PRELIMINARY ROOST APPRAISAL (PRA) REPORT

21st July 2023

8 Solent Drive, Barton on Sea, BH25 7AW

On behalf of: Tina and Stuart Odell

Agent/planner: Dermot McCarthy Architect Ltd

ABR Ecology Ltd

REPORT ISSUE SHEET:

Draft/Final:	Final (no further survey recommendations)
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Agent/planner:	Dermot McCarthy Architect Ltd
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Report approved for issue by:	Becci Smith BSc (Hons) MCIEEM
Local Planning Authority:	New Forest District Council (NFDC)
Planning application number (if known):	Unknown

Survey data lifespan

Information and data provided within this report is considered accurate at the time of writing. Bat survey data is considered valid for 18 months from the survey date for planning purposes only. However, as bats are a highly mobile species, update survey(s) will likely be required if (but not limited to):

a) The condition of the building(s) and/or general site changes; and/or
b) If the nature and/or extent of the proposed works change.

If a Natural England bat licence is required (i.e., if a bat roost is identified during an update survey(s) and impacts on the bat roost(s) will occur), update bat survey(s) will likely be required for the bat licence application. Preliminary Roost Appraisal (PRA) (i.e., building inspections) data is considered valid for 3 months prior to a bat licence application; and bat activity survey data (emergence/re-entry surveys) is considered valid within the then 'current' bat survey season (e.g., if activity surveys are conducted in the summer survey season (May-September) 2023, emergence/re-entry data is considered valid until 30th April 2024 for the bat licence application).

Reporting and data validity

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report. However, ABR Ecology Ltd cannot accept responsibility for any inaccuracies and/or discrepancies with third-party data supplied within this report.

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Executive summary

- ABR Ecology Ltd were commissioned by Tina and Stuart Odell to undertake a Preliminary Roost Appraisal (PRA) at 8 Solent Drive, Barton on Sea to advise on the presence/absence of bats at the property. This report was requested to support a planning application for a rear extension to the existing dwelling.

- The PRA was undertaken on the 7th July 2023 by Natural England class 1 licensed bat ecologist Sophie Morris and graduate ecologist Aaron Templer. The survey revealed no evidence of bats in the form of droppings, staining or the presence of bats internally and the external assessment of the property revealed that the buildings held '**negligible potential'** for roosting bats due to a lack of access points and roosting provisions.

- The buildings are not considered to hold the potential to support roosting bats and so no further works are required. However, should 18 months pass without works taking place (and/or any material change occur to the buildings or roofs), this report will no longer be valid and an update site visit to reassess the buildings would be required.

- There are bat records within 1km of the site. A 'bat-friendly' lighting strategy is detailed in Section 5 to ensure the proposed works do not impede foraging and commuting bats which may be using the gardens and general surrounding area.

- To ensure the application is compliant with The National Planning Policy Framework (NPPF) and local planning policy, two bird bricks will be provided. This is detailed in Section 5 of this report.

1. Introduction

ABR Ecology Ltd were commissioned by Tina and Stuart Odell to undertake a Preliminary Roost Appraisal (PRA) at 8 Solent Drive, Barton on Sea, BH25 7AW (central grid reference: SZ 24494 93325) to advise on the presence/absence of bats at the property. This report was requested to support a planning application for a rear extension to the existing dwelling.

The PRA was undertaken on the 7th July 2023 by Natural England class 1 licensed bat ecologist Sophie Morris and graduate ecologist Aaron Templer. Existing elevations are provided in Appendix 1 and proposed elevations are provided in Appendix 2.

Site context

The application site is located in Barton on Sea, Hampshire within a residential area. The immediate surrounding landscape comprises residential housing and gardens, with Barton Common present 300m to the southeast backing onto a golf course. In the wider surrounding landscape, areas of arable land and woodland are present to the east and Barton on Sea coastline is to the south. The surrounding landscapes are considered to provide good foraging opportunities and commuting corridors for bats.

Aims and scope of this report

This report is based on the results of the PRA and data search, which was principally aimed at determining if a bat roost is present within the property and/or whether the building(s) have 'potential' to support roosting bats in line with The Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016).

This report aims to establish whether the proposed works hold the potential to impact on roosting bats and identifies whether there is a requirement for further activity (emergence/re-entry) surveys, which may inform the need for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) to allow the works to proceed lawfully following planning approval.

2. Legislation and planning policy

Legislation and UK BAP priority bat species

Legislation

In England, all bats are legally protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended). Additionally, all bats are fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The legislation protects bats from many activities and acts, including to:

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturbing a group of bats.
3. Destroy or damage a place used by bats for breeding or roosts (even if bats are not occupying them at the time).
4. Intentionally or recklessly obstruct access to a bat roost.
5. Possess or advertise/sell/exchange a bat species found in the wild in the EU (dead or alive) or any part of a bat.

UK BAP priority bat species

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006), and Section 40 places a duty to conserve biodiversity on all public authorities.

These include bats including barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp*.), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

National and local policy

NPPF – The National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2021) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

'*Planning policies and decisions should contribute to and enhance the natural environment by, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*.'

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, biodiversity enhancements are required as part of the project/development.

New Forest District Council Local Plan 2016-2036- Part 1: Planning Strategy & New Forest District Council Local Plan Part 2 April 2014- Sites & Development Management

Policy SO2: Biodiversity and environmental quality- Part 1

This policy aims to '*safeguard and improve biodiversity, and the protection and enhancement of wildlife, species, habitats and water bodies in the Plan Area. To avoid where possible or fully mitigate where necessary, the direct and cumulative impacts of development on designated nature conservation sites. To promote the understanding of and care for the natural environment, managing recreational pressures in sensitive locations. To manage and where possible reduce or mitigate activities that unacceptably impact on air quality or levels of noise, dust, odour or light pollution*.'

Policy DM2 of Part 2

This policy outlines the objectives of the local plan including:

'*Development will not be permitted which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, unless their protection can be adequately secured through conditions and/or planning obligations*.'

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent.

3. Methodology

Desktop data search

Hampshire Bat Group (HBG) (HBG, 2023) was contacted to provide any records of bats and any bat roosts within a 2km radius of the application site. These records were used to inform the assessment of the site in its potential to support roosting bats and identifying any potential cumulative impacts on bats from the proposed development.

Preliminary Roost Appraisal (PRA)

Natural England class 1 licensed bat ecologist Sophie Morris and graduate ecologist Aaron Templer undertook the PRA of the property on site. Timing and weather conditions for the survey are provided in the table below:

Survey date	Time of survey	Surveyor(s)	Equipment used	Weather conditions		
07/07/2023	11:00am	Sophie Morris and Aaron Templer	High-powered torch, extendable ladder, and binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				22°c	0/8	0-1/12

The survey was undertaken in accordance with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016). A thorough search for evidence of bats was undertaken in any internal loft spaces or voids and on any external features of the buildings, notably any windowsills, walls, floors and flat surfaces. Evidence of roosting bats include:

- Presence of live/dead bats;
- Bat droppings - distinguished from rat/mouse droppings by their crumbly texture;
- Staining from fur around access points; and
- The presence of feeding remains, such as insect wings and casings.

The buildings were identified as a 'confirmed' bat roost if evidence of roosting bats was recorded. If bat droppings were present, a sample of droppings were collected and sent to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

Most native bats in the UK are crevice-dwelling species, with bats roosting in remote areas, such as between tiles and membrane, behind cladding, at wall tops, in cavities, soffits and behind lead flashing, to name a few examples. Evidence of these species is often concealed and/or inaccessible due to the remote nature of the roost. Therefore, where no evidence of roosting bats was recorded, an assessment on the

availability of potential roosting areas and bat access points around the buildings, as well as the quality/availability of surrounding bat habitat, was conducted. The buildings were then assigned a category based on a sliding scale of 'negligible' to 'high potential', in accordance with the BCT Guidelines (Collins, 2016):

Bat roosting potential	Description
'High potential'	A building with one or more potential roosting sites that are highly suitable for use by many bats on a regular basis and for a longer period of time.
'Moderate potential'	A building with one or more potential roosting features that could be used by bats due to appropriate conditions but are unlikely to support a bat roost of important conservation status (roost type only, not species).
'Low potential'	The building features one or more potential roosting features that could be used by bats opportunistically. These features do not provide the appropriate conditions to be used on a regular basis by large numbers of roosting bats.
'Negligible potential'	The features of the building are negligible and are highly unlikely to be used by roosting bats.

Survey limitations

Preliminary Roost Appraisal (PRA) – property survey

Potential evidence of crevice-dwelling bats may have been missed due to the nature and remote location of potential roosting areas. However, binoculars were used to identify any potential bat droppings on the exterior features of the buildings, where possible.

The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Species may have been overlooked due to the constraints of the season and time in which the survey was undertaken. A lack of evidence of a species does not confirm its absence from site, rather there was no indication of its presence at the time of survey.

Reporting and data validity

The data within this report should not be seen as comprehensive. Data obtained from the HBG (HBG, 2023) data search is unlikely to provide a complete record of species within the search area. It is therefore possible that a bat species may occur within the vicinity that has not previously been identified within the data search.

This report is considered valid for 18 months from the survey date for planning purposes only; and is only intended for the proposed plans outlined within this

report. If any material changes to the building(s)/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the buildings will be required, as any conclusions provided herein may not be valid.

4. Results

Desktop data search

Hampshire Bat Group (HBG) (HBG, 2023) provided records of bats and bat roosts within a 2km radius of the site, and the results of which are provided below.

Species	Number of records	Most recent record	Closest record to site
Brown long-eared bat	4	2013	220m east
Common pipistrelle	32	2022	420m east
Grey long-eared bat	2	2022	420m east
Long-eared sp. bat	4	2022	2km west
Myotis sp. bat	4	2022	540m northeast
Noctule	4	2022	1.9km north
Pipistrelle sp. bat	1	2018	1.7km northeast
Serotine	3	2021	470m northwest
Soprano pipistrelle	8	2022	1.8km southeast
Western barbastelle	2	2021	1.8km southeast

There are records for long-eared sp. *(Plecotus sp.)* bats, myotis sp. *(Myotis sp.)* bats and western barbastelle bats within 2km of the property, as these light sensitive bats are known to be within the area, a 'bat-friendly' lighting strategy is detailed in Section 5 of this report.

Preliminary Roost Appraisal (PRA)

Building descriptions

Descriptions of the buildings surveyed for roosting bats are provided in the table below and photographs of the buildings are provided in Appendix 3:

Building name	Description
8 Solent Drive	▪ The property comprises a detached 2-storey brick-built house. ▪ The roof is hipped and pitched and constructed of concrete interlocking roof tiles and concrete hip and ridge tiles. ▪ An attached single-storey garage is present at the east elevation. ▪ The garage roof is slating and constructed of concrete interlocking roof tiles and concrete hip tiles. ▪ uPVC soffits and fascias are present. ▪ uPVC window and door frames are present. ▪ One loft is present within the house and a description of which is provided below: - The loft void runs west to east and measures approximately 7m in length, 7m in width and 2.5m in height to the apex. - A wooden ridge beam with purlin beams and collar ties are present. - The roof is lined with bituminous felt. - The loft void is partially boarded through the centre, with fibreglass insulation present. - A water tank is present. - An old chimney is present. - Cobwebbing is present. - The loft void is used for storage.

Sheds	▪ Two prefabricated wooden sheds are present to the north of the dwelling. ▪ The southern most shed roof is pitched and covered with bituminous felt. ▪ The northern most shed roof is slating and covered with metal corrugated sheeting. ▪ No enclosed voids are present within the sheds.

Evidence of bats recorded

No evidence of roosting bats was recorded within or around the buildings on site, despite a thorough inspection.

Buildings assessment – potential bat roosting areas and bat access points

An inspection of the internal and external features of the buildings was undertaken to identify any potential bat access points and potential areas where bats could roost, and these are summarised below:

Building name	Potential bat access points	Potential roosting provisions	Potential of the building
8 Solent Drive	▪ The roof tiles were in good order and were flush with no potential ingress points noted. The soffits were tight and flush along the elevations. No suitable gaps or roosting provisions were noted.	▪ No potential roosting provisions were present, no external crevices were noted.	'Negligible potential' for roosting bats
Sheds	▪ The sheds were unsuitable for roosting bats.	▪ No potential roosting provisions were present.	'Negligible potential' for roosting bats

The house and sheds were assessed and were deemed to hold 'negligible potential' for roosting bats in line with the Bat Conservation Trust (BCT) Good Practice Survey Guidelines (Collins, 2016); this was due to a lack of potential bat roosting provisions and/or bat access points around the building's exterior. Roosting bats are not considered to be impacted by the proposals for a rear extension to the existing dwelling. Further details regarding the validity of this report are provided in Section 5 below.

5. Conclusions, mitigation and biodiversity enhancement

Conclusions on roosting bats

The PRA of the house and sheds were undertaken, and the buildings were considered to hold 'negligible potential' for roosting bats due to a lack of suitable bat roosting provisions and potential access points around the property. Roosting bats are not considered to be impacted as part of the proposed works and therefore no further action is recommended in relation to the rear extension.

It must be noted that the PRA provides a 'snapshot' of the conditions at the time of survey and does not account for seasonal changes. It is always possible for bat species to ingress at any point in the future, and therefore it is recommended that if 18 months pass and no works have been undertaken, and/or if the condition of the buildings change, an update PRA is undertaken to assess whether the potential of the buildings to support roosting bats has altered.

In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.

In the event a bat is discovered, the nature of the advice will concern allowing the bat(s) to leave on their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All building contractors/roofers are explicitly forbidden from handling bats or interfering with bats in any way.**

Foraging and commuting bats

The general surrounding area and gardens are considered suitable for commuting and foraging bats, and there are records for long-eared sp., myotis sp. and western barbastelle bats within 2km of the site (HBG, 2023). Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property (BCT & ILP, 2018). Therefore, to ensure any lighting disturbance on bats is minimized, the following strategy for artificial lighting around the property will be adhered to:

- Any external lighting required as part of the scheme (e.g., security lighting) will be motion-triggered, set on timers (1 minute) and directional towards the ground to avoid upward light spill. All light must be directed away from the surrounding tree canopies.

- All luminaires must lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low-level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.
- Luminaires should always be mounted on the horizontal, i.e., no upward tilt.
- No lighting will be permitted within 5m of the bat roosting tube as detailed under 'Biodiversity enhancement' below.

Biodiversity enhancement

To comply with the National Planning Policy Framework (NPPF) and local planning policy, the following biodiversity enhancements are required (see Appendix 4 for design and locations):

- Two 'PRO UK Rendered Build-In Swift Box' (https://www.nhbs.com/vivara-pro-rendered-build-in-swift-box-uk-brick-size) will be installed in the new dwelling. The nest box will be installed on the northern elevation and must be installed as close to eaves level as possible and is maintenance-free with an integrated design, ensuring the box is secure in the long-term. These boxes will benefit species such as swifts (and have been shown to be used by other species such as house sparrows) and will be installed between 60cm to 1m apart per brick; swifts are colony nesters and therefore the boxes must be installed within the same area to benefit this species.

6. References

Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) (2018). *Bats and artificial lighting in the UK - Bats and the Built Environment series.*

Collins, J (ed) (2016). *Bat Surveys for Professionals Ecologists: Good Practice Guidelines (3rd Edition).* The Bat Conservation Trust, London.

Department for Communities and Local Government (2005). *Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.*

Hampshire Bat Group (HBG) (2023). *8 Solent Drive, Barton on Sea - bats only data search 2km radius.*

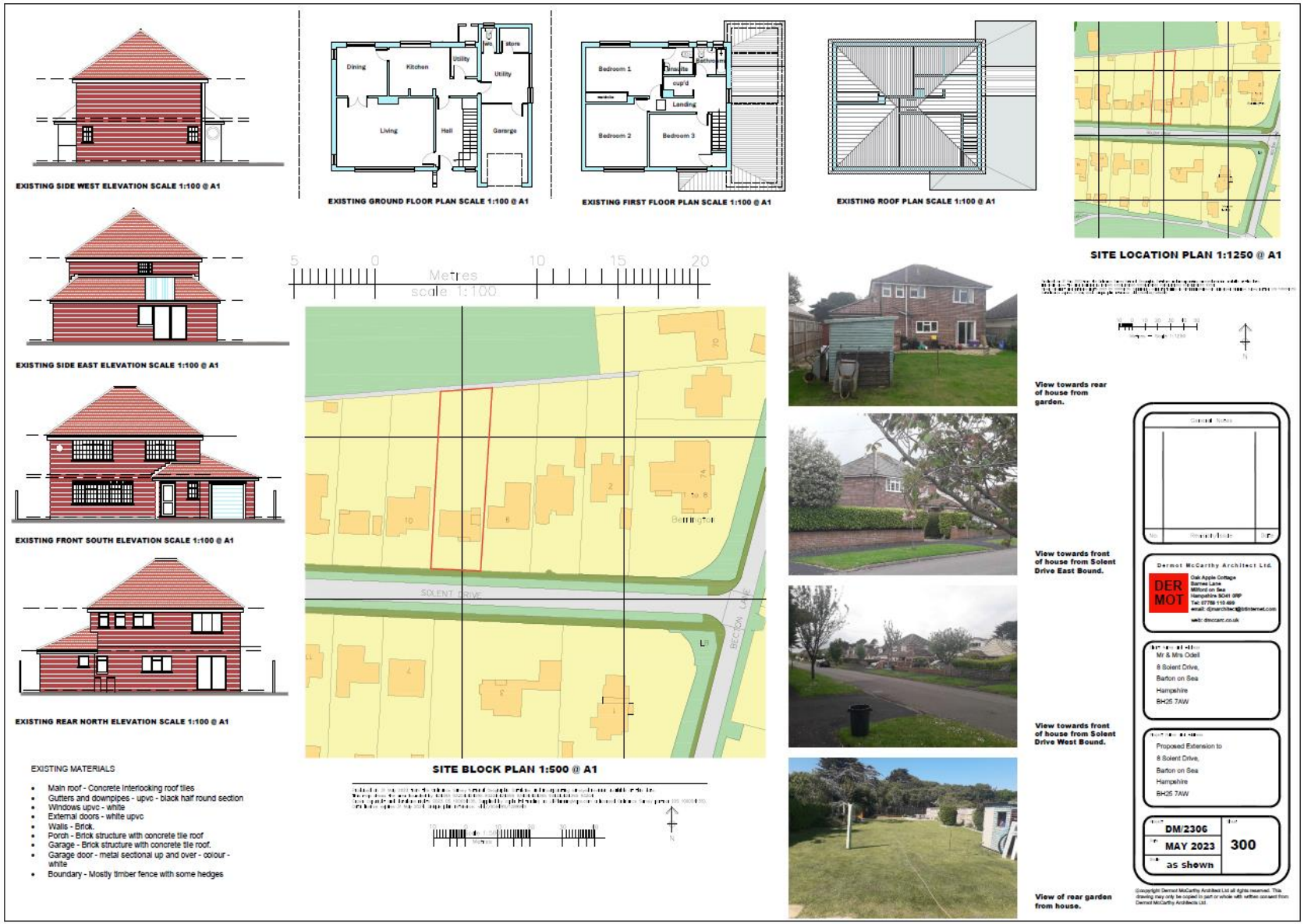
JNCC (The Joint Nature Conservation Committee) (2016). *UK BAP priority terrestrial mammal species.*

Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework.*

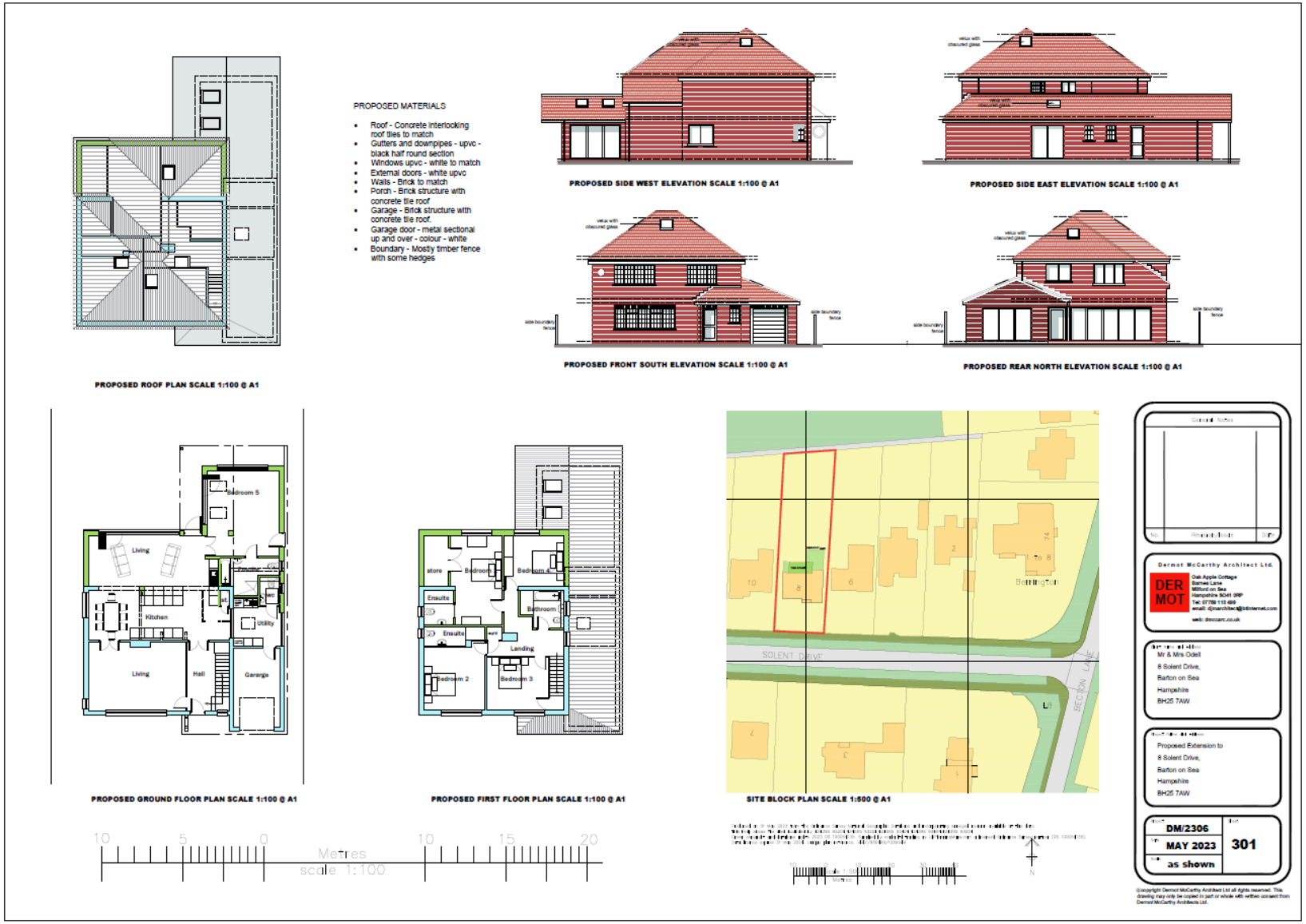
New Forest District Council (2014). *The New Forest District Council Local Plan Parts 1&2: Sites and Development Management Adopted April 2014.*

Stone, E.L., Jones, G., Harris, S. (2012). *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats.* Glob. Change Biol. 18, 2458–2465.

Appendix 1: Existing plans



Appendix 2: Proposed plans



Appendix 3: Photographs

Photo 1: South elevation of house.

Photo 2: West elevation of house.

Photo 3: North elevation of house.

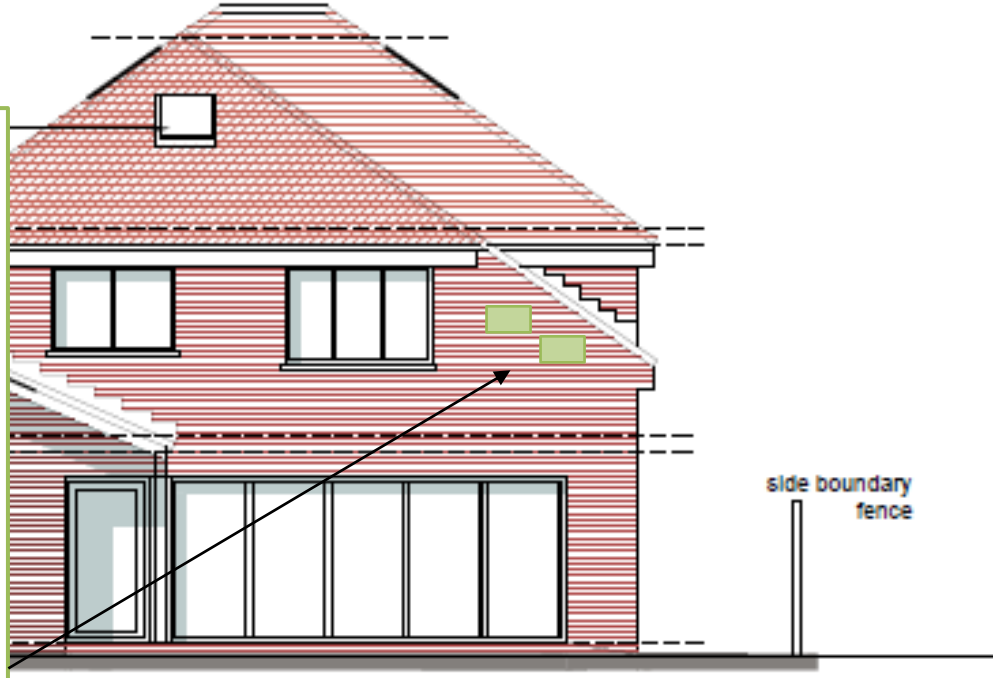
Photo 4: East elevation of house.

Photo 5: Internal loft void of house.

Photo 6: Sheds to be removed.

Appendix 4: Biodiversity enhancement

One (in addition to the above compensatory swift nest box) 'PRO UK Rendered Build-In Swift Box' (https://www.nhbs.com/vivara-pro-rendered-build-in-swift-box-uk-brick-size) will be installed in the new dwelling. The nest box will be installed on the northern elevation and must be installed as close to eaves level as possible and is maintenance-free with an integrated design, ensuring the box is secure in the long-term. These boxes will benefit species such as swifts (and have been shown to be used by other species such as house sparrows) and will be installed between 60cm to 1m apart per brick; swifts are colony nesters and therefore the boxes must be installed within the same area to benefit this species.



IORTH ELEVATION SCALE 1:100 @ A1