

**David Leach Ecology Ltd.
Environmental Consultants**

**70 Jubilee Road
Waterlooville
Hampshire**

Protected Species Survey

Date: February 2015

Report compiled by D. V. Leach. M.C.I.E.E.M

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Executive summary

- This survey was commissioned to check the site for protected species to support a planning application to convert a house into two residential dwellings and build a new dwelling on the site.
- A phase 1 survey was undertaken in February 2015 which found no evidence of protected species on the site.
- There was habitat at the perimeter of the site with potential for nesting birds and reptiles but these areas will not be affected by the works.
- No further surveys are recommended.
- As a precautionary measure it is recommended that the grass area at the rear of the property is maintained below 50mm to keep the habitat unsuitable sub optimal for reptiles.
- The site has little ecological value and the proposed works are unlikely to have a significant effect on the local population of protected species.

1.0 Introduction.

1.1 Background

Client: Mr. & Mrs Forfar

Property Surveyed: 70 Jubilee Road
Waterlooville
Hampshire
PO7 7RE

Grid reference: SU 68203 10029

Dates of Survey: 17th February 2015

Lead Surveyor: David Leach BSc. (Hon), CBiol., M.S.B., M.C. I.E.E.M.
(Natural England WML CL18 registered bat worker).

1.2 Aims of the Survey.

It is planned to divide a house into two dwellings with single and two storey rear extensions and build a new chalet bungalow in the rear garden. A survey was commissioned to check for protected species or potential for protected species that would be affected by the proposed works and produce a mitigation plan if signs of any protected species were found.

1.3 Site Description.

The site is located in an urban area in the center of Waterlooville. The surrounding area is mainly residential but there are some commercial units to the south and west of the site. There is an amenity area, Jubilee Park, 100m to the north west and area of woodland 1km to the north east. There is a small stream 750m to the north east.

2.0 Methodology

2.1 Desk Study

The Magic.gov web site was accessed to determine whether there were any nature reserves or protected areas local to the site that would be affected by the proposed works.

Ordnance Survey 1:25,000 scale maps were accessed to identify ponds within 500m of the site with potential to support Great Crested Newts.

If signs or potential for protected species was found then a data search may be undertaken to look for records of protected species in the area around the site.

2.2 Site Survey

This looked at the external and internal areas of any building or structure and any tree on site and followed guidelines set out in the BCT Bat Survey Guidelines 2nd ed. (Hundt. L. 2012) and the JNCC Bat Workers' Manual (Mitchell-Jones A. J). The presence of bats or signs of bats and possible entry points into building was looked for.

External signs of bats or potential use by bats were looked for. These included:-

- Bat droppings on walls, floors, window cills and in covered areas such as porches.
- Gaps in the woodwork of the eaves, soffits, fascias etc. and behind barge boards.
- Gaps in the brickwork and between door and window frames.
- Gaps around lead flashing and loose, slipped or missing hanging and roof tiles.
- Urine stains or grease marks around any gaps mentioned above.

All accessible areas of any internal space were carefully inspected for bats (live or dead) or signs of bats such as droppings, urine stains, signs of feeding such as moth wings, etc. Cobwebs which indicate no or infrequent use by bats were also looked for. Equipment available included 3.8m telescopic ladder, Leica 8x42 binoculars, digital camera, head torch and Clulite CB2 high powered torches, See snake inspection camera.

The site was also surveyed for other protected species following recognized guidelines (CIEEM, ARC, BCT and JNCC).

The survey was carried out by David Leach an experienced ecological surveyor who is a Natural England WML CL18 registered bat worker, a full member of the Chartered Institute of Ecology and Environmental Management and a Chartered Biologist.

3 Results.

3.1 Desk Study

- The works proposed will not impact on any designated sites in the area.
- A data search is not required in this instance as the results would not affect the outcome and mitigation.
- There are no ponds on site or within 500m of the site.

3.2 Site Survey

Weather for initial survey:

Sunny and dry at time of survey 12:30.

The external temperature was 8°C.

3.2.1 Site survey.

- The semi-detached house had brick walls and a slate roof with wooden soffits and bargeboards. The slates were tightly fitted with no potential access points for bats. There was no warped or rotten timber work around the roof but all areas of wood had peeling paint and were in need of decoration. There were no gaps around the wooden sash window frames.
- There was a single integral garage with rooms above. The ceilings in this section were vaulted with no roof void.
- The roof void of the main house had bitumen felt under the slates and fiberglass insulation between the joists. There were thick cobwebs over most the timber of the roof and around the brickwork of the gable walls and the two chimneys.
- No signs of bats were found but there were a few rat droppings scattered around the void.
- There was a small garden area at the front of the property which was laid to gravel with small flower borders. At the side and rear of the property the garden was laid to lawn with a few small areas of shrubs and flower beds. There was a paved patio area immediately behind the house. At the rear boundary of the property there was a large Oak and a few ornamental conifers. There was also a small Sequoia at the rear of the property

4.0 Assessment.

- The site is not situated within, adjacent to, or within 500m of any site of statutory conservation designation that will be affected by the proposed development.
- Review of Ordnance Survey 1:25,000 maps revealed no ponds within 500m of the site and it is not considered likely that any great crested newts will be affected by the development.
- There were no signs of bats and the building has insignificant bat roosting potential.
- There were no badger setts on site and no signs of badger activity.
- There were some mature trees and shrubs at the perimeter of the site with the potential to support nesting birds but these will not be affected by the proposed development.
- There is suitable habitat for reptiles at the perimeter of the rear garden but these area will be unaffected by the proposed development.
- The proposed works to extend the existing building and construct a new dwelling are unlikely to have a significant effect on the local population of protected species.

5.0 Recommendations.

Birds

Any tree or large shrub removal must either be undertaken outside of the peak nesting season (which runs from March to August, inclusive), or not be conducted without prior inspection by an ecologist to check for nesting birds immediately prior to the commencement of works. If nesting birds are found, no works may be conducted in the affected areas until the young have fledged the nest of their own accord.

Reptiles

It is recommended that the vegetation around the site that will be impacted by the proposed development is kept short (below 50mm) to keep the habitat sub-optimal for reptiles. The vegetation around the plot should be cleared over the winter period.

All building materials must be stored on areas of hard standing or on raised pallets or sealed-based containers at least 5m away from suitable reptile habitat to prevent reptile colonisation during works.

Trees.

Herras fencing should be set up to create a root protection zone around the trees for the duration of the site development.

6.0 Limitations of the survey.

A survey of this type only provides a snapshot of what was found at the time of the survey and it is sometimes necessary to carry out a number of surveys to show the presence or absence of protected species such as crevice dwelling bats.

In the unlikely event that a bat (or other protected species) is found during construction then work must stop and David Leach Ecology Ltd. or Natural England should be contacted for advice on how to proceed.

7.0 Site Enhancement.

In accordance with Section 40 of the Natural Environment and Rural Communities Act 2006 and paragraph 118 of the National Planning Policy Framework the following should be implemented to enhance the biodiversity.

Bats

Ridge tile access points should be fitted on the existing building/extension (mon of two access tiles per ridge). Bitumen felt must be used in these areas as breathable membranes are harmful to bats.

Two Forticrete bat boxes or Schweglar 1FF bat tubes should be fitted to the gable end of the new building.

8.0 Appendices

A) Legislation.

Under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way (CroW) Act 2000, all bats have legal protection. In addition any structure which shows signs of use by bats either currently or in the past, for shelter or protection, is classed as a bat roost and both the roost and any bats using it are protected by law which makes it an offence to:

- Intentionally or recklessly kill or injure or take any bat.
- Intentionally or recklessly damage or destroy any bat roost and to obstruct access to that roost.
- Intentionally or recklessly to disturb any bat using a structure as a roost.

Protection is also afforded to bats under the Conservation (Natural Habitats & c.) Regulations 1994 (the Habitats Regulations) Amended 2007

Annex IV lists all bats

Regulation 39 makes it an offence to:

- Deliberately kill or capture a bat.
- Deliberately disturb a bat.
- Damage or destroy a resting place or breeding site of any bat.

If any proposed development would result in the otherwise illegal acts above, a licence must be obtained from Natural England prior to any work being carried out. A licence will only be granted if there is no satisfactory alternative and the authorised action will not be detrimental to the maintenance of the population of the species concerned.

The Wildlife and Countryside Act 1981 (as amended) also protects all reptiles from killing, injury and sale.

The Wildlife and Countryside Act 1981 (as amended) makes it an offence to damage or destroy the nests of birds of breeding birds (with the exception of certain pest species). The bird nesting season is generally defined as being between mid-February and August inclusive although nesting outside of the period is not unusual if conditions are favorable.

B) References

- **ARG UK 2010.** *ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index.* Amphibian and Reptile Groups of the United Kingdom.
- **English Nature 2001.** *Great Crested Newt Mitigation Guidelines.* Natural England, Peterborough.
- **English Nature 2004.** *Bat Mitigation Guidelines.*
- **Hundt L, 2012** BCT Bat Survey Guidelines 2nd ed. Bat Conservation Trust, London, United Kingdom.
- **IEEM 1995.** Institute of Environmental Assessment: Guidelines for Baseline Ecological Assessment. E & FN Spon, London.
- **IEEM 2006.** Guidelines for Ecological Impact Assessment in the United Kingdom (version 7 July 2006), Institute of Ecology and Environmental Management [online]. Available: <http://www.ieem.org.uk/ecia/index.html> [accessed February 2011]
- **JNCC 2004.** *Common Standards Monitoring Guidance for Mammals.* Joint Nature Conservation Committee, Peterborough.
- **JNCC 2007.** *Handbook for Phase 1 habitat survey: A technique for environmental audit.* Joint Nature Conservation Committee, Peterborough.
- **Mitchell-Jones A. J. & McLeish, 2004.** *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.
- **Natural England and Countryside Council for Wales, 2007.** *Disturbance and protected species: understanding and applying the law in England and Wales. – A view from Natural England and the Countryside Council for Wales.* United Kingdom
- **Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M., 2000.** Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10(4), 143-155.
- **Strachan, R., 1998.** *Water Vole Conservation Handbook.* University of Oxford, Oxford.
- **Stebbing R.E., 1986.** *Which bat is it?* The Mammal Society and The Vincent Wildlife Trust, London.

C). Photographs

View of property form the street.



Rear roof with closely fitted slates.



View of roof above first floor over garage.



Roof void with hanging cobwebs .



Rear garden



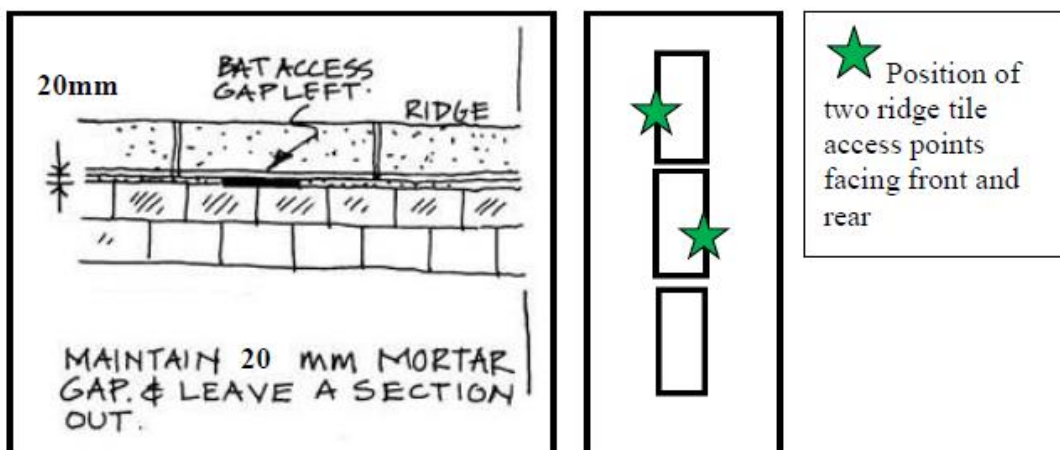
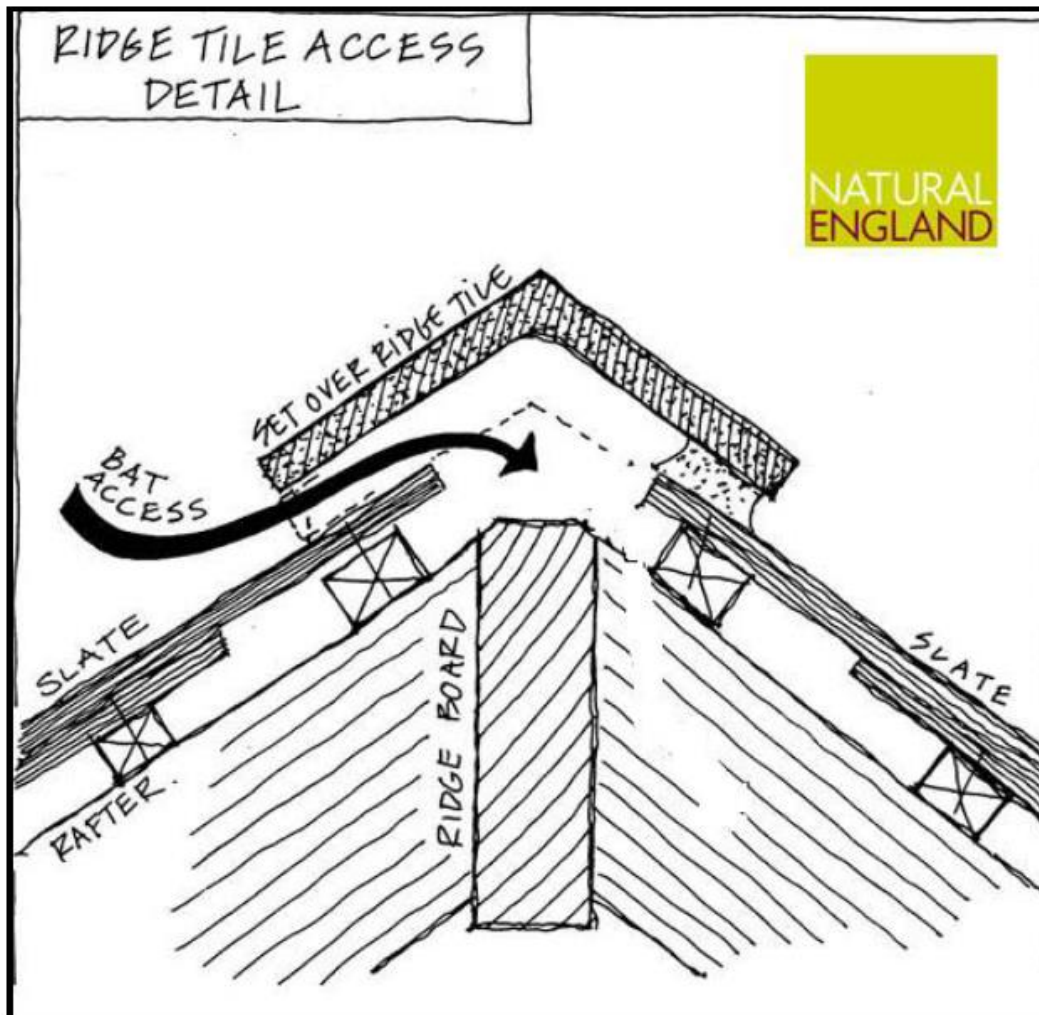
Area where new bungalow will be constructed.



Area where new extension will be built



D) Enhancement features



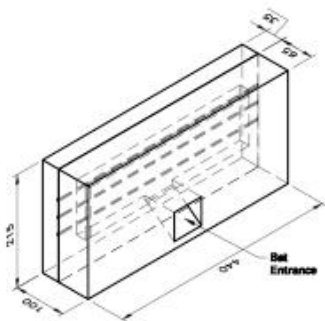
Bitumen underfelt or water proof and breathable wood fibre boards must be used in all areas where bat have access to as breathable membranes are unsafe for bats and so not suitable.



Product Information – Bat Box



- The Forticrete Bat Box has been developed to be used in new build construction or renovation work where there is a requirement to provide a habitat for Pipistrelle bats.
- The box is made of a conventional cast stone front face but is backed with high grade plywood which is sawn and roughened internally to provide a haven for bats.
- The Bat Box is maintenance free due to the bottom entrance.
- The Bat Box illustrated is available from Forticrete's 'Stone in Stock' range although bespoke boxes can be designed and made for any application.



For more information please contact Forticrete at:
caststone@forticrete.com

Telephone: 01909 775000
Fax: 01909 773549

You can also visit our website at
www.forticrete.com

 **Forticrete**stone
Confidence you can build on

Schwegler 1FR Bat Tube

This long box can be installed within brick masonry, beneath plasterwork or wood panelling, or incorporated into concrete structures such as factory buildings or bridges. Inside it contains a woodcrete surface, a roughened wood board, and a metal mesh, providing a choice of roosting areas depending on the weather conditions and the bats' habits. This box is maintenance-free as the entrance slit is at the bottom, allowing for self cleaning. No painting required, but if painting is necessary a natural breathable paint should be used



Woodcrete (75% wood sawdust, concrete and clay mixture)

Width 20cm, Height 47.5cm, Depth 12.5cm

Entrance width 15cm, Entrance depth 2cm

Schwegler 2FR Bat Tube

The same design as the 1FR but with holes in the sides. This allows multiple tubes to be placed next to each other to form a much larger bat roost.

These boxes are maintenance-free as the entrance slit is at the bottom.

No painting required, but if painting is necessary a natural breathable paint should be used.



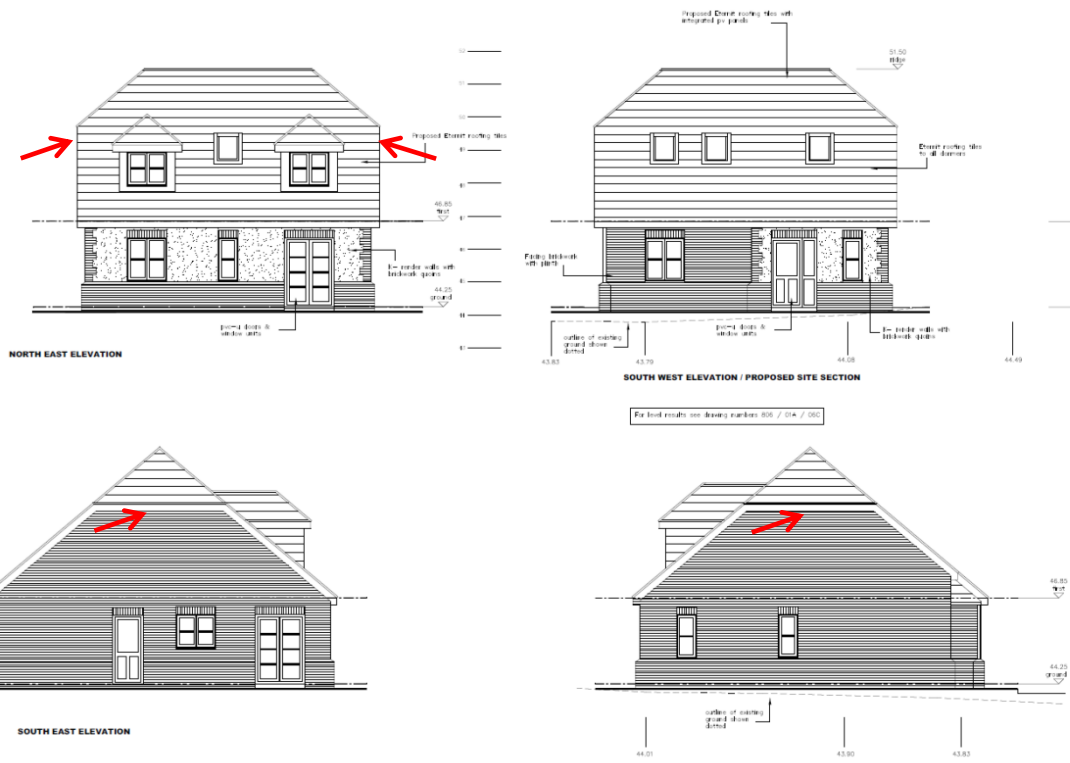
Woodcrete (75% wood sawdust, concrete and clay mixture)

Width: 20cm, Height: 47cm, Depth: 12.5cm, Weight: 13kg

Entrance Width: 15cm, Entrance Depth: 2cm

Location of bat boxes/tubes in new building. ➔

PROPOSED ELEVATIONS
SCALE 1/50



David Leach BSc (Hons) CBiol. MSB MCIEEM. David is a professional ecologist with over thirty years' research and fieldwork experience in many aspects of ecology and for the past six years in environmental consultancy work.

David is an experienced bat surveyor with competency in activity surveys, bat roost assessments, daytime surveys for bat field signs, assessments of trees as potential bat roosts and the production of reports providing advice on best practice, mitigation and compensation works relating to bats as may be required.

David also has experience in surveying for birds, reptiles, amphibians, Barn Owls and Badgers and also carries out extended Phase 1 habitat surveys, BREEAM and Code for Sustainable Homes assessments.

David holds a Natural England licence to disturb bats for the purposes of science and education or conservation and has been involved in obtaining Protected Species Licences to permit development works affecting bats and also Badgers.



David Leach BSc. (Hons), C.Biol., M.S.B., M.C.I.E.E.M.

Disclaimer.

All reasonable effort has been made to provide accurate information at the time of the survey. However weather conditions and the timing of surveys can affect the results. Some species or signs of that species will only be visible at certain times of the year e.g. the nesting season for birds is usually between March and September. The absence of certain species or signs of use at the time of a survey does not mean that they are not present at other times of the year and does not imply that a species might not use the site at some time in the future.

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