

**ecological support, management &
solutions**



New Lane, Havant

Phase I & II Bat Report

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For Day Estates

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1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd were commissioned by Day Estates to carry out a Phase I Bat survey of the existing industrial site located along New Lane in Havant. The aim of the survey was to identify any impacts of the proposals on a potential bat population. The objectives of the Phase I Survey were as follows:

- Inspect the property internally and externally for evidence of bats or bats themselves
- Identify any external features that may be utilised by bats
- Classify the building's roost potential
- Recommend Phase II survey work to adhere to guidelines if applicable.

Based on the presence of external features considered suitable to support roosting bats, further Phase II survey work was conducted to ascertain if bats were roosting on site and if so the following information:

- The species of bat roosting
- The size of the roost(s)
- The status of roost(s) e.g. maternity, hibernation, transitional summer, mating
- The relative value of the roost(s).

The findings of these surveys will be used to inform the Local Planning Department. The information within this report will remain valid for 24months. If works do not take place within this time scale updating survey work will be required, in line with Natural England Guidance.

1.2 Proposed Development

The proposed development involves the demolition of the existing buildings on site to make way for three blocks of flats with associated car parking.

1.3 Site description

The site is located along New Lane, Havant, PO92JH. The site is currently occupied by a vehicle recovery firm. The train line runs directly to the south of the site with New Lane to the west, Eastern Road to the north and a similarly industrial site to the east. Across the train line to the south lies playing fields associated with Warblington School whilst to the north a cemetery and area of allotments are present (**Fig 1**). The remaining nearby vicinity is a mixture of residential properties along with commercial and industrial units. Due to the site's location within the heart of Havant the surrounding landscape is of an urbanised nature.

Figure 1. Ariel Photograph of the site and surrounding area (Google Maps, 2015).



2.0 RELEVANT LEGISLATION & POLICY

2.1 Legislation

2.1.1 The Conservation of Habitats and Species Regulations (2010)

The Conservation of Habitats and Species Regulations (2010) transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

2.1.2 The Wildlife and Countryside Act (1991 as amended)

The Wildlife and Countryside Act (1991 as amended) is the primary piece of legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost to intentionally or recklessly obstruct access to a bat roost.

2.1.3 The Countryside and Rights of Way Act (2000)

This Act places a duty on Government Ministers and Departments to conserve biological diversity and provides policy with stronger powers relating to wildlife crimes.

2.1.4 Natural Environment and Rural Communities Act (2006)

This places a duty on authorities to have due regard for biodiversity and nature conservation during the course of a development.

2.2 Policy

The development would seek to comply with relevant Planning Policy at a local, regional and national level.

2.2.1 National Planning Policy and Framework (2012)

This sets out the Government's vision for biodiversity in England. It states that the planning system should maintain, enhance, restore or add to biodiversity and geological conservation interests. Key principles of the framework include the creation, protection, enhancement and management of networks of biodiversity, the preservation, restoration and recreation of priority habitat and ecological networks and the recovery of priority species populations, including sections on legally protected species.

2.2.2 Havant Borough Core Strategy (2011)

Part of the 'Vision for Havant Borough in 2026' is to protect and enhance biodiversity. Similarly policy 'CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough' states that planning permission will only be granted when development protects habitats and features of biological interest and prevents the fragmentation of existing habitats.

3.0 METHODS

3.1 Desk Based Search

An investigation utilising online resources was undertaken to identify any nearby designated sites. The key aim of this was to ascertain if the site fell within the 5.6 km 'disturbance zone'

3.2 Phase I Survey

The initial Phase I survey was carried out by Adam Jessop BSc (Hons) MSc (Natural England Class Level 2 bat licence number 2015-13366-CLS-CLS) of Ecosupport Ltd on the 8th of September 2015. This incorporated a visual assessment of the site and the surrounding landscape, loosely following the methodology outlined within the Joint Nature Conservation Committees (JNCC) *Phase I habitat survey handbook* (2003). The habitats present were described, paying particular attention to their potential to support protected species.

3.3 Assessment of Buildings to Support Roosting Bats

An assessment of the buildings on site was made to determine the likelihood of supporting bats. The exteriors of the buildings were examined, using 8 x 42 Avian Trekker binoculars and a high-powered torch, for any suitable features, which bats may use to enter the loft space or an external roost. The interior of the building (only one building had a upper floor space that could be inspected) was assessed using a high powered torch to examine whether it was suitable for roosting bats and to search for signs of (i.e. droppings, feeding remains) and/or bats themselves. The survey was carried out in accordance with *Bat surveys: Good practice guidelines 2nd edition* published by the Bat Conservation Trust (2012).

3.4 Phase II Bat Survey

The Phase II survey was carried out by Adam Jessop, Tristanna Cornwell (BSc (Hons) Natural England Class Level 2 Bat License Holder) Joe Carter, Aaron Domblides and Adam Tollefson experienced surveyors from Ecosupport. The surveyors were positioned so that they had a clear visual of all identified potential features for roosting bats. Frequency division (Anabat SD1/2) and Bat Scanner detectors were used during the survey. The survey began approximately 20 minutes prior to sunset and continued until approximately 45 minutes after sunset (the survey had to be cut short due to rain). Survey sheets were used to record the following information:

- Time of call registration
- Species (if possible to identify using heterodyne detector)
- Location / activity
- Direction of flight (if seen)

4.0 SURVEY RESULTS

4.1 Desk Based Search

The site is situated within 1.45 of the Chichester & Langstone Harbours Ramsar & SPA. This site is designated as a wetland of international importance under Article 4.2 of the Habitats Directive by regularly supporting at least 20,000 waterfowl. The site supports populations of European importance for a number of species listed under Annex 1 of the EU Habitats Directive, such as Little Tern (*Sterna albifrons*) and Sandwich Tern (*Sterna Sandvicensis*) during the breeding season, Little Egret (*Egretta garzetta*) and Ringed Plover (*Charadrius hiaticula*) on passage, and Bar-tailed Godwit (*Limosa lapponica*) and Little Egret (*Egretta garzetta*) over winter.

4.2 Vegetation Survey Results

The vegetation within the site has been described below using the broad Phase I habitat classification terminology as described with JNCC (2003). The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area. The habitat types on site comprise:

- Buildings
- Hard standing

4.2.1 Buildings

This was the dominant habitat type on site with a number of buildings present associated with the vehicle recovery garage (please refer to section 4.3 for a more detailed description of the buildings and images).

4.2.2 Hard standing

The remaining habitats on site comprises of concrete, tarmac and gravel based hard standing used for access and vehicle storage. The only vegetation noted were weedy ruderal species such as Buddleja (*Buddleja davidii*), Nettles (*Urtica dioica*) and Lesser Trefoil (*Trifolium dubium*).

4.3 Bat Survey Results

4.3.1 Daytime assessment of buildings

The results of the daytime assessment of the buildings on site in terms of any bat roosting potential / evidence are provided below in **Table 1**.

Table 1. Assessment of bat roosting potential of buildings on site.

Building	Figure	Description	Potential roosting features	Internal evidence	Assessment
Reception and staff building	Figure 2. Western elevation of reception / staff building.  Figure 3. Internals of upper section of reception / storage building. 	Render white wash wall with pitched single skin asbestos roof.	Gaps present where asbestos overlaps wall on western gable end.	No loft space present <i>per se</i> , however rear section (used for storage) assessed. No underlining on roof and draughty / light ingress (Fig 3). No evidence noted	<i>Low with potential for feeding perch</i>

Garage / car workshop buildings	Figure 4. Western elevation and flat roof section of car workshop buildings. 	Three buildings attached. Two rendered white wash wall with pitched asbestos roof and one redbrick wall with flat felt lined roof.	Gaps noted under raised lead flashing and under asbestos overlap on gable ends. Single gap also noted where felt missing on flat roof area.	Garage workshops valuated and in used 24 hours a day (i.e. no loft spaces present)	Low
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Based on the low number of features noted, the highly urbanised nature of the surrounding habitats and the garage being active 24 hours (with high levels of external lighting), the buildings were considered to be of **LOW** roost potential. As such a single dusk survey was undertaken in line with best practice guidance (see section 4.3.2) (BCT, 2012) for buildings of low roost potential.

4.3.2 Evening emergence survey

During the survey weather conditions consisted of air temperatures of 13°C, 100% cloud cover and little to no wind. Rain had been relatively persistent during the day but stopped approximately 50 minutes prior to the commencement of the survey. The survey began at 18:58. 40 minutes into the survey light rain started to fall however bats had already been recorded within the site boundary and further bats were noted despite the rain. The survey ended at 20:15.

The first bat was noted at 19:26 as a Noctule (*Nyctalus noctula*) was recorded flying in a southerly direction across the site. A Soprano Pipistrelle (*Pipistrellus pygmaeus*) was then noted commuting within the western extent of the site at 19:35. Three Common Pipistrelle (*Pipistrellus pipistrellus*) bats were noted at 19:41, 19:58 and 20:00 however no bats were seen to have emerged during the survey.

4.3.3 Limitations

It was not considered that there were any significant limitations during the surveying process. The survey took place within the acceptable survey window (as defined by BCT guidelines) and although rain did interrupt the survey, causing an early finish, during emergence time there was no rain. When the rain did start it was initially light and bats were

still recorded in the nearby vicinity. Thus it is considered likely if bats were in residence they would have still emerged.

5.0 EVALUATION OF RESULTS

5.1 Desk Based Search

As the development falls within 5.6km of Special Protection Areas within and around the Solent it falls in the zone within which Natural England's advise states that development 'would be likely to have a significant effect'.

5.2 Phase I Survey

The proposals fall on an area currently occupied by hard standing and buildings. As a result no habitats or features of ecological value will be impacted by proposals.

5.3 Bats

Phase II Surveys did not identify any roosting bats. The site does however support a low number of common species exhibiting both commuting and foraging behaviour.

6.0 RECOMMENDATIONS AND ENHANCEMENTS

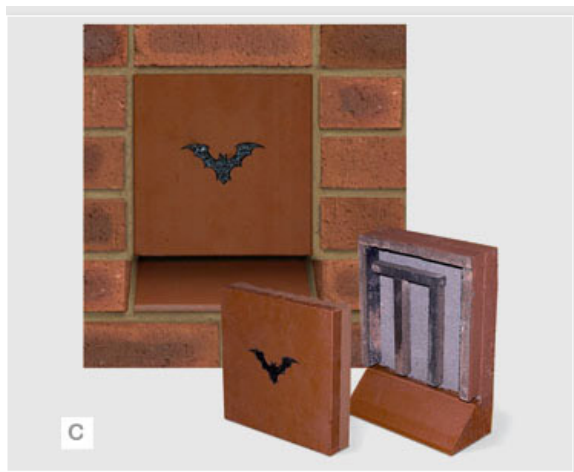
6.1 Bats

Although the Phase II survey did not identify any roosting bats, due to their transient use of roosts and opportunistic exploitation of features suitable to support roosts, there is a possibility that bats may take up residence after Phase II surveys. If prior to, or during works, a bat is found a Suitably Qualified Ecologist should be consulted immediately.

All street lighting should be down facing and ideally hooded to minimize light pollution in line with appropriate guidance (BCT, 2009). Low-pressure sodium lamps should be utilised on site instead of mercury or metal halide lamps. Glass glazing is preferred due to its UV filtration characteristics. Finally, the time when lighting is utilised should be limited to provide maintain dark periods for as long as possible.

In the interest of promoting ecology and to keep in line with National and Local policy it is recommended that a minimum of three boxes are integrated within the new construction (at least one per block of flats). The Bat Box C design (**Figure 3**) has been designed specifically for crevice dwelling bat species such as the Common and Soprano Pipistrelles recorded on site.

Figure 3. Bat Box C available from IBSTOCK.



6.2 Proximity to Protected Sites

The site is located within the proximity of sites designated for their nature conservation. Due to the proposed development involving an increase in residents to the area, the impact in terms of increased visitor pressure to these sites must be considered and, where possible, mitigated.

The site lies within the vicinity of the Solent Special Protection Area (SPA). In order to mitigate for the likely increases in residential pressure upon this SPA, and the associated impacts upon high densities of wildfowl and waders for which the area is predominantly protected, the Solent Disturbance Mitigation Project (SDMP) has been introduced. This is a collaboration with Natural England and local councils, including Havant Borough Council.

Mitigation towards the SPA must be provided for all new residential developments within the 5.6km of the SPA.

The report associated with Phase III of the Solent Disturbance Mitigation Project (SDMP) considers avoidance and mitigation measures relating to the impacts associated with new development and it focuses on increased recreational disturbance to wintering and passage waterfowl. Such measures are necessary to protect the SPA and Ramsar site interests on the Solent. It outlines a number of techniques that may form the mitigation framework (see **Box 1**) (Liley and Tyldesley, 2013).

Box 1. Proposed Mitigation for the SDMP.

- A 'Delivery Office' post is required to initiate the elements of the strategy, manage the initial delivery of the mitigation and ensure the necessary procedures, reporting and monitoring is in place.
- A team of 'Wardens' to provide an on-site presence, talking to visitors, engaging with the public about birds and wildlife, help with the delivery of other elements of the strategy and undertaking monitoring.
- 'Solent Dog Project' to engage with dog walkers, promote sites for dog walking and provide information on dog-walking around the Solent.
- A 'Review of Parking and Access' will lead to recommendations relating to creating additional parking in some locations, reducing parking in others, revised parking charges and may provide evidence for the exclusion zones.
- A 'Review of Watersport Zones and Watersport Access' will interact with user groups and set out a series of clearly defined zones with necessary infrastructure.
- The development of the 'Codes of Conduct Pack' will be undertaken with users groups, helping to establish clear communication and discussion, covering watersports and shorebased activities. The codes should include maps and fit together as a single pack of separate codes.
- 'Site Specific Projects', relating to both shore-based and water-based access, would include path re-routing, creation of new paths, dedicated areas for dogs, enhanced facilities for watersports, marking of dedicated watersport zones, changes to car-parks.
- Once 'Watersport permits and Enforcement' is established, monitoring results will indicate whether further measures are necessary. Various more restrictive options are then available for example dog control orders, permit systems for particular watersports at particular locations and enforcement of byelaws could be introduced as required and targeted as necessary.
- SANGS/ADDITIONAL GI/ALTERNATIVE ROOST SITES: these measures are large, costly and are unlikely to be 'quick wins'. As such they should be considered as
- Elements to be adopted at a later part of the strategy include the creation of 'Alternative Roost Sites' and Suitable Alternative Natural Green Spaces (SANGS).

The measures will need to be provided either directly by individual developments or indirectly via funding contributions. As it states within the report 'In most cases it will not be possible for an individual development to implement any direct measures in order to wholly

or partly offset its effects on the Solent SPAs' therefore 'the effects of the development can be mitigated by it making a proportionate contribution to the cost of implementing the Strategy'.

The SDMP necessitates that financial contributions are made to help mitigate against likely significant impacts from new developments with the defined 5.6km disturbance zone. A financial contribution of £174 per dwelling will be made either before planning permission is granted or by entering into a Section 106 Planning Obligation.

The Liley and Tyldesley (2013) report states that 'contributions of individual proposals to the strategic funding ensures that they will not be likely to have a significant effect on the SPAs, either

- a) alone (usually because they are too small); or
- b) in combination with other plans or projects (because the combined effects are eliminated by the implementation of the strategy to which the development has made a fair and proportional contribution in order to avoid any significant effects on the site).

6.3 Landscape Planting

As a general enhancement, in line with the CIEEM guidance (2012) any proposed planting should aim for a 70:30 ratio in favour of native species over non-natives and ornamentals. Ideally fruit bearing species, providing food sources for birds and small mammals during the autumn and winter and nest sites during the spring and summer, should be utilised. Species that should be considered include:

- Hawthorn (*Crataegus monogyna*)
- Alder Buckthorn (*Frangula alnus*)
- Blackthorn (*Prunus spinosa*)
- Wild Cherry (*Prunus avium*)
- Crab Apple (*Malus sylvestris*)
- Elder (*Sambucus nigra*)
- Rowan (*Sorbus aucuparia*)

Shrubs to be considered within the landscape planting include:

- Dogwood (*Cornus sanguinea*)
- Holly (*Ilex aquifolium*)
- Privet (*Ligustrum vulgare*)
- Dog Rose (*Rosa canina*)
- Guelder Rose (*Viburnum opulus*)

7.0 CONCLUSION

The proposals will not impact upon any habitats or features of ecological interest as the new build will fall on a site which is currently considered to be of low ecological value. By focusing development on sites such as this, it prevents sites of higher ecological significance being developed. In line with this a number of recommendations have been made to ensure that this development positively contributed towards local biodiversity.

8.0 REFERENCES

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