

Ecosupport Ltd
16 New Inn Court
Sarisbury Green
Southampton
SO31 7LF

1st February 2012

Mr & Mrs Lines
5 Warren Close,
Hayling Island
Hampshire
PO11 0HP

Dear Mr & Mrs Lines,

RE: Phase I Ecological & Bat Survey at 5 Warren Close

In regard to the phase I survey requested in relation to 5 Warren Close, I can now confirm this has been carried out on the 3rd February 2012.

Introduction & Background

Ecosupport Ltd was commissioned by Mr & Mrs Lines to undertake a phase I survey of 5 Warren Close in relation to a planning application to demolish the existing dwelling and replace with a modern energy saving family home. A phase I survey was required in order to assess the use of 5 Warren Close by bats and identify whether any other protected species may likely be affected by the application proposals. 5 Warren Close is located on Hayling Island, Hampshire. The localised setting consists of neighbouring gardens and hedgerows with the intertidal area of Langstone Harbour to the north and adjacent to the property. In the wider landscape pastoral and arable fields lie to the west with a golf course to the south of the dwelling.

Relevant Legislation and Policy Implications

All species of bats are protected under The Conservation of Habitats and Species Regulations, 2010. Under this legislation it is an offence to deliberately kill, capture, or significantly disturb bats, or to damage or destroy their breeding sites or resting places. In order for works that may result in such an offence (including demolition, modification of the building, etc) to legally take place, a European Protected Species (EPS) licence would be required; these are issued by Natural England.

In order for such a licence to be issued, Natural England needs to be satisfied that the proposed works meet the following tests:

1. That the activity is '*in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment*';
2. That there is '*no satisfactory alternative*' to the activity;
3. That the activity is '*not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range*'.

Bats are also protected from disturbance and sale under the Wildlife & Countryside Act 1981 (as amended).

The Government has set out its policies for the protection and enhancement of biodiversity in the planning system in Planning Policy Statement (PPS) 9: Biodiversity and Geological Conservation, the key principles of which describe the importance of avoiding, mitigating and compensating for adverse effects on biodiversity features, in addition to enhancing such features where possible.



Location of 5
Warren Close

Image 1: Google Earth image showing location of site and surrounding habitats

Survey Work

A walk over ecological survey was carried out which included An internal and external survey was undertaken by Dean Swensson (bat licence number 20110378) on 3rd February 2012. The loft space was inspected using a bright torch to illuminate dark areas in order to search for evidence of bat use, such as droppings, feeding remains, or bats themselves. The exterior of the building was also searched for any entrance or exit points that would allow a bat access into the loft space or provide suitable roosting space. This includes features such as: loose hanging tiles, gaps between ridge tiles, broken/damaged soffits, gaps between fascia boards and/or

wooden cladding and gaps between or underneath roofing tiles. This was carried out with the use of 8x42 binoculars and a high powered torch to view features at distance.

A general walk over survey was also conducted of the garden of the property looking for any signs of protected species such as droppings, hair, digging or the species themselves. A general vegetation assessment was also made.

A desktop survey was also carried out for any protected species records within 2km of the site using the National Biodiversity Network Gateway and a search for any designations within 2km of the site was also carried out using the Multi Agency Geographic information for the Countryside (MAGIC).

Results

MAGIC designations results within 2km of 5 Warren Close

- Local Nature Reserve (Reference 1009192) The Kench, Hayling Island
- Ramsar Site (Reference UK11013) Chichester and Langstone Harbours
- Special Protection Areas (Reference UK9011011) Chichester and Langstone Harbours
- Special Areas of Conservation (Reference UK0030059) Solent Maritime
- Sites of Special Scientific Interest (Reference 1000643) Langstone Harbour
- Sites of Special Scientific Interest (Reference 1007337) Sinah Common

NBN Gateway protected species results within 2km of 5 Warren Close for Square SU70

Species	Year	Number of Records
<i>Triturus cristatus</i>	1995	1
<i>Anguis fragillis</i>	1990/1995	2
<i>Zootoca vivipara</i>	1990	1
<i>Nyctalus noctule</i>	2000,2007, 2010	3
<i>Pipistrellus pipistrellus</i>	1998-2010	21
<i>Pipistrellus pygmaeus</i>	2000-2010	6

Building Description

The property consists of a detached 1960's two storey building with a connected integral garage. The house stands within grounds that are mainly laid to lawn and there is a hard standing car parking area at the front of the property. A paved seating area is situated to the rear of the property and a balcony extends from the master bedroom. The building is built from brick with machine cut clay tiles and the brickwork is clad with uPVC, the soffits are also constructed from uPVC.

Internal Survey

The internal roof void is open and approximately 1.1m high, 3.5m in diameter and 6m long. The roof space was mostly boarded out allowing thorough

surveying to commence. The roof was of timber construction with bitumen felt lining. There were no struts or collars present allowing an unhindered flight space for bat species. No droppings were found within the loft space, or signs of feeding remains, urine staining or scratching. No possible exit points were observed within the loft space.

External Survey

The external survey observed no suitable entrance points for bats into the roof void. No features (e.g. hanging tiles) suitable for crevice dwelling species such as pipistrelles were observed. The soffits were considered to be in good repair and no suitable features for bats to use were observed.

Other Species

No habitat suitable for or signs of other protected species were observed on site, therefore it is deemed no further work or mention is needed within this report.

Conclusion

It is considered that the property is of low potential to bats and no further surveying is required. If any signs of bats are found during demolition work then all works must stop immediately and the advice of an experienced bat worker sought.

I trust the above is satisfactory, if you have any queries please do not hesitate to contact me.

Yours Sincerely

Anna Lewis BSc (Hons)
Ecologist