
10 Drummond Way,
Chandlersford, Southampton
SO53 1TX.

Phase 1 Bat Survey (PRA):

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Chandlersford,

Southampton

SO53 1TX 5



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

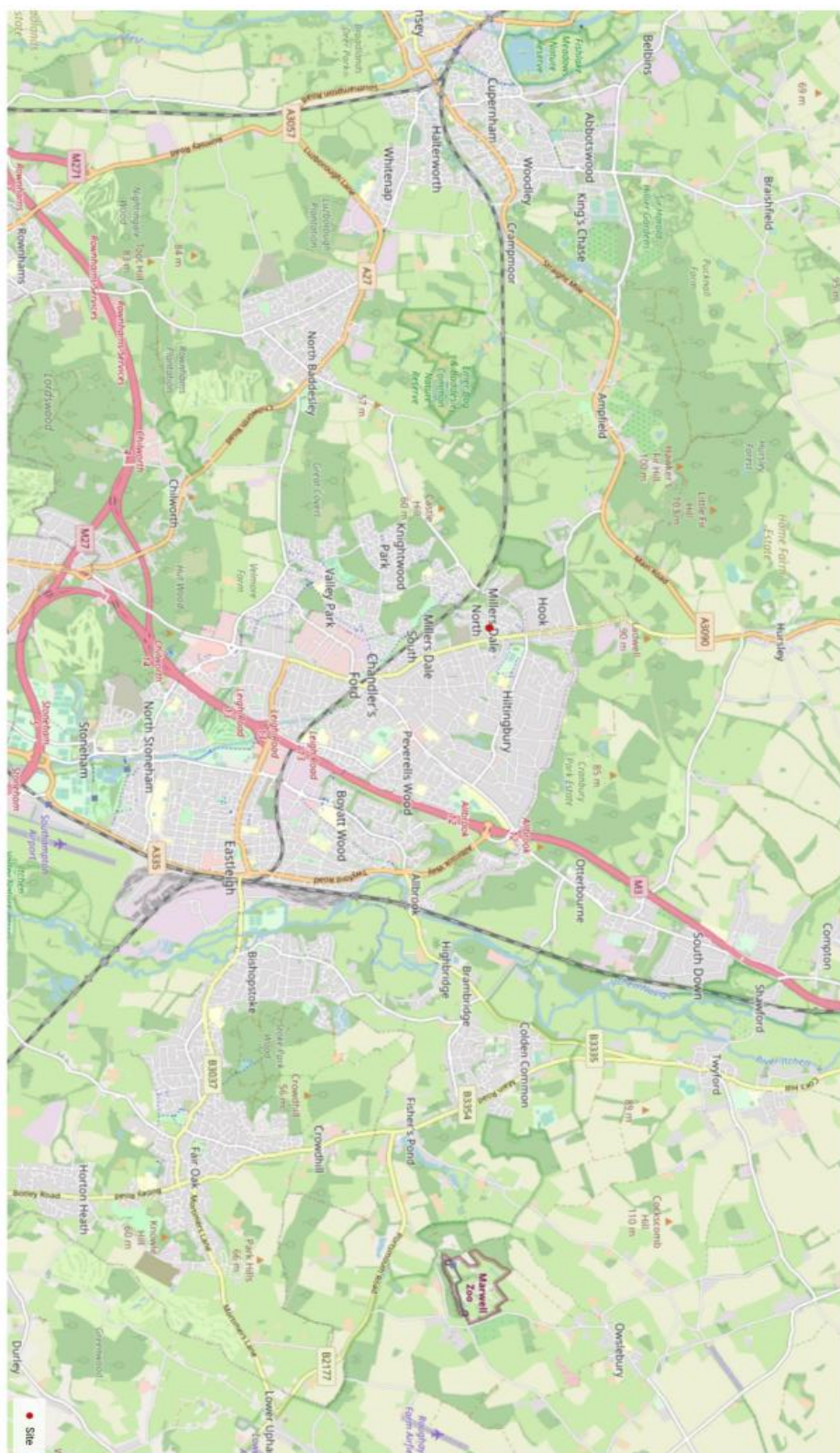
Site name and location	10 Drummond Way, Chandlersford, Southampton SO53 1TX Grid Ref: SU 42685 21975
Scope of works	Phase 1 bat survey undertaken on 18th February 2023 Phase 2 bat survey undertaken in the 2022 season
Assessment and survey methods	The Phase 1 survey was carried to the standards set down 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: To create a first floor on this bungalow to house the bedrooms.
Summary of Surveys and evaluation	The house roof is very tight, with no obvious gaps or holes that would allow ingress into the building. The building has low potential .
Recommendations	It is recommended that no further surveys are required at this time, as the proposed works will not affect any roosting bats within the building. It is recommended that at least 1 inbuilt bat box is incorporated into the new elevations as high as possible. In the unlikely event that a bat is discovered then all work must stop! and the advice of a suitably qualified person should be contacted for advice. If the works are not carried out in a timely manner, then further surveys may be required.

1. Introduction

- 1.1 This report was commissioned by the Homeowner to determine if there were any ecological issues associated with the proposed redevelopment of this building.
 - 1.2 10 Drummond Way, Chandlersford, Southampton SO53 1TX. The national grid reference number is SU 42685 21975.
 - 1.3 The property is situated in the town of Chandlersford, which is north of the City of Southampton, the area is built up and very urban. There are no priority habitats on site or close by that will be affected by the proposed works, see map 3
 - 1.4 The property has three designated sites within 1km, these are Hocombe Mead LNR (north of the site) and Valley Park Woodlands (south of the site) and also Trodds Copse (Northwest of the site) see map 2.
 - 1.5 A search of data from the local 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 are no granted EPS bat license with in 1km of the site there are granted 'Bat' licenses been grated for a mixture of species including Common/Soprano pipistrelle, Serotine and Brown Long-eared bats with in 2km of the site.
 - 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 2010. (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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Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only)	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted from Collins 2016)

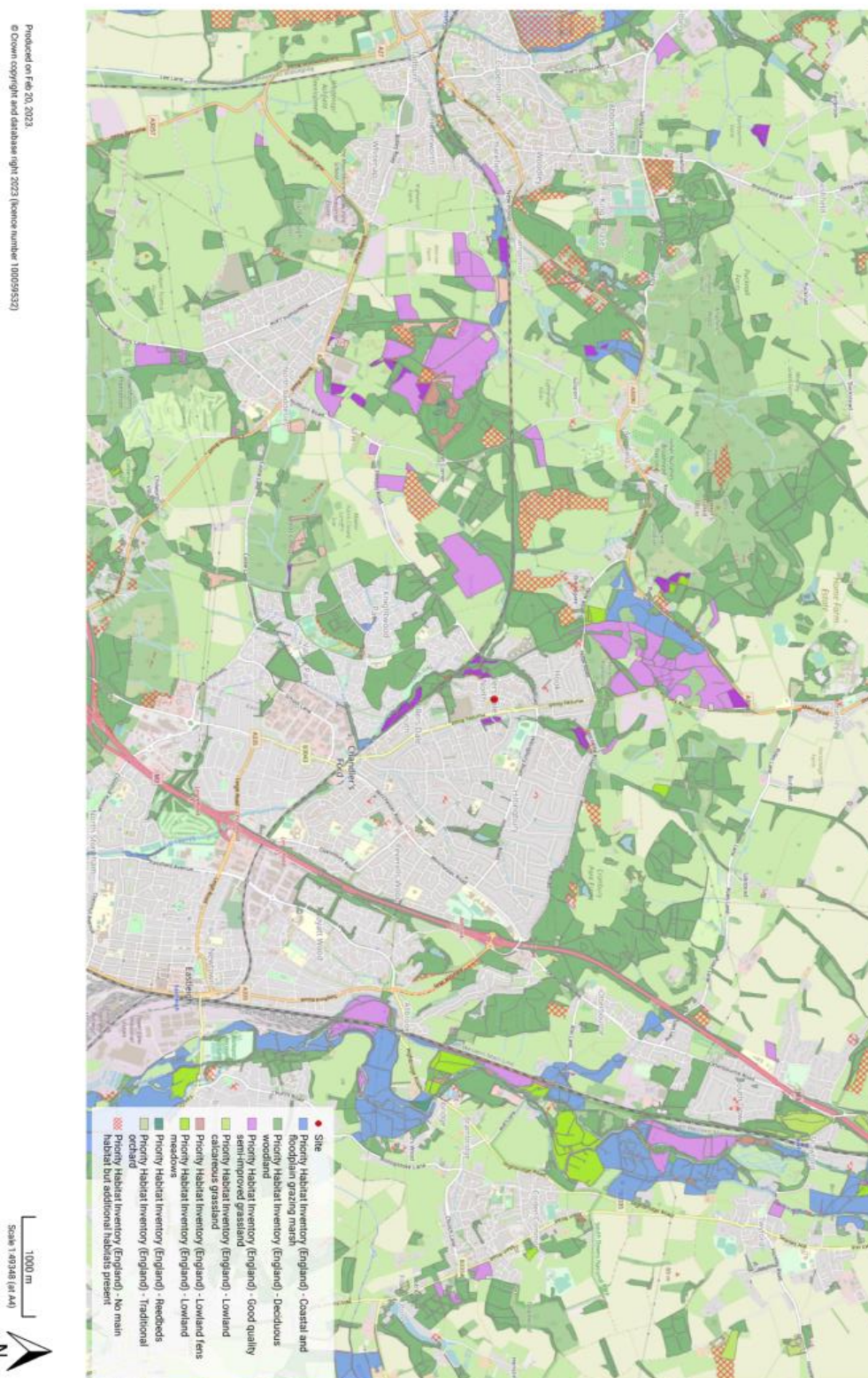


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Map 1: Site (Landapp 2023)

Vesper Conservation & Ecology Limited
Director: Robert West. Company Secretary: Stephanie West.
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Map 2: Designated sites (Magic.gov 2022)



Priority Habitats



Map 3: Priority Habitats (magic.gov 2022)

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2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of the property was undertaken on the 18th June 2023 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 bungalow is a detached building with a driveway and built-in garage there is a small front garden which is set down to grass with a few mature bushes.
- 2.3 The rear garden is set down to a lawn with bushes and trees around the boundary, there are two bushes which are growing next to the building.
- 2.4 The rear of the property has a small conservatory attached; this has negligible potential for bat roosting.
- 2.5 The roof of the house is covered in in large interlocking double roman concrete tiles, there are no missing loose or lifted tiles that would allow ingress into the building. The tiles have a vent system in them which is covered with a plastic mesh to stop ingress.
- 2.6 The ridge is made from the same material as the roof all the cement pugging is intact with no gaps or holes that would allow ingress into the building.
- 2.7 The tile verges are in good order with no missing or loose cement pugging that would allow ingress into the building.
- 2.8 The eaves are tight fitting with no obvious holes or gaps that would allow ingress into the building. They are constructed from wood and asbestos fibre board and are tight fitting to the wall.
- 2.9 The lead flashing around the vent pipe and windows is intact and there are no obvious holes that would allow ingress into the building.

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- 2.10 On the front elevation above the garage door there is wood weather boarding, this is tight fitting and in good order, there are no obvious holes or gaps that would allow ingress into the building.
 - 2.11 The external inspection showed that this building has a negligible potential for bats to be roosting within its structure.

Internal inspection (*see pictures in appendix*)

- 2.12 This property has two roof space that cover the whole of the house; access was easy throughout. The floors are part boarded in both roof spaces.
- 2.13 The roof spaces are both constructed with a truss frame and is about 2 m to the ridge, all though there is no physical ridge beam.
- 2.14 The tiles of the house are backed with bitumen felt, this is in good condition
- 2.15 The floor of the roofs was covered with a thick layer of glass fibre insulation throughout. No light was seen coming in through the eaves.
- 2.16 No physical signs of bats were seen in either of the roof spaces during this survey, the roofs were also very clear of any obvious rodent activity, there were no signs of birds nesting with the roof either.
- 2.17** The internal inspection of this property showed that this building has a **negligible potential** for bats to be roosting within.

3 Survey conclusion

- 3.1 The preliminary survey carried out on 18th February 2023 by Vesper Conservation & Ecology Limited showed that the building has **negligible** potential to be used as a bat roost.
- 3.2 There are records of bats in the area and there have been 3 EPSL mitigation licenses within 2km of the site, for a mix of species such as Common and Soprano pipistrelles, Brown long eared and Serotine bats.
- 3.3 Therefore, the proposed works is highly unlikely to affect any bats or their roosts and as such, no further surveys are required at this time, but if the works are not carried out in a timely manner, then further surveys maybe required.
- 3.4 In the unlikely event a bat is discovered whilst undertaking the works then **ALL WORK MUST STOP!** And the advice of a suitably qualified person should be sort.
- 3.5 It is recommended that at least one inbuilt bat box be added to the new design of the house to help to improve roosting opportunities in the area.

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: Showing the front elevation showing the weather boarding above the garage door.



Picture 2: Showing the rear elevation.



Picture 3: Showing the side elevation of the property



Picture 4: Showing the vent guards under the tiles



Picture 5: Showing the eaves and soffits.



Picture 6: Showing the internal structure of the roof



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