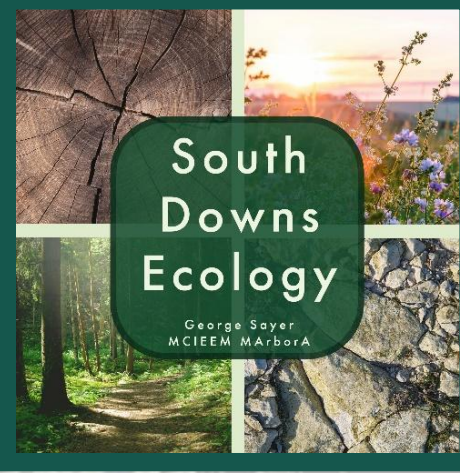




Ecological Impact Assessment

7-9 London Road,
Waterloovile



South
Downs
Ecology

George Sayer
MCIEEM, MArbora

Ecological Impact Assessment

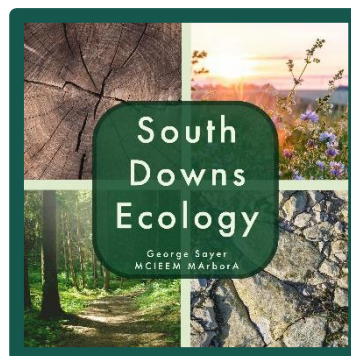
7-9 London Road, Waterlooville

Quality Assurance:

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Site	7-9, London Road, Widley, Waterlooville, Hampshire, PO7 5AT
Client	Havant Borough Council
Author	Aidan Bird BSc, Consultant Ecologist
Reviewer	 George Sayer BSc (Hons) PgDip MCIEEM MArborA Principal Ecologist and Director, South Downs Ecology
Revision Number	2
Report issue date	18/08/2025
Report conditions	<p>The methods and recommendations in this report are based on the following:</p> <ul style="list-style-type: none"> • CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017) • CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2024) • Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include: <ul style="list-style-type: none"> ○ CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017) ○ CIEEM Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. Second Edition (CIEEM, 2017) ○ Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023)

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Summary

Havant Borough Council have commissioned Bat Emergence Surveys and ecological impact assessment for proposals at the existing property; 7-9, London Road, Widley Waterlooville, Hampshire, PO7 5AT (SU 66885 06758, hereafter referred to as 'the site').

A Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment was carried out on the 10th of October 2024 by Linda Pryke (Bsc., Msc., ACIEEM, Ecologist) of TSA Ecology and report produced (Appx.E).

The site contains two buildings, a single building in the centre of the site, split into two distinct residences (Number 7 and 9) and a detached garage. Both properties were confirmed to be bat roosts following identification of bat droppings in the loft spaces. The garage was assessed to have 'low' bat roosting potential and therefore required a single dusk emergence survey.

A suite of bat emergence surveys were undertaken of the main dwelling on 4th May 2025, 29th May 2025, and 4th July 2025. The garage was included in the survey on the 4th of July 2025. An update Preliminary Bat Roost Assessment of the site was carried on the 10th March 2025 and the following ecological impact assessment report was completed by Aidan Bird (BSc Ecology and Conservation – Accredited agent under George Sayer's NE Level 2 Bat Licence).

The proposals are predominantly for internal remodelling which is unlikely to directly impact the identified bat roost. Access to the potential roosting areas, loft voids, should be restricted to ensure no or minimal disturbance to bats. The scope of repairs are likely to include external features which may be used opportunistically by bats therefore should be checked prior to any repairs.

The dwelling affected by the proposals was confirmed as a bat roost during the preliminary assessment; further surveys and other methods have ascertained that the building is a day roost for a suspected 1no. brown long-eared bat *Plecotus auritus*.

A Natural England European Protected Species Mitigation Licence will not be necessary unless impacting the any of the loft voids where the bat roost has been identified. Precautionary measures to other work on site should be adopted to ensure no harm to bats and compliance with legislation.

When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation.

Overall, the proposals are likely to represent a 'negligible' impact upon ecology.

1.0 Introduction

- 1.1 Havant Borough Council have commissioned Bat Emergence Surveys and ecological impact assessment for proposals at the existing property; 7-9, London Road, Widley Waterlooville, Hampshire, PO7 5AT (SU 66885 06758, hereafter referred to as 'the site').
- 1.2 A Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment was carried out on the 10th of October 2024 by Linda Pryke (Bsc., Msc., ACIEEM, Ecologist) of TSA Ecology and report produced (Appx.E).
- 1.3 The site contains two buildings, a single building in the centre of the site, split into two distinct residences (Number 7 and 9) and a detached garage. Both residences were confirmed to be bat roosts following identification of bat droppings in the loft spaces. The garage was assessed to have 'low' bat roosting potential and therefore required a single dusk emergence survey.
- 1.4 A suite of bat emergence surveys were undertaken of the main dwelling on 4th May 2025, 29th May 2025, and 4th July 2025. The garage was included in the survey on the 4th of July 2025. An update Preliminary Bat Roost Assessment of the site was carried on the 10th March 2025 and the following ecological impact assessment report was completed by Aidan Bird (BSc Ecology and Conservation – Accredited agent under George Sayer's NE Level 2 Bat Licence).
- 1.5 This appraisal consisted of an assessment of habitats and structures to determine their potential for protected species. Following this an on-site and desktop assessment was undertaken, of the likelihood of National or European Protected Species being present on or near site, and the constraints these may pose on the development proposals.
- 1.6 Based on the results of the appraisal, recommendations for further survey, mitigation and potential ecological enhancements were provided.

Site Description and Surrounding Area

- 1.7 The site consists of two semi-detached properties, number 7 and 9, in the centre of the plot with a detached garage on the southwest boundary. Historically the properties had previously been used as a domestic property combined with bed and breakfast. Externally the properties have a variety of construction techniques with building 7 (B7) using a Tudor/Edwardian mimic style whilst building 9 (B9) is predominantly a painted render with significant deterioration; both properties are fronted with uPVC white cladding. The north side of B9 has had a single-story flat roof extension. The roof of both properties consists of flat profile roof tiles with multiple potential roost features from lifted, broken and slipped tiles. The loft is lined with 1F felt and insulation in B7 but no roofing membrane is present on the roof of B9. Internally, building 7 has a loft conversion with two roof windows on the southern elevation and balcony to the west; the property retains eave spaces and apex void. Building 9 has an unconverted loft space accessible by a staircase. Under both properties is a significant crawl space with which is accessible only internally.
- 1.8 The garage is a rendered block construction with timber windows and doors. The roof is in matching style to the main houses. The front of the property is predominantly shingle with a small bed of plants between the two vehicular access points. The rear of B7 holds a small garden with some common shrubs and flowering plants whilst the rear of B9 is a non-permeable parking area accessible via Hillside Avenue.
- 1.9 The site resides on the corner of London Road (A3) and Hillside Avenue within an urban expanse between Cosham and Purbrook, just north of the B2177. Properties within the local area to the property have large gardens with varying abundance of trees. Further afield to the west are large areas of farmland and to the south are wilder areas of Portsdown Hill.

Proposals

- 1.10 The proposals are for internal remodelling to produce studio rooms for temporary housing. No major external work is planned however some small repairs are anticipated to take place. No work is proposed for the loft voids.

2.0 Scope of Assessment

1. *Categorise habitats present on the site;*
2. *Identify habitat which may have potential for protected species;*
3. *Identify whether any signs of protected species are present on-site;*
4. *Recommend whether further surveys are required, or whether there are any relevant constraints with regards to protected species;*
5. *Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;*
6. *Provide recommendations as to how the site and proposals could be enhanced with regards to protected species and habitats.*

- 2.1 This appraisal and assessment is deemed to be relevant for a maximum of 18 months due to the possibility of changes in the habitats on-site. Should the site or proposals alter, the ecologist should be consulted to confirm that the appraisal is still valid.

3.0 Planning Policy and Legislation

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) was updated in December 2024 and sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 3.2 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

Local Planning Policy

- 3.3 The site is within the Havant Borough; the Local Plan is currently comprised of the core strategy (2011) and site allocations plan (2014). These two plans form part of the development plan and are a starting point for decision making around planning applications. A new plan (Building a Better Future Plan) is in draft, set to supersede the current plans following ongoing consultations.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage

- 3.4 Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
- 3.5 Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
- 3.6 Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
- i.* Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - ii.* Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - iii.* Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].
- 3.7 Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
- 3.8 Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
- 3.9 Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
- 3.10 Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.

- 3.11 Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
- 3.12 Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.
- 3.13 Protects the best and most versatile agricultural land that has the greatest potential for local food security.
- 3.14 Responds to the emerging evidence from the Solent

Legislation

3.15 Legislation relating to wildlife and biodiversity of particular relevance to this PBRA includes:

- The Conservation of Habitats and Species Regulations 2017;
- The Wildlife and Countryside Act 1981 (as amended);
- The Natural Environment and Rural Communities (NERC) Act 2006;
- The Hedgerow Regulations 1997;
- The Protection of Badgers Act 1992;
- The Wild Mammals (Protection) Act 1996;
- The Environment Act 2021.

3.16 All species of bat and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. It is an offence to intentionally kill, injure or handle a bat, to possess a bat (live or dead), disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

3.17 All UK bird species are protected against disturbance whilst occupying a nest under the Wildlife and Countryside Act 1981. Developments that could predictably disturb, kill or injure nesting birds could result in an offence. Furthermore, a number of bird species are targets of UK and Local Biodiversity Action Plans and listed as Species of Principle Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This obligates local authorities to have regard to the purpose of conserving biodiversity with particular emphasis on targeted species.

3.18 All widespread reptiles are protected against killing and injury under the Wildlife and Countryside Act 1981, with rarer reptiles receiving further protection under EU regulation. Reptiles must also be given consideration under the NERC Act 2006 as part of the planning process.

3.19 Great crested newts (GCN) are protected under The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone to intentionally kill, injure or disturb a GCN or to damage, destroy or block access to areas of suitable habitat.

3.20 Badgers are protected under the Protection of Badgers Act 1992. It is an offence to harm badgers or disturb badgers and their setts.

3.21 Water voles are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and are a priority conservation species. It is an offence to intentionally capture, kill or injure water voles, damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care), disturb them in a place of shelter or protection (on purpose or by not taking enough care), possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

3.22 In the UK, dormice are legally protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and have significant further protection as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). Dormice are also a 'Species of Principal Importance for the conservation of biodiversity' listed under section 41 of the Natural Environment and Rural Communities Act 2006 (NERC). It is an offence for anyone to intentionally kill, injure or disturb a dormouse or to damage, destroy or block access to areas of suitable habitat.

3.23 All other mammals receive general protection against cruelty, inhumane killing or injuring under the Wild Mammals (Protection) Act 1996. This protection includes 'intentional' crushing and asphyxiation, for example that might occur when excavating mammal burrows.

3.24 In England, Biodiversity Net Gain (BNG) is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. There are a number of exemptions such as for custom and self-build applications. This development is not exempt from Mandatory BNG.

4.0 Methodology

Desktop Study

- 4.1 A desktop study was conducted using the government 'MAGIC' Map GIS tool; a search was carried out for all international statutory designated sites (Ramsar, SAC, SPA) within 2.0 km of the site; national statutory designated sites (SSSI, NNR, LNR) within 2.0 km of the site; and non-statutory designated sites (SNCI) and priority habitats within 1.0 km of the site. Any sites of relevance to the proposals are summarized below and their significance considered in the context of the development proposals. A search was also carried out to identify features of ecological interest in the area, such as water bodies and ancient woodland. Given the overall scale, nature of the site and the low impact from proposals, a full data search from HBIC was not considered appropriate. This is in accordance with CIEEM current guidance for such projects.

Site Visits

- 4.2 A Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment was carried out on the 10th of October 2024 by Linda Pryke (BSc, MSc, ACIEEM, Ecologist of TSA Ecology) for its potential to hold roosting bats.
- 4.3 An updated site assessment was conducted on 10th March 2025 by Aidan Bird (BSc Ecology, Conservation, and Environmental Science, Accredited Agent under NE CL18 Level 2 Bat Licence 2018-34434-CLS).
- 4.4 The site contains two buildings; a two storey building of semi-detached properties 7 and 9, and separate garage. The main building was confirmed as a bat roost and garage was assessed as having low potential to support a bat roost. The update daytime visit by Aidan Bird additionally used artificial light, thermal imaging and an endoscope to inspect PRFs, specifically surround the target note areas (Appx.E).
- 4.5 Droppings from both the original and updated site assessment were combined and sent off for DNA analysis by Ecotype Genetics. Distinct samples from each properties loft voids (B7 and B9) were taken and sent for analysis.
- 4.6 Despite two site visits carried across two separate days some months apart, it is possible that some signs of protected species may not be apparent within this short timeframe. This is a constraint recognised within the Survey Guidelines and all reasonable effort has been made to identify evidence of protected species. Other species have been considered where relevant.

Bat Emergence Surveys

- 4.7 A suite of bat emergence surveys were undertaken of the dwelling on 4th May 2025, 29th May 2025, and 4th of July in accordance with the Bat Conservation Trust - Bat Surveys for Professional Ecologists: Good Practice Guidelines Fourth (2023) Editions, and the Interim Guidance on the Use of Night Vision Aids (2022). The main building had three surveys and the garage had two. Although a single survey was recommended, a lower effort additional survey was conducted as the south roof pitch was not directly visible from the site during the surveys.
- 4.8 The dusk emergence survey began c.20 minutes before sunset and continued until c.1.5 hours after. Extended surveys which continued until c.2 hours after sunset were conducted following BCT good practice guidance were on the second and third surveys.

- 4.9 All surveys were designed and led by Aidan Bird (Ecologist with over 8 years relevant experience), with supervision from George Sayer MCIEEM (Level 2 Bat Licence 2018-34434-CLS) where required, using assistant surveyors with at least 1 year of emergence survey experience. Surveyors and cameras thoroughly covered the survey area and the likelihood of bats being missed is very low.
- 4.10 Bat detection was carried out using Echo Meter Touch 2 Pro Full Spectrum Recording Bat Detectors enabling a sampling rate of 384kHz to capture sounds of up to 192kHz ensuring that all British bat species calls are detectable. Analysis of recordings were carried out where necessary using Sonobat software. Infrared camera footage was reviewed at between 0.25-2x speed on VLC media player where necessary.

Table 1 – Summary of Bat Surveys

Date	Sunset	Start	End	Weather Conditions - Start	Weather Conditions - End
4 th May 2025	20:30	20:10	21:30	14.2°C, BF.3, Okt.8, RH48%	9.3°C, BF.2, Okt.8, RH56%
29 th May 2025	21:05	20:55	23:05	15.7°C, BF.2, Okt.8, RH80%	13.8°C, BF.3, Okt.8, RH89%
4 th July 2025	21:20	21:00	23:20	18.5°C, BF.2, Okt.6, RH78%	17.6°C, BF.2, Okt.8, RH77%

- 4.11 The building was covered using varying numbers of experienced surveyors and night vision aids; thermal and infrared cameras to improve coverage, better vision later into the survey and the ability to review potential emergencies. All cameras were equipped with a 720nm filter to block visible light for a clearer image of the building. When surveyors deemed light levels too low to identify features on the building, the use of external monitors (10 inch with 1024 x 600 resolution) displaying camera outputs were implemented.

Survey 1 (4th May 2025) – Main Property (B7 & B9) & Garage

- 4.12 Five surveyors and five external cameras (Canon XA30, XA40, XA50, XA60, and Pixfra Arc 613, with two Illuminators per camera– Nightfox XB5 Pro 850nm torches and separate double mounted infrared floodlights) were used to cover the main house. A single surveyor and night vision aid (Canon XA40 with two Nightfox XB5 Pro 850nm illuminators) was covering the garage.

Survey 2 (29th May 2025) Main Property (B7 & B9)

Five surveyors, six external night vision aids (Canon XA30, XA40, XA40, XA50, XA60, and Pixfra Arc 613, with two Illuminators per camera– Nightfox XB5 Pro 850nm torches and separate double mounted infrared floodlights) and one internal camera (Sony A7s IR Upgraded with separate double mounted floodlights) were used.

Survey 3 (4th July 2025) - Main Property (B7 & B9) & Garage

- 4.13 Five surveyors and six external night vision aids (Canon XA30, XA40, XA40, XA50, XA60, and Pixfra Arc 613, with two Illuminators per camera– Nightfox XB5 Pro 850nm torches and separate double mounted infrared floodlights) and two internal cameras (Sony A7s IR Upgraded and Canon XA11 Wide Angle, with two separate double mounted floodlights) were used. Two surveyors and two night vision aids (x2 Canon XA20s each with two Nightfox XB5 Pro 850nm illuminators) were used to ensure maximum coverage of the garage.

Static Bat Detection

4.14 An internal static bat detector (Anabat Express) was placed in the centre of B9's loft void between the 2nd and 3rd emergence surveys (29th May to 4th July) with an active monitoring period, due to battery failure, of 20 days between the 29th of May and 18th of July. Conversion and analysis of calls was conducted on Anabat Insight software.

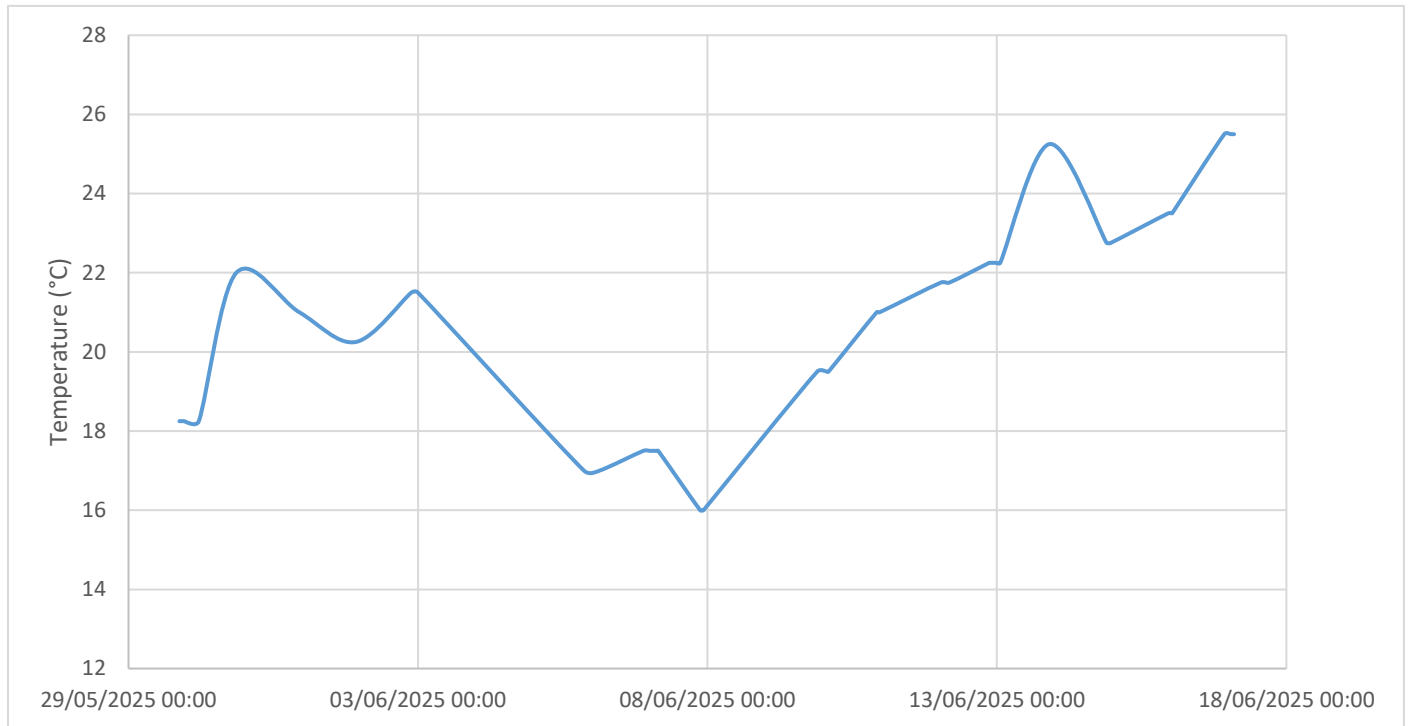


Figure 1 – Static Bat Detector temperature over deployment

5.0 Results

Update daytime assessment

- 5.1 Multiple fresh bat droppings, less than a few days old, were identified at the entrance to B9's. DNA analysis from both loft voids were returned positive for only a single bat species, Brown long-eared bat *Plecotus auritus*.

Bat Emergence Surveys

Survey 1 (4th May 2025)

- 5.2 One emerging bat was recorded at 21:18 (48 minutes after sunset) during the survey from the southwest corner of the main house (B7). A call was detected at the same time as the emergence and following analysis it was determined to be a long-eared bat *Plecotus spp.* Considering the DNA analysis the emerging bat was deemed to be a brown long-eared bat *Plecotus auritus* with a high degree of certainty. The internal camera showed no use of B9s loft space by bats prior to emerging. The survey identified minimal to no foraging on site with a small handful of commuting bats.
- 5.3 Species recorded;
- i. Common pipistrelle *Pipistrellus pipistrellus*
 - ii. Soprano pipistrelle *Pipistrellus pygmaeus*
 - iii. Noctule *Nyctalus noctula*
 - iv. Long-eared bat *Plecotus sp.*

Survey 2 (29th May 2025)

- 5.4 No bats were recorded emerging from or closely interacting with the buildings. Few individuals were recorded during the survey and all were commuting bats offsite. The internal detector and cameras picked up no bat presence or activity.
- 5.5 Species recorded;
- i. Common pipistrelle *Pipistrellus pipistrellus*
 - ii. Soprano pipistrelle *Pipistrellus pygmaeus*

Survey 3 (4th July 2025)

- 5.6 No bats emerged from the main building or garage. A wider variety of species recorded with the majority of individuals commuting across the back garden on the west side of the main building. Notable passes include a pair of serotine bats crossing the site flying in tight tandem.
- 5.7 Species recorded;
- i. Common pipistrelle *Pipistrellus pipistrellus*
 - ii. Soprano pipistrelle *Pipistrellus pygmaeus*
 - iii. Noctule *Nyctalus noctule*
 - iv. Leisler's *Nyctalus leisleri*
 - v. Serotine *Eptesicus serotinus*

Static Ultrasonic Recording Device

- 5.8 Only a single call was recorded on the static detector amongst multiple noise files; this was identified down to genus *Plecotus* (long-eared bat). This call is highly likely to be brown long-eared bat given the DNA analysis. The file was recorded on the 10th of June at 22:08 (52 minutes post sunset).

Summary

- 5.9 The building was classified to be an occasional day roost for a single brown long-eared bat *Plecotus auritus* using multiple loft voids in both buildings (B7 & B9). Although only one emergence point was identified it is highly likely that other points of entry could and are being used. The roost is of **site** value.
- 5.10 No bats were recorded emerging or closely associating with the garage
- 5.11 The surveys did not reveal the garden or surrounding areas to be of any foraging or commuting value in its current condition.

6.0 Evaluation of Impacts and Mitigation

Potential Impacts

- 6.1 The dwelling is a day roost for a suspected 1no. brown long-eared bat *Plecotus auritus* and is of low conservation significance.
- 6.2 The proposals are predominantly for internal remodelling which is unlikely to impact the identified bat roosts. In both buildings there is open and easy access to the loft spaces where bats are present. External repairs will likely take place including the cladding and rendering. Any work directly impacting the roosting feature or surroundings could potentially impact and potentially destroy the roosts.
- 6.3 In the absence of mitigation, incorrect lighting could lead to loss of foraging and commuting areas.

Mitigation and Compensation

- 6.4 With consideration to the proposals, it is advised that doors and hatches which access the loft space are locked or secured to prevent individuals entering these spaces without awareness of the presence of bats. Areas subject to external repairs should be checked prior to any work to confirm no bats are present and have used the deteriorating features as an opportunistic roost.
- 6.5 A Natural England Mitigation Licence will not be necessary unless proposals change to include direct impacts on any loft void where bat roosts has been identified. Precautionary measures to other work on site should be adopted to ensure no harm to bats and compliance with legislation.
- 6.6 Any new lighting will be expected to accord with the principles within the BCT/ILP Guidance Note 08/23; consideration will be given to the following aspects should any external lighting be required:
 - No illumination of roof tiles;
 - Temperature – 2700K or below is preferable;
 - Power – the lowest power necessary;
 - Lighting type – LED lighting tends to emit a lower-intensity beam than older styles of lighting, although the full lighting spectrogram must be assessed as some LED lights emit blue and white light;
 - Angle – lights must be angled below the horizontal and as far down as possible;
 - Adaptations – luminaires can be fitted with guards or cowls to reduce the angle of lightspill;
 - Timings and controls – lighting controls should aim to minimise light use when not necessary – PIRs can be used but must be set to be low-sensitivity; lights should be set to automatic shut-off whenever possible.

Residual Impacts

- 6.7 The overall impact of the scheme will be negligible. No significant effects are anticipated upon any designated site for bats, provided basic avoidance measures are built into the proposals.

7.0 Ecological Enhancements

- 7.1 Because of the scale and nature of the proposals, ecological enhancement opportunities within the construction zone are limited. The most beneficial enhancements would involve improvement of the garden to include a variety of flowering plants and larger shrubs. Furthermore, addition of bird nesting or bat roosting features such as sparrow terraces, swift boxes/cups, and bat boxes. These additions would also demonstrate a positive impact for ecology on site.
- 7.2 Bug hotels and bee bricks are excellent enhancements to aid invertebrates. These can be purchased or self-made using natural materials, such as straw, bark, wood, and bamboo canes. Guides for construction are available across many different platforms including (The Wildlife Trust, 2023) (RSPB, 2023).
- 7.3 Deadwood can provide a home for many species. Leaving wood piles on the ground under a shaded area will maintain a moist environment and encourage a multitude of organisms including fungi (The Royal Horticultural Society, 2023a).
- 7.4 Efficient nests are essential for hedgehogs to survive the winter months. Supplying a dedicated hedgehog box can provide them with a safe and suitable location to hibernate (The British Hedgehog Preservation Society, 2023). Hedgehogs travel extensive distances so ensuring there is good accessibility to and from the site will be a benefit to the species. This could be done by as simple as cutting a 13cm² hole in fencing (Hedgehog Street, 2023).
- 7.5 Water is an essential resource for wildlife. Where space is limited, the addition of a water receptacle such as a bird bath will be a significant benefit to many species, especially during summer months.
- 7.6 Garden plants are becoming increasingly important for wildlife. They interact with multiple organisms from providing sources of food such as berries, fruits, nectar to creating habitat. There are many plants that will encourage a variety of wildlife, such as the RHS 'Plants for Pollinators' list (The Royal Horticultural Society, 2023c).
- 7.7 It is also good to consider a range of plants with varying flowering and fruiting times, to support wildlife during every month of the year.

8.0 Conclusions

- 8.1 Overall, the proposals are likely to represent a 'negligible' impact upon ecology.
- 8.2 The dwelling affected by the proposals was confirmed as a bat roost during the preliminary assessment; further surveys and other methods have ascertained that the building is a day roost for a suspected 1no. brown long-eared bat *Plecotus auritus*.
- 8.3 The proposals are predominantly for internal remodelling which is unlikely to directly impact the identified bat roost. Access to the potential roosting areas, loft voids, should be restricted to ensure no or minimal disturbance to bats. The scope of repairs are likely to include external features which may be used opportunistically by bats therefore should be checked prior to any repairs. **If more major repairs or alterations are required, then a licence would be mandatory.**
- 8.4 When mitigation and enhancements have been taken into account, the proposals are not considered to have a negative impact upon habitats or protected species in accordance with planning policy and once enhancements are considered, would result in a minor net gain. The proposals would therefore accord with the relevant local and national planning policies and the relevant legislation.

9.0 References

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10.0 Appendix A - Site Maps

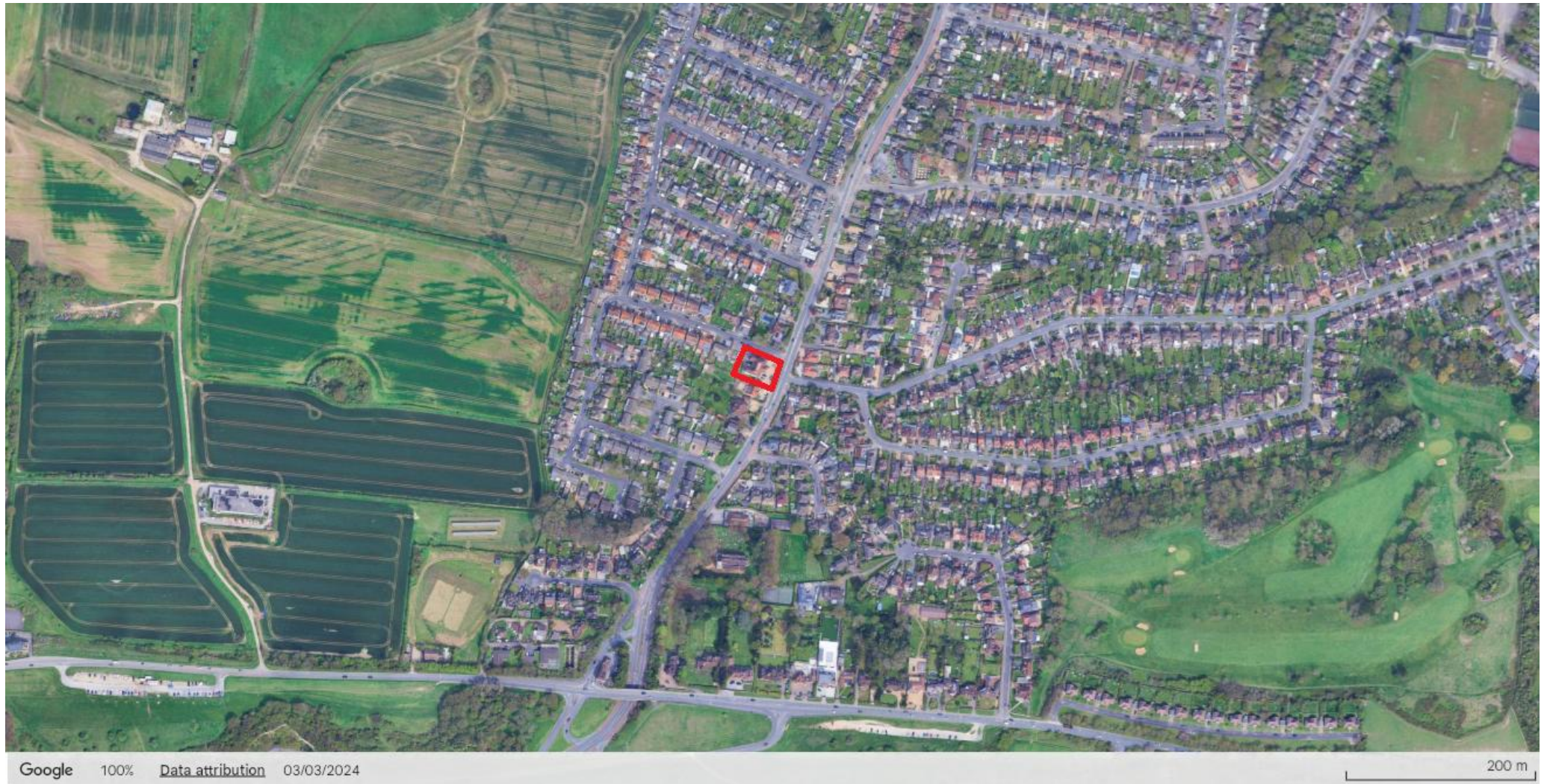


Figure 1: Aerial imagery of the site, displayed as a red polygon marker, and surrounding area. Map created using © 2024 Google Earth

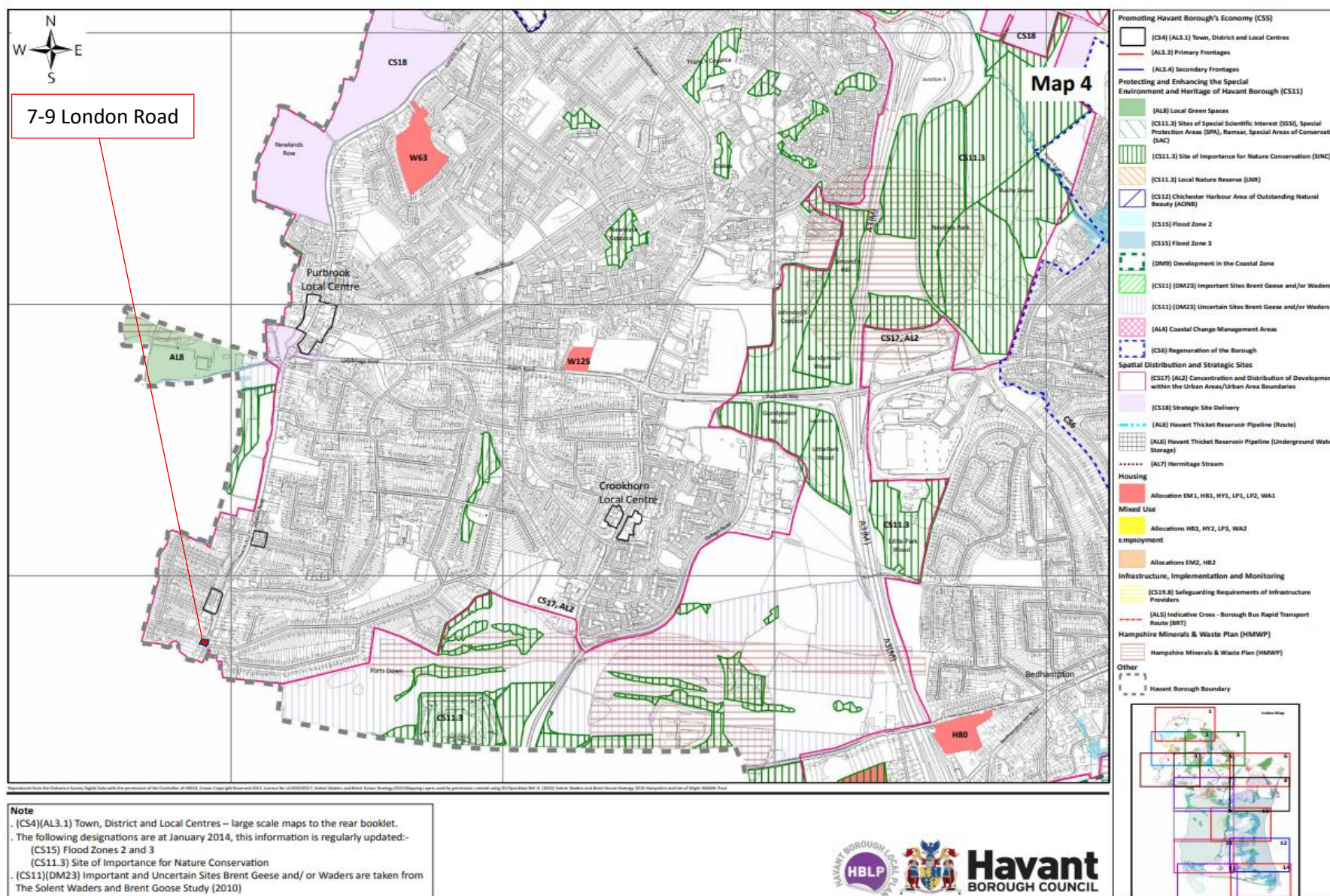


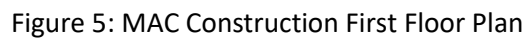
Figure 2: Map 4 of the Havant Borough council Local Plan Maps identifying the site related to CS11



Figure 3: Site Plan with red circle around identified bat emergence location (Adapted from MAC Construction)



Figure 4: MAC Construction Ground Floor Plan



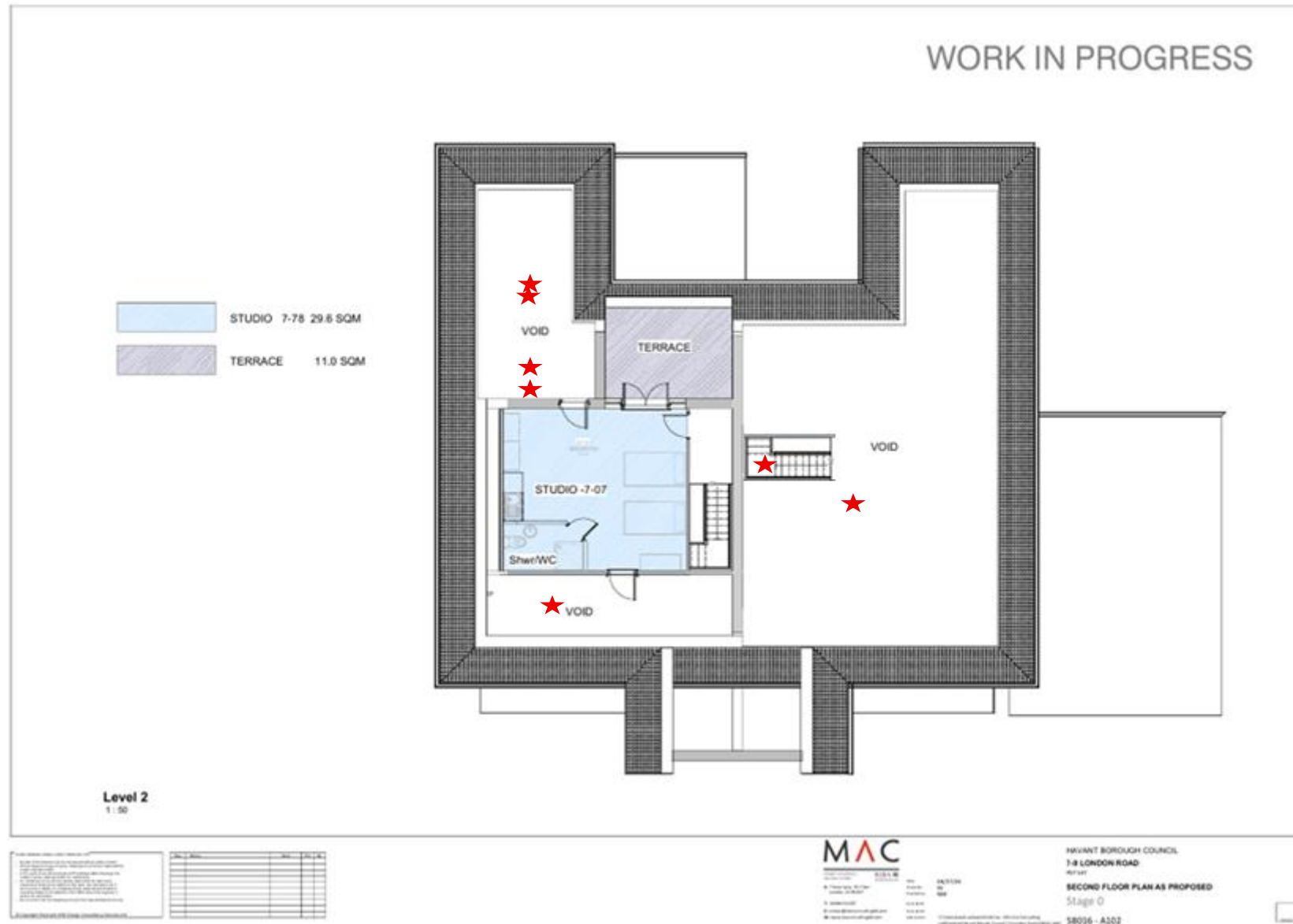


Figure 6: Second Floor plan with high bat dropping locations identified in red stars (Adapted from MAC Construction)



Results

Sample ID: EG-2047-1

Sample information:

Sample type: Faecal	Species group: Bats
Suspected species:	Site Location: SU 66879 06751
Comments: 7 London Road, Widley Waterlooville PO7 5AT	

Laboratory information:

DNA Extraction Code: EG-2025-0357 **Identification method:** qPCR

Analysis Procedure Notes:

All UK bat species tested for - only a single species detected in this sample.

Laboratory Comments:

None

Species Identified:

Species 1: *Plecotus auritus* (Brown long-eared bat) **qPCR Ct Value:** 22

Ecotype Genetics Limited.

Registered in England. **Company No:** 11328606. **VAT:** 295 2037 94

Registered office: Parkers Cornelius House, 178-180 Church Road, Hove, East Sussex, BN3 2DJ

e: orders@ecotypegenetics.co.uk **t:** 01273704505 **w:** ecotypegenetics.co.uk

Figure 1: Genetic Analysis of bat droppings from the three loft voids in 7 London Road (B7)



Sample ID: EG-2047-2

Sample information:

Sample type: Faecal

Species group: Bats

Suspected species:

Site Location: SU 66885 06765

Comments: 9 London Road, Widley Waterlooville PO7 5AT

Laboratory information:

DNA Extraction Code: EG-2025-0358

Identification method: qPCR

Analysis Procedure Notes:

All UK bat species tested for - only a single species detected in this sample.

Laboratory Comments:

None

Species Identified:

Species 1: Plecotus auritus (Brown long-eared bat)

qPCR Ct Value: 19

Ecotype Genetics Limited.

Registered in England. Company No: 11328606. VAT: 295 2037 94

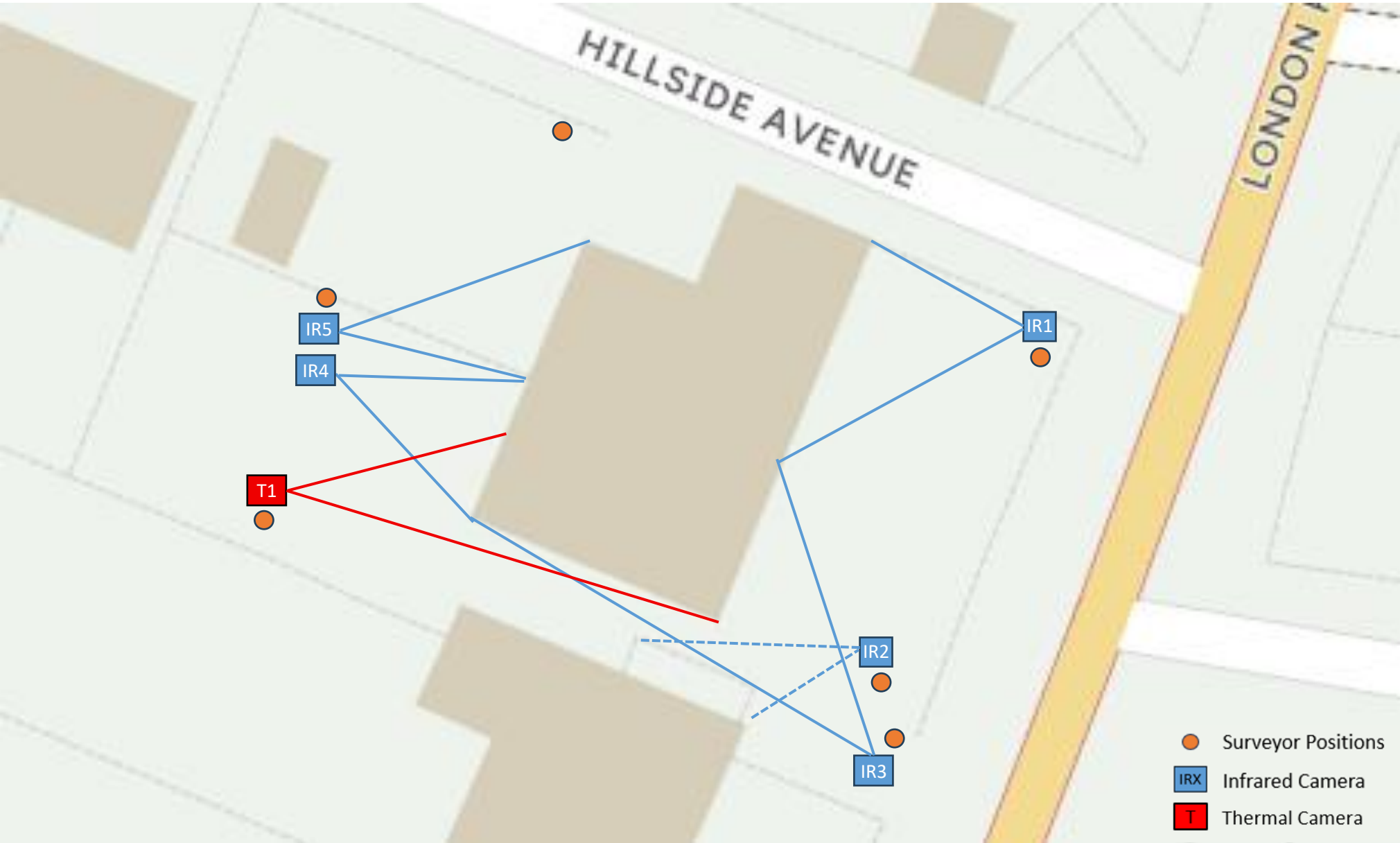
Registered office: Parkers Cornelius House, 178-180 Church Road, Hove, East Sussex, BN3 2DJ

e: orders@ecotypegenetics.co.uk t: 01273704505 w: ecotypegenetics.co.uk

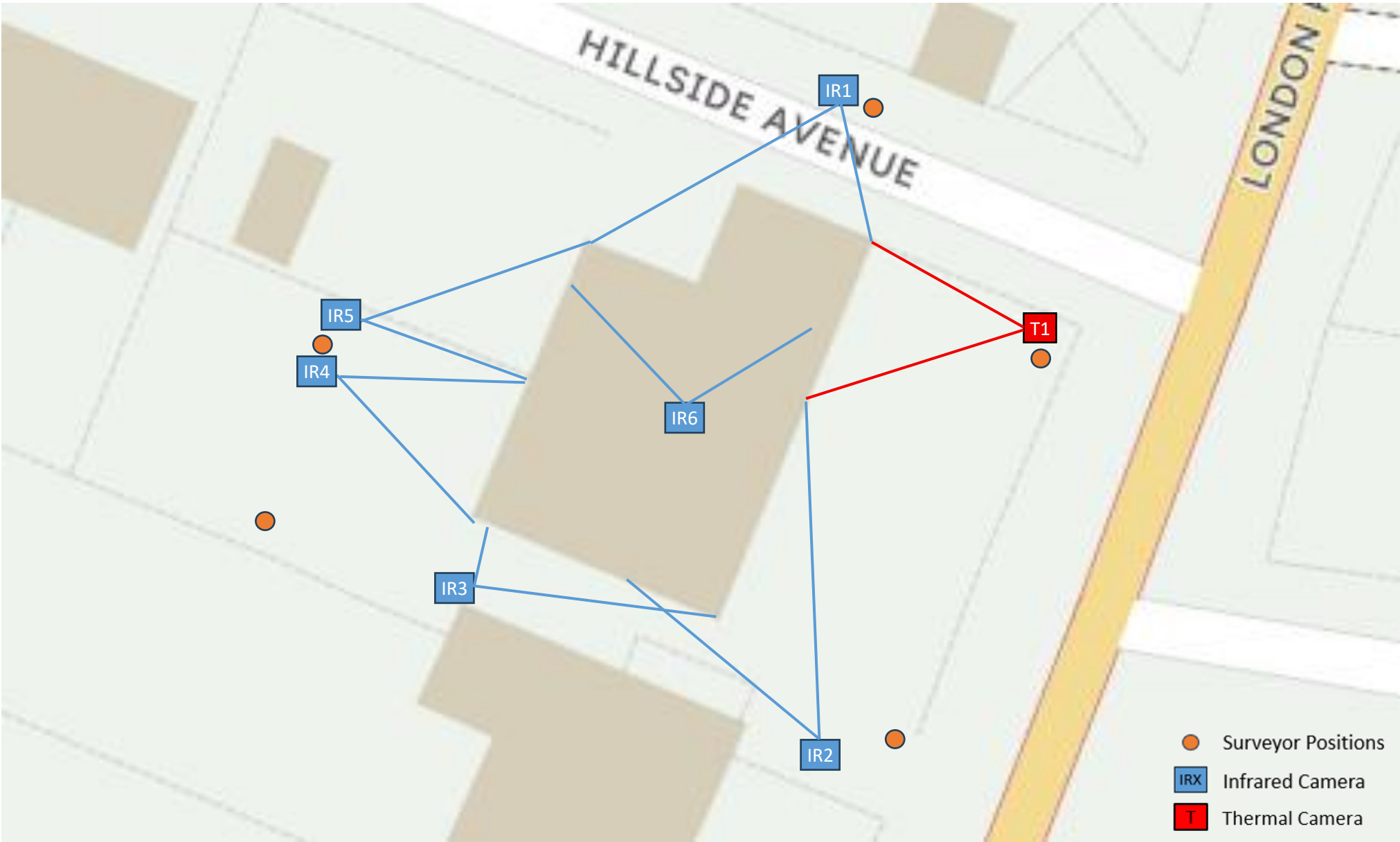
Figure 2: Genetic Analysis of bat droppings from the loft void in 9 London Road (B9)

12.0 Appendix C – Bat Survey Plan

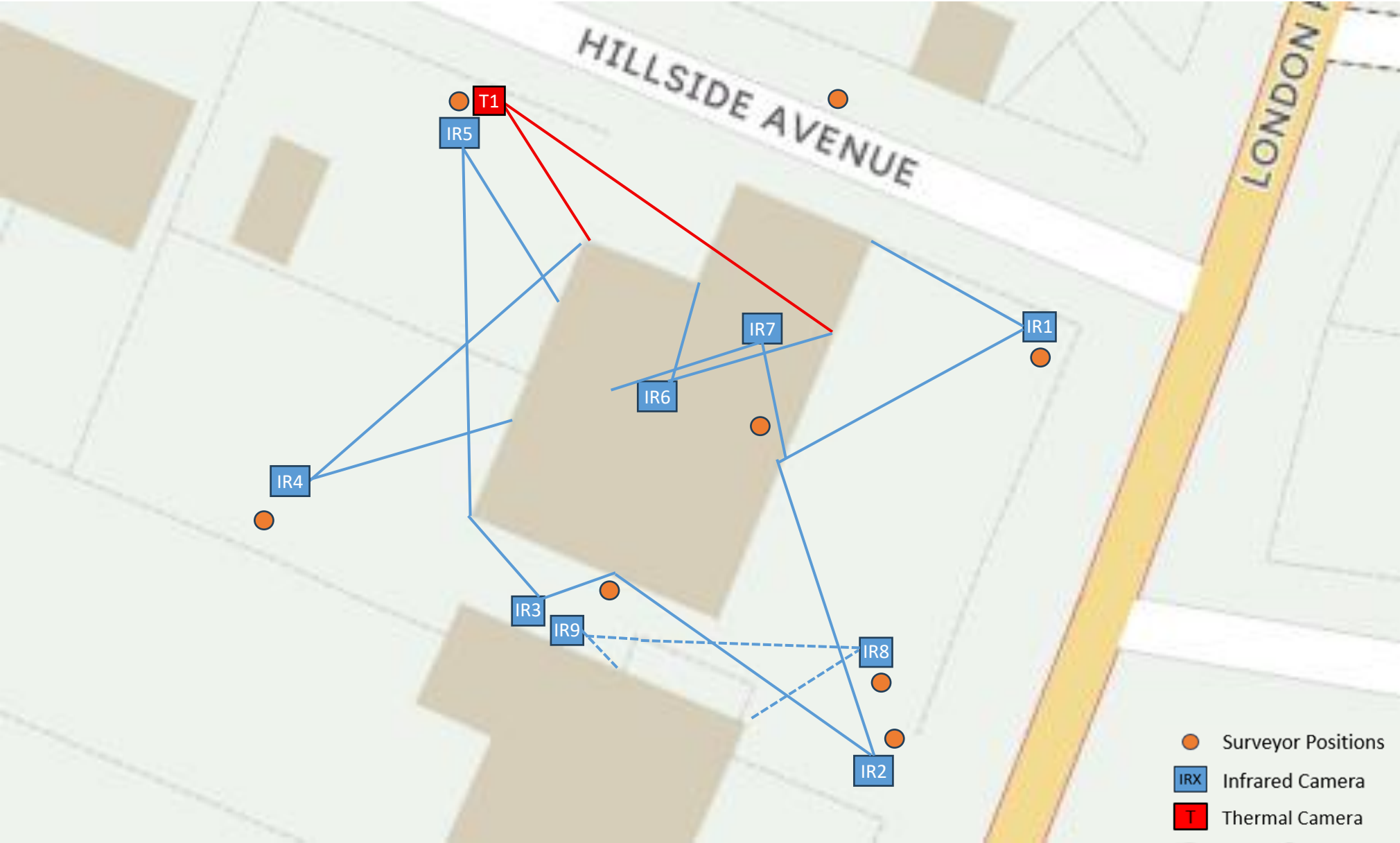
Survey 1 – 4th May 2025



Survey 2 – 29th May 2025



Survey 3 – 4th July 2025



13.0 Appendix D - Night vision Stills from Emergence Surveys

Survey 1 – 4th May 2025



Photo 1 – IR.1 Start



Photo 2 - IR.1 End



Photo 3 – IR.2 Start



Photo 4 - IR.2 End



Photo 5 – IR.3 Start



Photo 6 - IR.3 End



Photo 7 – IR.4 Start



Photo 8 - IR.4 End



Photo 9 – IR.5 Start



Photo 10 – IR.5 End



Photo 11 - T.1 Start



Photo 12 - T.1 End

Survey 2 – 29th May 2025



Photo 13 – IR.1 Start



Photo 14 - IR.1 End



Photo 15 – IR.2 Start



Photo 16 – IR.2 End



Photo 17 – IR.3 Start



Photo 18 - IR.3 End



Photo 19 – IR.4 Start



Photo 20 - IR.4 End



Photo 21 – IR.5 Start



Photo 22 – IR.5 End



Photo 23 – IR.6 Start



Photo 24 - IR.6 End



Photo 25 – T.1 Start



Photo 26 – T.1 End

Survey 3 – 5th July 2025



Photo 27 – IR.1 Start



Photo 28 - IR.1 End



Photo 29 – IR.2 Start



Photo 30 - IR.2 End



Photo 31 – IR.3 Start



Photo 32 - IR.3 End



Photo 33 – IR.4 Start



Photo 34 - IR.4 End



Photo 35 – IR.5 Start



Photo 36 - IR.5 End



Photo 37 – IR.6 Start



Photo 38 - IR.6 End



Photo 39 – IR.7 Start



Photo 40 – IR.7 End



Photo 41 – IR.8 Start



Photo 42 – IR.8 End



Photo 41 – IR.9 Start



Photo 42 – IR.8 End



Photo 43 – T.1 Start



Photo 44 – T.1 End

14.0 Appendix E – PEA inc PBRA by TSA Ecology

PRELIMINARY ECOLOGICAL APPRAISAL including Preliminary Bat Roost Assessment

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



NOVEMBER 2024



Author

TONY STONES BSc (Hons), MSc, MCIEEM CEnV

Owner & Principal Ecologist

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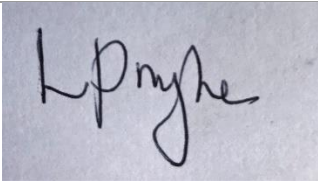
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DOCUMENT CONTROL

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).

DRAFT

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.	
Leislars' 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.

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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

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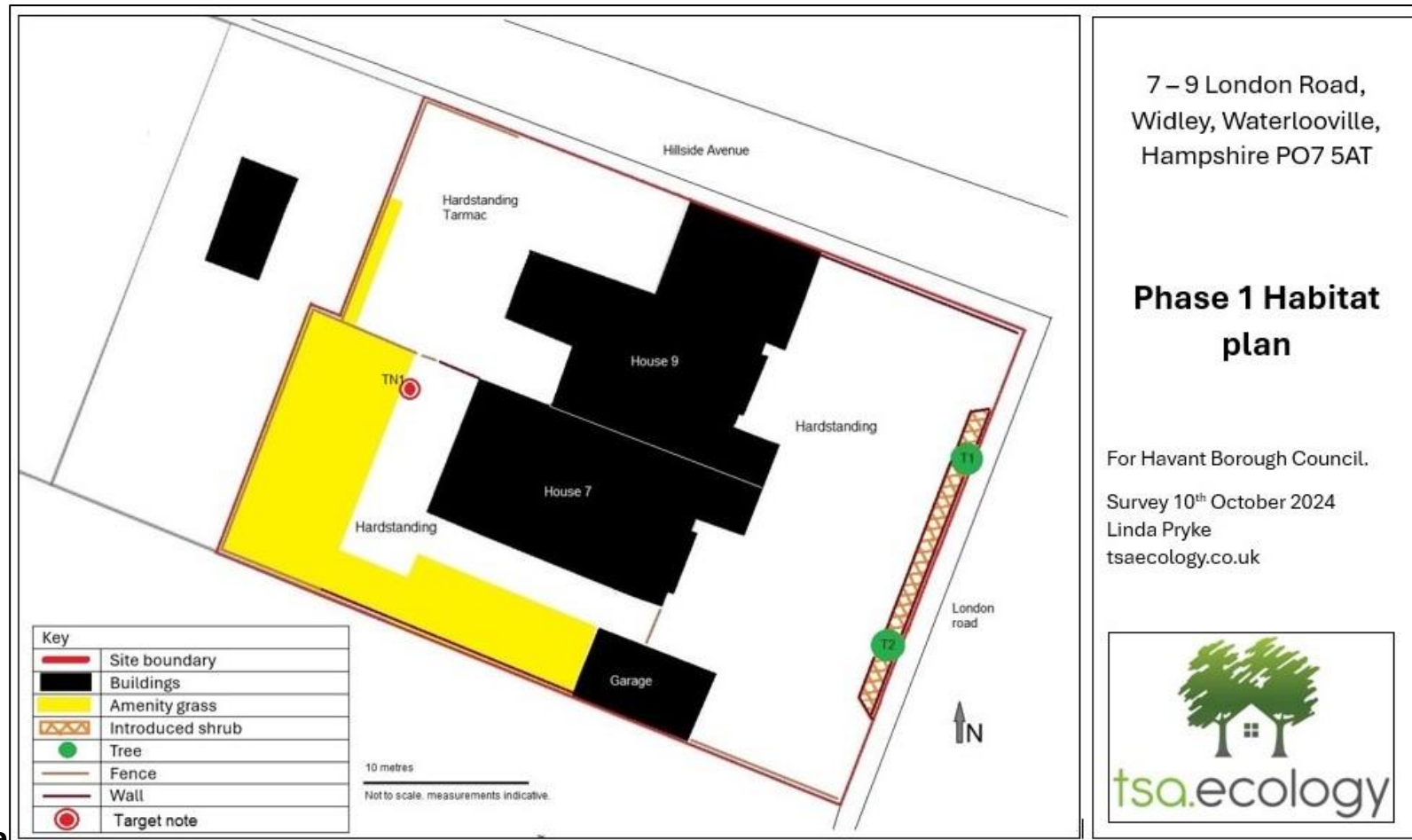


Figure 1: Phase 1 Habitat Map

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

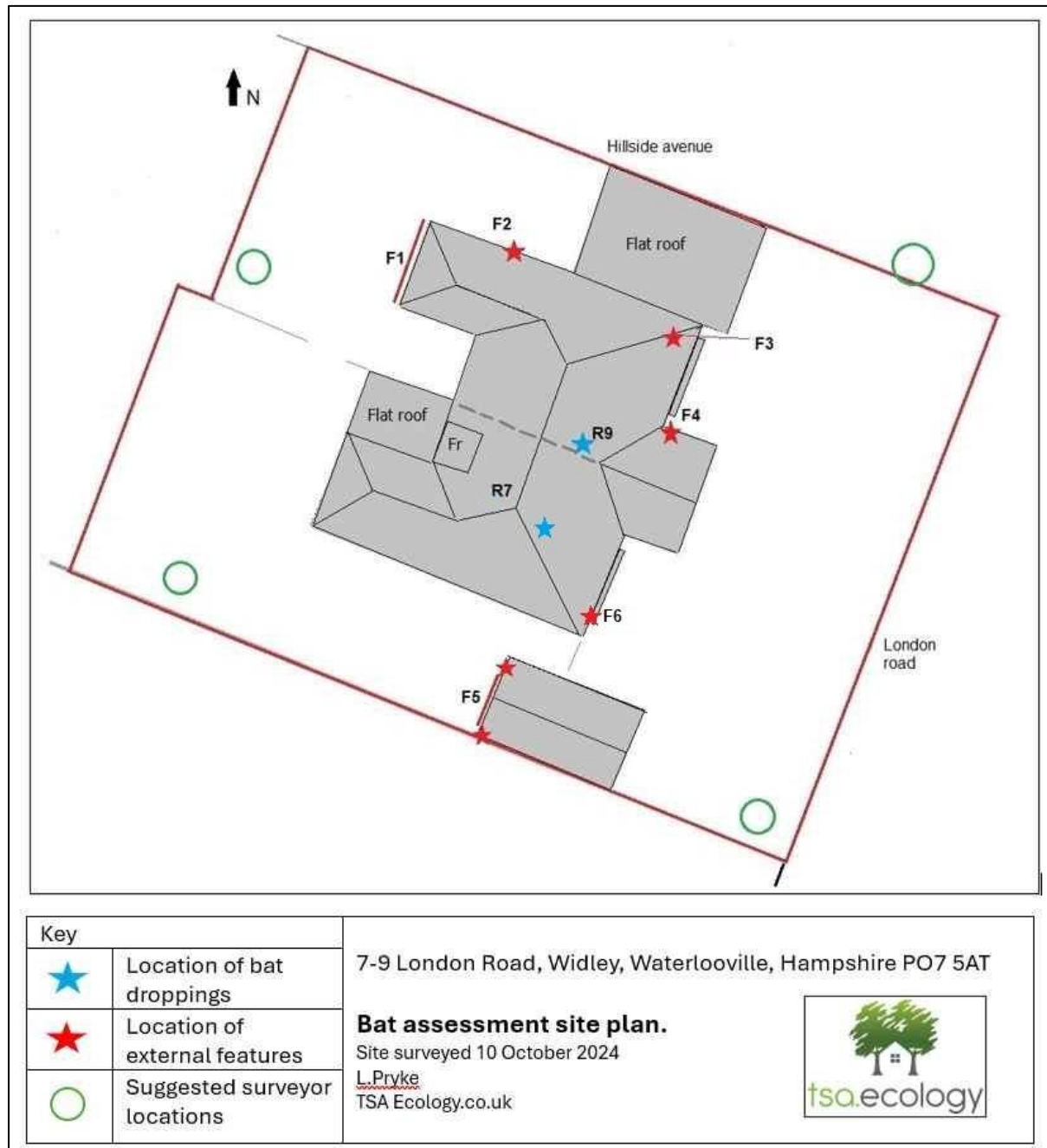


Figure 2: Bat assessment location of internal and external features

	<p>Photo 5. Feature 1.</p> <p>Blown render and cracks at base of window.</p>
	<p>Photo 6. Feature 2.</p> <p>Gapping at junction of roof and wall (area marked in green).</p>



**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).	<p>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.</p> <p>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.</p>
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).	<p>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.</p> <p>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</p>
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.	<p>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.</p> <p>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.</p> <p>Site is close to and connected to known roosts.</p>
<p>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).</p> <p>b For example, in terms of temperature, humidity, height above ground level, light levels or disturbance.</p> <p>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."</p>		

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)