
2 Lakewood Close, Chandlers Ford, Hampshire, SO53 1EU

Phase 1 Bat Survey (PRA):

2 Lakewood Close,

Chandlers Ford,

Hampshire,

SO53 1EU



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

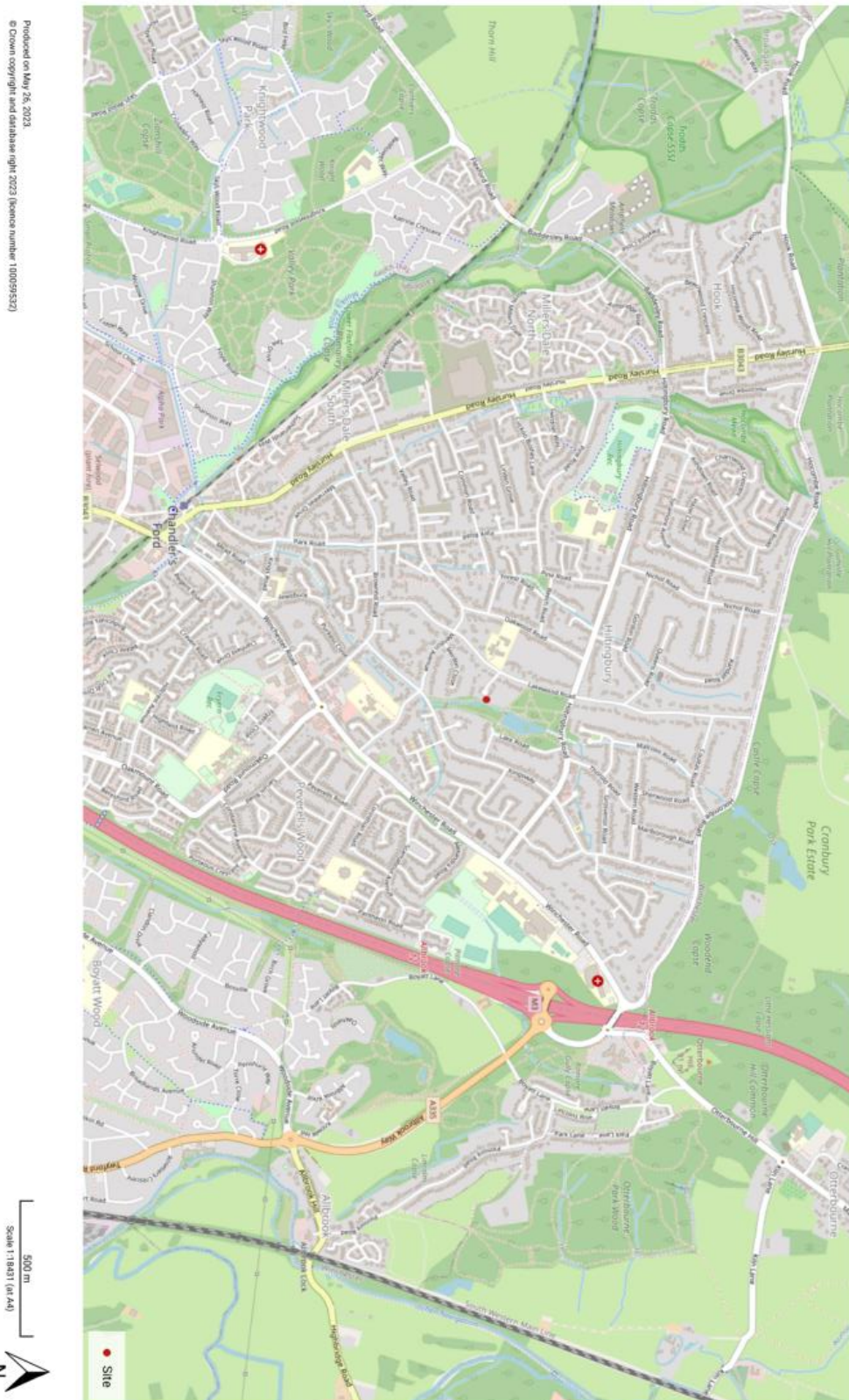
Site name and location	2 Lakewood Close, Chandlers Ford, Hampshire, SO53 1EU Grid Ref: SU 81747 53964
Scope of works	Phase 1 bat survey undertaken on 24th May 2023 This survey is valid for a period no longer than 12 months after that an update will be needed to ascertain if anything has changed in that time.
Assessment and survey methods	The Phase 1 (PRA) 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: No plans seen at this time for the proposed works on these buildings
Summary of Surveys and evaluation	The property was built 1930, the roof is tight but the tile hangings and the lead flashing there are numerous gaps and holes that would allow ingress into the building structure. The building has High potential .
Recommendations	It is recommended that: - That there should be 3 activity surveys on both of the buildings on site to ascertain if and how bats may be using the buildings. 3 surveyors will be required to cover all angles of the building. - If bats are present, then a mitigation strategy will be written up and this will inform the application for a Protected Species Mitigation License so the works can be carried out lawfully.

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 2 Lakewood Close, Chandlers Ford, Hampshire, SO53 1EU. The national grid reference number is SU 81747 53964.
 - 1.3 The property is situated in the Town of Chandlers Ford which is north of Southampton, the site is in the suburbs of the town there are area of open green space within 50m of the site. (See map 1)
 - 1.4 There are no designated sites within 1km of the property, the closet is 2.5km to the east and is the River Itchen SSSI and SAC. The site is adjacent to the Hiltingbury Lakes which is a large lake area with surrounding woodland. There are no priority habitats on site that will be affected by the proposed works. (See map 2 & 3)
 - 1.5 A search of data from local bat groups and information on publicly accessible data sets 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 (BAT) licenses within 1km of the property, one is within 200m of the property, the species they cover are Common and 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 2019 (as amended). (See appendix)
 - 1.7 The Phase 1 (PRA) and PEA surveys were 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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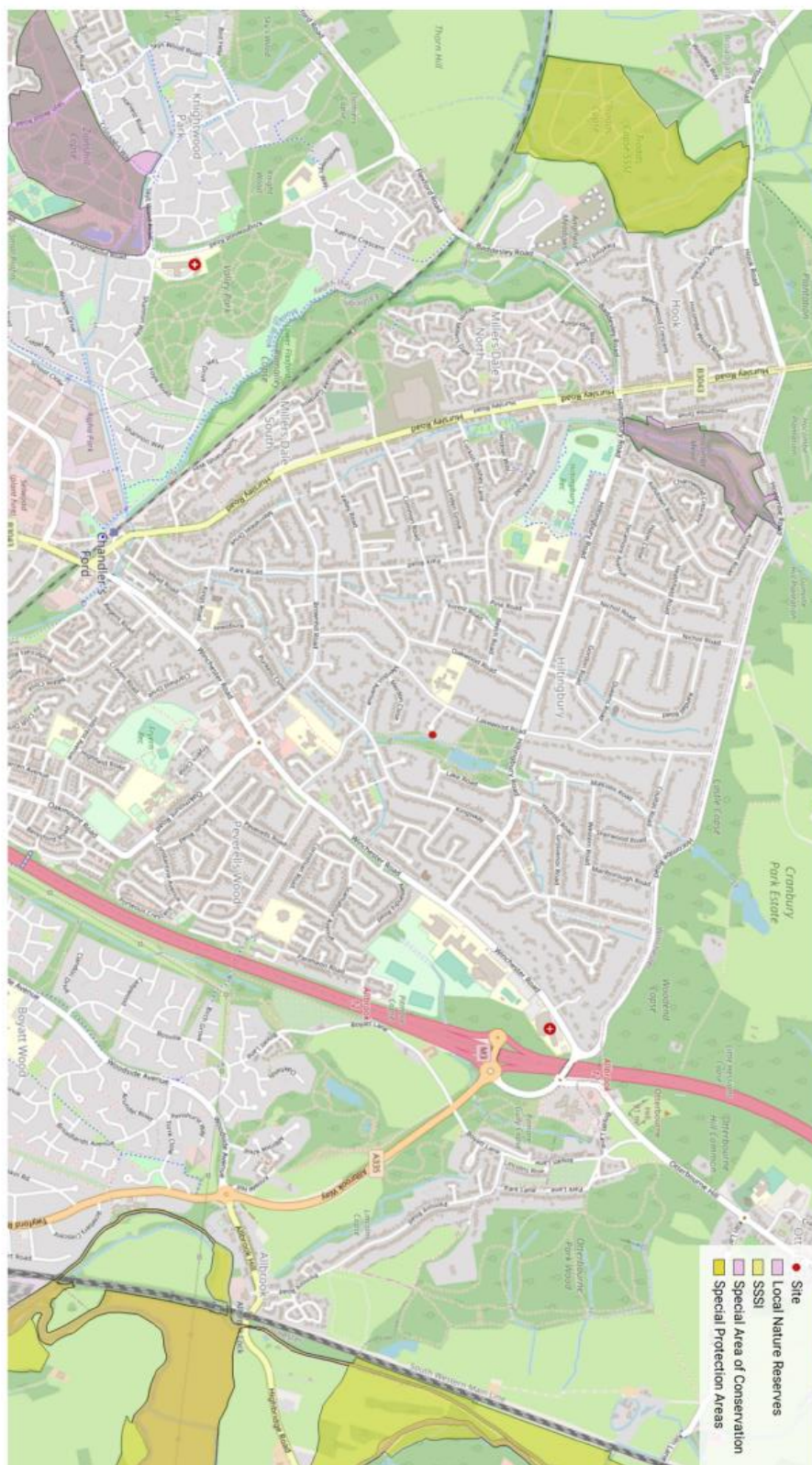


Location





Designated Sites



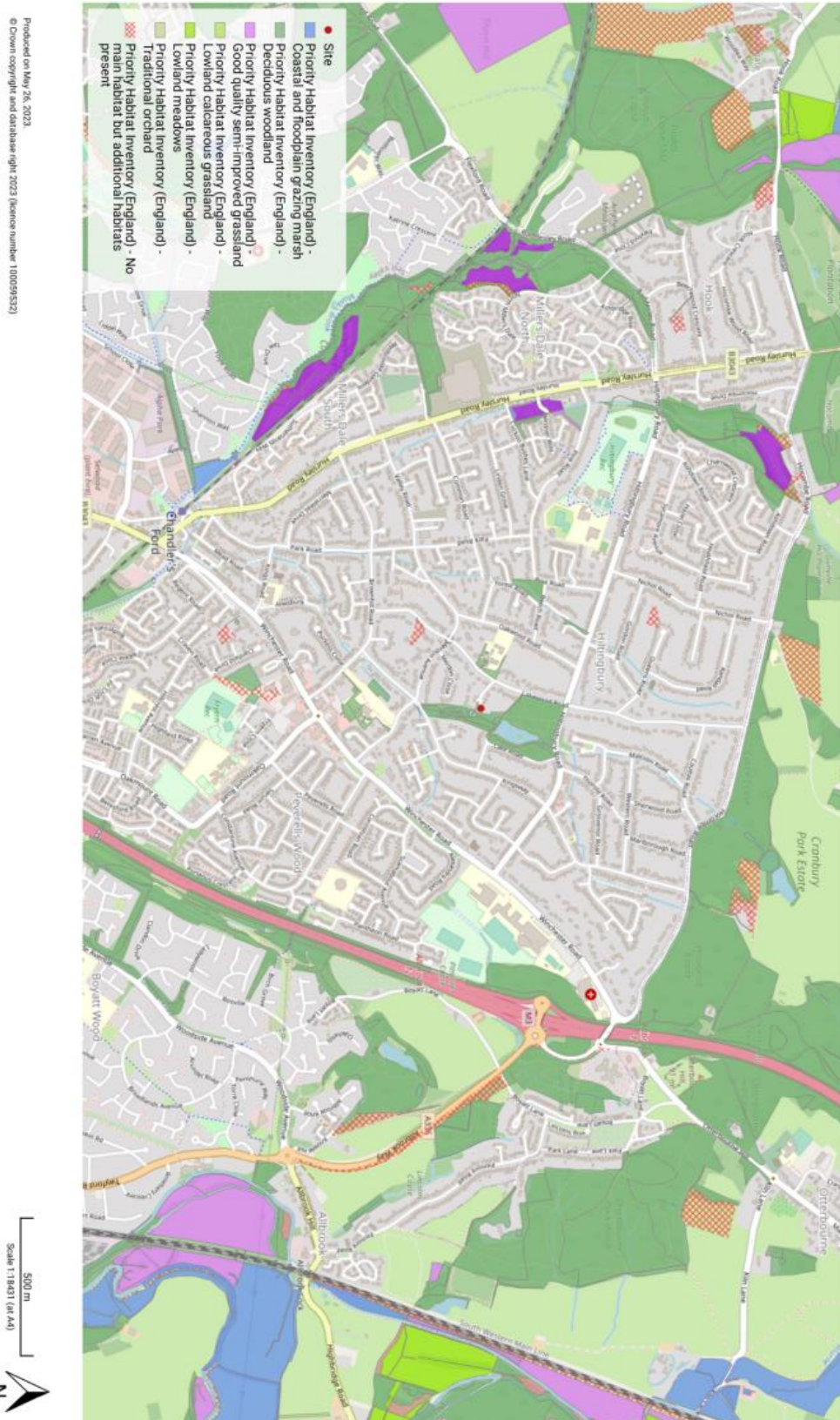
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Map 2: Designated sites (Landapp 2023)

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Priority Habitats



Map 3: Priority Habitats (Landapp 2023)

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2. Field Survey

External Inspection:

- 2.1 An external inspection of the property was undertaken on the 24th May 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 property is a detached building that sits within its own grounds, there is a gravelled driveway to the front with a garden that wraps around the whole of the property, the grounds are undergoing some remodelling, there is a wooden fence that surrounds the property boundary.
- 2.3 The property dates from the 1930s and has Dutch barn style roof. The roof is made from tight fitting pan tiles. There are the same tiles on the sides of the building, the tile beds are tight, however there are numerous gaps around the tiles hanging edges which could allow ingress into the building. In two areas around the tile hangings there are known birds nesting.
- 2.4 The ridge and hip tiles are all intact with no obvious gaps or holes that would allow ingress into the roof of the building.
- 2.5 The windows to the front and the side of the house are metal framed with some of the windows to the rear have been replaced with UPVC. The lead flashing around the windows that are within the tile hanging has numerous gaps that could allow ingress into the building structure by roosting bats.
- 2.6 The eaves are mainly tight fitting, apart from the areas around where the tile hanging meets the roof, there are numerous gaps that could allow ingress into the building.
- 2.7 The garage building is constructed of similar material to the house, the roof is intact with no obvious holes or gaps that would allow ingress.

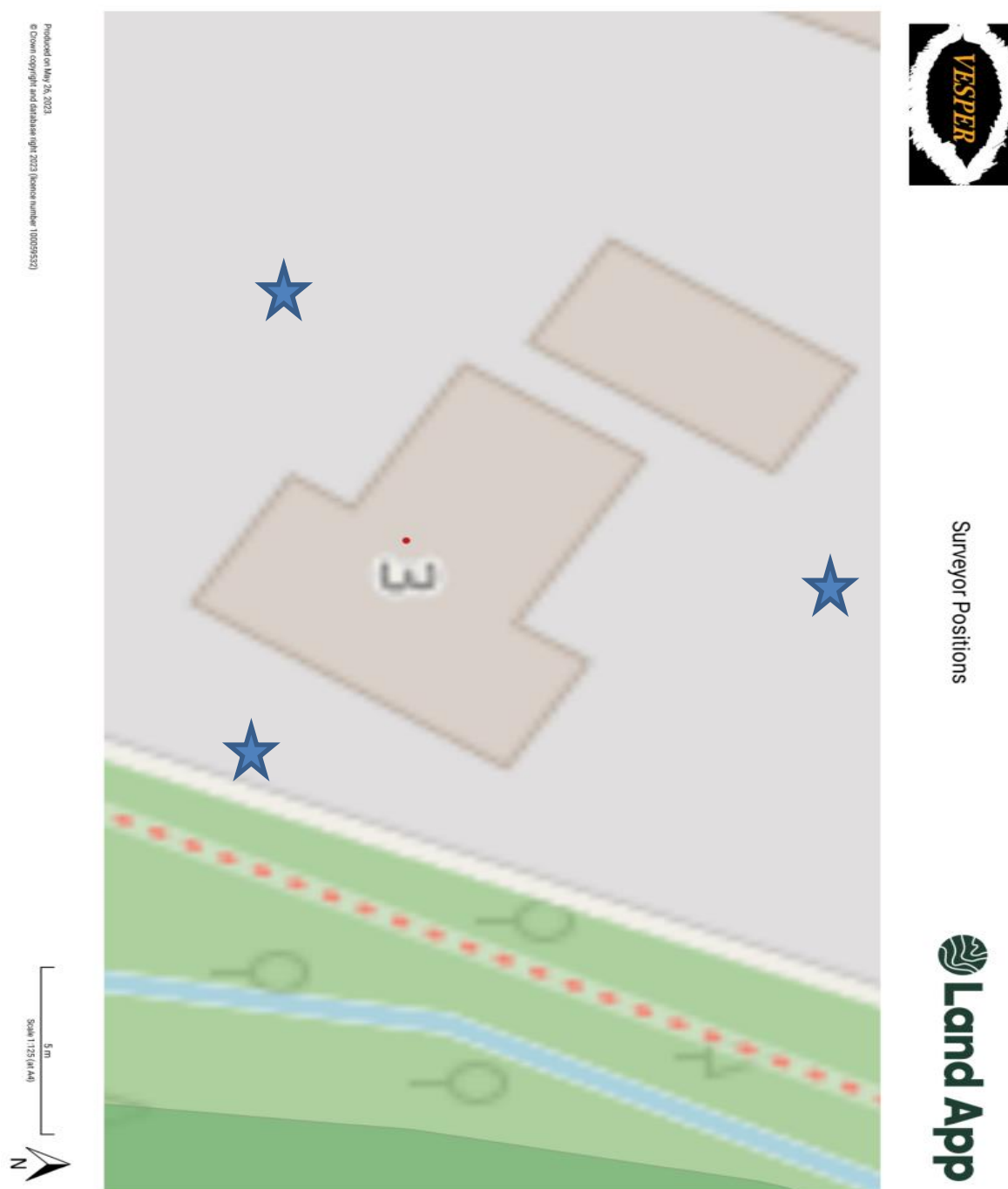
Internal inspection (*see pictures in appendix*)

- 2.8 There is a single roof void that covers the whole of the house, access was good throughout.
- 2.9 The roof structure is a truss frame with ridge beams, there is a a lot of cobwebbing throughout the roof and especially along the ridge.
- 2.10 The tiles are backed with F1 felt membrane there are no gaps or holes that would allow ingress into the roof void, there are no physical signs of bats within the roof space.
- 2.11 Chimney has been removed, the area where the chimney had passed through the roof has a woven breather membrane.
- 2.12 No physical signs of bats were recorded in the roof space.

3 Survey conclusion

- 3.1 The preliminary survey carried out on 24th May 2023 by Vesper Conservation & Ecology Limited showed that building has high potential for bats to roost within it.
- 3.2 The roof of the property is tight with no obvious gaps or holes, the internal roof inspection showed that there were no physical signs of bats within the roof.
- 3.3 The tile hanging on all elevation has gaps between the tiles and the walls and the roof eaves, there are also gaps under the lead flashing around the windows.
- 3.4 The habitats around the building comprised of mixed woodland in park areas and urban tree lined streets, the site is also close to the Basingstoke canal. There is good habitat connectivity from the property to the wider landscape.
- 3.5 There are records of bats in the area and there have been three granted Protect Species (bat) licences within 1km of the property for the Common /Soprano Pipistrelles, Brown Long eared bats. With 1 of the EPS licenses within 200m of the property.
- 3.6 It is recommended that 3 bat activity surveys are required at this time, these should be carried out between May to September. If bats are present, then a Bat Mitigation License will be required to undertake the proposed work.
- 3.7 The surveys should be undertaken with 3 surveyors to cover all angles of the property.

- 3.8 These surveys then would be written up with an appropriate method statement and mitigation strategy which will be used by the LPA to assess your planning application.



Map 4: Surveyor positions

Appendices:

Bats

All species are fully protected by Habitats Regulations 2010 as they are listed on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species in such a way as:
 - o to impair their ability to survive, breed, or reproduce, or to rear or nurture young;
 - o to impair their ability to hibernate or migrate
 - o to significantly affect the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Bats are afforded the following additional protection through the WCA as they are included on Schedule 5:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection

Effects on development works

Works which are liable to affect a bat roost or an operation which are likely to result in an illegal level of disturbance to the species will require an EPSM licence. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

Wild Mammals (Protection Act) 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, crush, drown, drag, or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention, due care and attention should be taken when carrying out works (for example operations near burrows or nests) with the potential to affect any wild

mammal in this way, regardless of whether they are legally protected through other conservation legislation or not.

Birds

With certain exceptions, all birds, their nests, and eggs are protected under Sections 1-8 of the WCA. Among other things, this makes it an offence to:

- Intentionally (or recklessly in Scotland) kill, injure, or take any wild bird
- Intentionally (or recklessly in Scotland) take, damage, or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built
- Intentionally take or destroy an egg of any wild bird
- Sell, offer, or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.
- In Scotland only, intentionally, or recklessly obstruct or prevent any wild bird from using its nest

Certain species of bird, for example the barn owl, bittern and kingfisher receive additional protection under Schedule 1 of the WCA and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC) and are commonly referred to as “Schedule 1” birds. This affords them protection against:

- Intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young
- Intentional or reckless disturbance of dependent young of such a bird
- In Scotland only, intentional, or reckless disturbance whilst lekking
- In Scotland only, intentional, or reckless harassment

Effects on development works

Works should be planned to avoid the possibility of killing or injuring any wild bird, or damaging or destroying their nests. The most effective way to reduce the likelihood of nest destruction in particular is to undertake work outside the main bird nesting season which typically runs from March to August. Where this is not feasible, it will be necessary to have any areas of suitable habitat thoroughly checked for nests prior to vegetation clearance.

Schedule 1 birds are additionally protected against disturbance during the nesting season. Thus, it will be necessary to ensure that no potentially disturbing works are undertaken in the vicinity of the nest. The most effective way to avoid disturbance is to postpone works until the young have fledged. If this is not feasible, it may be possible to maintain an appropriate buffer zone or standoff around the nest.

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.

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration, and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and The Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.



Picture 1: Looking at the front elevation of the building.



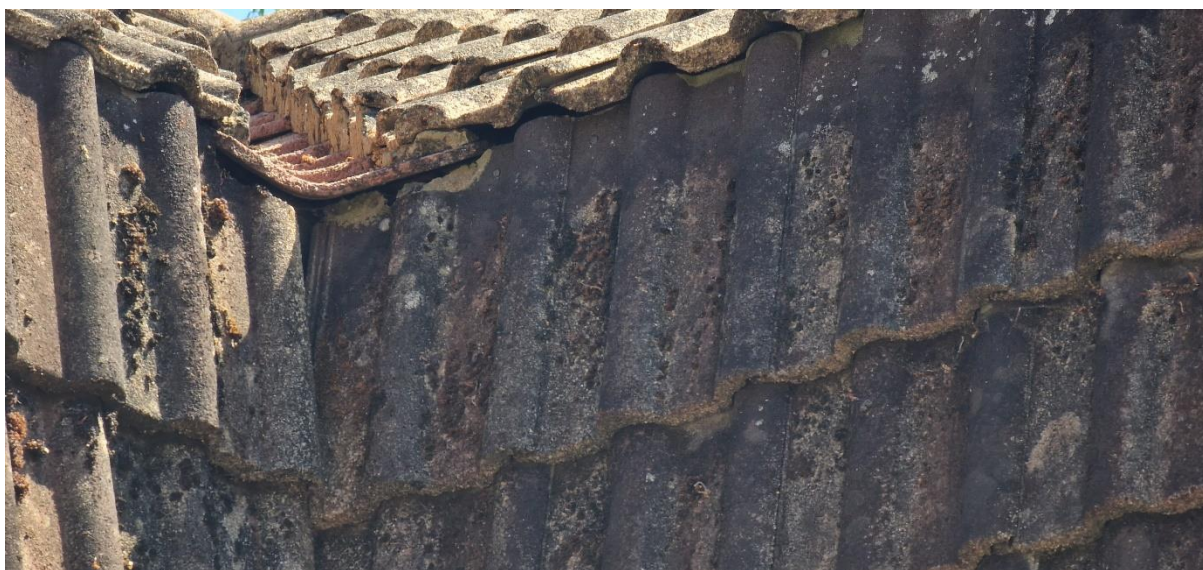
Picture 2: Showing the rear elevation of the building.



Picture 3: Showing the side of the property.



Picture 4: Showing the roof void.



Picture 5: Showing one of the gaps between the hanging tiles and the roof tiles.boo



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