
95 Lakewood Road, Chandler's
Ford, Hampshire, SO535AD.

Phase 1 & 2 bat surveys

95 Lakewood Road

Chandler's Ford

Hampshire

SO53 5AD



Survey and report by: Vesper Conservation & Ecology Limited

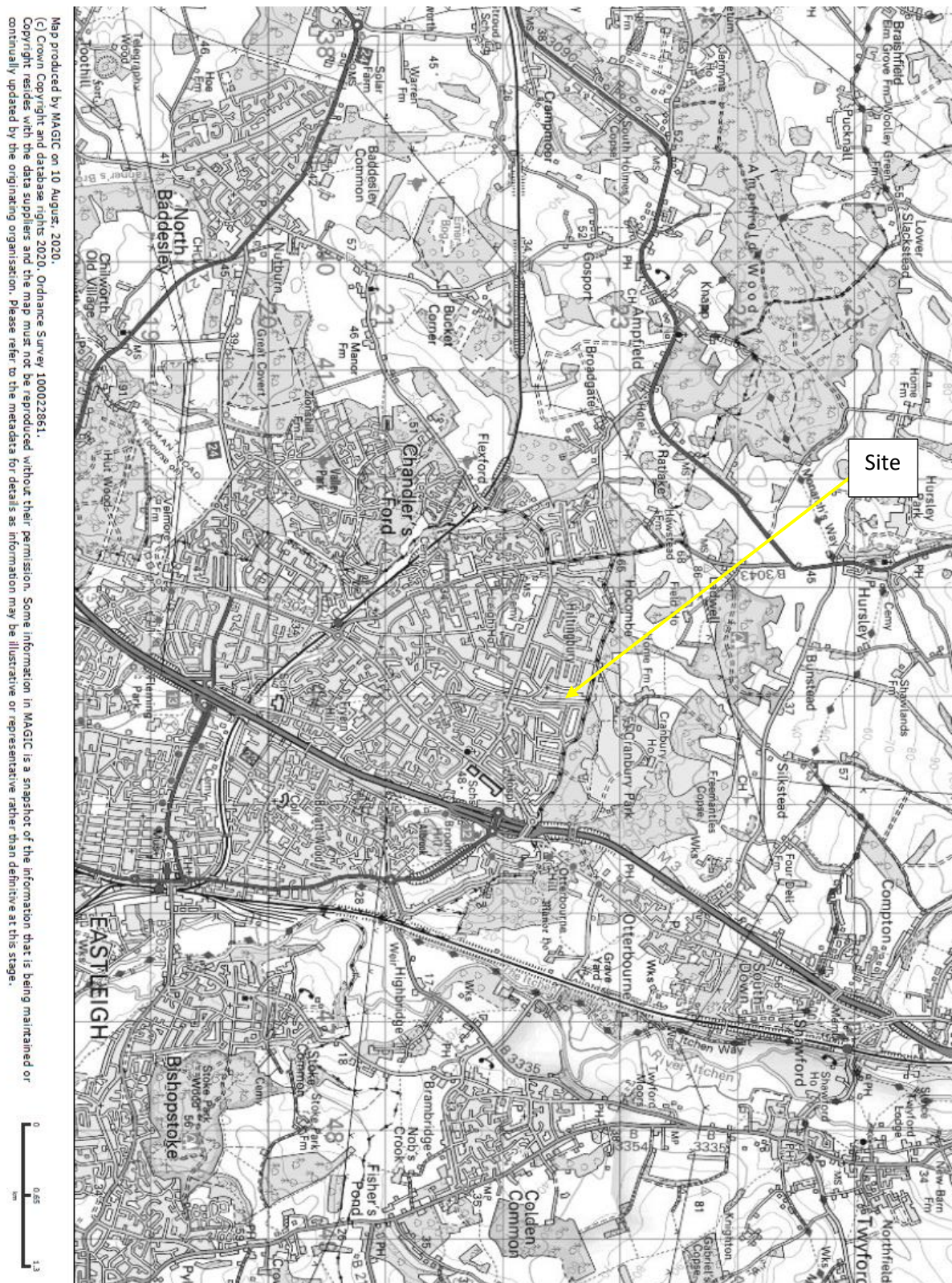
Report produced by Robert West BA(Hons), PGDip, MCIEEM

Non-Technical Summary:

Site name and location	95 Lakewood Road Chandler's Ford HampshireSO53 5AD SU 43900 21896
Scope of works	Phase 1 bat survey undertaken on 29 th June 2023 Phase 2 bat activity surveys undertaken in 2023
Assessment and survey methods	The Phase 1 & 2 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).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: To increase the size of the property
Summary of Surveys and evaluation	No bat droppings were seen with in the building, the building has a couple of small gaps that could allow bats to ingress. 3 bat activity surveys showed that a single Brown long eared bat was recorded emerging from the building form under a hip tile on the single storey extension. The House is a BAT ROOST.
Recommendations	The phase1 and 2 surveys showed that this property is being used as a bat roost by Brown Long eared bats in low numbers an application for a European Protected Species License from Natural England WILL be needed. The additional mitigation will be the addition of 2 inbuilt bat boxes will be incorporated into the new western walls. (see mitigation section)

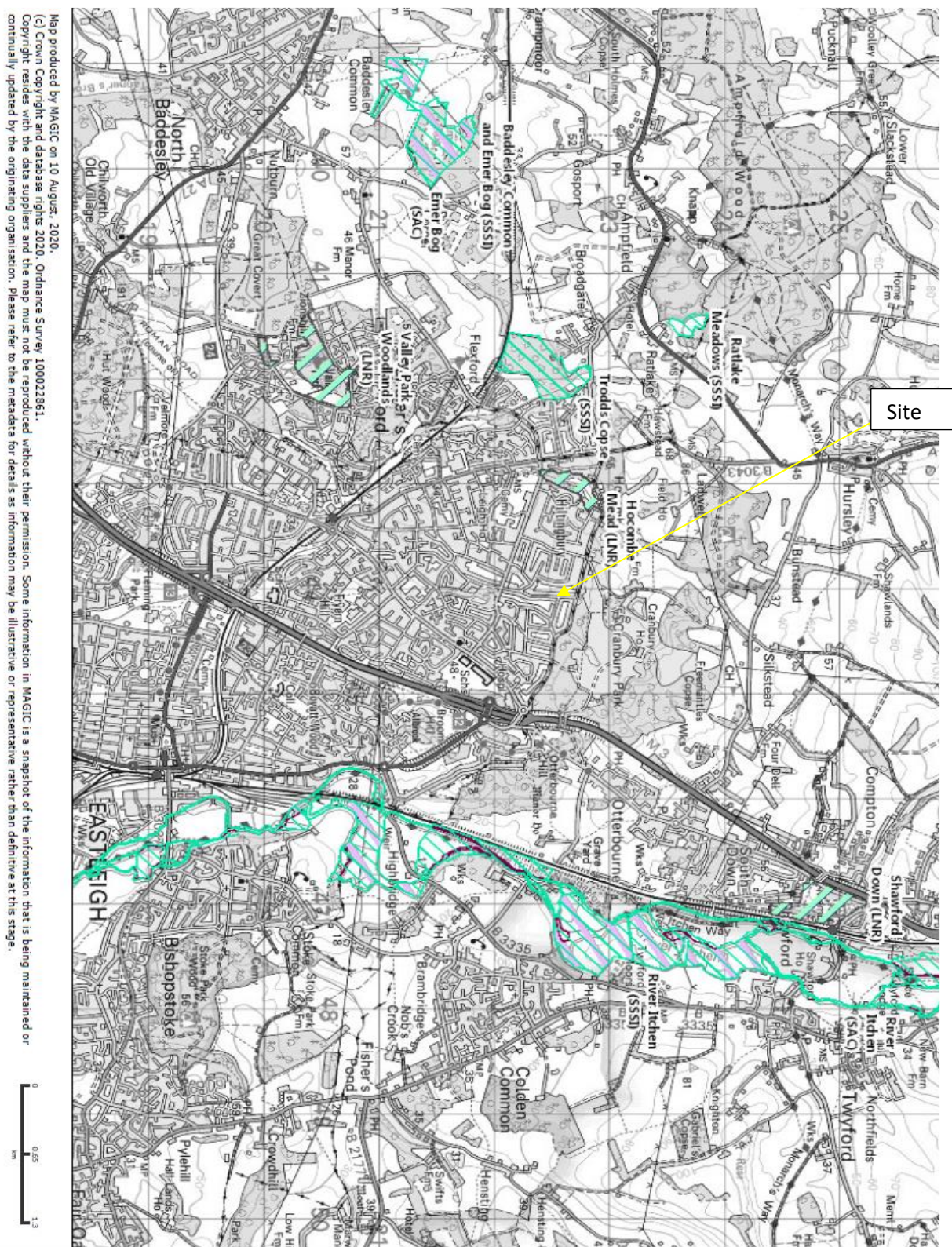
1. Introduction

- 1.1 This report was commissioned by the owners to determine if there were any ecological issues associated with the proposed extension to their property.
 - 1.2 95 Lakewood Road, Chandler's Ford, Hampshire. The national grid reference number is SU 43900 21896.
 - 1.3 95 Lakewood Road is situated in Chandler's Ford which is just north of Southampton, the property is situated on lakewood road which is lined with trees and is close to the Hiltingbury Lakes which has a lake as well as a large area of woodland. The area is very much an Urban part of Southampton.
 - 1.4 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*) and Myotis species in the area, there are known roost with in the near-by church.
 - 1.5 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)
 - 1.6 The Phase 1 and 2 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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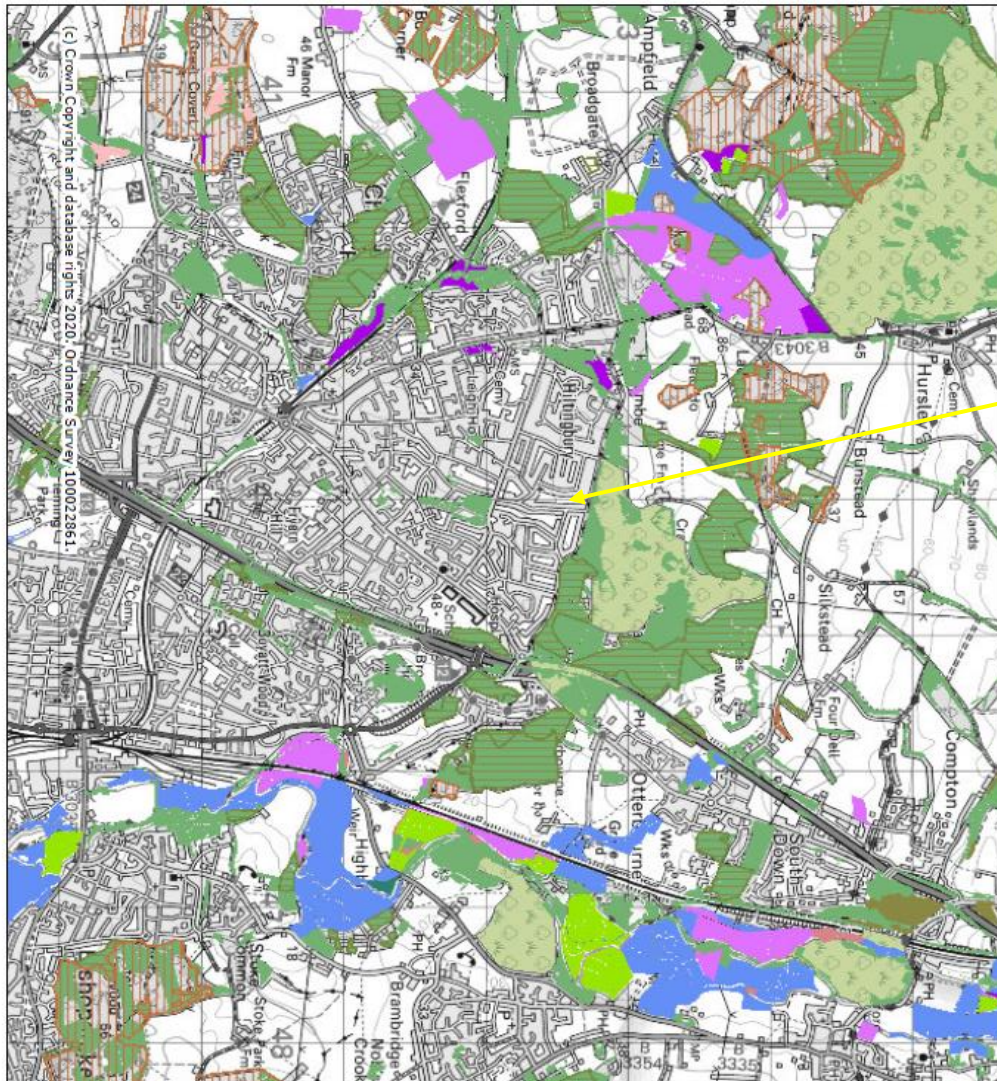
Map 1: Site Location (Magic.gov)

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Map 2: Designated sites (Magic.gov)

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Map 3: Priority Habitats (Magic.gov)

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2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of 95 Lakewood Road was undertaken on the 29th 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 house is brick built and is detached property and was built around 1950 with a small single storey side extension. The property sits within its own grounds with a large rear garden and garden and herbaceous borders at the front.
- 2.3 The front and rear garden have been cleared of overgrown vegetation and bushes.
- 2.4 There are no SSSI designated sites within 1km of the site but there are 5 within about 5km of the site, none of them will be affected by this proposed development.
- 2.5 There are no priority habitats on site, but the property is within 500m of priority woodland at the Hiltingbury lakes, there are mature trees on site but none will be affected by this proposed development.
- 2.6 There are gaps on all the elevations; eaves consist of mostly tight-fitting barge boards but there are gaps on all aspects of the building. All the tile verges are tight on the house the single storey side extension has a single gap.
- 2.7 The roof is covered in small clay plain tiles, the ridge is of similar construction they are tight fitting with no obvious gaps or holes that would allow ingress into the house.

Internal inspection (*see pictures in appendix*)

- 2.8 There is a single roof space that cover the whole of the main house, the single storey extension has no roof space. Access to the loft space was good throughout.
- 2.9 The roof floor is covered with a thick layer of insulation which goes right into the eaves. There are no obvious gaps or holes that allow light into the roof space.
- 2.10 The tiles are backed with bitumen felt, this is in good condition with no gaps or holes that would allow bats to ingress into the roof void.
- 2.11 The floor of this roof was covered in thick glass fibre insulation and there were boards to walk on throughout.
- 2.12 There were no physical signs of bats within the roof, there were also no other signs of rodents or birds in the roof void.

3 Phase 2 activity survey

3.1 Three activity surveys were undertaken to establish the use of the site by roosting and foraging bats 1 x Dawn (14/08/23) and 2 x Dusk (18/07/23 & 31/07/2023). 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	Temp h/l	Wind	Cloud	Rain
18/07/23	20:45	22:45	18.5/ 17.7	1	100%	no
31/07/23	20:40	22:25	20.5/ 18.8	0	60%	no
14/08/23	04:00	05:50	15.7/13.8	1	50%	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 bat detectors, EM touch pros or Batlogger to record any hard to identify bats.

3.4 During the first dusk survey (18/07/23) 4 species were recorded (Soprano and Common pipistrelle, Serotine and Brown Long eared bats). 1 X Brown Long eared bat was seen emerging from the single storey extension from the hip on the southeastern end. (See Figure 1) (Peter Allan, Suzie Melhuish)

3.5 During the second dusk survey (31/07/23) 3 Species of bat were recorded (Common pipistrelle, Long-eared and Serotine bats). 1 x Brown long eared bat was seen emerging from the hip of the single storey extension at the southeastern end. (See Figure 1) (Rob West, Peter Allan)

3.6 During the dawn survey (14/08/23) 3 species were recorded (Common pipistrelle, Serotine and Brown Long eared bats). 1 x Brown Long eared bat was seen re-entering the building into a gap in the hip tiles on the single storey extension at the southeastern end of the building. (See figure 2). (Rob West, Peter Allan)

- 3.7 During the activity surveys bats were seen emerging/re-entering from the building. The grounds around the house had plenty of activity on the first two dusk surveys, but the bat activity was reduced on the dawn survey.

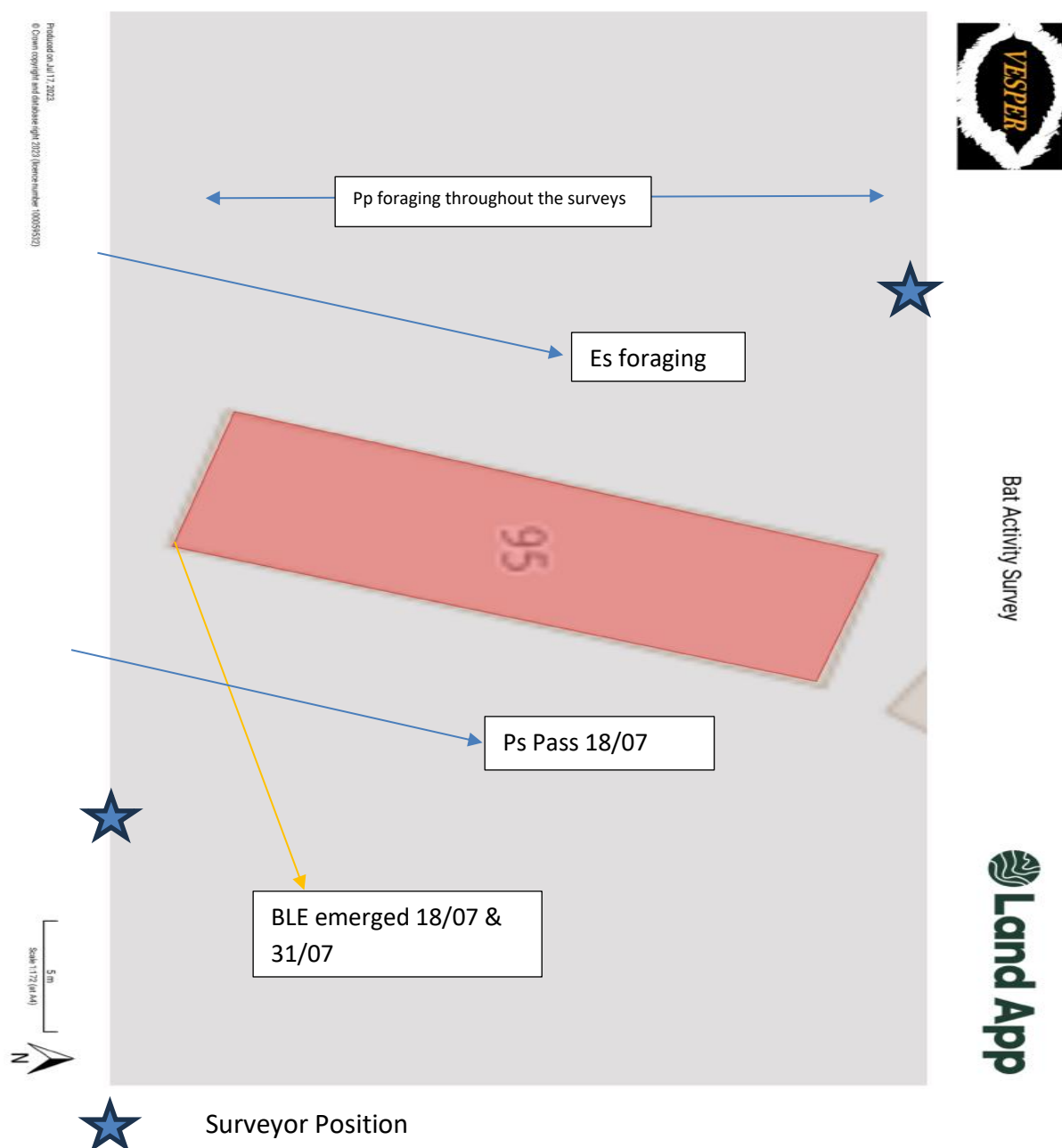


Figure 1: Dusk Surveys summary map (for the activity surveys 18/07/23 and 31/07/23)



Figure 2: Dawn Survey summary map (for the activity survey 14/08/23)

Survey conclusion

- 3.8 The preliminary and bat activity surveys carried out in 2023 by Vesper Conservation & Ecology Limited showed that building is a single brown long eared bat was seen using the building.
- 3.9 On the three activity surveys there was plenty of foraging activity around the building especially around the property gardens and surrounding areas.
- 3.10 **A Brown Long eared** bat was seen emerging/re-entering the building, as such at this time this building is considered a bat roost. This is a Nonmaternity day roost.
- 3.11 The activity surveys showed that 1 species of bat are using the building as a roost, the roost entry point is a gap in the hip tiles on the single storey extension. The proposed work will affect one of the entry points and therefore, to carry out the proposed works, a suitable mitigation strategy needs to be developed. A Protected Species Licence (PSL) in respect of bats will also be required to carry out any works affecting the bat roost. This will require an application to Natural England and can only be applied for after the grant of planning permission, as a copy will need to go with the license application.

Mitigation Strategy

- 4.1 The Phase 1 and 2 surveys have shown that 95 Lakewood Road is a bat roost used by a small number of Brown Long eared bats as a day nonmaternity roost.
- 4.2 It is not thought that the roost found here is a substantial or maternity roost and is likely to be a small number of bats roosting within the building at the western elevation above the bathroom. However, as the proposed works on the building will result in the roost being disturbed/destroyed when the new extension breaks into the existing roof structure, under the provisions of the Habitats Regulations 2010 (as amended) a Protected Species Licence (PSL) will be required to ensure the works can be undertaken lawfully (to be applied for subsequent to the grant of full planning permission).
- 4.3 As part of this Licence application, it will be necessary to demonstrate provision of a suitable mitigation strategy which will meet the three derogation tests within the Habitats Regulations.
- 4.4 In effect, there are three key elements to the mitigation strategy which is proposed here which are necessary to comply with the provisions of the legislation and licensing requirements.
- That appropriate methods are employed to ensure that bats are not at risk of killing or injury during demolition and construction works.
 - That safe roosting provision is provided within the re-developed building suitable for the maintenance of a small roost of Brown Long-eared bats.
 - That adequate provision is made for monitoring of the installed mitigation where required under the existing guidance from Natural England.

Method Statement for the Avoidance of Harm to Roosting Bats

- 4.5 There are a number of requirements which Natural England will expect to see within the Method Statement document which will be provided as part of the licence application. These will include:

Timing of Works:

- Details of the timings of works will need to be provided within the Annexed Method Statement and Work Schedule.
- Alterations to roosting areas within the building (in this case destroying the roost entry points will not normally be permitted within the most sensitive seasons, maternity and hibernation). Works within these sensitive areas will need to be carried out either during the period **March – May** or **September – November**. Prevailing weather conditions can also provide an additional constraint on these windows as overnight temperatures will be required to be in excess of 8°C.

Demolition Methods:

- Roof tiles, felt and cladding and fascia and soffits in sensitive areas will need to be removed by hand to limit the risk of injury or death to roosting bats.

Supervision and contact with contractors:

- A suitably qualified ecologist will be required to oversee sensitive sections of tile and hanging tile removal.
- A toolbox talk will need to be provided to contractors working on the roof which will include an overview of the requirement of the bat licence and advice on identifying bat presence and action required in the case of a bat being discovered. A written record of this will need to be provided to Natural England as part of the licence return report.

Provision of Alternative Roosting Opportunities

- 4.6 Due to the evidence of bats roosting in the building from the phase two surveys. Consequently, the proposed redevelopment of the property will disturb the roosting of the bats in the short term.
- 4.7 The following inclusions are therefore recommended for incorporation into the redeveloped building to keep and improve roosting opportunities: (figure 3)
- The addition of two inbuilt bat boxes into the new walls, one on the southern elevation and one on the eastern elevation. The single Brown long eared bat seen on the surveys was coming from under a tile with no obvious void behind. No internal flight area would be needed for this species at this time.
 - During the works a suitable alternative roost will need to be supplied so that any bats found during the destructive search/tile strip of the building, this should be one Schwegler 1FN bat boxes or equivalent. This will be placed in a tree or on a building within the grounds of the property at about 3m from the ground.
- 4.8 With regards to the construction of the new roofs for the extensions, Natural England will **no longer accept** mitigation strategies which include access to a roof space which incorporates breathable roofing membranes such as Tyvek within their construction. This is due to the findings of recent research which has highlighted two significant issues with these materials in bat roosting locations:
- Bats are at severe risk of entanglement, and therefore death, in the loose fibres associated with these materials
 - Oils and grease from bat fur significantly reduce the breathability and therefore functionality of these materials, in some circumstances rendering them useless.

(Please see <http://www.batsandbrms.co.uk/> for further details.)

Monitoring of Installed Mitigation

- 4.9 A key requirement of the licensing process is that mitigation installations are properly installed as per the license agreement.
- 4.10 In this circumstance, and given current guidance from Natural England, I would recommend that 1 visit is undertaken:
- A post-completion compliance check to ensure all mitigation features have been installed correctly before contractors leave the site.



Figure 3: Proposed locations of inbuilt bat boxes (Rough Locations)



Vivara Pro Build-in WoodStone
Bat Box

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: The eastern elevation



Picture 2: Showing the western elevation



Picture 3: Showing southeastern area where bats were seen emerging.



Picture 4: Showing the internal roof structure of the main house (not the single storey extension).



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