
2 Portlet Place, Hedge End,
Hampshire, SO300LZ

Phase 1 bat survey

2 Portlet Place,

Hedge End,

Hampshire,

SO300LZ



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

Site name and location	2 Portlet Place, Hedge End, Hampshire, SO300LZ SU 35434 21408
Scope of works	Phase 1 bat survey undertaken on 19th January 2022 , and is valid for 12 months off the date on the front cover
Assessment and survey methods	The Phase 1 bat 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: • To create a two-storey rear extension over a large patio area • To create a small porch area over the front door.
Summary of Surveys and evaluation	The roof and the eaves are very tight and there are no obvious gaps or holes that would allow ingress into the building. The internal survey found no physical evidence of bats in the building, so this has negligible potential for bats to roosting.
Recommendations	Due to the nature of the proposed development, it is considered that no roosting features would be affected during the construction of the extension to the rear. No further bat surveys are therefore required at this time, if the scale or scope of the extension changed then this may become a requirement. There are two areas where Starlings are known to nest, these areas are full of nesting material and would not be used by bats. These gaps should be filled before the nesting season starts (March to August) so that no delays to building timetable are encountered, if they are not done now then delays whilst the birds nest and fledge the young. The addition of at least two multi-chambered inbuilt starling boxes should be added to the new walls to mitigate against the loss of the nesting habitat.

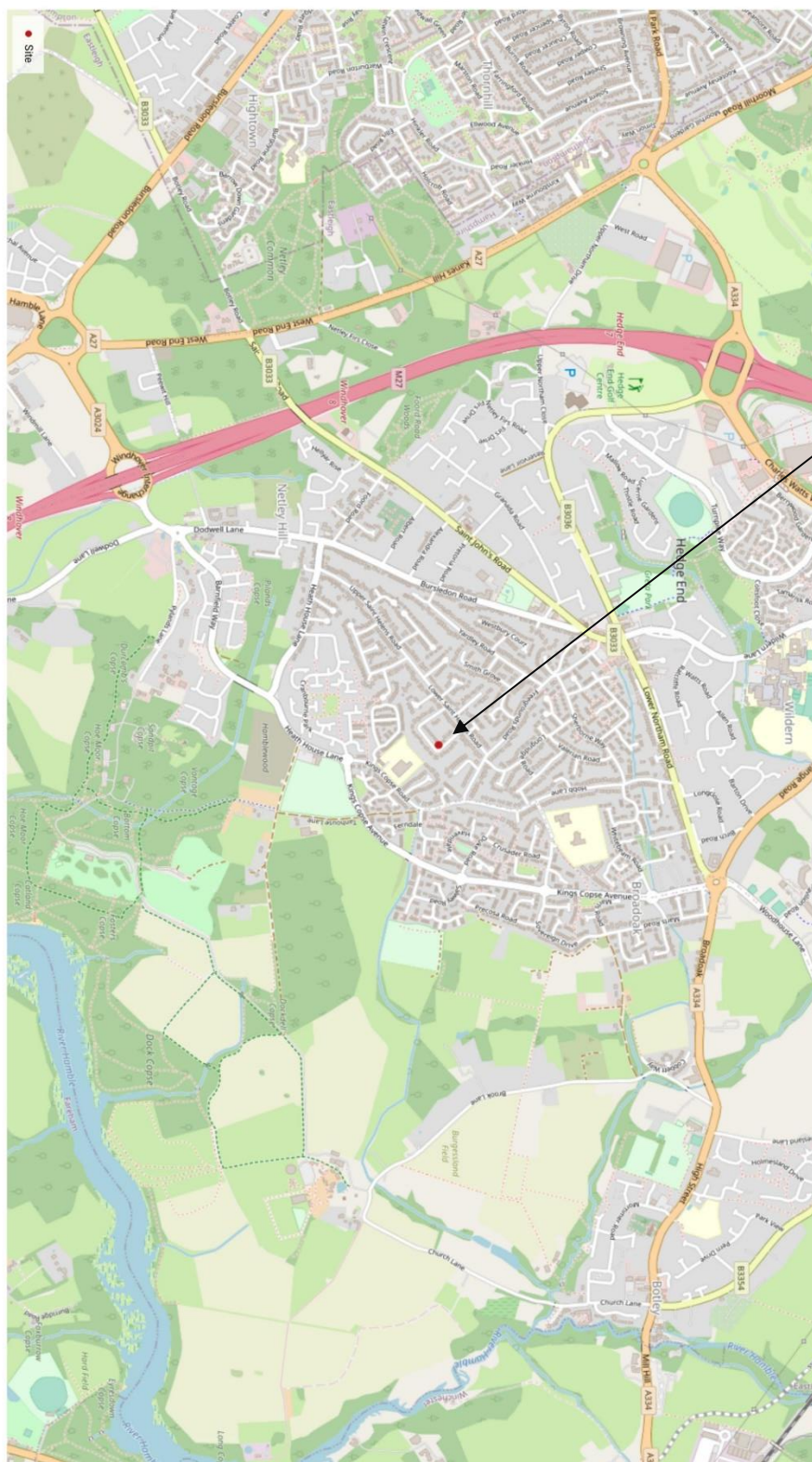
1. Introduction

- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed extension to their property.
 - 1.2 2 Portlet Place, Hedge End, Hampshire, SO30 0LZ. The national grid reference number is SU 35434 21408.
 - 1.3 This property is situated in the town of Hedge End which is between Portsmouth and Southampton
 - 1.4 The property is within the 500m of a Local Nature Reserve (Manor Farm) to the south of the property and the building is within 2km of Solent and Southampton Water (RAMSAR, SPA and SSSI). This proposed development will not affect these designated sites.
 - 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed development.
 - 1.6 A search of data from the 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*). There are 2 granted EPS licences within 1km of this building these are for commoner species including Common/ Soprano Pipistrelle and Brown Long eared bats.
 - 1.7 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 2019 (as amended). (See appendix)
 - 1.8 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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Site

2 Portlet Place, Hedge End



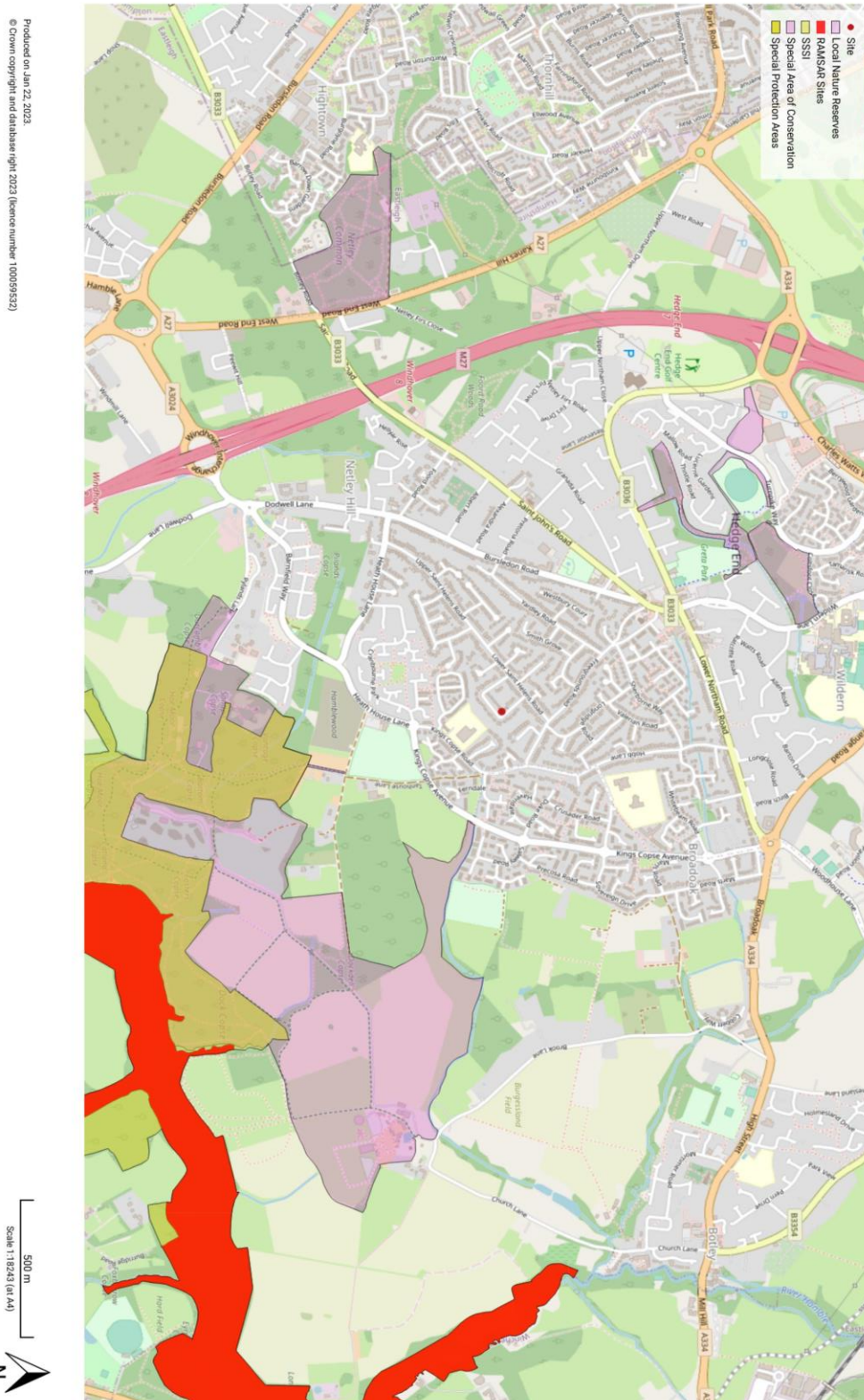
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Map 1: Site Location (Magic.gov 2023)

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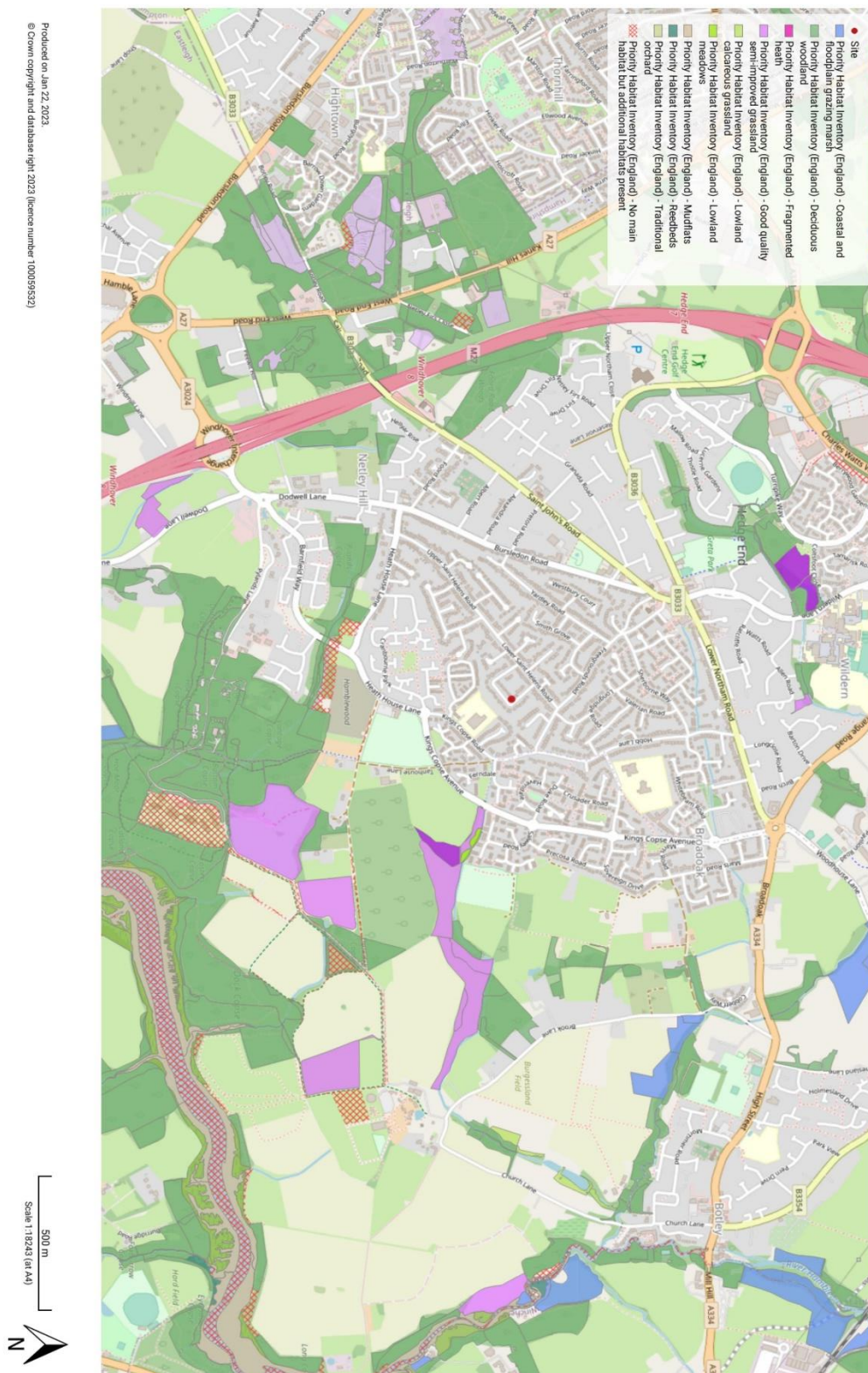
2 Portlet Place Hedge End



Map 2: Designated sites (Magic.gov 2023)



2 Portlet Place Hedge End



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Map 3: Priority Habitats (Magic.gov 2023)

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2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of 2 Portlet place, Hedge End was undertaken on the 19th January 2023 by experienced ecologist and bat surveyor Robert West (NE license number 2018-33612-CLS-CLS). This inspection was 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 brick and block built with a cavity wall and has had extensions and alterations in the past, for instance the front of the property has been subject to improvements in the past 8 years. The extension was a single storey whole width extension with new roof and hanging tiles.
- 2.3 There is a small well maintained front garden with a driveway which is hard standing. The garden is of low ecological value.
- 2.4 There is a single chimney on the southern elevation, the lead flashing and pointing is all intact with no obvious gaps or holes that would allow ingress into the building.
- 2.5 The roof material is tight fitting interlocking pan tiles, there are no loose or slipped tiles that would allow ingress into the building, the ridge is of similar construction with no gaps or obvious holes.
- 2.6 The tile verges are all intact with no gaps or holes that would allow bats to ingress into the building.
- 2.7 The front of the house has small clay machine made hanging tiles (this area is not part of the proposed works) there are no obvious gaps or holes that would allow ingress into the building.
- 2.8 The rear of the property has a small enclosed garden which has some bushes and trees , these will not be affected by the proposed development. There is a small patio area which has a single storey conservatory (this is the area of the proposed works).

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- 2.9 No garden, plants trees or bushes will be affected by the proposed works no other protected species are likely to be found in this rear urban garden.
- 2.10 The eaves and soffits at the front of the house have been changed to UPVC and are tight fitting with no obvious gaps or holes. The soffit boxes at the rear are constructed from wood board, there are gaps at either end where birds (starlings) could be seen inspecting them. The homeowner reports that starling's nest in both ends. These gaps are filled with nesting material making the use by bats highly unlikely.
- 2.11 The external inspection shows that this building has a **negligible potential** for bats to be roosting. Although the rear soffit has known bird nesting sites.

Internal inspection (*see pictures in appendix*)

- 2.12 There is a single roof space that covers the whole of the building, access was good throughout.
- 2.13 The floor is part boarded and has been covered with fibre glass insulation which extends to the eaves.
- 2.14 The roof structure is open with a truss frame design and the timbers are in good condition, there is a single ridge beam which is orientated east/west.
- 2.15 The tiles are backed with F1 type of felt which is intact, and there are no obvious gaps or holes. There are no obvious light sources coming in from the outside.
- 2.16 No physical evidence of bats was found during this survey, there were no signs of rodents or birds within the roof space.
- 2.17 The internal inspection shows that the roof space has a **negligible potential** for bats to be roosting within the structure.

3 Survey conclusion

- 3.1 The preliminary survey conducted on 19th January 2023 by Vesper Conservation & Ecology Limited showed that the building has a **negligible potential** for bats to be roosting within the structure.
- 3.2 The external inspection showed that the building was tight with no loose or slipped tiles and all the flashing and pugging was intact. The eaves and soffits were tight fitting at the front with the rear soffits having known nesting sites for Starlings. As these gaps have been used by birds to nest there is a lot of nest material in which makes ingress by bats highly unlikely.
- 3.3 The new hanging tiles on the front of the property are tight fitting with no obvious gaps that would allow ingress by bats, also this area will not be effected by the proposed works.
- 3.4 It is recommended that the areas where the birds are entering in, should be blocked before any nesting takes place, if not this will delay the build process as all nesting birds are protected by law.
- 3.5 To mitigate for the loss of the nesting sites it is recommended that two inbuilt starling nest boxes be incorporated into the new walls of the extension at the rear, these boxes should be the 'HABIBAT STARLING BOX' which can be built into the new walls. (Picture 5)
- 3.6 No further surveys are needed at this time although this can change over time and if the proposed work is not carried out in a timely manner or the scope of the works changes, then an update survey is recommended. The report is valid for a period of no more than 1 year from its published date (see front cover).
- 3.7 In the unlikely event a bat is discovered during the construction phase then all work must stop, and a suitably qualified ecologist should be contacted for advice.

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 2019 (as amended). 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.



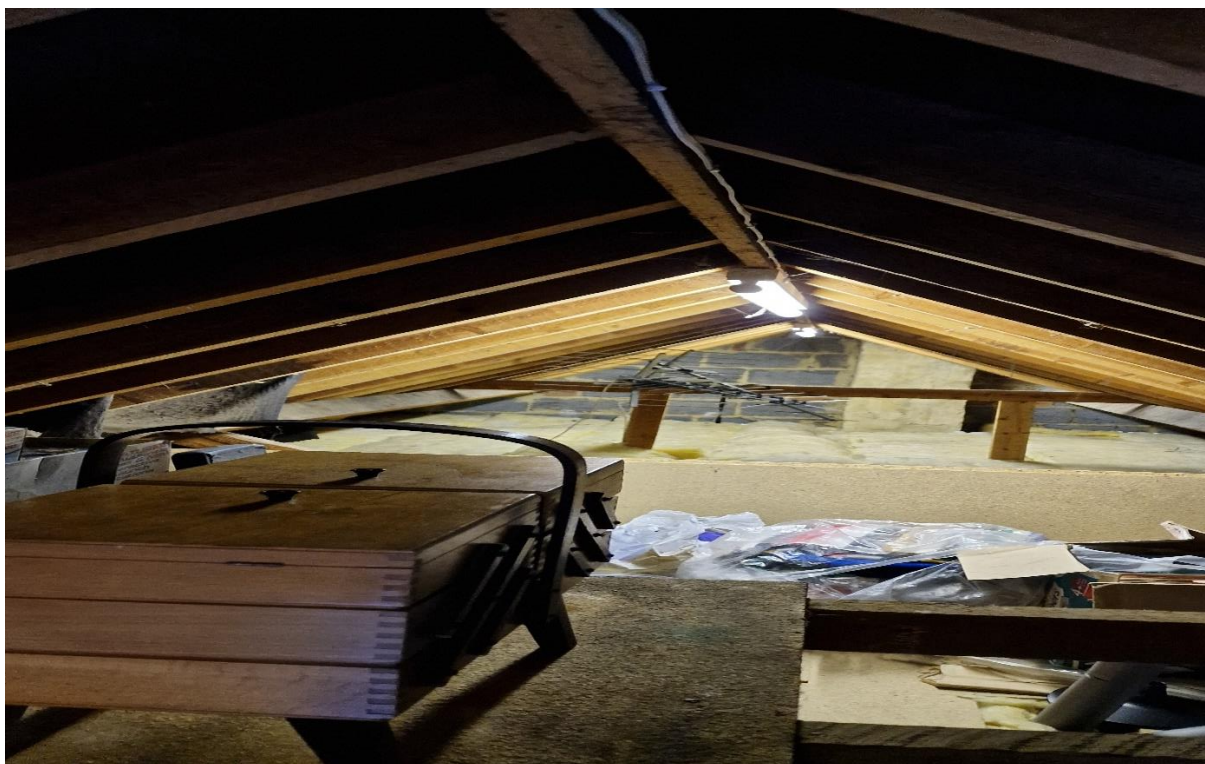
Picture 1: The front of the house showing the hanging tiles area and the front single storey extension, which were created 8 years ago.



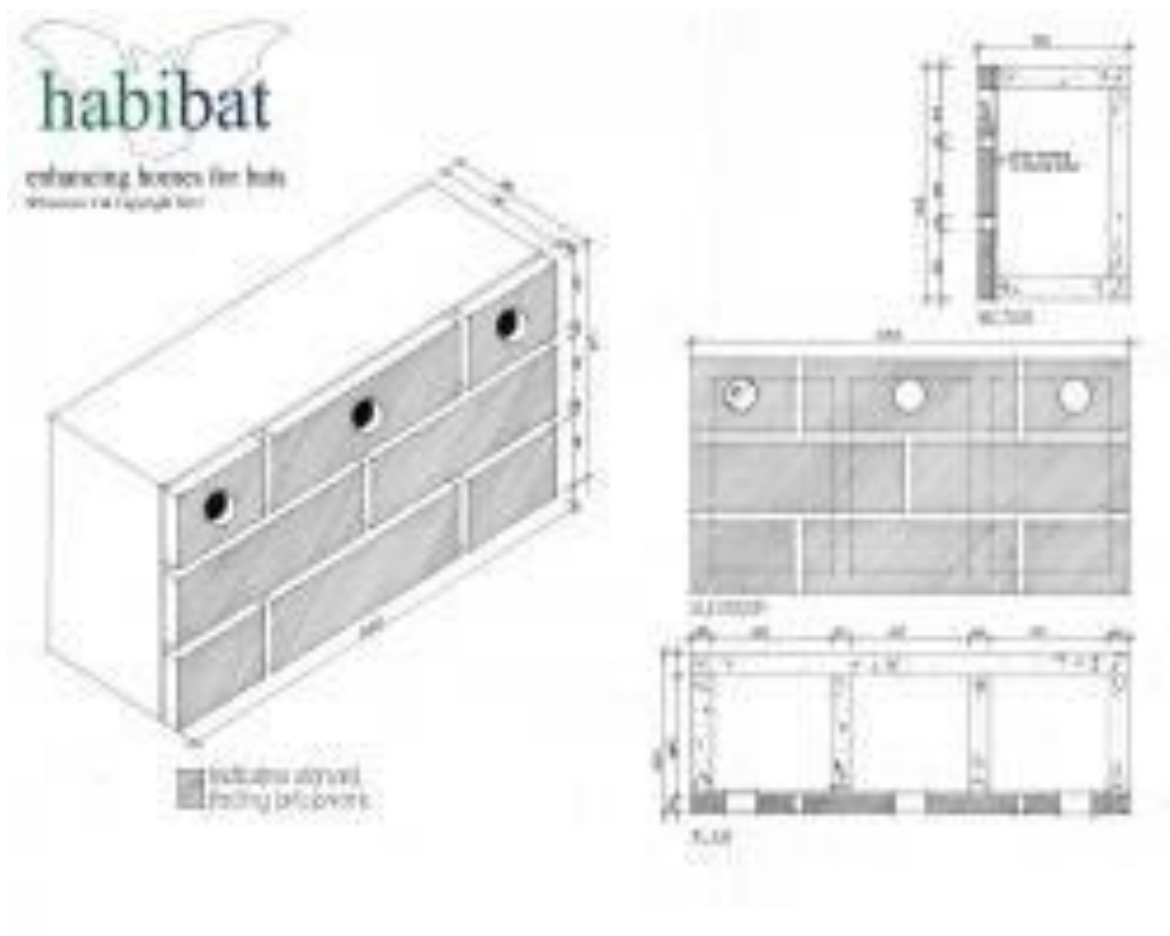
Picture 2: Showing the rear of the property with the conservatory extension.



Picture 3: Showing the internal structure of the roof



Picture 4: Showing the internal structure of roof



Picture 5: Ideas for bat built-in starling boxes (other styles are available)



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