



22th August 2011

Bacchus Partners Ltd
C/O PLC Architects
Brankesmere House
Queens Crescent
Southsea
PO5 3HT.

Ecosupport Ltd
16 New Inn Court
Sarisbury Green
Southampton
SO31 7LF
Tel: 01489 580233

Dear Mr Bonner,

RE: Phase I Bat Survey at 179, London Road, Waterloooville.

In respect of the required bat survey as instructed, I can confirm an external and internal building survey has now been carried out at the referenced building. The findings of the survey are outlined below:

Site Description

179 London Road is a set of industrial buildings. The main building on the south-east aspect of the plot is a one storey workshop that is currently used as a car wash. There is no loft space within this front building and large windows are present on the front, a small extension is present on the north elevation. This main building is constructed from block walls and is rendered with a corrugated tin roof. The extension is brick walled with a felted flat roof. On the south-west aspect is another one storey building. This is separated into two individual workshops with windows on the eastern aspect of the building and skylights present in both sections of the workshop. The workshop is a rendered building and is roofed with asbestos and corrugated tin.



Image 1 Google Earth Image of 179 London Road, Waterloooville.

The site is set in a suburban environment with street lighting and an extensive road network. To the north east of the site there is an area of woodland (The Queen's Enclosure) approximately 678m away from 179 London Road. To the south-west of the site are pastoral and arable fields starting on the outskirts of Waterloooville.



Image 2: Google Earth Image showing the surrounding habitats to 179 London Road

Legislation

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).



Planning Implications

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.

Survey Methods

An external and internal survey was carried out to search for any signs of bats or features that may be of use to bats. Careful searching of suitable external and internal features that may possibly be used by bats to enter and/or exit the building was checked for signs such as droppings and urine staining. This was carried out with the use of 8x42 binoculars to view features at distance and a high powered torch.

Results

The internal and external surveys have shown that there were no signs of bats or bats themselves anywhere in or on the buildings. Several features that could possibly allow access for bats into the main building and workshop areas include:

- The front advertising sign is curled due to weathering and this could provide a suitable roosting and access point for bats.
- Ventilation point on main building on the north-east elevation could provide suitable access points for bats as it leads into cavity wall however cobwebs were present indicating that it has not been used.

Plan 1 shows results of the phase I survey.

Recommendations

Due to no signs of bats or bats themselves being found along with the urban environment and unsuitability of the buildings, further survey is not considered necessary.

However, bats are itinerant and can use features and buildings of low potential for roosting, if during demolition works bats or signs of bats are found all works must stop immediately on site and a suitably qualified ecologist be consulted.

Enhancements

In order to satisfy requirements of PPS 9, then enhancements for ecology should be provided. It is recommended that two self-contained swift and/or bat boxes should be installed in appropriate places within any future proposed development that may occur on site. These can be installed into external walls and provide self-contained possible roosting features for bats and nesting sites for swifts within urban environments. Advice in terms of location and design of such features should be sought from an experienced ecologist.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Anna Lewis Bsc
anna@ecosupport.co.uk
www.ecosupport.co.uk
T. 01489 580233

