

**108 Stein Rd,
Southbourne,
Emsworth,
PO10 8LU**

PHASE 1 DAYTIME BAT SURVEY

27th November 2023

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

Level 1 bat license holder no. 2020-46400-CLS-CLS



Prepared by

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

(Chartered Ecologist)

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

Phone: (01420) 565647 mobile: 07935594093

SUMMARY

This report constitutes a phase 1 bat survey carried out on the 9th December 2023 at 108 Stein road, Southbourne, Emsworth, PO10 8LU.

No evidence of bats was found within the dwelling and the main house roof and walls and former single storey side extension roof and fascias are all closed off with no potential openings for bats. Therefore, the dwelling has negligible potential for roosting bats and a phase 2 bat survey is *not* recommended.

The contents of this report were correct at the time of the site visit. The report is provided for the sole use of the named client and is confidential.

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with this. It may not be sold, lent, hired out or divulged to any third party not directly involved in this situation without written consent.

INTRODUCTION

Background

I was contracted to undertake a Phase 1 Daytime Bat assessment of 108 Stein Road, Southbourne, Emsworth, PO10 8LU.

The application seeks to redevelop the house by adding a side two-storey extension and a ground floor extension to the rear.

This report presents the findings of the survey undertaken on 9th December 2023, which is aimed at assessing the suitability of the house and gardens to support bats.

Site Setting and Description

The property is a semidetached two-storey house which lies to the east of Stein Road in Southbourne. It is flanked to the north and south by detached properties with medium sized gardens, and to the west and east by large open arable fields. The closest woodland is the strip along the north of the A27 833m to the north.

METHODS

Background Data Search

According to the DEFRA MagicMap website <https://magic.defra.gov.uk/MagicMap.aspx> the nearest EPS bat licences issued to the plot were for a site 1.6km to the east in Nutbourne.

Phase 1 Bat Survey Methods

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

Details of the survey methods are given below.

The property was investigated externally to identify potential bat access/egress locations and roosting areas such as gaps or holes between wooden cladding, roof tiles, fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This was followed by a detailed investigation of all accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building was assessed as to its suitability for supporting roosting bats. The survey conformed to current Bat Conservation Trust guidelines (Bat Conservation, (2023) *Bat surveys for professional ecologists: Good practice guidelines* 4th edition).

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

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

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

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

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

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

Phase 1 Survey Equipment

During the Phase 1 survey the surveyor was equipped with 10x42 close focus binoculars and a high-powered torch.

RESULTS

Phase 1 Bat Survey Results

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

The property was subject to a full Phase 1 bat survey. It is a two-storey semi-detached brick-built structure dating to late 20th century. The roof is covered with close-fitting cement tiles which are in good order (see figures 1 and 2). There is a veranda over the front door and bay window with a flat roof and no voids.

The loft was accessed via a hatch on the landing. The roof is lined with felting which is in good order. The loft floor is partly boarded out and used for storage. There was no sign of any bat activity.

Side Extension

The single storey side extension is attached to the north gable of the house. It has a flat roof with close fitting uPVC fascias (see figures 3 and 4). It is used as living space, and there are no internal voids.



Figure 1. Northern and western elevations looking southeast.



Figure 2. Eastern elevations of house and side extension looking west.



Figure 3. Side extension west and north elevations looking east.



Figure 4. Side extension north and east elevations looking west.



Figure 4. Side extension detail of underside of fascias on eastern elevation.

CONCLUSIONS

No evidence of bats was found within the dwelling and the main house roof and walls and former single storey side extension roof and fascias are all closed off with no potential openings for bats. Therefore, the dwelling has negligible potential for roosting bats and a phase 2 bat survey is *not* recommended.

REFERENCES

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

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

INTERNET RESOURCES

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

Magic Interactive Map: www.magic.gov.uk