

PRELIMINARY ECOLOGICAL APPRAISAL including Preliminary Bat Roost Assessment

7-9, London Road, Widley Waterlooville,
Hampshire PO7 5AT



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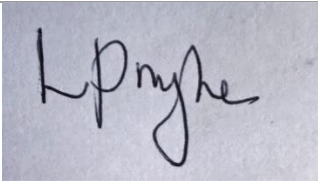
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DOCUMENT CONTROL

Document Title:	Preliminary Ecological Appraisal
The Client:	Mac Construction Consultants Ltd.

TSA Ecology has prepared this report in accordance with the instructions of Ms Sarah Sullivan, Senior Architect, MAC Construction Consultants Ltd.

	Status DRAFT	Date of issue 01/11/2024
Prepared by	Linda Pryke BSc., MSc., ACIEEM Ecologist	
Reviewed by	Tony Stones BSc., MSc., MCIEEM, CEnV Ecologist	

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The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works.

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

Biological Records of species identified during the field survey, the date, their location and a brief description of the circumstances of their identification, may be passed on to Biological Records Centres, local wildlife groups, the Wildlife Trust, Natural England and other interested parties unless written instructions not to do so are received within 30 days of receipt of this report.

The surveys and reporting were carried out by Linda Pryke, an Associate member of the Chartered Institute of Ecology and Environmental Management (ACIEEM). Linda achieved a BSc (Hons.) in Conservation Management (UEA 2006) and a MSc (Hons) with distinction in Biodiversity Survey (US 2007).

Since 2007 Linda has worked on both large and small-scale development projects, industrial and domestic, holds a Great crested newt class licence (level 1) and is an experienced ecologist competent in carrying out ecological surveys and assessments.

Lifespan of report: This report and its conclusions are valid for 12 months from the date of survey. Should there be any significant change in site condition or development boundaries, the report may need revision.

SUMMARY

A Preliminary Ecological Appraisal and Preliminary Bat Survey were carried out on behalf of Havant Borough Council, in support of proposed development at 7 – 9 London Road, Widley Waterlooville, Havant PO7 5AT.

A site survey was carried out on 10th October 2024.

The site comprises a pair of semi-detached houses with detached garage, with amenity grassed areas, planted beds and hardstanding.

Although there are no foreseen risks of impacts on Priority or Principal Habitats or non-statutory conservation sites, **the site lies within the Zone of Influence for European (Habitat) sites. If the development creates a net increase in residential units, measures may be required to mitigate recreational pressures.**

The site is within the catchment of one or more European (Habitats) sites vulnerable to nutrient impacts. Therefore, **further assessment (Including Habitat Regulations Assessment with nutrient budget calculation) and consultation with Natural England may be necessary.**

Evidence for the presence of bats (droppings) was found in both main buildings. A Natural England Mitigation licence (or potentially a Low-impact Class Licence) would be required to enable works to proceed lawfully under the supervision of a suitably licenced bat ecologist.

To classify roost types and to inform mitigation:

Three dusk emergence surveys will be needed (4 surveyors per survey, 3 surveys between May and September inclusive, with at least 2 surveys completed by the end of August).

The garage has low bat potential, so a single dusk survey will be required (2 surveyors, between May and August inclusive, during suitable weather conditions).

If bats are found to emerge, then two further surveys will be necessary (May – September inclusive), and a **Natural England Mitigation licence (or potentially a Low Impact Class Licence)** would be needed to enable any works affecting it to proceed lawfully.

The development has the potential to impact on commuting bats, so any proposed additional lighting should follow best practice and be directed away from sensitive areas.

No other impacts are foreseen on flora and fauna, and no further surveys are recommended.

1 INTRODUCTION

1.1 Background

- 1.1 TSA Ecology was commissioned by Ms Sarah Sullivan, Senior Architect, MAC Construction Consultants Ltd. to undertake a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment in preparation for delivering a temporary accommodation for the homeless project for Havant Borough Council at 7-9, London Road, Widley Waterlooville, Havant, Hampshire PO7 5AT (OSGR SU 6688 0675).
- 1.2 This assessment is required to inform a planning application associated with the proposed works. It provides baseline ecological information for the site and assesses the potential for protected species to be impacted. The assessment highlights any potential ecological constraints associated with the proposed works.

1.2 Scope of Report

- 1.3 This report is based on an extended field survey using standard Phase 1 habitat survey methodology (JNCC, 2010), and a protected species assessment. This approach is designed to identify broad habitat types at a site, to identify the potential of habitats to support protected species, and to assist in providing an overview of the ecological interest at a site. It is the most widely used and professionally recognised method for a preliminary ecological site appraisal.
- 1.4 The appraisal assesses the site as defined by the red line boundary provided by Havant Borough Council (see Appendix 1, Habitat Map).

1.3 Site Context and Status

- 1.5 The site is located on the outskirts of the suburb of Widley, to the south of Waterlooville, within the jurisdiction of Havant Borough Council, approximately centred on National Grid Reference SU 6688 0675.

- 1.6 The site comprises a pair of two-storey semi-detached houses, detached garage, flat-roofed extension, car parking and hardstanding, formerly known as 'The Cornerhouse Hotel'. The site sits on high ground that slopes gently north-west, within a residential setting, at a junction with the main A3 and side road.
- 1.7 Further afield c. 200 m to the south, east and west the land opens out to open fields, hedgerows, small wooded areas etc. The south coast lies c. 3 km to the south behind the dense urban strip of Cosham.

Development Proposals

- 1.8 It is understood that the project will convert the existing premises into suitable temporary living accommodation for homeless persons.

2 METHODOLOGY

2.1 Desk Study

2.1 An ecological desk study was undertaken to determine the presence of any designated nature conservation sites and legally protected or notable species in proximity to the site. This involved contacting appropriate statutory and non-statutory organisations which hold ecological data relating to the study area. TSA Ecology then collated and reviewed the desk study data provided.

2.2 The consultees for the desk study are:

- Natural England – MAGIC database and
- Hampshire Biodiversity Information Centre (HBIC).
- Peoples Trust for Endangered Species (PTES).

2.3 The desk study included a search for the following within a 1 km radius of the site:

- European statutory nature conservation sites;
- Non-statutory nature conservation sites;
- European protected species licences (to 5 km for bats);
- Protected / notable species records
- HBIC bat records (to 2 km).

2.4 A check was made to determine the position of the site within SSSI risk zones and examine potential impacts.

2.5 The desk study did not cover Tree Preservation Orders (TPOs) or Conservation areas designated for their special architectural and historical interest.

2.2 Phase 1 Habitat Survey

- 2.6 A walkover survey was carried out by Linda Pryke BSc, MSc on 10th October 2024.
- 2.7 The survey area comprised the boundary as shown on Figure 1, Appendix A. The survey of the site was carried out in accordance with the industry standard, JNCC (2010), in order to produce a Phase 1 Habitat map.
- 2.8 In addition to habitats, the presence, or potential presence, of legally protected and / or notable species was noted.
- 2.9 Whilst every effort is made to notify the client of any plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended) present on site, it should be noted that this is not a specific survey for these species.
- 2.10 Data recorded during the field survey are discussed in Section 4. A habitat plan of the site is included in Appendix A.

2.3 Bat Roost Assessment

- 2.11 The exterior of all buildings and trees were inspected from ground level in accordance with BCT guidelines (Collins 2023), aided by binoculars. Any features likely to be used by bats were noted. The search also included evidence that could indicate the presence of bats such as droppings, feeding signs, staining or scratches at access points, bats (live or dead).
- 2.12 The interior and loft spaces of all buildings were inspected where accessible, and a systematic search with the aid of a torch made for evidence to indicate the potential presence or usage of the interior spaces by bats. Potential points of entry were also noted.

3 DESK STUDY RESULTS

3.1 This Section provides the key findings of significance to the site and proposed works. Sections 3.4 and 3.5 consider species records recorded within the last 10 years.

3.2 In compliance with the Terms and Conditions relating to its commercial use, the full desk study is not provided within this report.

3.1 Nature Conservation Sites: Statutory Designated

3.3 The proposed development site is not within nor adjacent to any statutory designated conservation areas. A single site occurs within the search radius; the westernmost edge of Portsdown SSSI lying 730 m SW of the site.

3.4 The site is within the Impact risk zones for SSSIs, the closest being Portsdown SSSI c. 730 m SW of the site. It is within the zone of Influence (ZoI) for recreational pressure impacts on one or more European (Habitats) Sites. If the development creates a net increase in residential units, mitigation measures may be required.

3.5 The site is within the catchment of one or more European (Habitats) Sites vulnerable to nutrient impacts. Therefore, further assessment (Including Habitat Regulations Assessment with nutrient budget calculation) and consultation with Natural England may be necessary (Natural England 2024).

3.2 Nature Conservation Sites: Non-statutory

3.6 The proposed development site is not adjacent to nor within any non-statutory designated conservation areas. Table 1 includes a summary of the 11 SINCs within 1 km of the site.

Statutory Sites			
Site Name	Grid Ref.	Approximate distance/direction from site	Summary description/key features
Portsdown SSSI	SU 618068 – SU 666064	730 m SW	East-west chalk anticline with south-facing slopes supporting rich chalk grassland flora and rich and diverse invertebrate fauna.
Non-Statutory Sites			
Sites of Importance for Nature Conservation (SINCs)			
Site		Size, Approximate distance nearest point, /direction from site	SNCI selection criteria category*
WC0637	Sandy and Aldermoor Coppices	5.66, 850 m NW	1A Ancient semi-natural woodlands.
WC0639	Aldermoor Meadow (part)	1.87, 850 m NW	5B Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions.
PO0004	Land to the S. of Portsdown Hill Road	0.77, 350 m S	2B Semi-improved grasslands which retain a significant element of unimproved grassland.
HV0001	London Road Fen	1.89, 550 m N	1Cii/5B Wet woodlands/ Fens, flushes, seepages, springs and inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions.
PO0006	Meadow west of Farlington Avenue	1.55, 440 m SE	2D Grassland impoverished through inappropriate management. (obsolete category, pending re-assessment).
PO0029	Birkdale Avenue	0.62, 450 m SE	2Aiii Lowland Calcareous Grassland.
PO0026	Farlington Avenue	0.17, 730 m SE	2Aiii Lowland Calcareous Grassland.
HV0002	Portsmouth Golf Course West	2.02, 690 m ESE	2B/2D Semi-improved grasslands which retain a significant element of unimproved grassland/ grassland impoverished through inappropriate management.
HV0003	Fort Purbrook	5.50, 800 m E	2A/6A Agriculturally unimproved Grasslands which are not of recent origin./ site supports Hampshire Notable Species: <i>Spiranthes spiralis</i> , <i>Onobrychis viciifolia</i> .
HV0004	Purbrook Park wood	1.51, 850 m E	1A Ancient semi-natural Woodlands.
P0009	Land to the N. of Portsdown Hill Road.	8.67, 680 m SE	2B/6A Semi-improved grasslands which retain a significant element of unimproved grassland. Site supports the Hampshire Notable Species

			<i>Cupido minimus</i> Small Blue Butterfly.
*Wilson, C. (2021) Criteria for selection of Sites of Importance for Nature Conservation (SINCs) in Hampshire.			

Table 1: Statutory and Non-statutory sites within 1 km of site (HBIC 2024)

3.3 Priority Habitats

3.7 The site does not contain, nor is it adjacent to any UK BAP priority habitats, the closest being small, isolated patches of **Lowland Deciduous Woodland**, the nearest c. 180 m SSW. Further small patches of woodland occur within open countryside c. 800 m to the North, where there is also **Wet Woodland** and **Coastal and Floodplain Grazing Marsh** present.

3.8 Lowland Calcerous Grassland occurs on the south-facing slopes of Portsdown, c. 500 m to the SE and SW.

3.9 Ancient and Semi-Natural Woodland is present as three small areas within Portsmouth Golf Course c. 960 m to the east, and Sandy Coppice c. 900 m NNW.

3.4 Ponds

3.10 There are no ponds or areas of standing water within 500 m of the site, when viewed on MAGIC at a scale of 1:500.

3.5 Protected Species: Fauna

3.11 A search on MAGIC (2024) returned no approved licence applications granted by Natural England pertaining to great crested newts or other European Protected Species within 1 km of the site, and no records of great crested newt within Natural England's licencing returns, or from HBIC (2024).

3.12 The search returned no granted licence application by Natural England in respect of bats within 2 km of the site, one was granted for works affecting Brown long-eared

bat at 2-3 km distance; further afield those species impacted were Common and Soprano pipistrelles and Brown long-eared bats (see Table 2).

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Species	Distance from site, number of licences, activity, (licencing period)			
	0-2 km (0)	2-3 km (1)	3-4 km (5)	4-5 km (2)
Common pipistrelle			Destruction of resting place (2017, 2014-2015, 2013-2016, 2012-2014).	Destruction of resting place (2015-2020, 2021-2026).
Soprano pipistrelle			Destruction of resting place (2012-2013). Destruction of breeding site (2012-2013, 2012, 2014).	Destruction of resting place (2015-2020, 2021-2026).
Brown long-eared bat		Destruction of resting place (2015-2020).	Destruction of resting place (2017, 2013-2016).	Destruction of resting place. (2021-2026).

Table 2: Natural England granted EPSL licences for works pertaining to bats 2012-2023 (MAGIC 2024)

3.13 HBIC (2024) returned **few records for legally protected or notable mammals with the exception of bats, and the site possesses no features to attract or shelter them.** There were 13 occurrences of West European hedgehog (nearest and most recent c. 390 m NE 2020). Badger was recorded twice in 2005, but at some distance from the site.

Reptiles and amphibians have been recorded (number of records in parentheses); Common Toad (9), Slow-worm (6), Common lizard (5), but none of these records were from within the site nor immediately adjacent, and there is no habitat present within the locality to attract or shelter these species. Full details of all historic species records are included within the HBIC Desk Study Report.

Bats

3.14 Eleven bat species have been recorded within 2 km of the site post 2000.

A further 23 records were identified to Genus level (number of records in parentheses):

Pipistrelle sp. (12), *Plecotus* (4) and *Myotis* (7).

No records were recorded from within the site, the closest being common pipistrelle, potentially c. 50 m SW in 2022. The majority of records were at a distance greater than 1 km. A summary is provided in Table 3.

Species (number of records), nearest - distance and year	NERC S41	Habitats directive 1992	IUCN Red List Great Britain 2001	Other
Common pipistrelle (110) 50 m 2022		Annex 4		
Soprano pipistrelle (15) 522 m 2022	*	Annex 4		
Serotine (13) 226 m 2022		Annex 4	Vulnerable: high risk of extinction in the wild.	
Noctule (6) 226 m 2022	*	Annex 4		
Brown long-eared bat (3) 522 m 2022	*	Annex 4		
Whiskered bat (2) 1511 m 2023		Annex 4	Data Deficient: inadequate data to enable assessment of extinction risk.	
Leislers' bat (2) 226m 2022		Annex 4	Near Threatened: likely to qualify for threatened status in the near future.	
Greater horseshoe bat (1) 522 m 2022	*	Annex 2 (non-priority), Annex 4.		
Parti-coloured bat (1) 1785 m 2014		Annex 4		
Nathusias' pipistrelle (1) 522 m 2022		Annex 4	Near Threatened: likely to qualify for threatened status in the near future.	
Western barbastelle (1) 522 m 2022	*	Annex 2 (non-priority), Annex 4.	Vulnerable: high risk of extinction in the wild.	Species of County Interest.
NERC S41: Natural environment and rural Communities Act (2006) species of principle importance. Habitats Directive Annex 4: Animal & plant species of European community interest, in need of strict protection, protected from killing, disturbance, destruction of them, or their habitat. Habitats Directive Annex 2 (non-priority): Endangered animal or plant species of European community Interest, requiring the designation of special areas of conservation.				

Table 3: Summary of bat records and conservation status post 2000, as provided by HERC (2024)

Birds

- 3.15 There were 67 notable, noteworthy and protected bird species recorded within 1 km of the proposed development site, none from within the site boundary. The majority of species were associated with habitats not present at the site or nearby (i.e. gulls, kingfisher, waders, farmland birds, birds of prey). Table 4 gives a summary of those species relevant to the site.
- 3.16 There are few records for common swift, but with breeding/nest records spanning 2015-2021 for a single residential property c. 730 m south.
- 3.17 There were no positive records for brent goose within the 2 km search area.

Species	Designations		
	NERC S41	Wildlife and Countryside Act (1981) Schedule1, part 1.	Birds of Conservation Concern (BOCC 5)
Resident species			
House sparrow	*		Red
Greenfinch			
Song thrush			Red
Linnet			Red
Starling			Red
Summer foragers/nesters			
Swift			
House martin			
Winter foragers			
Redwing		*	Red
Fieldfare		*	Red

Table 4: Notable and protected bird records relevant to the site (HBIC 2024).

- 3.18 It is to be noted that in addition to species-specific designations and legislation, all nesting wild birds, their nests and eggs are fully protected under the WLCA Section 1.

Invertebrates

- 3.19 Invertebrate records for the study area were dominated by moths, but the site with its limited vegetation does not possess features to attract or support them.

3.20 Stag beetle has been recorded 59 times within the study area (HBIC 2024) and there is a record nearby from c. 150 m SW in 2021 (PTES 2024).

3.6 Protected species: Flora

Flora

3.21 The floral records returned by HBIC primarily comprised species characteristic of chalk grassland *e.g.* Field scabious, Hoary plantain, Chalk eyebright, Dwarf spurge and some plants associated with damp habitats including Lesser spearwort, Marsh ragwort, Ragged robin and Devil's-bit scabious. The site is considered unlikely to support protected, notable or noteworthy flora, having limited suitable habitat.

3.7 Invasive Flora

Flora

3.22 25 invasive plant species have been recorded within 1 km of the site, but none specifically within the site boundary. The majority are trees and shrubby species that may occur within urban gardens and amenity planting schemes including Buddleja, various cotoneaster species, Wilson's and box-leaved honeysuckles, Holm oak, Firethorn and Stagshorn sumach.

4 PHASE 1 HABITAT SURVEY

4.1 The results of the Phase 1 Habitat Survey are presented below. An annotated Phase 1 Habitat Survey Drawing is provided in Appendix A, Figure 1. This drawing illustrates the location and extent of all habitat types recorded on site. The Phase 1 Habitat survey was undertaken on 10th October 2024.

4.2 Table 5 details the weather conditions at the time of the survey.

Parameter	Condition
Temperature (°C)	10
Cloud (%)	100
Wind (Beaufort)	1
Precipitation	Occasional light rain
Notes	Preceding night mild, overcast.

Table 5: Weather Conditions During Field Survey

4.1 Survey Constraints and Limitations

4.3 The survey was undertaken in October, which is considered sub-optimal for undertaking survey (optimal times are March – September inclusive, when a majority of plant species are in flower). However, the weather had remained mild, without frost, and trees were still in leaf. The majority of flora generally expected to be present within the type of habitats that comprise the site should still have been evident.

4.2 Habitats

4.4 The following habitat types were recorded on site during the field survey:

- Buildings and hardstanding;
- Amenity grassland;
- Trees (2);
- Introduced shrub; and
- Boundary fences and walls.

4.5 These habitats are described and assessed in Table 6 below. They are not in order of ecological importance.

7-9, London Rd, Widley Waterlooville, Havant

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Habitat	Photo	Description	Assessment
Buildings and hardstanding.	 <p>Photo 1.</p>	<p>The dominant habitat: Pair of semi-detached houses and detached garage.</p> <p>Extensive hardstanding in the form of paving slabs, concrete, tarmac and compacted soil topped with gravel.</p> <p>The buildings have features with the potential to support roosting bats.</p> <p>Photo 1. Front of site (east).</p> <p>Photo 2. View from rear of site looking south-eastwards, showing</p>	<p>Buildings: High ecological value. (Bat roost potential).</p> <p>Hardstanding: No ecological value.</p>

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	 <p>Photo 2</p>	rear of building 9 and tarmacked surface.	
Amenity grassland/lawn.	 <p>Photo 3</p>	<p>Rectangular terraced lawns (2) to the rear of no. 7. Species-poor, species present included Perennial rye grass, Festuca sp. Ribwort plantain, Dandelion, Creeping cinquefoil. Additional small grassy strip to the rear of no. 9.</p> <p>Photo 3. Rear of building 7 showing lower lawn, boundary fence and shrubs at southern fenceline.</p> <p>Photo 4. South of building 7 showing upper lawn and garage</p>	<p>Low ecological value. Limited in extent, ecologically isolated.</p>

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	 <p>Photo 4</p>	in background.	
Introduced shrub.	 <p>Photo 5</p>	<p>A raised bed at the front boundary of the property, sparsely planted. inc. Rose of Sharon, Hydrangea and Snowberry.</p> <p>Additional short, compact shrubs are present along the southern fenceline (photo 3).</p> <p>Photo 5. Planted bed at front of site.</p>	<p>Negligible ecological value.</p> <p>Limited in extent. Although Snowberry is eaten by birds and is attractive to pollinators, it is considered to be invasive.</p>
Trees.	See above.	Two. Introduced species-	Low ecological value.

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		Cabbage Palm <i>Cordyline australis</i> . Tree 1. DBH 28cm. Tree 2. Multi-stemmed. DBH 18cm. Photo 5.	Non-native but provides berries for birds and the flowers attract bees.
Boundary fences and walls		Timber fence panels with concrete gravel boards, no gaps or holes. Low brick walls.	No ecological value.

Table 6: Phase 1 Habitat survey habitats, photographs and ecological assessments.

4.3 Fauna

- 4.6 The time of year at which the survey is undertaken will affect species or field signs directly recorded during the survey.

Birds

- 4.7 No birds were recorded during the survey, an empty nest box was present, mounted to the west-facing elevation of the garage. The site possesses limited features to attract or shelter birds.

Mammals, reptiles and amphibians

- 4.8 No animals were found during the survey. The site is open in nature, for the most part unvegetated, with minimal features to attract or shelter animals.

4.4 Invasive Plant Species

- 4.9 A single short sprig of Butterfly-bush *Buddleja davidii* was found rooting between paving slabs to the rear of building 7 (Photo 12, Target Note 1). This species is not listed under Schedule 9 of the WCA (1981), but is considered to be invasive, so should be removed, the arisings disposed of appropriately.

Snowberry, present within the shrubs to the front of the site may be considered to be an invasive species in some geographical areas (London Invasive Species Initiative – Species of Concern cat. 2), spreading by suckers if planted in an unconfined space.

5 PRELIMINARY BAT ROOST ASSESSMENT

5.1 Survey Constraints and Limitations

The exterior and interior assessments were carried out on 10th October 2024.

Exterior: Preceding weather had been mild but with rain, so any external indications of bats (e.g. droppings, feeding remains) may have been flushed away.

Interior: All loft spaces were accessible. However, during the course of interior inspections, bat droppings were found in the loft spaces of each house. In order to comply with legislation prohibiting the disturbance of bats, the respective searches were cut short and the lofts vacated once the presence of bat usage had been confirmed.

5.2 Exterior

The building consisted of a pair of joined semi-detached houses, separated by a party wall. Photographs and a plan showing the location of features that may accommodate bats are provided in Appendix B.

House 9:

Overview: Two-storeyed, interwar brick-built main building with UPVC glazed doors and windows, and a flat-roofed extension to the north.

The roof appears in generally good condition. The walls have been rendered, some of which has blown, creating gaps behind. There are signs of patching, repair and modification.

Features:

F1. Blown render and gapping at base of upper window. Photo 5.

F2. Gaps at modified junction of wall and roof to NE-facing side of building Photo 6.

F3. Missing roof tile at NE corner of building. Photo 7.

F4. Hole in wooden structure at junction of window and cladding at east-facing side of main entrance. Photo 8.

House 7:

Overview: Two-storeyed, interwar brick-built building with later flat-roofed extension, and the addition of an attic room. The roofline has a flat roofed area/balcony cut in to the rear of the property and two roof windows to the southwest. The roof appears to be in good condition.

The building also appears in good condition, exterior walls 'Tudor' style, rendered, and painted and trimmed with timber.

Features:

F6: Although there are no immediately obvious features to shelter bats when viewed from ground level, there is some unevenness to the roof tiles at the junction of the roof and bay window to the front of the property (Photo 9).

Garage:

Overview: Gable-roofed building with brick-built sides, wooden double doors to the front with cladding above (southeast).

The roof is tiled, and in apparent good condition.

Features:

F5. To the rear the building is faced with wooden sheets, fitted with twin glazed doors, with a bay window above. There is gapping and a hole beneath the boxy gable end at the junction with the wall, and buckling of sheet material (see Photos 10 and 11).

5.3 Interior

House 9: Single loft void, accessible by a ceiling hatch.

The space was partially boarded, part insulated by roll fibre, dry, odour free and appeared to be unswept/cleaned.

Roofing materials were tiles, fixed to wooden supports, unlined, with the exception of the east-facing slope of the east-facing wing, which was partially lined with bitumen felt loosely tacked to the rafters. No light was seen that might indicate holes or gaps.

The central area was a large open space forming the tallest part of the building. The party wall separating the two houses had a brick missing approximately 8' above floor

level, appearing to lead into a void. **Several bat droppings believed to be Pipistrelle sp. were found** just below the entrance of the hole.

House 7: Two loft spaces. **The lower main space** includes a loft room opening out onto a flat-roofed balcony. The space was partially boarded, part insulated by roll fibre, dry, odour free and appeared to be unswept/cleaned.

Roofing materials were tiles, fixed to wooden supports, unlined.

No obvious light was noticed from outside, with the exception of the gable end above the main entrance where light was filtering through, although no holes could be found.

A small number of bat droppings (thought to be brown long-eared bat) were found on an area close to (but not directly under) the roof ridge line. They were dry, and appeared to be of some age.

The upper space comprised the apex of the roof, located above the loft room, accessible via a ceiling hatch. The roof was of similar construction to the main space, and unlined. Insulation was roll fibre, laid between the joists. There were no apparent gaps or holes.

Garage: The interior was not inspected.

5.4 Conclusions

Evidence for the presence/usage of the buildings by bats (droppings) were found in the lofts of both buildings 7 and 9. Further surveys will be necessary to characterise the roost types and confirm the species present to inform lawful mitigation measures under licence, before any development can proceed.

6. EVALUATION and CONCLUSIONS

- 6.1 Overall the area of the study site to be impacted by the works proposals is of **negligible** nature conservation value, comprising buildings, hardstanding, small areas of amenity grass and planted flowerbed.

Evidence for the presence of bats was found in both main buildings, therefore there is a high risk of impact by disturbance on roosting bats and offence under WCA (1981) in the absence of mitigation or controls (See 6.6).

Statutory sites

- 6.2 The site is within the zone of Influence (ZoI) for recreational pressure impacts on one or more European (Habitats) Sites. **If the development creates a net increase in residential units, mitigation measures may be required.**

- 6.3 The site is within the catchment of one or more European (Habitats) Sites vulnerable to nutrient impacts. Therefore, **further assessment (Including Habitat Regulations Assessment with nutrient budget calculation) and consultation with Natural England may be necessary** (Natural England 2024).

Non-statutory Habitats and sites

- 6.4 The site is not close to, nor directly connected to, any non-statutory conservation sites, Priority habitats or other habitats of principle importance. Given the scale and nature of the proposed development **no impacts are anticipated.**

6.2 Species

Reptiles and Amphibians, including Great Crested Newts

- 6.5 The site does not contain obvious features suitable to attract or shelter reptiles or amphibians, nor does it have connectivity to suitable habitats. **No impacts anticipated.**

Terrestrial Mammals with the exception of bats

- 6.6 Records local to the site were of hedgehog only, but given the open nature of unbuilt areas of the site, limited green space and lack of features to attract or shelter either this species or other mammals, **no impacts are anticipated.**

Birds

- 6.7 Those species with the potential to be impacted by the development are those that may opportunistically nest or forage within the introduced shrub. However, the site contains minimal planting and the buildings do not appear to provide suitable nest sites. A single disused nest box is mounted on the garage wall. Therefore, **low risk of impacts on nesting birds are anticipated.**

Bats - roosting

- 6.8 In Britain all bat species and their roosts are legally protected, by both domestic and international legislation. This means you may be committing a criminal offence if you:
- Deliberately take, injure or kill a wild bat.
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
 - Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time).
 - Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
 - Intentionally or recklessly obstruct access to a bat roost.

As evidence for the presence for bats was found in both main buildings and the garage has been assessed as having low potential to support bats, there is a **high risk of impact on roosting bats by the development, thereby committing an offence under WCA (1981), without appropriate mitigation or controls. A Natural England mitigation licence will be required, under the supervision of a suitably licenced bat ecologist, to enable development to proceed lawfully.**

Bats commuting and foraging

- 6.9 Although the site possesses no obvious features for foraging bats, the site has open land within 300 m to the east, south and west, and records of 9 bat species within 2 km of the site, the most abundant being common pipistrelle. It is possible that bats commute along residential gardens and across the site or close by. Therefore, it is considered that there is a **moderate risk of impact on commuting bats** in the absence of mitigation and controls.

Invertebrates.

- 6.10 The site does not contain obvious features suitable to attract or sustain significant invertebrate species or assemblages, nor does it have connectivity to suitable habitats. There are a large number of records for Stag Beetle, but the site does not contain the dead/rotting wood resource that the species requires. **No impacts anticipated.**

7 RECOMMENDATIONS

Statutory Conservation sites

- 7.1 Further assessment may be necessary to define and mitigate potential recreational and nutrient impacts on European (Habitats) sites.

Roosting Bats

- 7.2 As there is evidence for bat usage of buildings 7 and 9, a Natural England mitigation licence (or potentially a Low-impact class licence) will be required to enable works to proceed lawfully. To classify roost types and inform mitigation;
- 7.3 **Three dusk surveys will be needed** (four surveyors per survey, three surveys between May and September inclusive, two of which at least **must** be undertaken by the end of August).
- 7.4 **The garage has Low bat potential, so a single dusk survey will be required** (two surveyors, between May and August inclusive, during suitable weather conditions).
- 7.5 If bats emerge, then two further surveys will be required (to be undertaken between May and September inclusive) to characterise the nature of the roost, and a Natural England mitigation licence would be required to enable any works affecting it to proceed lawfully.

Commuting and foraging bats

- 7.6 There is the potential for bats to cross the site during commuting and foraging, and the buildings probably support roosting bats. If additional lighting is to be used during the development works or post-development, there are a number of methods which can minimise negative impact on bats from lighting (ILP, 2023), including:
- Minimising the use of external lighting to that required for security purposes;
 - Use of timers for security lighting where required;

- Restricting external works requiring lighting to daylight hours;
- Avoiding light spill by using accessories such as shields, louvres, hoods and cowls and careful design/choice of luminaire to be used; and
- Minimising the height of the lighting column.

7.7 These controls should be implemented as appropriate and linked to any mitigation measures proposed as part of any new development.

Birds

7.8 The site contains negligible features to support nesting birds. If empty, the nest box mounted on the west face of the garage should be removed prior to the start of development. Should it be in use, a no disturbance zone will need to be put in place until birds have fledged.

7.9 Nesting birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended).

Other Legally Protected Species

7.10 The proposed development is not anticipated to impact on any other legally protected species, and therefore no further surveys are recommended in respect of these.

Ecological Enhancement Opportunities

7.11 Within the site there are opportunities to deliver long-term enhancements for biodiversity. Enhancement measures applicable to the site include:

- Providing bird nest boxes, for Swifts in particular. A box can be built-in or surface-mounted onto the main building.
- Building a log pile/pyramid within planting to provide habitat for Stag beetles.
- Bat box (either built-in or surface mounted onto main buildings).
- Planting native flowering and berry-bearing shrubs to support invertebrates and foraging birds.

8 LEGISLATION AND POLICY

Introduction

- 8.1 An overview of the framework of British legislation and policy which underpins nature conservation and is a material consideration in the planning process in England, with relevance to the proposed development. The reader should refer to the original legislation for the definitive interpretation.

International Statutory Designations

- 8.2 Special Areas of Conservation (SACs) Designated sites for the protection of European protected species and Habitats, in accordance with Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (EC Habitats Directive).
- 8.3 Special Protection Areas (SPAs) Protection of important bird populations and sites on which they depend, in accordance with Council Directive 79/409/EEC On the conservation of wild birds (EC Birds Directive).
- 8.4 Ramsar Sites identified under the Ramsar Convention of Wetlands of International Importance (1971). Protected under the Wildlife and Countryside act 1981 (as amended) and CROW Act (2000).
- 8.5 The Conservation of Habitats and Species Regulations 2017 implements the habitats and Birds Directives, provides the basis for the protection of European protected species and informs the national licencing system (EPSL licences) to enable lawful works with the potential to impact on them.

National Statutory Designations

- 8.6 Sites of Special Scientific Interest (SSSIs) Notified under WCA 1981, National Conservation sites designated for their floral, faunal or geological features, generally considered to be irreplaceable. Impact Risk Zones (IRZs) are Natural England's tool to guide the assessment of anticipated impacts on SSSIs by proposed developments, based on activities and proximity to sites.

- 8.7 National Nature Reserves (NNRs) Statutory reserves established under the WCA 1981, Important sites for nature conservation.
- 8.8 Local Nature Reserves (LNRs) Designated under the National Parks and Access to the Countryside Act 1949, owned, leased or managed by the local authority.

Non-Statutory Designations

- 8.9 Local Wildlife Sites (LWS) sites with 'Substantive nature conservation value' identified at a local level, ranging from single ponds or road verges to woodlands and grassland, and in public or private ownership. May also be named 'Sites of Importance for Nature Conservation' (SINC), Sites of Nature Conservation Importance (SNCI) or 'County Wildlife Sites' (CWS). Selection criteria is provided in DEFRA (2006) Local Sites Guidance on their Identification, Selection and Management.

National Legislation

- 8.10 Wildlife and Countryside Act (WCA) 1981 (as amended) Protection for SSSIs, lists of protected species both flora and fauna (Schedules) and details the possible offences that apply to these species. Section 14 refers to invasive non-native species.
- 8.11 The Countryside and Rights of Way Act (CROW) 2000 Strengthens the protection of SSSIs and protected species, and requires that species & habitats included within Biodiversity Action Plans (UK BAP and LBAP) are taken into consideration. The species list in section 74 has been superseded by NERC S41.
- 8.12 The Natural Environment and Rural Communities (NERC) Act 2006 Sets out the responsibilities of Local Authorities in conserving biodiversity. Section 41 lists habitats and species of principle importance.

National Planning Policy Framework

- 8.13 The National Planning Policy Framework (NPPF) was revised on 19th December 2023, replacing previous iterations. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The emphasis is on sustainable development, meeting economic, social and environmental objectives. Section 15 'Conserving and Enhancing the Natural Environment' sets out the expectations regarding integrated provision for biodiversity. These include 'Habitats and Biodiversity 186: When determining planning applications, local planning authorities should apply principles including:

Biodiversity Net Gain

- 8.14 Biodiversity Net Gain became mandatory from 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990. This requires that "Subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain is met ("the biodiversity gain condition"). The objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development value of the onsite habitat".
- 8.15 Further guidance is available online:
<https://www.gov.uk/government/collections/biodiversity-net-gain>.
"Where an applicant believes the development would be subject to the biodiversity gain condition, the application must be accompanied by the minimum information set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015".

The Local Plan

- 8.16 The current plan guiding development within the borough of Havant is the Local Plan (Core Strategy) 2011, supplemented by the Local Plan (Allocations) adopted in 2014.

- 8.17 Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough and DM8 Conservation, Protection and Enhancement of Existing Natural Features have relevance to the proposed development.

Other Legislation

- 8.18 The Protection of Badgers Act (1992) Protection of badgers and their setts. It is illegal to: Wilfully capture, injure or kill a wild badger, be in possession of a live or dead badger, destroy, damage or obstruct access to an active badger sett, disturb a badger while it is occupying a sett.
- 8.19 Wild Mammals (Protection) Act (1996) It is an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

9 REFERENCES

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APPENDIX A

7-9, London Rd, Widley Waterlooville, Havant

Hampshire PO7 5AT

MAC Construction Consultants Ltd.

Preliminary Ecological Appraisal including Preliminary Bat Roost Assessment

TSA ECOLOGY

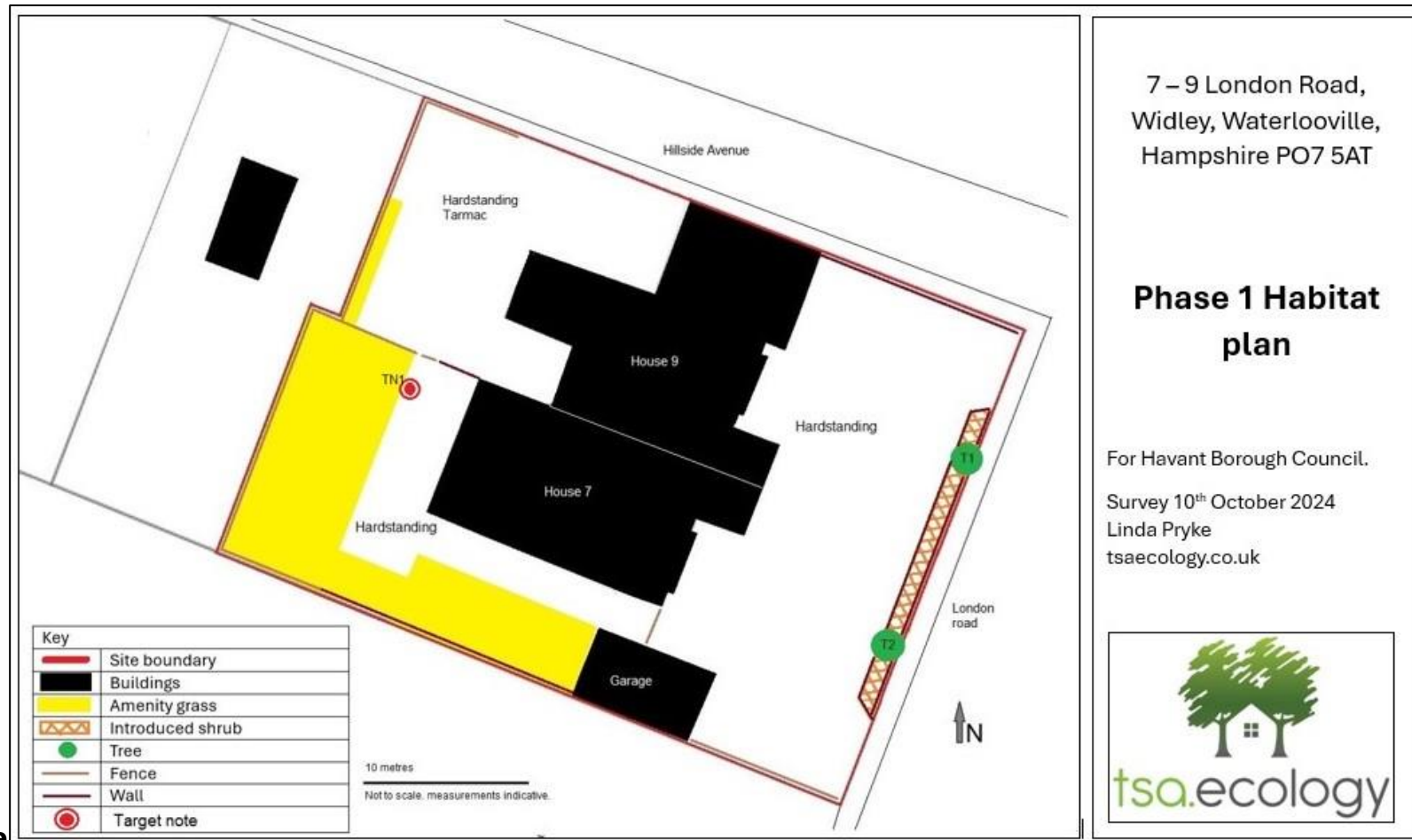


Figure 1: Phase 1 Habitat Map

Species	Scientific name	Abundance (DAFOR*)
Ivy-leaved Toadflax	<i>Cymbalaria muralis</i>	R
Willowherb sp.	<i>Epilobium sp.</i>	O
Cleavers	<i>Galium aparine</i>	R
Wood avens	<i>Geum urbanum</i>	R
Bindweed		R
Dandelion	<i>Taraxacum sp.</i>	O
Creeping buttercup	<i>Ranunculus repens</i>	R
Petty spurge	<i>Euphorbia peplus</i>	R
Dock	<i>Rumex sp.</i>	R
Yorkshire fog	<i>Holcus lanatus</i>	R
Rye grass	<i>Lolium perenne</i>	F
Fescue sp.	<i>Festuca sp.</i>	F
Creeping bent	<i>Agrostis stolonifera</i>	R
Yarrow	<i>Achillea millefolium</i>	R
Hawkweed	<i>Pilosella sp.</i>	R
Ribwort plantain	<i>Plantago lanceolata</i>	R
Cat's-ear	<i>Hypochaeris radicata</i>	R
Creeping cinquefoil	<i>Potentilla reptans</i>	O
Mouse-ear	<i>Cerastium fontanum</i>	R
Canadian fleabane	<i>Conyza canadensis</i>	O
Common ragwort	<i>Senecio jacobaea</i>	R
Snowberry	<i>Symphoricarpos albus</i>	R
Hydrangea	<i>Hydrangea macrophylla</i>	O
Cherry	<i>Prunus sp.</i>	R
DAFOR: Relative abundance within the site. D=Dominant, A= Abundant, F= Frequent, O= Occasional, R= Rare. Local A= Abundant in localized patches		

Table A1: List of flora found during Phase 1 habitat survey

APPENDIX B

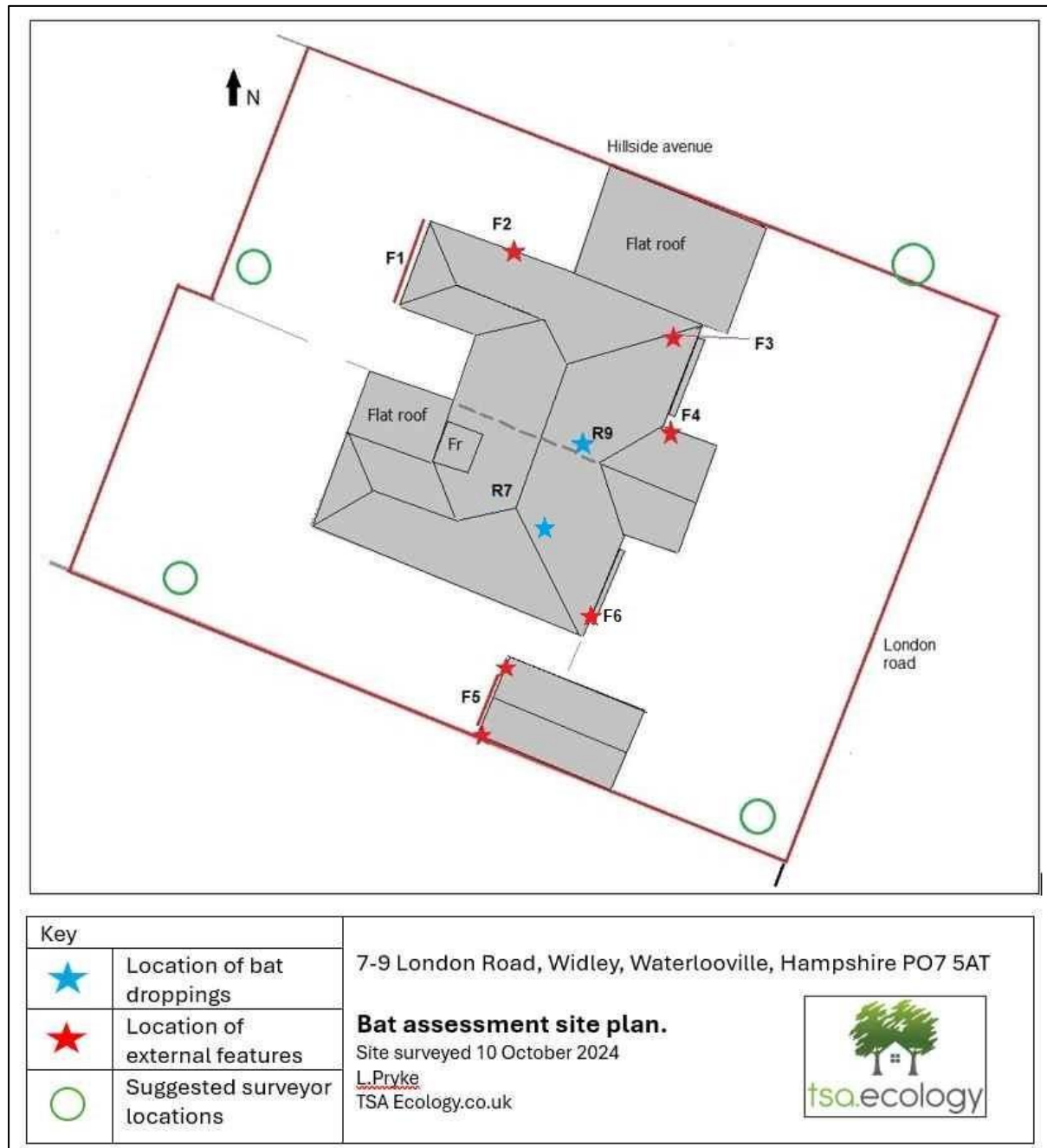


Figure 2: Bat assessment location of internal and external features



**Photo 5.
Feature 1.**

Blown render
and cracks at
base of window.



**Photo 6.
Feature 2.**

Gapping at
junction of roof
and wall (area
marked in
green).



**Photo 7.
Feature 3.**

Missing roof tile.



**Photo 8.
Feature 4.**

Hole at top of
window.
(position marked
in green).



Photo 9.
Feature 6.

General unevenness at lower edge of roof.



Photo 10.
Feature 7.

Holes in rear (nw facing) end of garage.



Photo 11.
Feature 7.



Photo 12.
Target note x.

Buddleja davidii
establishing
between slabs at
the rear of
building 7.

Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. Collins, J. (ed.) (2023) <i>Bat Surveys for professional Ecologists: Good Practice Guidelines (4th ed.)</i> The Bat Conservation Trust, London.		
Suitability	Roosting habitats	Commuting and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of year (ie. A complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of year (ie. No habitats that provide continuous lines of shade/protection for flight lines, or generate/shelter insect populations available to foraging bats).
Negligible^a	No obvious habitat features on site likely to be used by roosting bats; however a small amount of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small amount of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (ie. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight paths such as gappy hedgerows or unvegetated stream, but isolated, ie. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation - the categorisation in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight -paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, eg. Maternity or classic cool/stable hibernation site.	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or disturbance. c .."Mass swarming events of Common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments".."Ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise."		

Table A2: Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape (Collins 2023)