
94 Hiltingbury Road,
Chandlersford, S053 5NZ

Phase 1 Bat Surveys (PRA):

94 Hiltingbury Road,

Chandlersford,

Eastleigh

SO53 5NZ



Survey and report by: Vesper Conservation & Ecology Limited

Report produced by: Robert West BA(Hons), PGDip, MCIEEM

Non-Technical Summary:

Site name and location	94 Hiltingbury Road, Chandlersford, Eastleigh, SO53 5NZ Grid Ref: SU 43809 22145
Scope of works	Phase 1 bat survey undertaken on 9th December 2022 This survey is valid for a period no longer than 12 months after that a further Phase 1 will be needed to ascertain if anything has changed in that time.
Assessment and survey methods	The Phase 1 survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition) (2016) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: Increasing the wall sizes of the building without increasing the footprint.
Summary of Surveys and evaluation	The roof is tight fitting with no obvious gaps or holes that would allow ingress into the building. The internal inspection showed no obvious signs of bats using the building. This building has negligible potential for bats at this time.
Recommendations	The incorporation of 2 inbuilt bat boxes (Figure 1 and Picture 7) into the new gable walls. If bats are discovered during the work, then all work must stop and the advice of a suitable qualified person be sort. .

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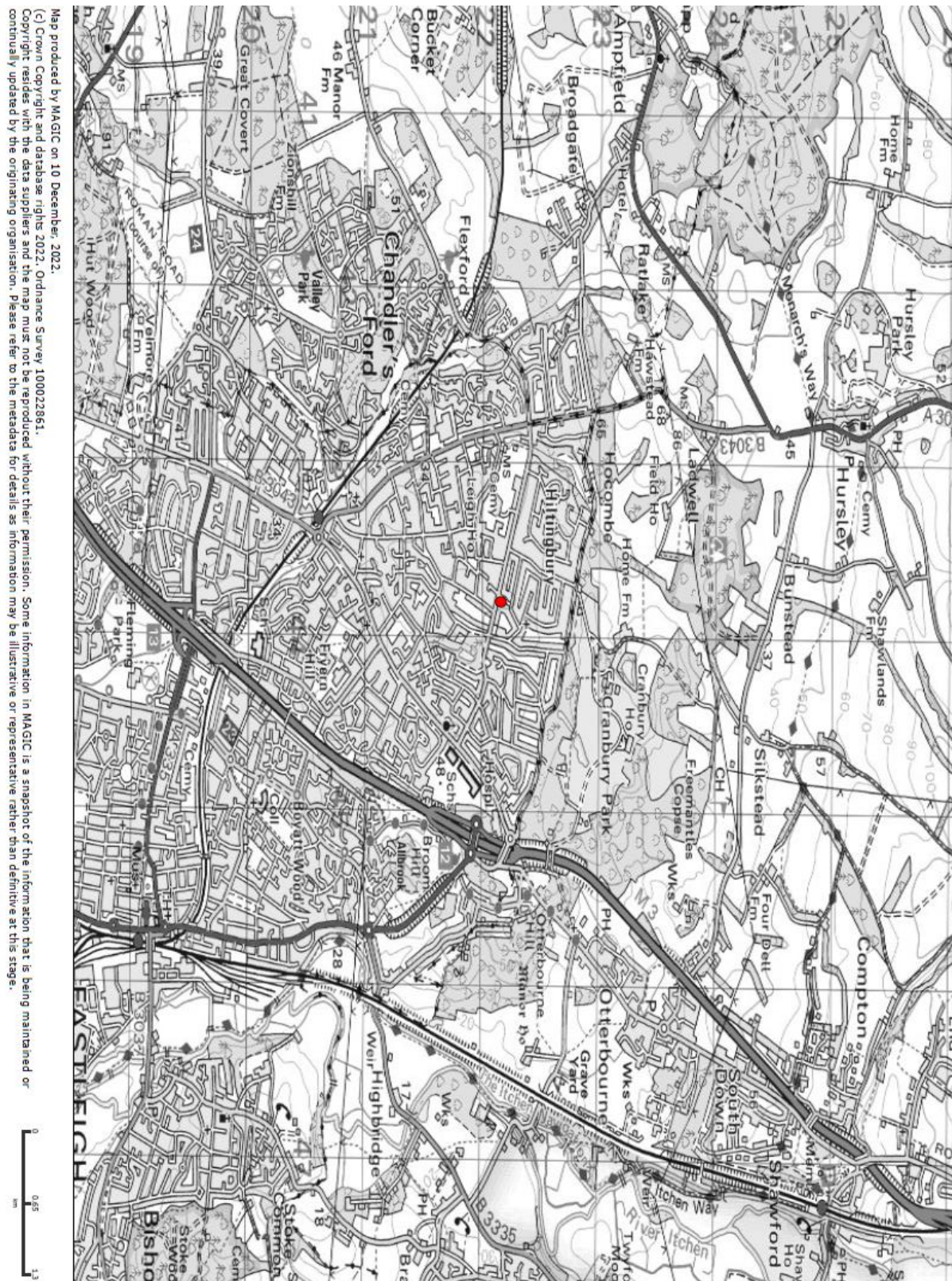
Director: Robert West. Company Secretary: Stephanie West.

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Registered office: Hillview Farm, Leylands Farm Business Park, Colden Common, Winchester, Hampshire, SO21 1TH

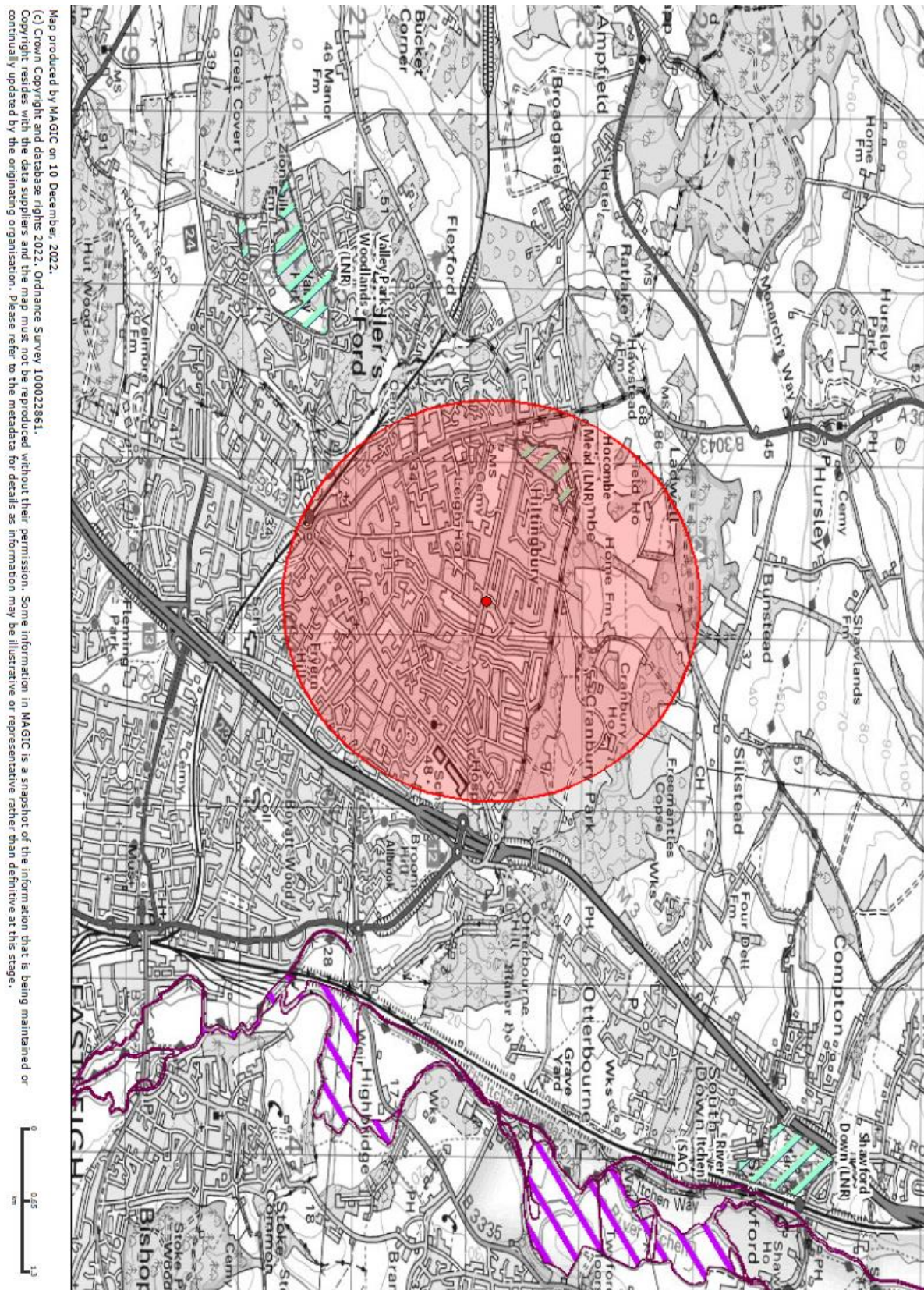
1. Introduction

- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works on this building.
 - 1.2 94 Hiltingbury Road, Chandlersford, Eastleigh, SO53 5NZ. The national grid reference number is SU 43809 22145.
 - 1.3 The property is situated in the town of Chandlers ford which is north of Southampton the area is has wooded avenues and is close to a lake and woodland area. (See map 1)
 - 1.4 There are no designated sites within 1km of the property there is a Local Nature reserve to the northwest Hocombe Mead LNR. The property is within 10km of the River Itchen SAC, but the proposed small-scale works will not affect the designated site. There are no priority habitats on site, but the site is surrounded by wood lined streets and is not far from Hiltingbury Lakes which has a large open body of water and a wooded area which has plenty of connectivity to sites throughout Chandlersford. (See map 2 & 3)
 - 1.5 A search of data from Hampshire Bat Group has shown that there are records of both pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*), Long eared bats (*Plecotus auritus*), Serotine (*Eptesicus serotinus*) and Myotis species in the area, there have been 3 granted EPS licenses within 1km of the property, these are for commoner species such as Common /Soprano Pipistrelle. (See map 4)
 - 1.6 There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2017. (See appendix)
 - 1.7 The Phase 1 survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition) (2016) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
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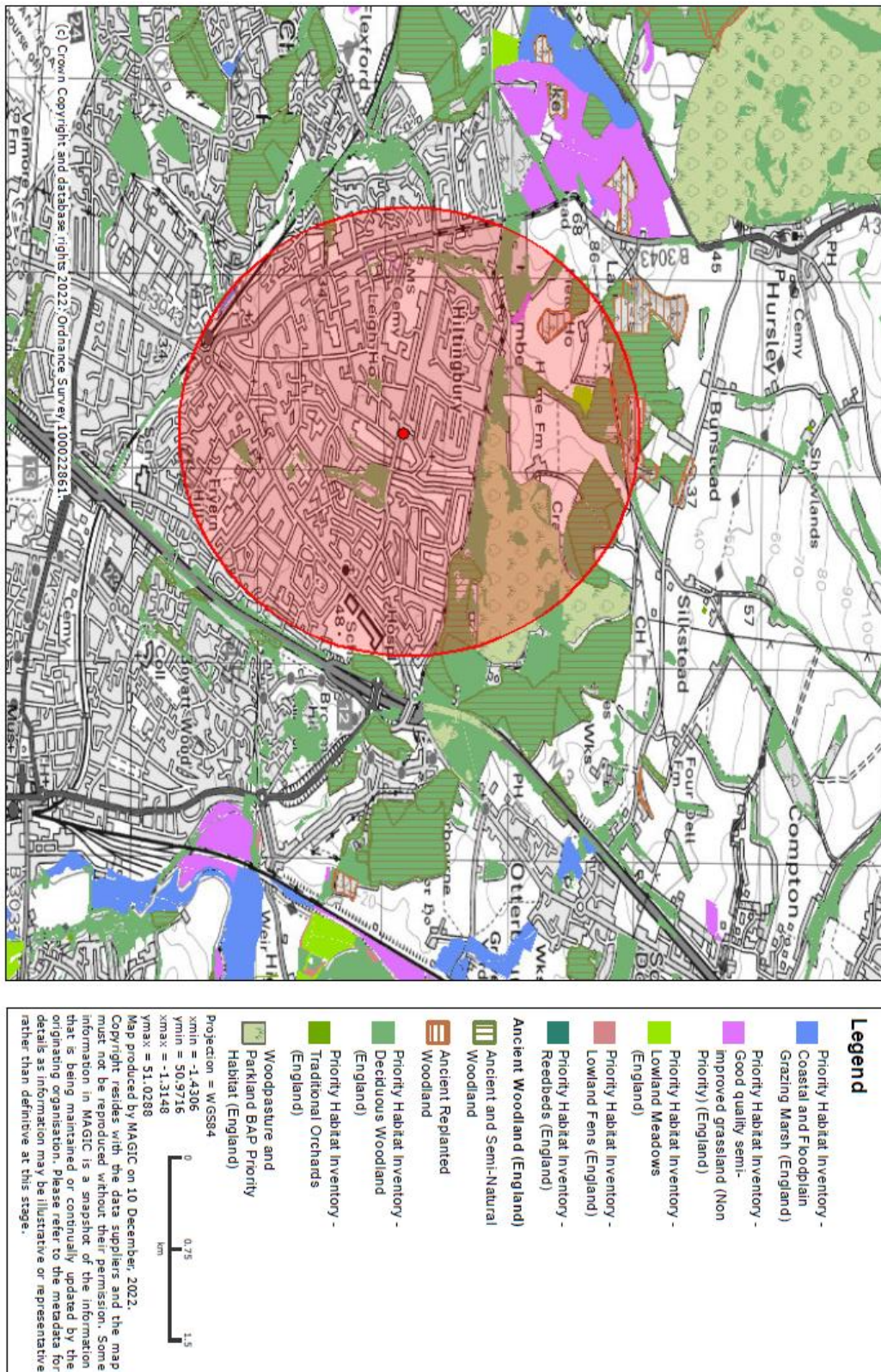


Map 1: Site (Magic.gov 2022)

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Map 2: Designated sites (Magic.gov 2022)

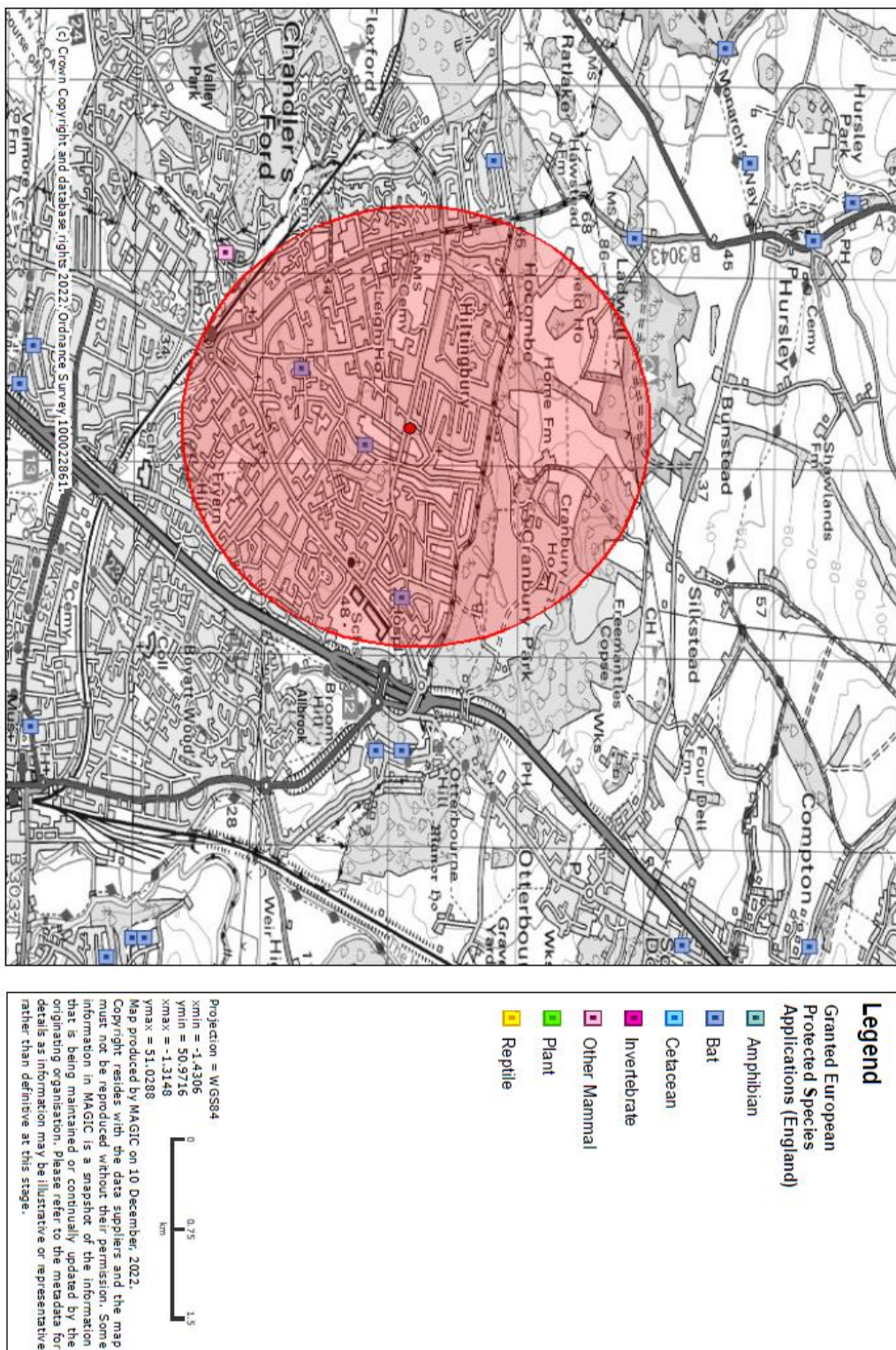


Map 3: Priority Habitats (magic.gov 2022)

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Map 4: Granted Protected Species licenses (Magic.gov 2022)

2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of the cottage was undertaken on the 9th December 2022 by experienced ecologist and bat surveyor Robert West (NE license number 2018-33612-CLS-CLS). This inspection was undertaken to identify any potential ingress/egress points within the roof and the body of the structure and any other potential for bat activity.
- 2.2 The house is a detached building with a large rear garden that has mature trees in, the front garden has a hedge around it on all sides. It has a small grassed and an area of gravelled driveway. No loss of lawn or other planting will take place on the proposed development.
- 2.3 The building dates from about the 1940's and has had numerous extensions and has been reroofed about 7 years ago.
- 2.4 The roof material is tight fitting small machine-made clay tiles, there are no gaps or loose or missing tiles on any of the roof elevations.
- 2.5 All the tile verges are intact with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The rear elevation has one double dormer window the cheeks and eaves are covered in upvc cladding, there are some hanging tiles which are made from the same tiles as the roof, they are tight fitting with no gaps or holes that would allow ingress into the roof structure. The roof on the dormer window is felt covered flat roof.
- 2.7 There are no gaps between the soffits and the walls and tiles, they have been replaced with UPVC and are tight fitting with no gaps.
- 2.8 The lead flashing around the building is in good order with no obvious gaps or holes that would allow ingress into the building.
- 2.9 The exterior of the building shows that this building has **negligible** potential for bats to roost.

Internal inspection (*see pictures in appendix*)

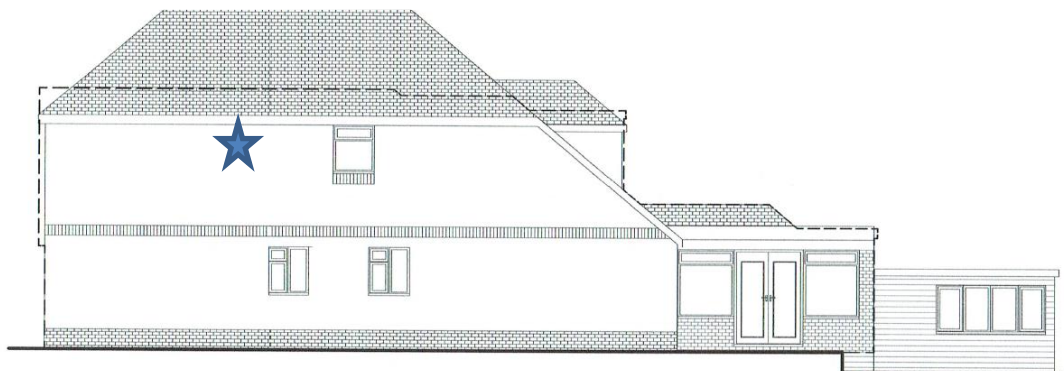
- 2.10 The building has small roof voids as there are rooms built into, the roof. There is a small void above each room, but this was not accessible, the other roof spaces were easy to access.
- 2.11 The roof voids are covered with thick cobwebbing throughout the voids. There are no physical signs of bats within the roof spaces, but there is a lot of evidence that there are mice within the building.
- 2.12 The tiles are backed with a woven breathable membrane which is intact and in good condition with no obvious gaps or tears that could allow ingress into the building.
- 2.13 The roof voids are well insulated with glass fibre insulation and are not boarded out, access was made into each of the spaces, no physical signs of bats were noted during the survey. No other signs of pests were noted as well.
- 2.14 The internal inspection showed no physical evidence inside of the roof voids that could be accessed at the time of the survey. This building has **negligible** potential for bats to be roosting.

3 Survey conclusion

- 3.1 The preliminary survey carried out on 9th December 2022 by Vesper Conservation & Ecology Limited showed that building has **negligible** potential for bat at this time.
- 3.2 The building has no obvious areas where bat could access into the fabric of the building, the roof is tight fitting and has been replaced in the last 7 years. All the lead flashing and the eaves and soffits are tight fitting with no gaps or holes that would allow ingress into the building.
- 3.3 There are records of bats in the area and there have been 3 granted Protect Species licences (map 4) within 1km of the property, these have been for common species such as Common /Soprano Pipistrelles, Brown Long eared bats.
- 3.4 No areas of lawn or any bushes or trees will be lost during the proposed works.
- 3.5 In the highly unlikely event of bats been discovered then all **work must stop** and a suitable qualified person should be contacted and advise sort.
- 3.6 It is recommended that 2 inbuilt bat boxes be incorporated into the new front wall and into the east wall, this should be done as high up as is possible up under the eaves at a minimum of 3m form the ground. (See figure 2)



Front Elevation



East elevation

Figure 1: Showing the proposed positions of the inbuilt bat boxes

Appendices:

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2017. It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. *Standing Advice for Protected Species*. Available from:
<https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.

Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.



Picture 1: The front elevation showing the dormer window



Picture 2: Showing the rear elevation.



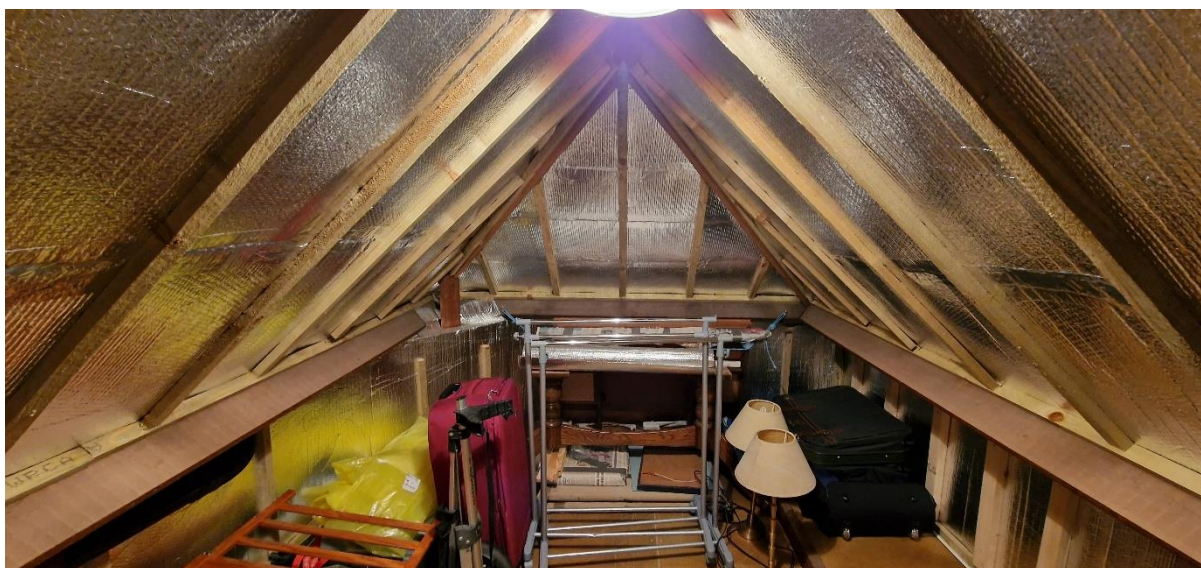
Picture 3: Showing the UPVC soffits and eaves



Picture 4: Showing the eaves spaces



Picture 5: Showing the roof spaces and the breather membrane



Picture 6: Showing the larger part of the roof void area with extra insulation in the roof joists and rafters.



Picture 7: A PRO UK Build-in WoodStone Bat Box other types are available but an ecologist should be consulted about the choice.



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