



Hampshire
Ecological Services
Consultant Ecologists

UKDOCKS Royal Clarence Yard Limited

28/11/2023

Attn: Mr Ben Mason

Dear Ben

Preliminary Roost Appraisal (internal/ external bat assessment) at the Rum Store, Royal Clarence Yard, Gosport, Hants.

This letter provides details of a preliminary roost assessment carried out by Hampshire Ecological Services Ltd at the Rum Store, Royal Clarence Yard, Gosport, Hants (approximate Ordnance Survey Grid Reference SU617004).

The site is to the east of Weevil Lane in the east of Gosport. The immediate surroundings consist of business premises and residential housing. In the wider landscape Portsmouth Historic Dockyard is located to the east; the land to the north, west and south is made up of predominantly residential housing. Additionally, Grove Road Recreation Ground Play Area is located c.1100m to the north-west and Fort Elson is located c.3100m to the north-west.

The survey was carried on the 21st November 2023 by John Poland who has over 23 years of post-qualification experience in ecological consultancy. He is experienced in undertaking roost surveys and accredited under level 2 class bat licence 2015-11159-CLS-CLS. The weather conditions during the survey were mild, dry and still (11°C).

The surveys by Hampshire Ecological Services Ltd included internal and external inspections of the building to identify bat roost suitability and to systematically search for bats and evidence of bats.

The survey and reporting were carried out in accordance with *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition* (Collins, 2023). Any deviations from the guidelines are justified in the relevant sections.

Because bats are crevice-dwelling mammals it is often difficult to thoroughly inspect buildings for bats and evidence of bats without a destructive search, which is not generally legal, practical or acceptable. Examples are where bats roost between the roofing felt and tiles, around window frames and behind barge boards. These areas cannot be inspected, but a surveyor would know that bats might roost here because there are places where bats could gain entry. A pipistrelle bat is small enough to fit into a match box and can roost in gaps just 14-20mm wide.

The building was assessed for its **bat roost suitability** according to the following factors that influence the likelihood of bat roosting:

Surrounding habitat: whether there are potential flight-lines and bat foraging areas nearby.

Construction detail: the type and construction of architectural features such as voids, barge boards, soffit boxes, lead flashing, cavity walls and hanging tiles that could be used by roosting bats. Some construction details and materials are more favourable to bat occupation than others.

Building condition: whether the building has no roof or has a sound roof without any potential bat access points.

Internal conditions: bats favour sheltered locations with a stable temperature regime, protection from the elements and little wind/light/rain penetration.

Potential bat access points: whether there is flight and crawl access.

Potential roosting locations: the presence of bat-accessible voids, cracks and crevices.

The risk of bat roosts being present will be lower where structures have:

Urban setting with little greenspace.

Heavy disturbance.

Small, cluttered roof void (particularly for brown long-eared).

Modern construction with few gaps or crevices that bats can fly or crawl through (although pipistrelles may still be present).

Prefabricated of steel or sheet materials.

Active industrial premises.

The above list provides generic criteria and there are exceptions to consider. For example, pipistrelle roost sites are often found in warehouses and therefore the absence of bats from such locations should not always be assumed.

The following access and inspection equipment was used during the assessment: high-quality 10x42 binoculars; a 1,000,000 candlepower Clulite™ CB2 torch; an LED pen torch; and a 3.8m surveyors' ladder. Binoculars were employed to view higher areas such as potential access points on the outside of the building. A description of the building was recorded on a survey sheet and digital photographs were taken as a permanent record.

Evidence of roosting bats includes droppings, feeding remains and dead bats, but also staining from urine and fur-oils, scratch marks, odour, the presence of bat-fly (Nycteribiid) pupal cases, and in some cases, the absence of cobwebs.

Bat droppings can prove beyond doubt that bats use a building and can help to identify roosting locations because piles often accumulate beneath roosting sites or entrance points. The location, size, shape, texture and colour of the droppings can be used to aid species identification. DNA analysis of droppings is also possible and samples are taken where necessary. The number and condition (age) of droppings can indicate the size of the roost and when it was last used.

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. 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 the year (i.e. no habitats that provide continuous lines of shade/ protection for flight-lines, or generate/ shelter insect populations available to foraging bats).
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, i.e. 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) 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 and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only)	Continuous habitat connected to the wider landscape that could be used by bats for commuting, 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 and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats 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. The site is close to and connected to known roosts.

The site consists of a large warehouse building. The site also consists of a car park to the south and south-west of the building.

There are numerous gaps in the brickwork of the building due to missing mortar and damaged bricks. These gaps potentially provide occasional external roosting locations for crevice-dwelling species of bat such as pipistrelles.

No bats or evidence of bats (such as droppings) were observed during the survey. However large sections of the roof have collapsed which restricted safe access to many internal areas.

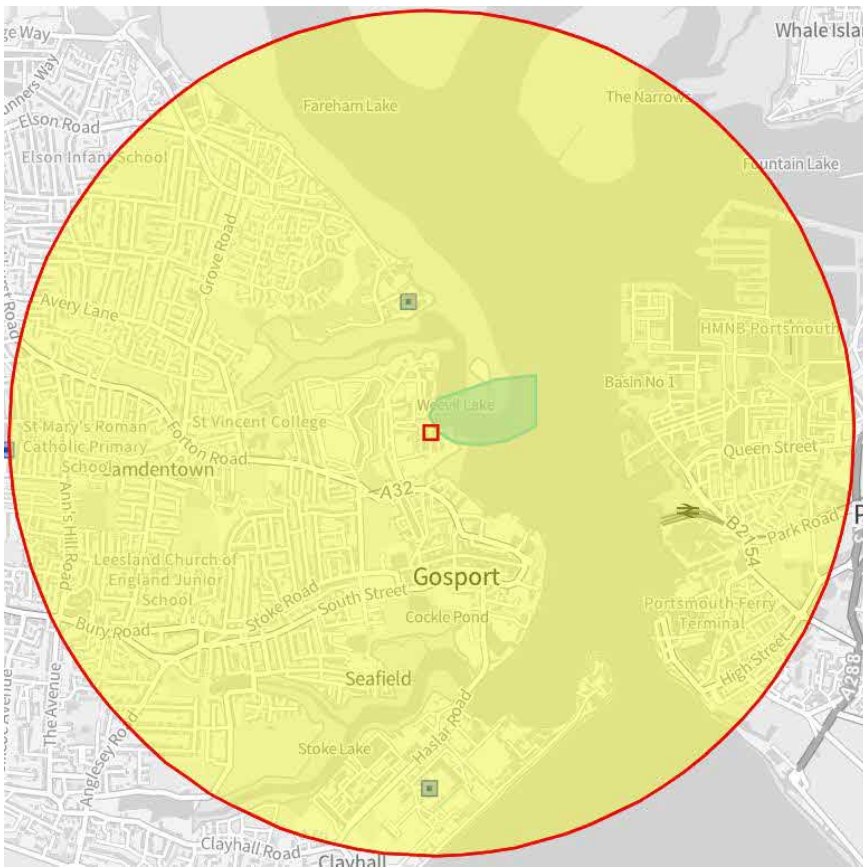
The tree-lines and water sources to the west of the site provide foraging habitat in the immediate vicinity of the building (see *Figure 1* in *section 6*). The tree-lines connect the site to areas of high-quality foraging habitat in the wider landscape such as nearby coastlines and open areas such as Grove Road Recreation Ground Play Area.

Bats follow linear landscape features such as lines of trees, hedges, buildings and waterways in order to commute from their roost sites to their feeding grounds. Likewise they use these features to navigate between feeding areas and alternative roosts.

According to the Multi-Agency Geographic Information for the Countryside website (www.magic.gov.uk), there have been four bat European Protected Species (EPS) licences granted within 2km of the site. These are listed in the table below and their locations plotted.

Species subject of licence	Type of habitat affected	Date licence was granted	Distance & direction from site
Common pipistrelle, soprano, pipistrelle, brown long-eared,	Resting place	25/11/2019	c.623m north
Common pipistrelle	Resting place	28/11/2019	c.1687m south
Common pipistrelle	Resting place	28/11/2019	
Common pipistrelle	Resting place	24/09/2015	


Location of sites with granted bat EPS licences within 2km of the site (site location marked by a red square).



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The construction details and photographs of the building are summarised below:

Summary of the building's construction details.

Type/Name	Building
Description	A two-storey building with a pitched, slate roof. There is also a single storey, flat roofed extension. Part of the roof of the building has collapsed in on itself.
No. of storeys	2(1)
Roof type	Flat, some areas pitched, others collapsed
Roof cladding	Slate or flat and unknown
Wall type	Brick, cavity
Exterior	Many gaps due to damaged brickwork and missing cement
Photos	<p>North elevation</p>  <p>East elevation</p>



South elevation



West elevation



Building dimensions	c.85m long x c.11.5m wide
Roof void description	Uncluttered, partly collapsed
Frame	Wooden rafters and ridge beam
Roof lining	None
Roof void dimensions	c.15m long x c.11m wide
Roof void height	c.2.5m
Potential roosting locations	Gaps in the brickwork
Bat evidence	None
Bat suitability	Negligible (under BCT guidelines 4th ed) but still a risk of occasional bats using gaps in brickwork
Further surveys needed?	No but pre-works endoscope check of brickwork by licensed ecologist required immediately prior to works

Despite the generally unsuitable location, the damaged brickwork provided potential roosting locations for bat. The building is classed as having negligible suitability to be used by roosting bats with a low chance of bats using the exterior roosting features, following the criteria in *Table 1*.

The interior of the building provides suitable nesting habitat for feral pigeons with the collapsed area of roof providing internal access to the building.

No bats or evidence of roosting bats was found. However bats frequently move around and adopt new roosting site. Given the mobility of bats, it is recommended that an endoscope inspection of the brickwork by a bat-licenced ecologist is undertaken immediately prior to works to check for any temporary roosting bats. It is not anticipated that bats will be encountered, however in the unlikely event that bats, or evidence of bats (such as droppings), are encountered then all a site-specific European Protected Species (EPS) mitigation licence will be obtained from Natural England before work can proceed.

As the proposals will not affect a bat roost and that the building is listed, no enhancements or compensation measures are required.

Yours sincerely,



John Poland CEnv MCIEEM CBiol MRSB
Principal Ecologist

For and on behalf of HAMPSHIRE ECOLOGICAL SERVICES LTD

Figures overleaf:

Figures

Figure 1. Aerial photos showing the location of the site.



Figure 2. An Ordnance Survey map showing the location of the site.

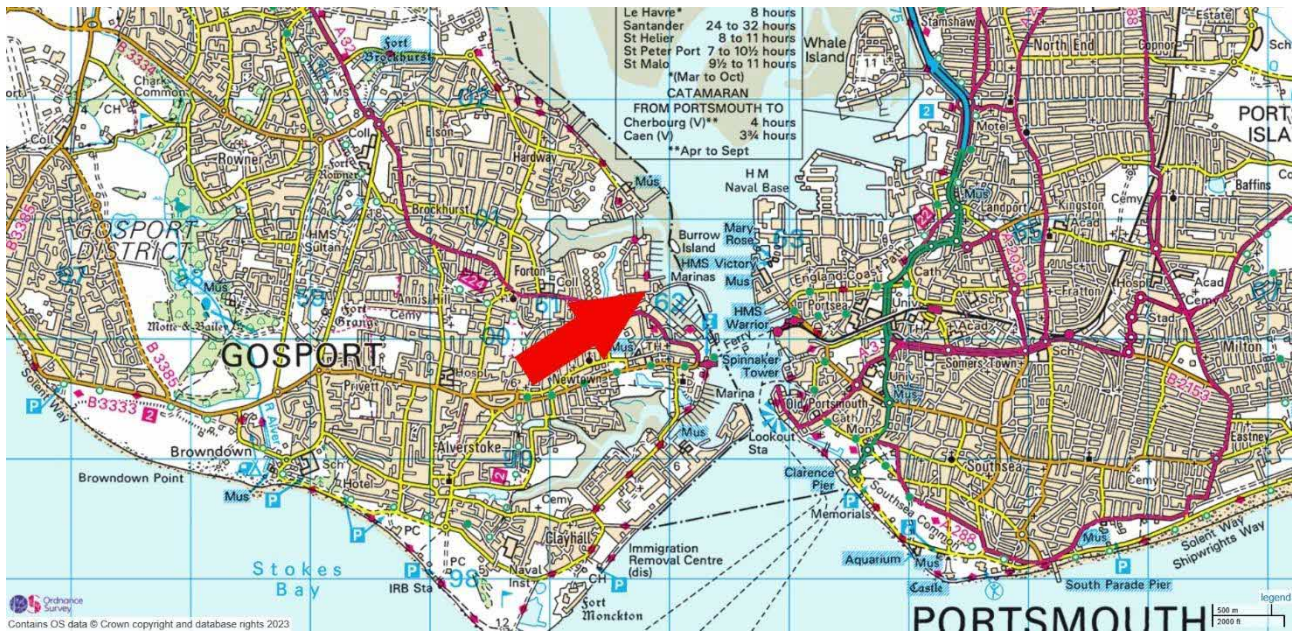
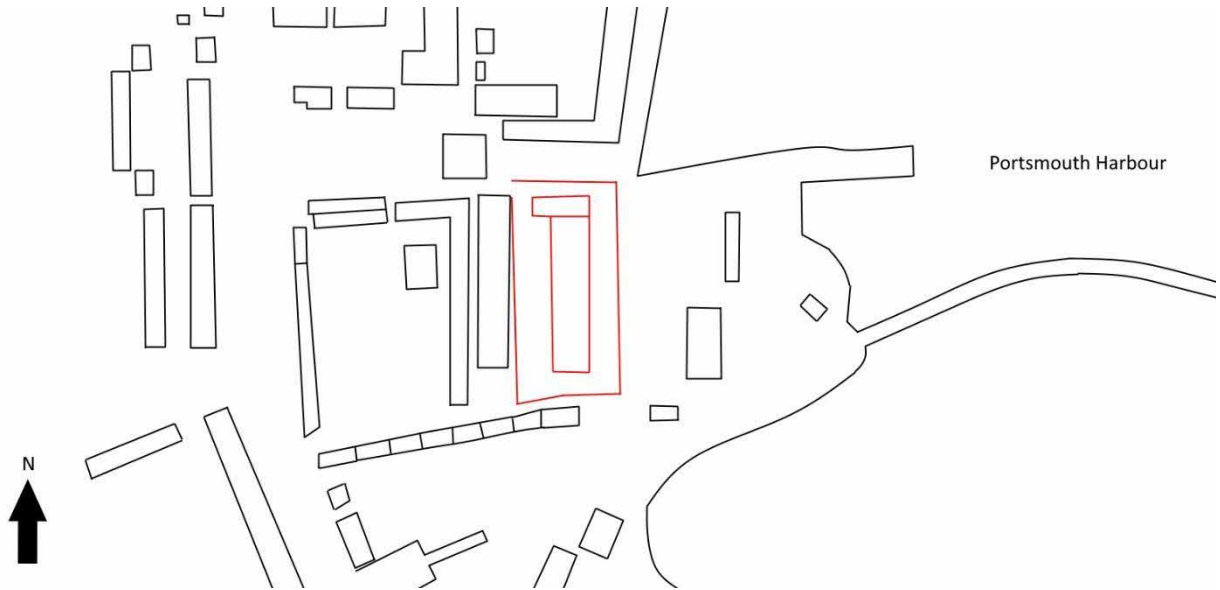


Figure 3. Plan of the site with the building surveyed highlighted in red



Appendix A: Photos

(All photos were taken on 12/06/23).

Photo 1. An example of the damaged brickwork on the building.



Photo 2. The section of roof that has collapsed.

