



**David Leach Ecological Surveys
Environmental Consultants**

**The Rose in June
Hayling Island
Hampshire**

Protected Species Survey

Date: September 2012

Report compiled by D. V. Leach BSc. (Hons) CBiol. MSB. MIEEM

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1. Introduction.

Client: Monterrey Properties Ltd
c/o Simon Hildebrand
Sandrove Brahams & Associates Limited
126-134 Baker Street
London
W1U 6SH

Property Surveyed: Rose in June public house and car park,
Selsmore Road,
Hayling Island,
Havant,
PO11 9LB

Grid reference: SZ 724 991

Dates of Surveys: Building Survey 8th September 2012
Dusk Activity Survey 1 8th September 2012
Dusk Activity Survey 2 15th September 2012

Lead Surveyor: David Leach BSc (Hon) CBiol. MSB. MIEEM
(Natural England licenced bat worker).

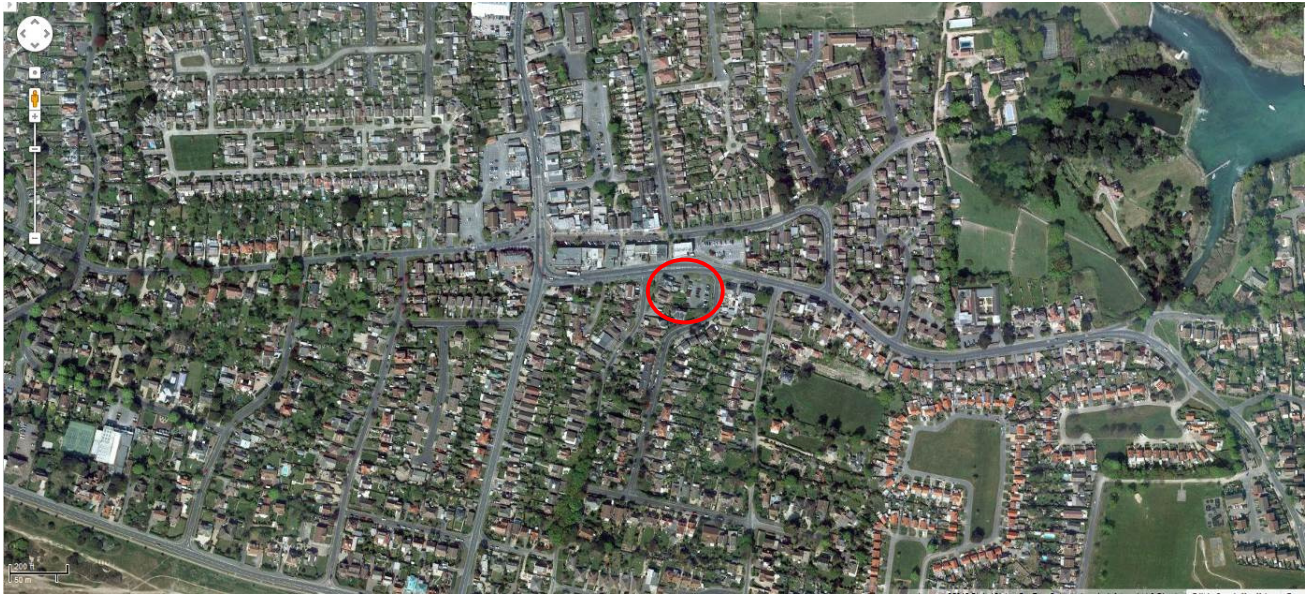
2. Aims of the Survey.

An ecological survey was required to look for protected species on the site of The Rose in June prior to developing the site which includes demolishing part of the existing building.

3. Site description.

The site, a former public house closed down in 2005, is situated in an urban area in the south of Hayling Island. The site is bordered on three sides by roads, including a busy main road. There is a residential property bordering the rear of the property. There are two car parks on site, one of which makes up almost half of the site area.

Google aerial images of site.



4. Methodology

4.1 Desk Study

This looked at the Natural England Nature on the Map web site to determine whether there were any nature reserves or protected areas local to the site.

A National Biodiversity Network's Gateway data search was also undertaken to look for records of bats in the area around the site.

4.2 Site Survey

This looked at the external and internal areas of the building 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 the building was looked for.

Equipment used included 3.8m telescopic ladder, Leica 8x42 binoculars, digital camera, head torch and Clulite CB2 high powered torches, See snake inspection camera, Bat box Griffin detectors.

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 on the roof.
- Gaps in the roof due to loose, slipped or missing tiles.
- Urine stains or grease marks around any gaps mentioned above.

All accessible areas of the 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.

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

4.3 Activity Surveys

Dusk activity surveys were carried out following guidelines set out in the BCT Bat Survey Guidelines 2nd ed. (Hundt L (2012) and the JNCC Bat Workers' Manual (*Mitchell-Jones A. J.*).

Dusk activity surveys were carried out by David Leach who is experienced in bat surveys, and who hold a Natural England bat license and is a full member of the Institute of Ecology and Environmental Management. D Leach was assisted by R. Leach who has experience in activity surveys using bat detectors.

Equipment used for the surveys included Batbox Griffin, Recordings were analysed using Batsound software.

Surveyors were on site at least 20 minutes before sunset and for at least 90 minutes after sunset for the dusk surveys.

5.0 Results.

5.1 Desk Study

There are two Sites of Special Scientific Importance within a 2 km radius of the site – Langstone Harbour, Chichester Harbour, and two Local Nature Reserves Gutner Point and Sandy Point The nearest site was 500m to the east. (Appendix iv).

A number of records of bats have been collected in the 10km squares around the site (table 1). The nearest records were for pipistrelle. sp. 1km west of the site.

Table 1. Species list of bats in 10km squares around the site

Species Name	Common Name
<i>Pipistrellus pipistrellus sensu stricto</i>	Common Pipistrelle
<i>Pipistrellus</i> sp.	Pipistrelle

5.2 Site Survey

Weather for initial survey: Dry and sunny at the time of the survey (18:30)
The external temperature was 20°C.

5.2.1 External survey.

The site is surrounded by roads on three sides and the driveway and house on the forth side. The large plot fronts onto a busy main road. At night the front and sides of the buildings are illuminated by the street lighting along the road outside the building. At the east of the site is a large car park and there is a smaller car park at the rear of the building. The area immediately around the rear and side of the building is patio/hard standing with two small areas of garden which has become overgrown with ruderal plants and brambles *Rubus fruticosus*. There are also two areas of Japanese Knotweed *Fallopia japonica* which require specialist treatment to eradicate them from the site.

There is very little habitat suitable for reptiles or amphibians on site or nearby and is isolated by roads, buildings and hard standing from areas likely to support reptiles and amphibians.

The buildings on site consist of the main public house which is two storey with brick walls and a complex pitched slate covered roof. There were some gaps under ridge tiles and also some slates missing from the east section of the roof. Light could be seen through the roof void showing that slates were missing from areas of the roof which could not be seen from the ground. It also indicated that the roof of the main building did not have a layer of underfelt or sarking boards lining the four sections of roof void. The walls were in good condition with no gaps.

At the rear of the building were a number of modern single storey extensions with brick walls and concrete tiled pitched roofs. There were areas of broken or missing tiles and it could be seen that there was no underfelt or sarking boards lining these roof voids. A number of these gaps were examined with binoculars or endoscope and no signs of bats were found. Many of the gaps under broken tile were covered with cobwebs. The walls were in good condition with no gaps.

There was also a flat roofed extension with no potential for bats.

5.2.2 Internal survey.

An internal inspection was not possible due to asbestos issues.

5.2.3 Activity surveys

Weather conditions

Date	30 th August 2011	30 th August 2011
Sunset	19:33	19:17
Start Time	19:15	19:00
End Time	21:10	21:25
Start Temperature	20°C	19°C
End Temperature.	18°C	15°C
Cloud	20%	40%
Wind	No wind	Slight breeze
Precipitation	Dry	Dry

Two dusk activity surveys were carried out under good weather conditions. No bats were seen coming out of the gaps in the slates of the main building or under the tiles of the rear extensions. No bats were seen or recorded at the front or sides of the building on either of the surveys. Common and Soprano pipistrelle bats were recorded at the rear of the site. These were one or two individual bats which appeared from the gardens to the south of the site which foraged around the overgrown areas at the rear of the site for a while and then flew south back in the direction they came from. No bats went near the roof areas of the buildings.

6.0 Assessment.

- Although there are gaps in the roof of the buildings on the site none appeared to be being used by bats.
- The only bats recorded were low numbers of pipistrelle bats, probably one or two individuals foraging. These appeared and returned to areas south of the site.
- The site and area surrounding the site provides sub optimal habitat for bats.
- BCT guidelines states that the survey effort should be proportionate to the likely use of the site by bats and the potential effects of the proposed development on these species present.
- The site is on a busy road, illuminated at night, has large areas of hard standing, few roosting opportunities for the species of bats found in the area and low numbers of bats were recorded on two dusk surveys. It was decided that it is unlikely that the site holds a roost and that a further dusk survey would not provide any more useful information.
- There were no signs of other protected species such as slow worms.

- The proposed development is unlikely to have a significant effect on the local population of protected species or protected habitats nearby and no further surveys are recommended.
- This report supports the findings of two previous reports from 2009 which found no evidence of protected species and no suitable habitats for protected species on site. They also concluded that the developments will have no significant effect on the protected areas within a 1km radius of the site.

7.0 Mitigation.

- No bats or other protected species will be affected by the proposed development and no mitigation is required.
- Some of the gaps in the roofs are large enough to allow birds to enter and potentially nest. (feral pigeons were noted on a previous survey). Nesting birds are protected by law (not feral pigeons) and the site should be checked by a competent person prior to work starting. If any active nests are found work should be delayed until the young have fledged.
- If work has not started within 12 months of this report a new bat survey should be undertaken to assess status of the bats and roosts at that time and update the mitigation plan if necessary.

8. Appendices

i) 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

ii) References

- **Mitchell-Jones A. J. & McLeish, 2004.** *Bat Workers' Manual.* Joint Nature Conservation Committee, Peterborough.
- **Stebbing R.E., 1986.** *Which bat is it?* The Mammal Society and The Vincent Wildlife Trust, London.
- **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.
- **Hundt L, 2012** BCT Bat Survey Guidelines 2nd ed. Bat Conservation Trust, London, United Kingdom.
- **English Nature 2004.** *Bat Mitigation Guidelines*

iii) Useful contacts

Natural England, Hampshire & the Isle of Wight

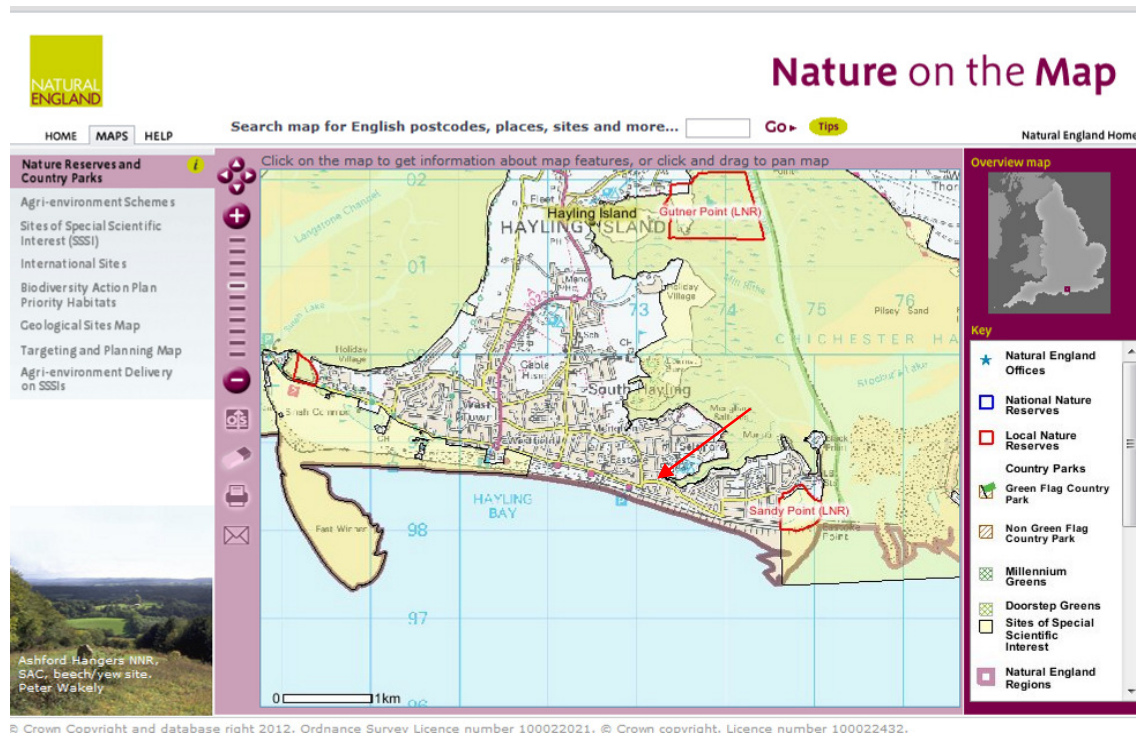
Natural England, 2nd Floor,
Cromwell House,
15 Andover Road,
Winchester, Hampshire,
SO23 7BT
Tel: 0300 060 2514
Email: enquiries.southeast@naturalengland.org.uk

Ecology Group,
Environment Department
Hampshire County Council
Capital House,
48-52 Andover Road,
Winchester,
SO23 7BH
Tel: 01962 832318; Fax: 01962 832312

www.hants.gov.uk/biodiversity

iv) Maps.

Map of area around the site showing designated areas of conservational or scientific interest.



v). **Photographs**

North (front) aspect



North east aspect



Gaps in main roof



Gaps in roof of rear extension



Gaps in roof of rear extension



Car park to east of site





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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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