant:	Clint Clements – Downland Design Ltd.
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Notice

Ecological Surveys Limited was commissioned to undertake an Internal / External Bat and Protected Species Scoping Survey of the above site proposed for development. This report details the results and conclusions of this survey. The results of this survey are deemed to be valid for 12 months from date of survey. If development works are to be carried out after this time has elapsed, an updated survey will be required.

This survey was undertaken with all proper and reasonable skill and care in a professional manner and in accordance with accepted standards, methodologies and guidelines.

This report is based on the evidence recorded at the site at the time of the survey. The information gathered is considered sufficient to provide an assessment of the ecological interest on the site and justify the recommendations provided in this report.

Refer to [Appendix 1: Legislation Bat and Bird Species](#) for details of Bat and Bird Law and Legislation and <http://www.nwcu.police.uk/> regarding avoiding committing wildlife crime.



1. Executive Summary of Findings

A preliminary roosting and nesting assessment (PRNA) of a garden wall and adjacent ornamental shrubs recorded no evidence pertaining to bat species and no roosting features pertaining to bats. It was therefore concluded unmitigated works: construction of a sun house will not cause disturbance/harm or death to bat species.

Shrubs do have potential for nesting birds, although no nesting was noted at the time of survey.

Bats

Evidence of Bat Roosting	None.
Potential for Bat Roosting	No potential.
Mitigation	Not required.
Enhancement	Not required for bats. Refer to Bird Enhancement.

Birds

Evidence of Bird Nesting	None
Potential for Bird Nesting	Ornamental shrubs offer some, albeit limited potential to support nesting birds.
Mitigation	Not required. Advisories are provided regarding future potential nesting.
Enhancement	REQUIRED: - 1x bird box (see <u>Bat & Bird provision for Mitigation and Enhancement</u>)

Additional Protected Species/Habitats

Habitat/Species	Chichester and Langstone Harbours RAMSAR Chichester and Langstone Harbours SPA Chichester Harbour SSSI Solent Maritime SAC
Mitigation	REQUIRED: - Artificial Lighting Strategy.
Further Surveys	Mitigation will be sufficient to protect these designated sites throughout the development phases (see <u>Additional Protected Species/Habitat Constraints.</u>)



2. Survey Objectives

The survey specifically aimed to identify the following:

- ✓ The presence of, or past use of the site by, any species of bat.
- ✓ The presence of, or past use of the site by, barn owl, or other nesting birds.
- ✓ The site's potential for use by any of the above.
- ✓ Any other ecological issues relating to the proposal.

3. Methods

Internal & External Inspection

The aim of the survey was to assess levels of usage of specific structures or potential for usage by bats and birds through the presence of actual animals or their field signs. The survey was conducted with the aid of head and hand-held torches, an endoscope, close-range binocular/monocular, Bat-box Duet and a digital camera. Images and samples (where available) were taken for supporting evidence.

Interior

The interior spaces were checked for light ingress and access points for bats and birds. Bat droppings, insect prey remains, urine stains, oil stains from bats repeatedly moving over a small area and polishing the surface and the potential presence of bats either dead or alive was considered. Bird droppings, whitewash, pellets, nesting materials, birds, dead or alive, and potential for nesting was considered, including areas hidden from sight.

Exterior

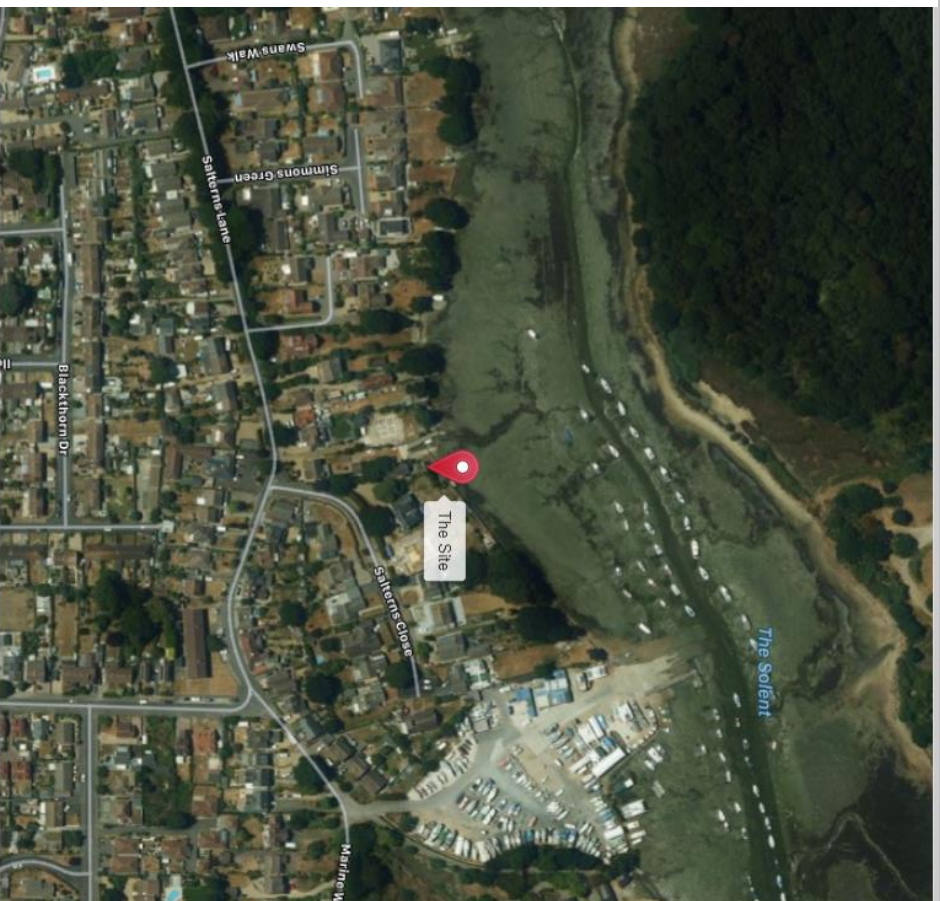
The wall exterior was searched visually using binoculars or a close range monocular and photographed with a digital zoom camera for field evidence of bats or birds, with particular attention being paid to sheltered areas such as window ledges and pipes where bat/bird droppings might lie undisturbed from the weather and areas hidden from sight.

Constraints

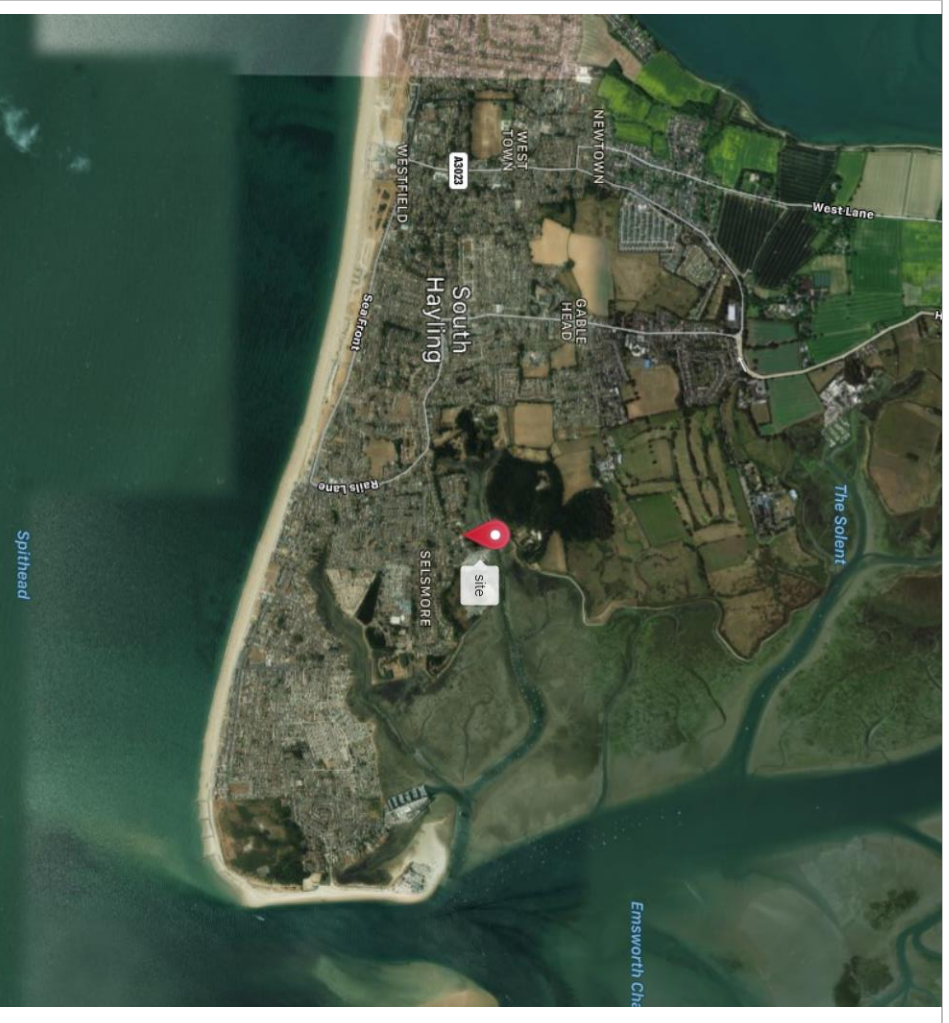
There were no perceived constraints to the survey of the dwelling, with all surfaces inspected and assessment made. The survey effort was considered sufficient to draw appropriate conclusions. It took into account the time of year (optimal period is April – September) and likely availability of evidence, with appropriate emphasis on suitable roosting or nesting conditions, opportunities for potential access through ingress points, free-flight, crawl spaces externally and internally, and features that may have been hidden from full view.

4. Site Location

The site is a residential garden set on the edge of Chichester Harbour in South Hayling. The landscape to the south, east, and west is predominantly residential. To the north and further afield to the east, is a large area of Internationally and Nationally designated estuarine habitat. This area is protected under 4 designations (SSSI, SAC, SPA, RAMSAR) and has significant value for a range of wildlife, particularly birds.



Map of Site Location and Surrounding Habitat



Map of Wider Habitats





No Bats. Potential for Birds.

5. Site Habitat

Locations are approx. and not to scale.	
Site boundary	
Wall	
Shrubs with potential for bird nesting	

PRNA_Saltrens-House_C.Malloy_May_2021





No Bats. Potential for Birds.

PRNA_Salters-House_C.Malloy_May_2021

6. **Proposed Site Works**

It is understood the intended works include a proposed sunroom on the harbour frontage. The proposed sunroom will be built on the existing garden wall as illustrated below:





7. Survey Descriptions

The wall was assessed against the criteria laid out in [Appendix 3: Assessing Potential Value](#).



The brick wall offers no value for roosting bats or nesting birds. A number of gaps in brickwork do exist, although these were investigated using an endoscope, with none deep enough to offer suitable bat roosting or bird nesting habitat.

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**8. Results and Assessment**

Confirmed Roost or Nest Site / Structure Suitability				
Structure and Habitat	Bats		Birds	
	Confirmed Roost Evidence	Potential Roost Ingress/crevices	Nest Present	Potential for Nesting Exists
Wall	No	No	No	None
Shrubs	No	No	No	Low

Rationale: Bats

There were no suitable ingress points noted within the garden wall or ornamental shrubs. Any possible gaps in brickwork were investigated with no gaps of suitable depth to allow for bat roosting.

Predicated Impact to Bats.

No loss to roosting features are expected from the proposed works.

Rationale: Birds

Whilst no nests were recorded, it is possible for a nest to be established in future nesting seasons. Active bird nests, irrespective of species, are protected by law. Works cannot take place until nestlings have fledged, and the nest is no longer in use. If birds' nest prior to or during development works, and this nest will be impacted by the proposal, work must cease until all chicks have fledged and flown and/or nesting has ceased.

Predicted Impact to Birds.

No loss to bird nests is expected from proposed works, although potential exists for birds to nest in future.

Rationale: Designated sites

Chichester and Langstone Harbours RAMSAR, Chichester and Langstone Harbours SPA, Chichester Harbour SSSI, and Solent Maritime SAC is located metres from the proposed sun house.

Predicted Impact to Designated sites.

Given the limited extent of proposed works, it is considered unlikely there will be any major impacts to these protected sites. To ensure disturbance to wildlife using these sites does not occur from artificial lighting spill, external and internal artificial lighting should be restricted on/in the sun house either during construction or in the long term.



Site Images/Evidence

	
Ornamental shrubs adjacent to the wall	Habitats around the wall and the shrubs
	
Other side of the wall	View from the wall

Other side of the wall

View from the wall



9. Mitigation

Under the National Planning Policy Framework (NPPF), Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). Local Planning Authorities will seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for. Mitigation is the process of replacing any ecological / biodiversity losses because of development. Bird habitat mitigation requirements are made below.

Bird Nesting Advisory

It is possible that bird nests could be newly established in association with this site during future bird nesting seasons. The bird nesting season generally extends from March to August inclusive. Although, depending upon the species, geographical area and the weather conditions, nesting can extend outside this period and it is the nesting behaviour that must be observed, not the supposed time frame, as collared doves (*Streptopelia decaocto*) and barn owls (*Tyto alba*) have been observed to nest in every month of the year. All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice (Tel: 01503 240846 or 07736 458609) sought immediately.

Artificial Lighting Strategy

- It is recommended that no artificial lights should be installed in or on the sunroom or surroundings, during construction or long term.



Impact Avoidance During the Construction Phase

All activities on site should bear in mind the potential for wildlife or the environment being harmed through the process of development from inception to end, with a proactive approach occurring for lawful protection of wildlife and the environment regarding use of materials, machines, chemicals, and human activity on site.

- Prevent invasive non-native plants on development land managed during this time from spreading into the wild or a neighbour's property and causing a nuisance.
- Restrictions apply to mulching and earth moving which may cause the spread of invasive non-native plants and animals.
- ✓ Contractors must ensure that no harm can come to wildlife by maintaining the site efficiently, clearing away any material such as wire in which animals can become entangled and preventing access to toxic substances.
- ✓ Trenches or large excavations should be covered overnight to prevent wildlife such as badgers or hedgehogs falling in and failing to escape. If this is not possible then a strategically placed plank may provide a means of escape.
- ✓ Any large bore pipes should be capped at the end of the day to reduce the potential for badgers and other wildlife entering and becoming trapped.
- ✓ Areas that are being retained should be protected from damage during construction by erecting Heras (or similar) fencing around these features. The fencing should be erected outside the line of the canopy as this helps protect the roots from compaction of the soil.
- ✓ Any areas proposed for planting post-development should be fenced off where possible to prevent compaction of the soil through vehicle movements.
- ✓ If there is a substantial delay before development commences, the site should be maintained in a way that would prevent wildlife colonising it and causing constraints in the future. Such management should include mowing grassland at least twice a year and preventing scrub encroachment.
- ✓ Piles of brush wood and or log piles should be carefully inspected for signs of wildlife prior to their removal. This is especially crucial during the period March – September (inclusive) as some species of bird choose such sites to construct their nests. Ideally removal of such features should be done outside of the nesting season. If this is not possible, it is recommended that these features are covered in such a way as to exclude / prevent birds and / or reptiles taking up residence. Should nesting birds or reptiles be discovered, work must cease immediately, and ecological advice sought.
- ✓ All hedgerows / trees / shrubs removal should be done outside of the bird nesting season March – September (inclusive). If removal is not possible during this period, careful checks of such, must be conducted by a suitably experienced ecologist prior to works commencing.



10. Enhancement

The National Planning Policy Framework (NPPF) sets out the UK Government's national policies on enhancement of biodiversity and promotion of ecosystem services through the planning system. Under NPPF, Local Planning Authorities (LPAs) have an obligation to promote the preservation, restoration and recreation of priority habitats, ecological and the protection and recovery of priority species as identified under the Natural Environment and Rural Communities Act (2006). LPAs will therefore seek to produce a net gain in biodiversity by requiring developers to design wildlife into their plans and to ensure that any unavoidable impacts are appropriately mitigated for.

Bird Nesting Provision

One bird box to be erected on a suitable tree on site is required to enhance the site post works.

- Only boxes of robust construction are suitable. Some account must be taken of the potential need to maintain and replace boxes after a number of years in use.
- Boxes should be positioned with orientation preferably between north and east with external positions of not less than 3m high to avoid cat predation and vandalism.
- Site nest boxes in locations that are accessible for maintenance, but away from bird feeders. Ideally boxes should be a discrete distance away from other nest boxes.



Garden Birds



11. Conclusions

The site has been assessed and the conclusion is that the wall and shrubs to be impacted do not provide habitat suitability for bat species. However, this site provides potential bird nesting within ornamental shrubs. Advisories are given in this report. Mitigation is also required to ensure no impact on the adjacent nationally and internationally designated sites, in the form of an artificial lighting restriction.

The site requires enhancement post development, therefore, an enhancement feature for birds is given within this report.

Enhancement / Mitigation may be subject to Conditioning within any grant of Planning Permission. LPA 'Building Control' will ensure that Mitigation / Enhancement measures have been implemented as per recommendations.

It should be noted it is possible that bats may on occasion utilise restricted and concealed spaces with their subsequent field signs remaining concealed. Therefore, it is always possible that bat roosts/roosting locations may remain unidentified.

Bird locations and access are usually less concealed, however, in each instance of bats and birds, 'Good Practice' which abides by law and legislation must always be applied prior to and throughout the development procedure.

Please refer to client/agent personal responsibilities: [Appendix 1: Legislation](#), and [Mitigation](#) and [Enhancement](#) sections.

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12. References

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13. Appendices

Appendix 1: Legislation Bat and Bird Species

Bats

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations.

In summary, it is an offence to

- Deliberately, capture, injure or kill a bat.
- Deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young.
- Damage or destroy a roost (this is an 'absolute' offence).
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc. performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

**Birds**

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare. In addition to the protection afforded to all wild birds, rarer or particularly vulnerable species listed on Schedule 1 of the 1981 Act, such as the barn owl, receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

If nests, whether completed or in the process of being built, are found on site, any works with the potential to damage or destroy the nest, eggs or young birds, must stop until the birds have completed breeding. This includes any activity that could potentially cause an adult bird to desert the nest resulting in death or egg failure. Nesting sites should be inspected only by experienced ecologists.

Any disturbance of a breeding bird on Schedule 1 is an offence, regardless of whether this impacts upon the breeding attempt. These nests can only be visited by an ecologist with a licence for the specific species concerned.

Birds may nest on machinery or scaffolding and other temporary site structures. If this happens the equipment cannot be used until the birds have finished nesting and such areas may need to be sealed off to prevent disturbance.

Breaking the law can lead to fines of up to £5000 per offence and potential prison sentences of up to six months. Vehicles implicated in an offence can be compounded and both the company, and/or the individual(s) concerned, can be held liable.

END