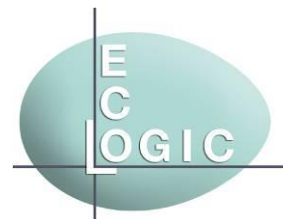


Bat and Protected Species Survey & Construction Ecological Management Plan (CEMP)



73 Kingsway
Chandlers Ford,
Southampton,
Hampshire,
SO53 1FH

Planning Reference:		Report Reference:	231224 rev00
Client:	Michael McGonigle		
Architect/Agent			
Survey Date/s:	17 th January 2024		
Report Date:	January 2024	OS Grid Ref:	SU 44252 21732
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1.1 Introduction

It is proposed to construct a rear single-story extension and convert the loft including alterations to the roof line, dormers and front porch at 73 Kingsway, Chandlers Ford, Southampton, Hampshire, SO53 1FH.

1.2 Construction Ecological Management Plan (CEMP)

Potential damaging activities associated with construction works, include:

- Damage of site habitats disturbing any associated species; and,
- Excavations causing entrapment or injury of wildlife species.

Ecological impact avoidance measures to be implemented during the works are included within Section 5.1.1.

1.3 Ecological Enhancements

Provisions for bats, birds and invertebrates detailed below, should be incorporated into the proposal to increase opportunities for wildlife on site:

- One bat roosting provision – positioned upon a wall of the dwelling or upon an on-site tree, at a minimum height of 4 m (Appendix 2);
- One bird nesting provision – positioned upon the wall of the dwelling or upon an on-site tree, at a minimum height of 2 m (Appendix 3); and,
- One invertebrate provision – positioned in a sunny location, at a minimum height of 1 m (Appendix 4).

2.1 Site Proposals

It is proposed to construct a rear single-story extension and convert the loft including alterations to the roof line, dormers and front porch at 73 Kingsway, Chandlers Ford, Southampton, Hampshire, SO53 1FH.

2.2 Survey Objectives

The Bat and Protected Species Survey specifically aimed to identify the following:

- The presence of, or past use of the site by, any species of bat;
- The presence of, or past use of the site by, barn owl, or other nesting birds;
- The site's potential for use by any of the above; and,
- Any other ecological issues relating to the proposal.

2.3 Site Description

73 Kingsway was located within the northeastern extent of Chandler's Ford (Figure 1). The property was bordered by gardens associated with residential dwellings and a single carriageway road to the west. The surrounding landscape comprised of more residential dwellings, agricultural land, villages and smallholdings, and pockets of woodland.



Figure 1. The dwelling at 73 Kingsway (red outline)

2.4 Building Description

The detached property was constructed from brick which was partially externally rendered with pebbledash. The multi-hipped and pitched roof comprised of both clay roof tiles and ridge tiles, with wooden soffits and fascias (Figures 2-4). There was an L-shaped, single-storey extension on the southeast elevation which had a covering of clay tiles (Figure 4). A porch was also present on the western elevation, which had a covering of clay tiles (Figure 2). The loft void had a underlining comprising mainly of spray foam insulation and bitumen roofing felt, with a small extent of breathable membrane.



Figure 2. Western elevation of the property (front)



Figure 3. The western and southern elevations



Figure 4. Eastern elevation of the property (rear)

3.1 The Bat & Protected Species Survey

The survey was conducted by William Corbett on the 17th January 2024 with the aid of head and hand-held torches, an endoscope, close-range binoculars, an extendable ladder and a digital camera.

The survey aimed to assess levels of use by bats through the presence of actual animals or their field signs, such as droppings, insect prey, remains and/or urine staining, and the potential suitability of the buildings for roosting.

Other protected species, notably nesting birds and barn owl/s, were also investigated, including the presence and behaviour of any actual animals or their field signs, such as whitewash, pellets and or nest debris.

4.1 The Bat & Protected Species Survey

Table 1. Environmental conditions on 17th January 2024

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation (%)	Sunset time
3	2	100	0	N/A

Constraints on the survey:

A thorough search was made of all accessible internal and external surfaces.

4.1.1 Bats

Gaps and crevices noted externally upon the dwelling including only a single gap beside a soffit on the western elevation. The rest of property, including the roofing layers appeared to be well sealed.

4.1.2 Nesting Birds

There were no bird nesting sites identified in association with the property.

5.1 Construction Ecological Management Plan (CEMP)

Potential damaging activities associated with construction works, include:

- Damage of site habitats disturbing any associated species; and,
- Excavations causing entrapment or injury of wildlife species.

5.1.1 Ecological Impact Avoidance Measures

- **Compliance Monitoring:** The development should include a pre-commencement site meeting and subsequent compliance monitoring visits undertaken and recorded by a suitably qualified and pre-appointed ecologist. Such visits would be required to confirm adherence to constraints and implementation of ecological mitigation and enhancement recommendations.
- **Roosting Bats:** It is considered that bats are not present as there were no bats or evidence of bats identified and limited crevices or gaps suitable for roosting bats identified in association with the dwelling. The works are therefore unlikely to disturb bats or significantly affect the distribution or abundance of local bat populations.

Although it is considered unlikely that bats may be encountered, as a matter of good practice, any contractors should be made aware of the potential presence of bats, particularly in association with the roofing layers, stonework and ridgelines. In the unlikely event that a bat is found during work, work should stop in the vicinity of the bat/s and advice should be sought from EcoLogic Consultant Ecologists LLP or from the Natural England Bat Helpline (Tel: 0345 1300 228). Bats should ideally not be handled (unless with gloves), but should be left in situ, gently covered until advice is obtained.

- **Nesting Birds:** There were no bird nesting sites identified in association with the dwelling. However, it is considered that bird nesting sites could be established in any future bird nesting season.

Ideally, the works should be scheduled to commence outside of the bird nesting season, removing any potential for undue delays caused by nesting birds. The bird nesting season is considered to extend from March to August inclusive, although, depending upon the species, geographical area and the weather

conditions, nesting can extend outside this period. Alternatively, if works are to be commenced during the bird nesting season, a nesting bird check would be required to confirm the presence or absence of active bird nests, with any active nests protected accordingly.

- **Site Excavations:** As a precautionary measure during the works, any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential access to these areas by fox, hedgehog etc., which could cause entrapment or injury, with a suitable small animal escape ramp in the unlikely event of entrapment.
- **Siting of Materials:** A site compound and working areas is to be established upon hardstanding and enclosed by protective fencing. If the site compound is situated on the garden grassland, it is recommended that the grassland is maintained with a short sward to avoid encouraging colonisation of great crested newts, stage beetles etc. and site materials are sited on pallets. Whilst not in use all construction materials, equipment, machinery, facilities etc. must be sited within the designated compound/works area.

5.2 Ecological Enhancements

The National Planning Policy Framework outlines the Government's commitment to minimise impacts on biodiversity and provide increases in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Therefore, for the development to increase opportunities for wildlife, the following provisions should be included;

- One bat roosting provision – positioned upon a wall of the dwelling or upon an on-site tree, at a minimum height of 4 m (Appendix 2);
- One bird nesting provision – positioned upon the wall of the dwelling or upon an on-site tree, at a minimum height of 2 m (Appendix 3); and,
- One invertebrate provision – positioned in a sunny location, at a minimum height of 1 m (Appendix 4).

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APPENDICES

- Appendix 1: Legislation
- Appendix 2: Examples of Bat Roosting Provisions
- Appendix 3: Examples of Bird Nesting Provisions
- Appendix 4: Examples of Invertebrate Provisions

Bat Species

All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in the European Union's Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. This Directive is implemented in the UK by The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations).

There is also some protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). For practical purposes, the protection of bats and their roosts now falls mostly under the Habitats Regulations

In summary, it is an offence to

- deliberately, capture, injure or kill a bat
- deliberately, disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a roost (this is an 'absolute' offence)
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

('Deliberately' may be interpreted as someone who, although not intending to injure, kill, etc, performed the relevant action, being sufficiently informed and aware of the consequences their action will probably have.)

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from Natural England. They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms attached, so that the licence holder remains within the law. Application for a derogation licence should be made in plenty of time, and the services of a bat expert utilised in making the application. It is an offence to make a false statement to obtain such a licence.

This information is not provided as legal advice and before making decisions relating to the law a qualified legal representative should be consulted.

Barn Owl

All birds, their nests and eggs are protected by law under Part 1 of the Wildlife and Countryside Act 1981 (as amended). Barn Owls are listed on Schedule 1 which provides them with special protection.

It is an offence to:

- Intentionally kill, injure, or take (handle) any wild barn owl.
- Intentionally take, damage, or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild barn owls.

Nesting and Nest Building Birds

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Nesting is determined as being from when birds first initiate nest building up until the point when fledglings stop returning to the nest.

Vincent Pro Bat Box

Material: Wood

Width: 180 mm
Height: 720 mm
Depth: 235 mm
Weight: 4.1 kg

Position: In a south facing location, minimum of 3 m above ground level.

**Beaumaris Woodstone Bat Box (midi/maxi)**

Material: Woodstone

Width: 290/380 mm
Height: 390/500 mm
Depth: 60/70 mm
Weight: 4.4/8 kg

Position: Externally in a south facing location, away from any windows and beneath eaves / minimum of 3 m above ground level.

**Bark Box – Standard Bat Box**

Material: Recycled polyamide combined with cement and recycled cellulose fibre mix.

Width: 130 mm
Height: 330 mm
Weight: 6 kg

Position: In a south facing location, minimum of 3 m above ground level.



Schwegler 1SP Sparrow Terrace

Suitable for: House sparrows and individual blue & great tits

Material: Woodcrete

Height: 245 mm

Width: 430 mm

Depth: 300 mm

Weight: 7 kg

Position: Within external walls, at a minimum height of 2 m

**Vivara Pro Barcelona Woodstone Open Nest Box**

Suitable for wren, robin, pied wagtail and blackbird

Material: Woodstone

Height: 240 mm

Width: 190 mm

Depth: 175 mm

Position: Externally, at a minimum height of 3 m

**Vivara Pro Seville 32mm Woodstone Nest Box**

Suitable for: House sparrow, blue & great tit, nuthatch

Material: Woodstone

Height: 310 mm

Width: 200 mm

Depth: 200 mm

Weight: 6.9 kg

Position: Externally, at a minimum height of 3 m



Vivara Pro WoodStone House Martin Nest

Suitable for: House martins
Material: Plywood and woodstone

Height: 115 mm
Width: 380 mm
Depth: 160 mm
Weight: 1.8 kg

Position: Externally at eaves, at a minimum height of 4 m



Swift Nest Box

Suitable for: Swifts
Material: Softwood

Height: 217 mm
Width: 440 mm
Depth: 202 mm
Weight: 2.8 kg

Position: Externally at eaves, at a minimum height of 4 m



Eco Sparrow Tower

Suitable for: House sparrow and individual blue & great tits
Material: Recycled LDPE plastic & FSC certified OSB

Height: 650 mm
Width: 170 mm
Depth: 170 mm
Weight: 2.8 kg

Position: Externally, at a minimum height of 2 m



Woodstone Insect Block

Suitable for bees, lacewings and ladybirds.

Material: Woodstone

Height: 270 mm

Width: 185 mm

Depth: 90 mm

Position: Site in a southerly facing location, adjacent to garden or boundary habitats at a minimum height of 2 m.



Garden Solitary Bee Hive

Suitable for non-swarming solitary bees such as mason bees and leaf cutter bees. The individual cells can be opened for cleaning and inspection.

Material: FSC timber

Height: 180 mm

Width: 160 mm

Depth: 170 mm

Position: Site in a southerly facing location, adjacent to garden or boundary habitats at a minimum height of 2 m.



Green & Blue Bee Brick

Suitable for non-swarming solitary bees such as mason bees and leaf cutter bees.

Material: Concrete (75% waste materials from Cornish China Clay Industry)

Height: 215 mm

Width: 105 mm

Depth: 65 mm

Position: Within external wall in a southerly facing location, adjacent to garden/boundary habitats at a minimum height of 2 m.

