

Shore House,
Mill Lane,
Langstone,
Havant,
PO9 1RX

PRELIMINARY ECOLOGICAL APPRAISAL



JUNE 2024

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Prepared by

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EXECUTIVE SUMMARY

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned to undertake a Preliminary Ecological Appraisal of Shore House, Mill Lane, Langstone, Havant, PO9 1RX (GR:SU7146049).

The survey area was systematically walked and surveyed according to Phase 1 Habitat Survey criteria during daylight hours by Dr.Jonty Denton on the 30th May 2024. Phase 1 Habitat Survey is a standardised system for classifying and mapping semi-natural vegetation and wildlife habitats in Great Britain. Vegetation is mapped in terms of standard habitat types as defined in the JNCC Handbook for Phase 1 Habitat Survey (2010).

The site comprises hard-standing, amenity grassland and shrubberies.

The Provisional Roost Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

The proposals would affect areas with some potential for crevice roosting bats, therefore the structure has low potential, and a phase 2 bat survey is recommended to elucidate the current state of useage by bats.

Proposals

Front Loggia extension, side garage extension, single storey eastern extensions with first floor balcony extension, following demolition of 52m² of existing single storey building and conservatory to east of existing dwelling, along with removal of existing 1.8m high brick wall to west of existing building.

Introduction

This section details the methods used during the Phase 1 survey undertaken of the site.

METHODS

Phase 1 Habitat Survey Methods

The survey area was systematically walked, and habitats mapped according to Phase 1 Habitat Survey criteria during daylight hours on 30th May 2024. Phase 1 Habitat Survey is a standardised system for classifying and mapping semi-natural vegetation and wildlife habitats in Great Britain. Vegetation is mapped in terms of standard habitat types as defined in the JNCC Handbook for Phase 1 Habitat Survey (2010).

In addition, habitats were appraised for their suitability to support protected or notable (UK Biodiversity Action Plan/Species of Principle Importance [S41]) species, e.g. breeding birds, badgers, bats, herptiles, stag beetle, that might be affected by the proposed development; in accordance with the 'Guidelines for Baseline Ecological Assessment' (IEA, 1995).

Phase 1 Bat Survey Methods

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

The Phase 1 Bat Survey was carried out and comprised of a daytime walkover of the site, internally and externally, to record evidence of any protected bat species.

Details of the survey methods are given below.

The property was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, 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 (Bat Conservation, (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 as 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.

Medium Potential- Medium potential buildings have 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 10 x 42 close focus binoculars and a high-powered torch.

RESULTS

Phase 1 Habitat Survey Results

Background Data Search

A desk-based assessment was carried out using the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> to identify all designated sites within 5km of the site and all other designated sites and protected species within 2km.

A search was made for information on statutory designated sites (often internationally and nationally important sites for ecology) and non-statutory designated sites (often important in a local context) within 1 km of the site boundary.

Sites with Statutory Designations

The plot lies immediately north of Chichester and Langstone Harbour Ramsar Site and Langstone harbour SSSI.

The site lies within the Nitrate Vulnerable Zone as defined by DEFRA 2017.

SITE DESCRIPTION

The site situated to the east of Mill Lane in Langstone to the north of the harbour. The site comprises hard-standing, amenity grassland and small shrubberies and two ornamental concrete lined pools. (See figure 1).

It is flanked to the north and east by other detached properties with mature gardens.



Figure 1. Site location. Courtesy of Google images

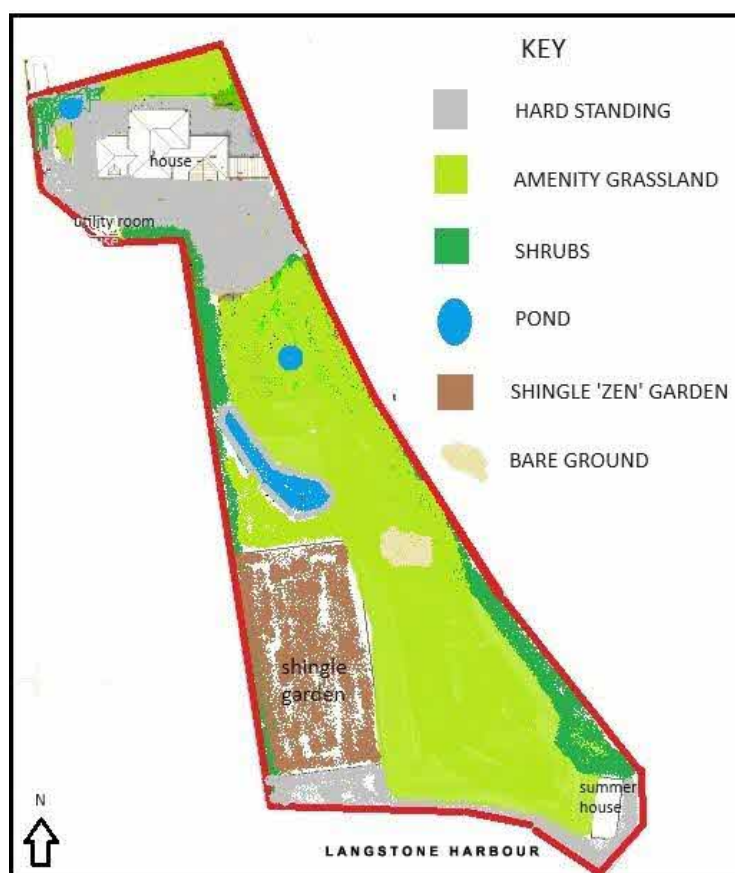


Figure 2. Habitat map

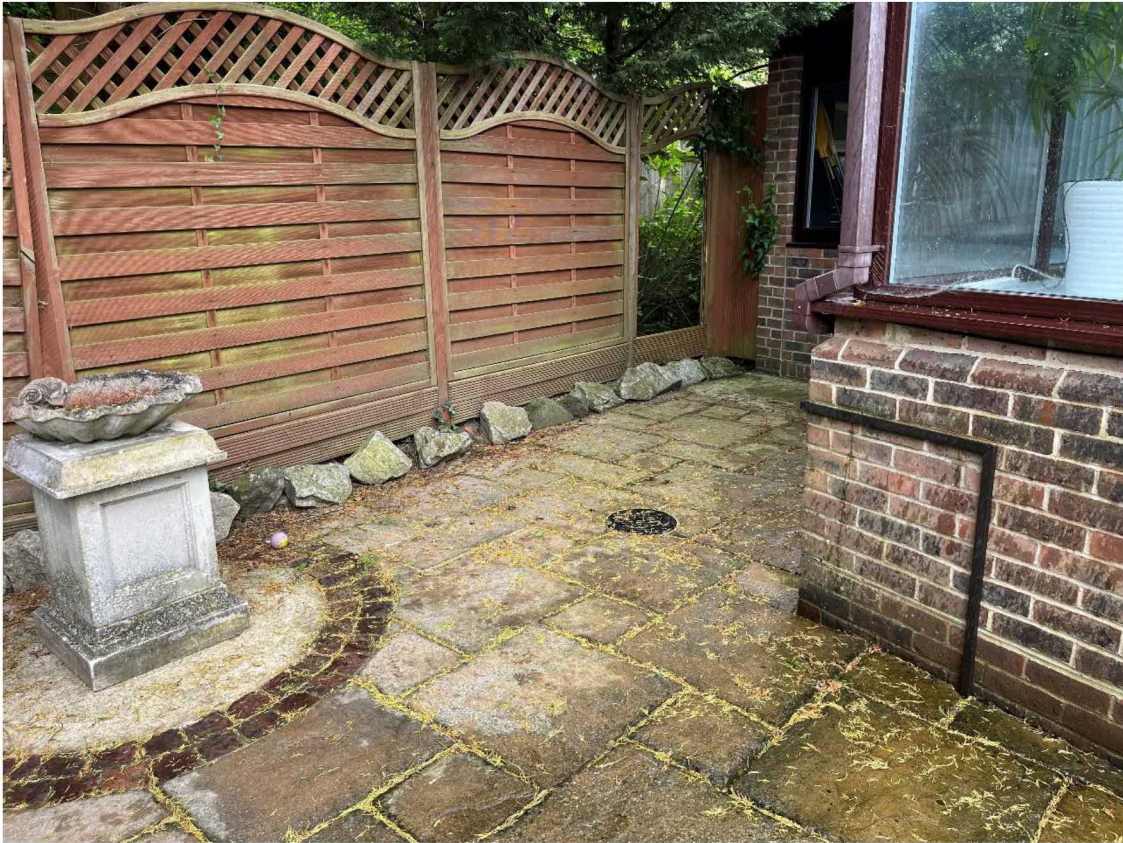


Figure 3. Looking southeast across rear garden where Orangery would added.



Figure 4. Looking west along driveway



Figure 5. Looking north across garden



Figure 6. Looking south at ornamental pond

PROTECTED HABITATS

UK Biodiversity Action Plan (UK BAP) Priority Habitats are also Habitats of Principle Importance (HPI) listed under The Natural Environment and Rural Communities Act 2006 Section 41 (NERC S41). These habitats do not receive statutory protection, but the S41 list is intended to provide guidance to decision-makers, e.g. those representing public bodies and local/regional authorities, in implementing their duty under Section 40 of the NERC Act to '...have regard to the conservation of biodiversity in England when carrying out their normal functions'.

The site is adjacent to the Langstone harbour SAC and SSSI . The nearest woodland is 384m to the east of the site.

PROTECTED SPECIES

Reptiles

All native British reptiles are protected under the Wildlife and Countryside Act (1981) from killing and injury. Sand Lizards and Smooth Snakes also receive additional protection under the Conservation (Natural Habitats &c) Regulations 2010 from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. All native UK reptiles are UK BAP Priority Species and SPI.

The site has negligible potential for common reptiles in the absence of any structured habitats.

Amphibians

Great Crested Newts are protected under schedule 5 of the Wildlife and Countryside Act 1981 and of the Conservation (Natural Habitats &c) Regulations 2010 from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. In addition Great Crested Newts and Common Toads are UK BAP Priority species and SPI.

According to MagicMap, the nearest GCN returns are over 2km to the southeast, on Hayling Island. There are no ponds marked within 500m of the site on the OS map. Common Frog and Common Toad (UKBAP/SPI) may occur in the wider area.

The small pool at northwest corner of the house is choked with leaves and extensive netting with a 0.5mm mesh pond net and a search of submerged leaves for eggs found no sign of any amphibian activity (eggs larvae, adults).

The large ornamental pond and fountain in the rear garden is also concrete lined but is completely devoid of vegetation with clear water columns with no sign of any amphibians.

Badgers

Badgers are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take a badger or to interfere with their setts; such as by the use of heavy machinery nearby.

No evidence of Badgers (holes, dung pits or push-throughs under fences) was found within the survey area, and there is no sign of any sett activity in the surrounding gardens or woodland.

Breeding Birds

All wild birds are protected under Wildlife and Countryside Act 1981, as amended, from damage or destruction of their nest whilst in use or construction, some birds listed on Schedule 1 receive additional protection from disturbance during nesting.

The site is adjacent to the Important Bird Area (Langstone Harbour).

The peripheral shrubs have potential for nesting birds, but no nests were found on or adjacent to the property.

Bats

Bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and also receive additional protection via The Conservation of Species and Habitats Regulations (2017) from intentional killing and injury and from intentional damage, destruction or obstruction of access to a place of shelter. It is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time or not. Barbastelle Bats, Bechstein's Bat, Noctule, Soprano Pipistrelle, Brown Long-eared Bat, Greater Horseshoe Bat and Lesser Horseshoe Bat are also UK BAP Priority Species and SPI.

Phase 1 Bat Survey Results

According to MagicMap, no protected species licences have been issued for Bats within 1km of the site.

Bats – trees

There are no large trees within 25m of the site.

Bats – building

The house roof is faced with close fitting cement tiles which are in good order with no potential access points (see figure 7). However, the hang-tile faced walls of the main house and dormers do have some potential entry points for crevice roosting bats (See figures 7-8)

The converted garage off the east end has a hipped roof of clay tiles with some potential openings (see figure 9). The roof is lined internally with felting (see figure 10). There was no sign of bat activity within.

The fascias on the house and garage are of modern uPVC with no gaps. The conservatory (see figure 8) has no potential for bats being devoid of any enclosed spaces.



Figure 7. Southern elevations looking northwest: Red arrows indicate potential openings into under-tiles spaces.



Figure 8. Northern and eastern elevations looking west: Red arrows indicate potential openings into under-tiles spaces.



Figure 9. Converted garage looking northwest: Red arrows indicate potential openings into under-tiles spaces.

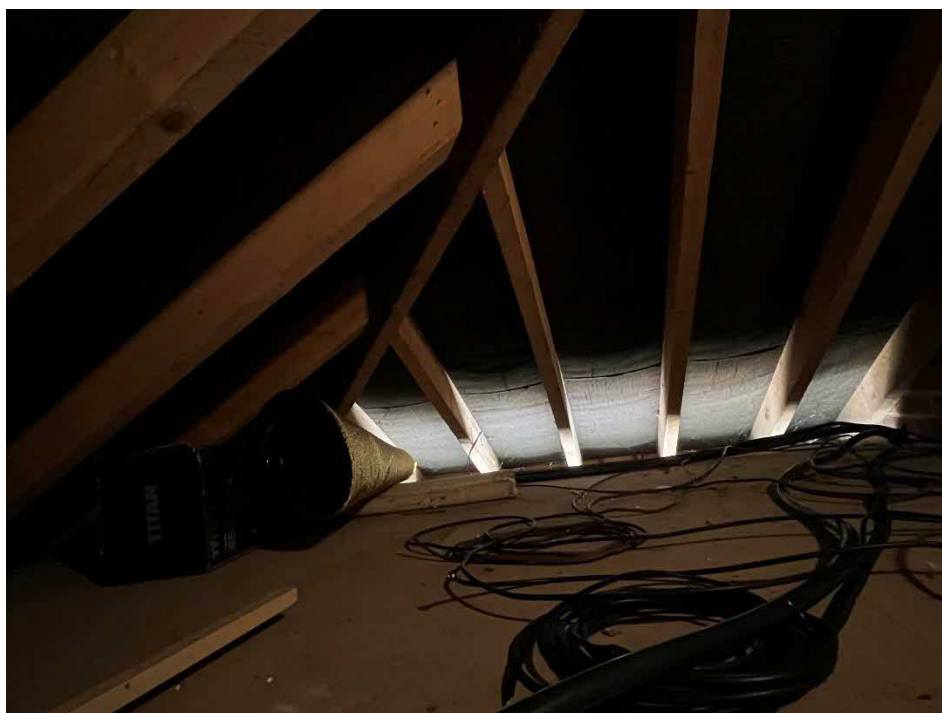


Figure 10. Converted garage loft looking south

EVALUATION, IMPACTS AND RECOMMENDATIONS

Phase 1 Habitat Survey

Protected Habitats

The proposals would see the replacement of the existing conservatory and creation of new extensions which fall on the existing hard standing.

A small sites metric (Arther et al 2022) was used to calculate biodiversity net gain (see attached xls spreadsheet). Trading was not satisfied and off-site compensation may be required.

Protected Species

Reptiles and amphibians

The site has negligible potential for reptiles in absence of structured habitats and sheltered refugia.

There was no sign of any amphibian activity in the ornamental ponds.

Badgers

No badger activity was detected on site. Badgers occur in the wider area and good building practice should be followed (such as placing boards over holes or trenches overnight) to prevent animals being harmed during site works.

Breeding Birds

There are no potential breeding sites on the house or adjacent shrubs.

Phase 1 Bat Survey

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023).

The proposals would affect areas with some potential for crevice roosting bats, therefore the structure has low potential, and a phase 2 bat survey is recommended to elucidate the current state of useage by bats.

A dusk emergence surveys is required to confirm whether bats are utilising the building.

This would entail the structure being surrounded by surveyors (two would be required in this instance) such that all potential entrance/exit points are covered. The structure is then watched from either 15 minutes before sunset to 2 hours after or 2 hours before dawn to sunrise.

All emerging or re-entering bats are recorded along with their flight path, their species and the time of flight.

An emergence survey would identify:

- Whether bats are present in a structure, the species and number involved

- Entrance and exit points for the roost

- The type of roost

- Actions needed to be taken to ensure legal compliance

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.

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