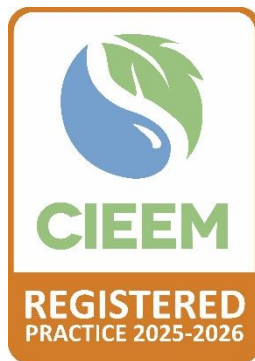


**41 North Shore,
Hayling Island,
PO11 0HN**

**PHASE 1 BAT SURVEY
(Provisional roost assessment)**

April 2025



Dr. Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECol

Prepared by

Dr. Jonty Denton *Bsc (Hons) D(Phil) FRES, FLS, MCIEEM, CEcol*

(Chartered Ecologist)

31 Thorn Lane, Four Marks, Hampshire, GU34 5BX

Phone: (01420) 565647 mobile: 07935594093

SUMMARY

This report constitutes a site survey carried out on the 15th April 2025 and further assessment of the potential impacts to bats arising from the proposed re-development of 41 North Shore, Hayling Island, PO11 0HN

There was no evidence of historic bat activity in the property, and the roof, soffits and walls have no potential access points. Therefore, the property has negligible potential, and a Phase 2 bat survey is not recommended.

INTRODUCTION

Site Setting and Description

The property is a detached house dating to mid 20th century situated to the north of North Shore in a rural setting on west shore of Hayling Island (see figure 1). It is flanked by other detached dwellings with mature gardens which border HWM of Langstone Harbour (a Ramsar site SPA and SSSI). There is one small woodland included on the priority habitats inventory 150m to the east (See figure 2). The area supports habitats suitable for common bat species.



Figure 1. Site location. *Courtesy of Googlemaps*

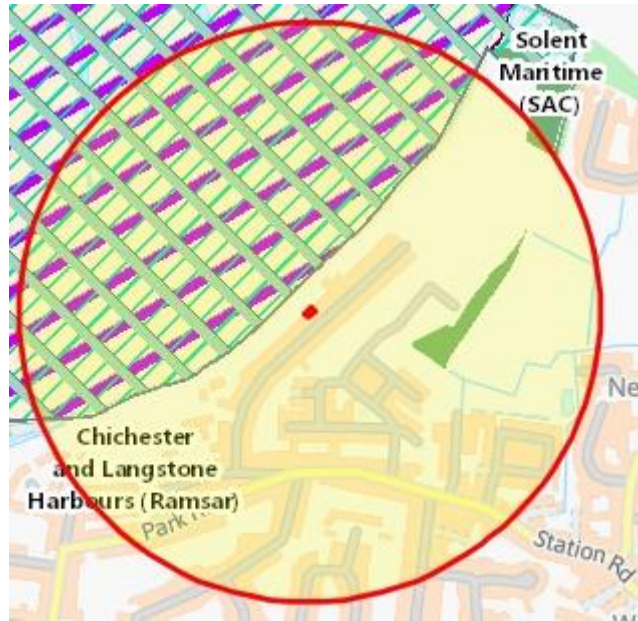


Figure 2. Priority habitats and protected species map. *Courtesy of Magicmaps*

METHODS

Datasearch

Background Data Search

According to the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> no EPS bat licences have been issued within 500m of the property. The closest is from 1450m to the east covering brown long-eared bats, common and soprano pipistrelles.

Phase 1 Bat Survey Methods

The Phase 1 bat survey was carried out on 15th April 2025 and comprised of a walkover of the site to record evidence of any protected bat species.

Details of the survey methods are given below;-

The house and garages were investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes in roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat

Conservation Trust guidelines (Collins, 2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th edition).

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence /absence of any bat species and hence the importance of a population at the site, therefore the assessment of value should be considered a provisional.

Where possible, a provisional assessment of potential will be made although this may well require Phase 2 surveys to confirm status.

High Potential- High potential buildings are those that have features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Moderate Potential- buildings with a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential although some features that may be utilised by bats may be present. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10x42 binoculars and a high-powered 1 million candlepower Clulite torch.

RESULTS

Phase 1 Bat Survey Results

Building Assessment

The property is a detached two-storey house dating to late 20th Century. It has a low, single pitched roof of close-fitting cement tiles (see figures 3-4). The walls are of plain

brick and the soffits and fascias and large sections of the walls are faced with modern uPVC cladding (See figures 3-4 and 6).

There is a large single-storey ground floor extension off the rear which has no enclosed voids and no potential for bats.

There is a flat roofed garage off the front (See figure 3) which has no internal voids and a permanently illuminated interior (see figure 8).

The original loft space was accessed via a hatch on the landing. The roof is lined with felting (see figure 7) and there was no sign of any bat activity within. The extension off the east end has a separate loft hatch and is also lined with felting and devoid of any signs of bat activity.



Figure 3. Front elevations looking northwest.



Figure 4. Rear elevations (western half) looking southeast.



Figure 5. Rear elevations (eastern half) looking southeast.

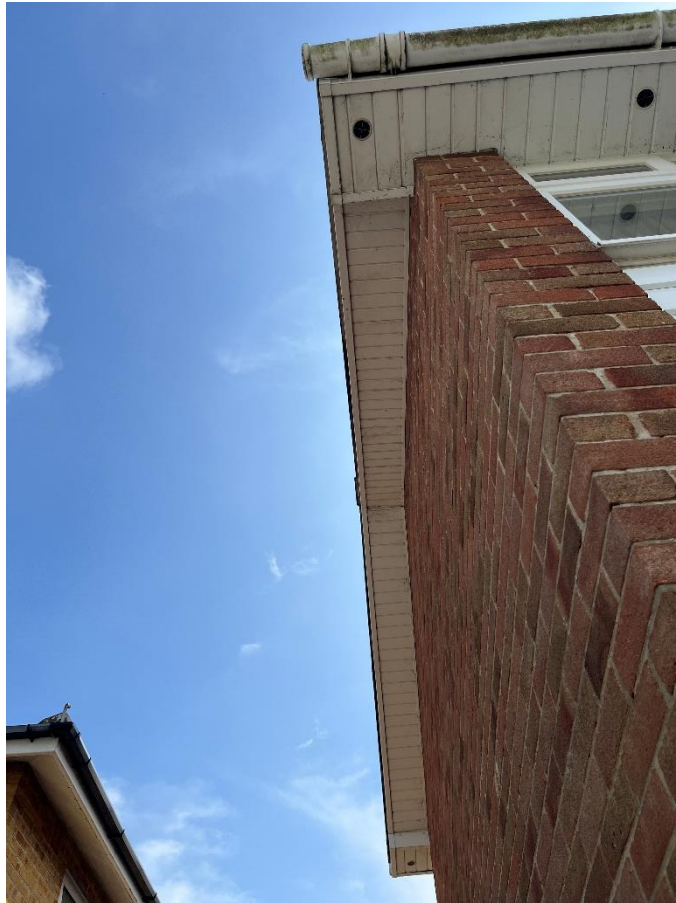


Figure 6. Detail of soffits on east gable



Figure 7. Main loft looking southwest



Figure 9. Interior of double garage looking northwest.

EVALUATION, IMPACTS AND RECOMMENDATIONS

There was no evidence of historic bat activity in the property, and the roof, soffits and walls have no potential access points. Therefore, the property has negligible potential, and a Phase 2 bat survey is not recommended.

A dusk emergence survey is required to confirm whether bats are utilising the property.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is

available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

REFERENCES

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.

Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

INTERNET RESOURCES

Google Maps: www.maps.google.co.uk

Magic Interactive Map: www.magic.gov.uk