

**49 Wellsworth Lane,
Rowlands Castle,
PO9 6BX**

Phase 1 Daytime Bat Assessment

Dr.Jonty Denton FRES FLS MCIEEM CEcol

19th March 2024



Written by: Dr. Jonty Denton (Chartered Ecologist) 31 Thorn Lane, Four Marks, Hampshire,
GU34 5BX

email: jontydenton@aol.com

Quality Control

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the *Code of Professional Conduct issued by the Chartered Institute of Ecology and Environmental Management (CIEEM)*. We confirm that the opinions expressed are our true and professional bona fide opinions.

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.

Summary

Consultant Chartered Ecologist Dr.Jonty Denton FRES FLS MCIEEM CEcol was commissioned by the owners to undertake a Daytime Bat Assessment (Phase 1) of 49 Wellsworth Lane, Rowlands Castle, PO9 6BX (GR: SU734114).

The Daytime Bat Assessment / Phase 1 Bat Survey was undertaken in accordance with the Bat Conservation Trust Guidelines (Collins, 2023) by Dr.Jonty Denton on 19th March 2024.

The proposed redevelopment is confined to the rear north facing elevations and extensions and would not impact the south and western elevations.

The northern extension is lined within and there was no sign of any bat activity within.

The roof tiles, fascias and leading are all in excellent order with no potential openings for crevice roosting bats.

Similarly, the main house roof is also devoid of openings on the northern elevations where the revised roof layout would tie in. Therefore, the property has negligible potential for bats and a Phase 2 bat survey **is not** recommended.

INTRODUCTION

Background

I was contracted to undertake a Phase 1 Daytime Bat assessment at 49 Wellsworth Lane, Rowlands Castle, PO9 6BX.

This report presents the findings of the survey undertaken on the 19th March 2024, which is aimed at assessing the suitability of the property to support bats.

Site Setting and Description

The property is a detached two-storey at the north end of Wellsworth Lane in a very rural setting to the northeast of Rowlands castle (See figure 1). It is flanked to the north by open pasture and to the east by a belt of woodland, beyond which are open arable fields. The habitats in the area provide good foraging and commuting for common bat species.

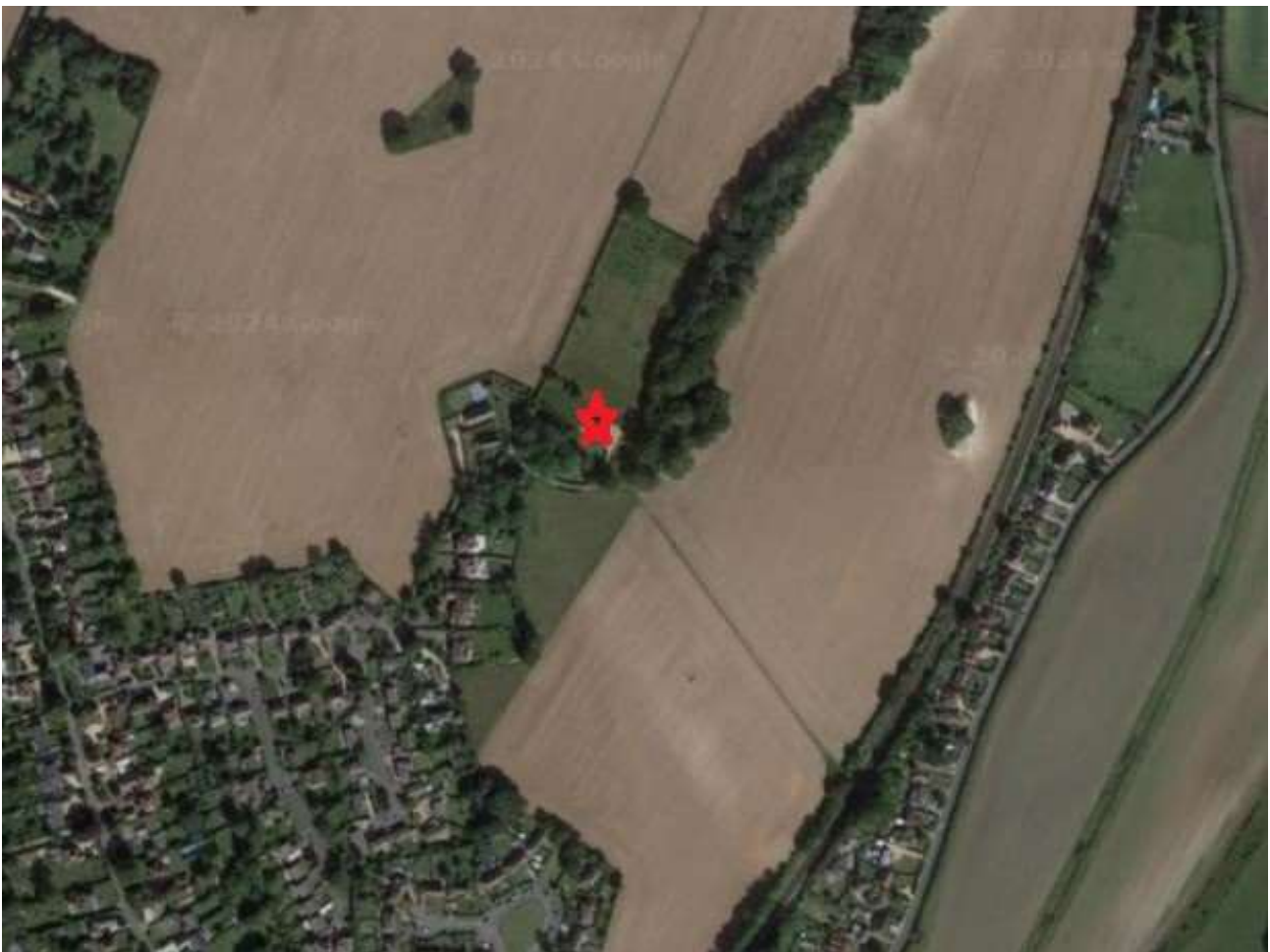


Figure 1. Location of 49 Wellsworth Lane. *Courtesy of Googlemaps*

METHODS

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 10 x 42 close focus binoculars and a high-powered torch.

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.

According to the DEFRA's MagicMap, no EPS bat licenses have been issued for properties within 1km.

The house was subject to a full Phase 1 bat survey outlined below.

Building Assessment

The house dates to the mid-20th Century and is brick built with a pitched roof of clay tiles and single storey extensions off the rear also with pitched roofs faced with similar tiles (See figures 2-3 and 7). There are no gaps numerous openings into the under-tile spaces on the roof and into the wooden fascias are close fitting with no gaps behind (see figures 2-4).

The loft above the northern extension was accessed via a hatch in the utility room. The roof is lined with bituminous felting which is in excellent order with no external light visible within. The floor is covered in glass fibre insulation and partly used for storage (see figure 5). There was no sign of any bat activity on the floor of the loft. There is a small glass roofed conservatory off the west end of the northern extension (see figure 3). This has no enclosed voids and negligible potential for bats.

The proposed revised rear extension would tie into the northern face of the main roof. The loft is largely integral to form a third storey illuminated via skylights. The small loft above this space was accessed via a hatch in an upstairs bedroom. The roof (which was renewed in 2007) is lined with breathable membrane (see figure 6).



Figure 2. Northern elevations looking southwest.



Figure 3. Northern and western elevations looking southeast.



Figure 4. Eastern face of northern elevation looking west.

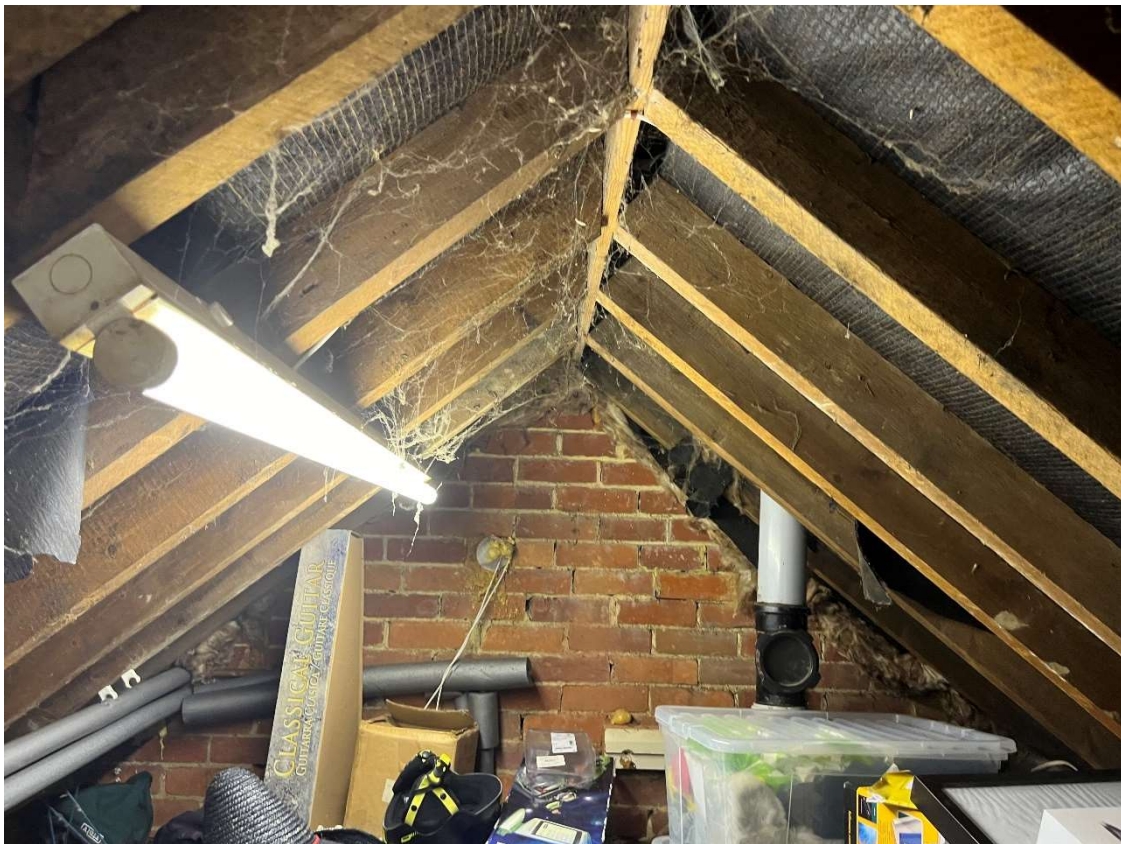


Figure 5. Extension loft looking north.

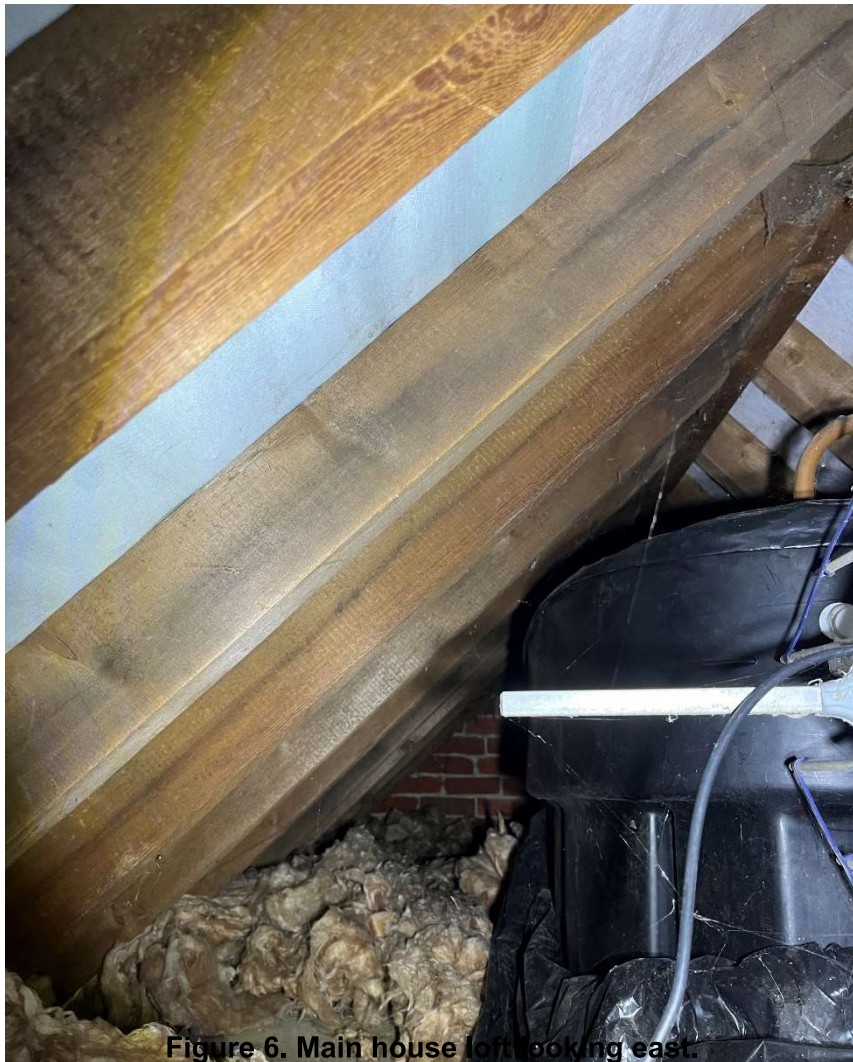


Figure 6. Main house (left) looking east.



Figure 7. Southern elevations of house looking north.

Conclusions

The proposed redevelopment is confined to the rear north facing elevations and extensions and would not impact the south and western elevations.

The northern extension is lined within and there was no sign of any bat activity within.

The roof tiles, fascias and leading are all in excellent order with no potential openings for crevice roosting bats.

Similarly, the main house roof is also devoid of openings on the northern elevations where the revised roof layout would tie in. Therefore, the property has negligible potential for bats and a Phase 2 bat survey **is not** recommended.

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance.

References & Bibliography

Collins, J. (ed.)(2023) *Bat Surveys for Professional Ecologists: Good Practise Guidelines* (4th edn). 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.