
5 Lennox Close, Chandlersford,
Southampton SO53 1FR.

Phase 1 & 2 Bat Surveys:

5 Lennox Close,

Chandlersford,

Southampton

SO53 1FR



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

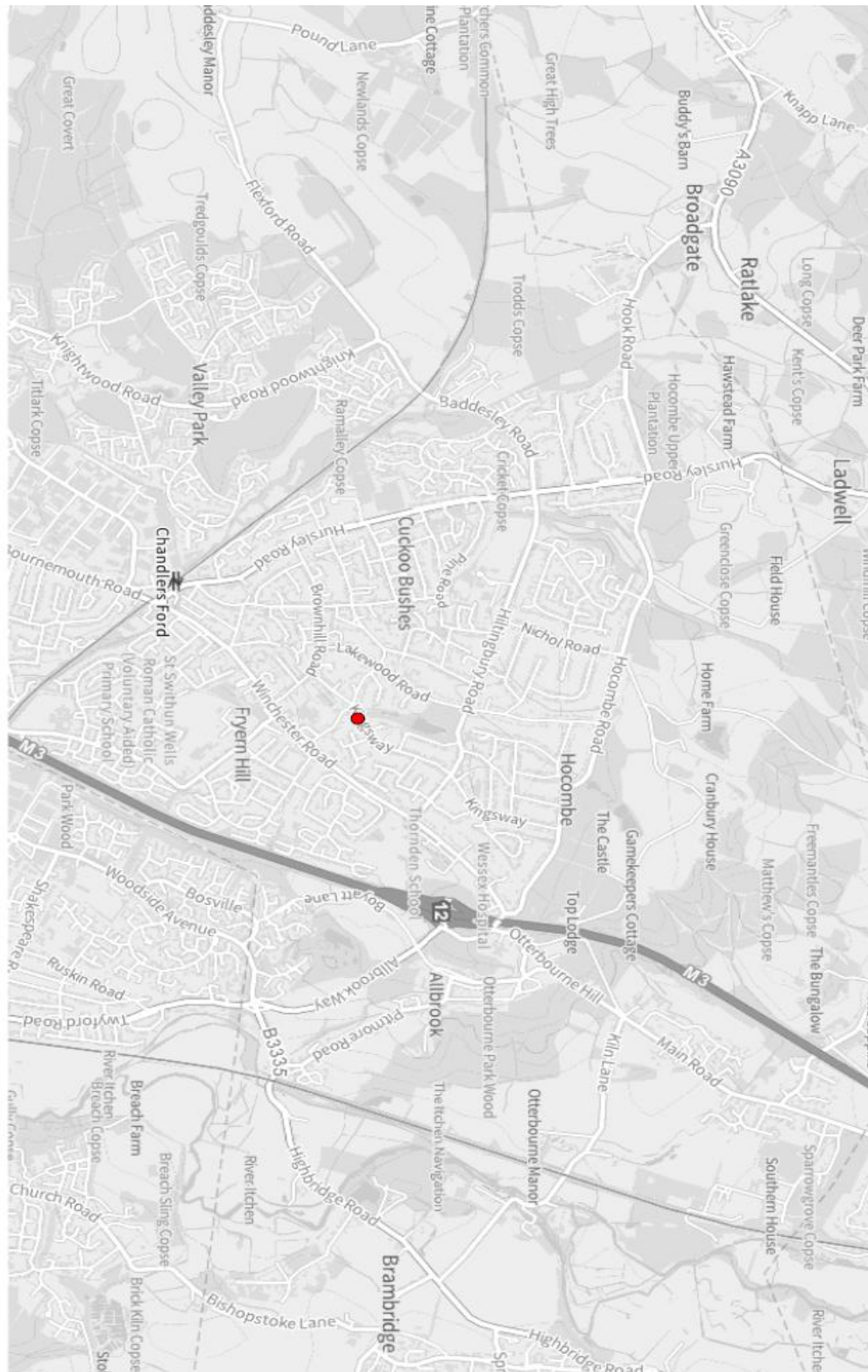
Site name and location	5 Lennox Close, Chandlersford, Southampton SO53 1FR Grid Ref: SU 44048 21522
Scope of works	Phase 1 bat survey undertaken on 8th June 2022 Phase 2 bat survey undertaken in the 2022 season
Assessment and survey methods	The Phase 1 survey was carried to the standards set down in 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 two-storey side extension that is subservient to the main house.
Summary of Surveys and evaluation	The house roof is very tight, with no obvious gaps or holes that would allow ingress into the building. All elevations have hanging tiles, these are mostly very tight with the odd gap on the corners. The building has low potential . The phase 2 bat survey showed that bats were using the southern elevation all the works are to be undertaken on the northern elevation.
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. 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 5 Lennox Close, Chandlersford, Southampton SO53 1FR. The national grid reference number is SU 44048 21522.
 - 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. The area opposite Hiltinbury Lakes, which has woodland and large bodies of water. There are no priority habitats on site see map 3
 - 1.4 The property has no designated sites within 1km, the closest is Hocombe Mead LNR which is 1.2km to the northwest 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 known roosts within 1km of the site with 3 granted 'Bat' licenses been granted for a mixture of species including Common/Soprano pipistrelle, Serotine and Brown Long-eared bats.
 - 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)

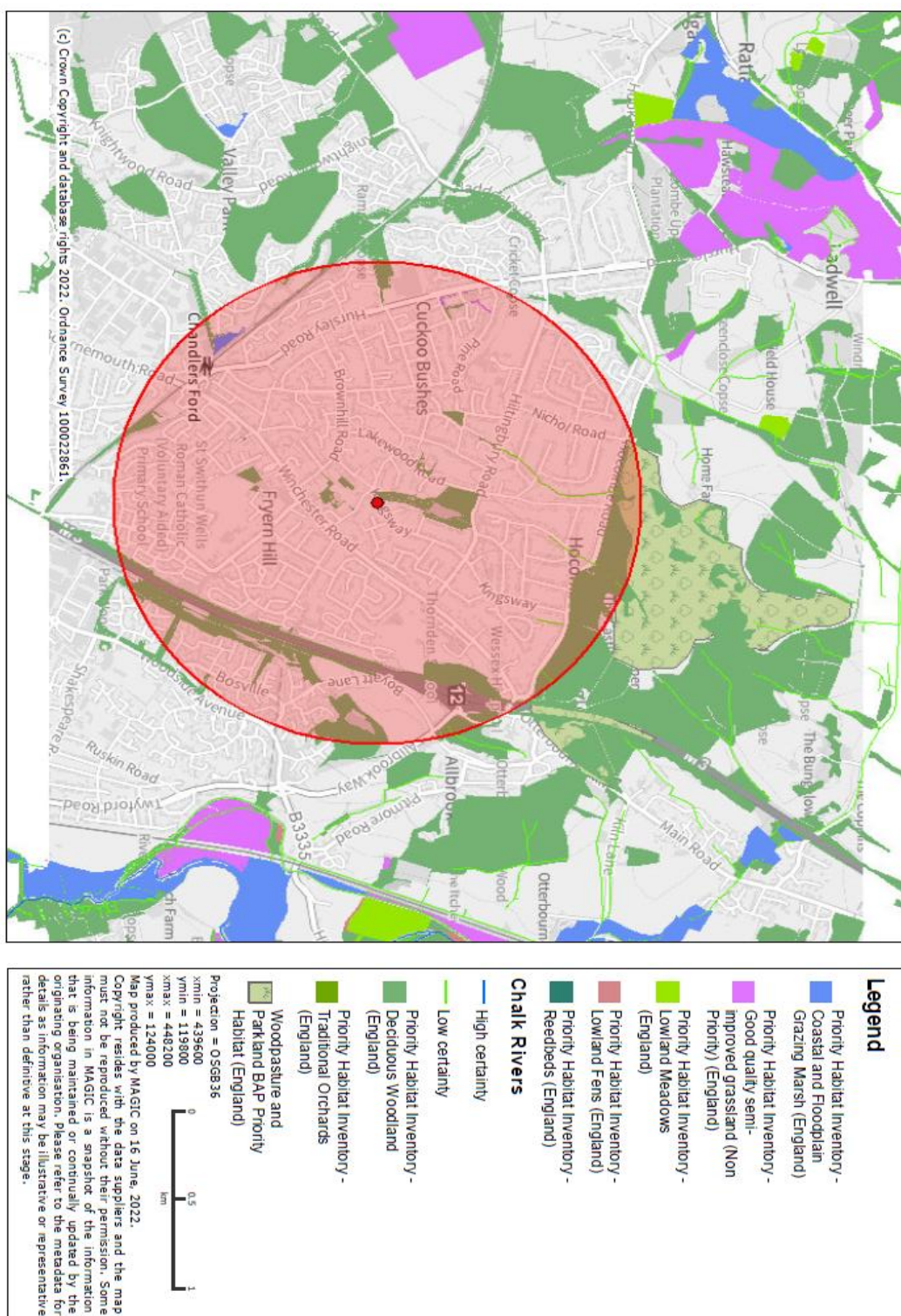


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Map 1: Site (Magic.gov 2022)



Map 2: Designated sites (Magic.gov 2022)

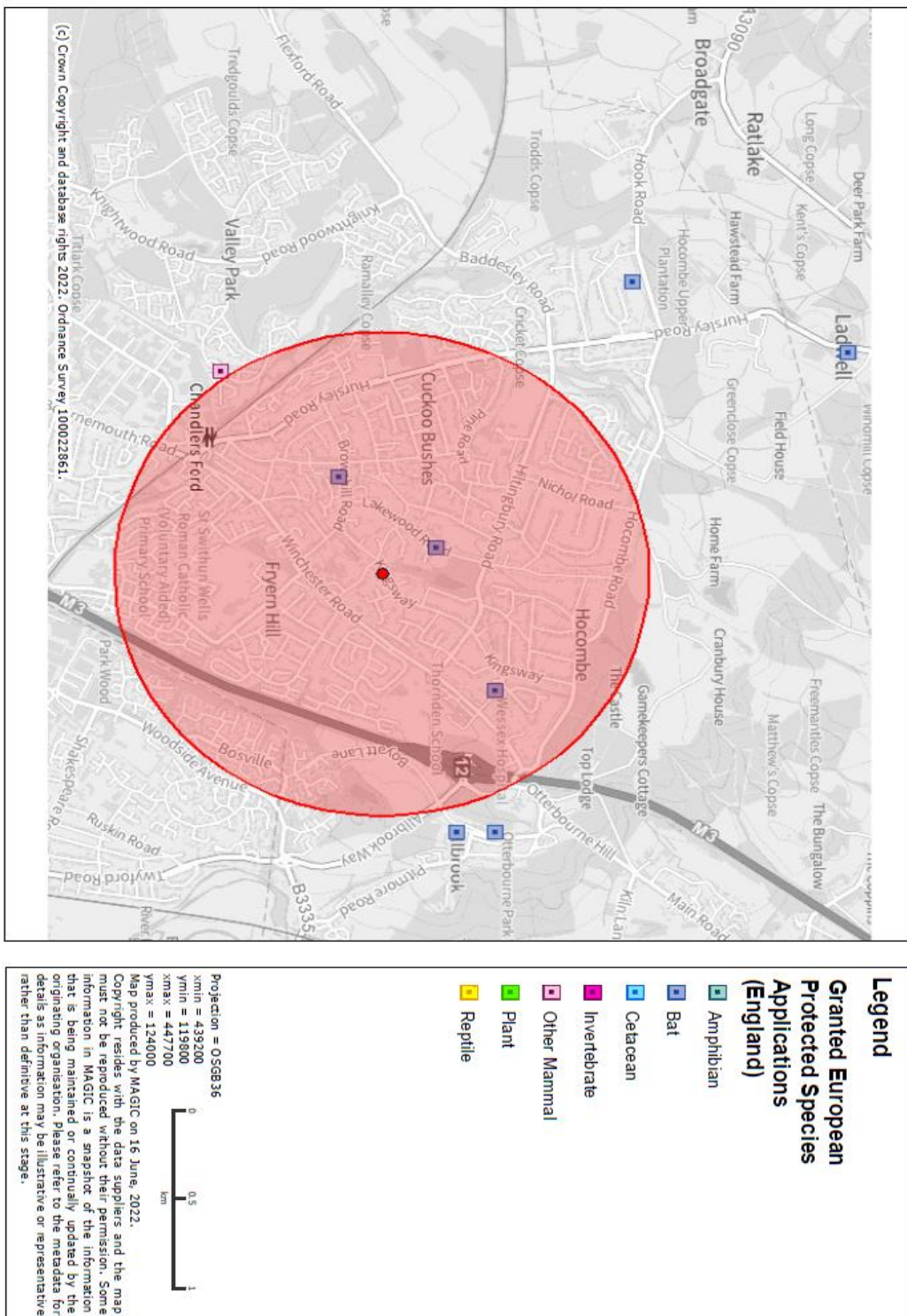


Map 3: Priority Habitats (magic.gov 2022)

Vesper Conservation & Ecology Limited

Director: Robert West. Company Secretary: Stephanie West.

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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 property was undertaken on the 08th June 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 parking area to the front and a garden that wraps around the northern side of the building to the rear. The house dates from the early 1970s in style and is constructed with brick and blocks with a cavity wall.
- 2.3 The rear garden has a mature rhododendron hedge on the western boundary, this will be partly removed as part of the application. This hedge was search and no nests were seen during the survey.
- 2.4 The roof of the house is covered in in large interlocking concrete pan tiles, there are no missing loose or lifted tiles that would allow ingress into the building.
- 2.5 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.
- 2.6 The tile verges are in good order with no missing or loose cement pugging that would allow ingress into the building.
- 2.7 The eaves are tight fitting with no obvious holes or gaps that would allow ingress into the building. The are constructed from wood and asbestos fibre board and are tight fitting to the house walls above the hanging tiles.
- 2.8 The lead flashing around the vent pipes and windows is intact and there are no obvious holes that would allow ingress into the building.

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- 2.9 All elevations have small tight fitting hanging tiles, there are a couple of gaps at the corners especially on the north-western end, otherwise the tiles are close fitting with no obvious big gaps that would allow bat access.
 - 2.10 The external inspection showed that this building has a low potential for bats to be roosting within its structure.

Internal inspection (*see pictures in appendix*)

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

3 Phase 2 activity surveys

3.1 A single activity survey were undertaken to establish the use of the site by roosting and foraging bats 1 dawn survey was undertaken on 14/07/22. Surveys were undertaken in accordance with the Bat Conservation Trusts Guidelines for Bat Surveys (3rd Edition, 2016), as endorsed by Natural England.

3.2 The surveys were undertaken under good weather conditions:

	Time st	Time fin	Sun rise/set	Temp h/l	Wind	Cloud	Rain
14/07/22	03:32	05:10	05:02	12.9/ 12.1	1	5%	no

3.3 Due to the size of the building and its regular shape two surveyors were used and sited around the house to cover all possible elevations of the building. All the surveyors used Anabat Walkabout and EM Touch Pro bat detectors.

3.4 During the bat activity survey (14/07/22) 2 species were recorded (Common Pipistrelle bats). **2 X Common Pipistrelle** bat were seen re-entering into the building into the hanging tiles above the window on the northern elevation. Foraging in and around the gardens was frequent throughout the survey (See figure 1) (Rob West and Pete Allen).

3.5 During the activity surveys bats were seen emerging/re-entering from the building. The grounds around the house had plenty of activity on all three of the surveys.



Figure 1: Dawn survey result 14/07/2022



Surveyor position



Figure 2: Showing the area the bats re-entered on the southern elevation

4 Survey conclusion

- 4.1 The preliminary survey carried out on 8th June 2022 by Vesper Conservation & Ecology Limited showed that the building has low potential to be used as a bat roost. The phase 2 activity survey was undertaken in the 2022 season, bats were seen re-entering into the building.
- 4.2 There are records of bats in the area and there have been 3 EPSL mitigation licenses within 1km of the site, for a mix of species such as Common and Soprano pipistrelles, Brown long eared and Serotine bats.
- 4.3 On the dawn activity survey there was plenty of foraging activity around the building especially along the road, 2 x Common pipistrelle bat was seen re-entering into hanging tiles above the window on the southern elevation.
- 4.4 The activity surveys showed that 1 species of bat are using the building as a roost, the roost is above the window on the southern elevation, and this building **is a confirmed bat roost**.
- 4.5 The proposed works on the northern elevation of this building will not affect the bats roosting area, the hanging tiles will not be changed on any other part of the building apart from the northern elevation.
- 4.6 The cherry laurel hedge on the northern boundary will be removed and replaced with a fence and native hedgerow. The removal of this hedge should be done outside of the bird nesting season (April to September) if the work cannot be done before this time, then the works should be supervised by a suitably qualified person.
- 4.7 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.
- 4.8 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.

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: Showing the eastern (front)elevation



Picture 2: Showing the western (rear) elevation.



Picture 3: Showing the gaps on the hanging tiles on the north western end of the house



Picture 4: Showing the hanging tiles on the southern elevation



Picture 5: Showing the internal roof space



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