13 Satchell Lane, Hamble-le-Rice, Hampshire SO314HF

Vesper Conservation & Ecology Limited

28/03/2023

Phase 1 Bat Survey (PRA):

13 Satchell Lane,

Hamble-le-Rice,

Hampshire

SO314HF

Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

Site name and location	**13 Satchell Lane, Hamble-le-Rice, Hampshire SO31 4HF** **Grid Ref: SU 48295 06983**
Scope of works	Phase 1 bat survey undertaken on **24th March 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: • Single storey front; two/three storey side; and single and two storey rear extensions; removal of roof and provision of second floor accommodation; together with alterations to site frontage to enlarge parking area.
Summary of Surveys and evaluation	The building has medium for bat roosting as the building has gaps under the ridge, bonnet, and roof tiles.
Recommendations	It is recommended that: • At least two bat activity surveys be undertaken to ascertain if bats are using the building, if bats are seen to be using the building a third survey will be needed. The results will then inform a mitigation plan and will be needed to apply for a PSL form Natural England (these can only be applied for once planning has been granted)

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 13 Satchell Lane, Hamble-le-Rice, Hampshire SO314HF. The national grid reference number is SU 48295 06983.

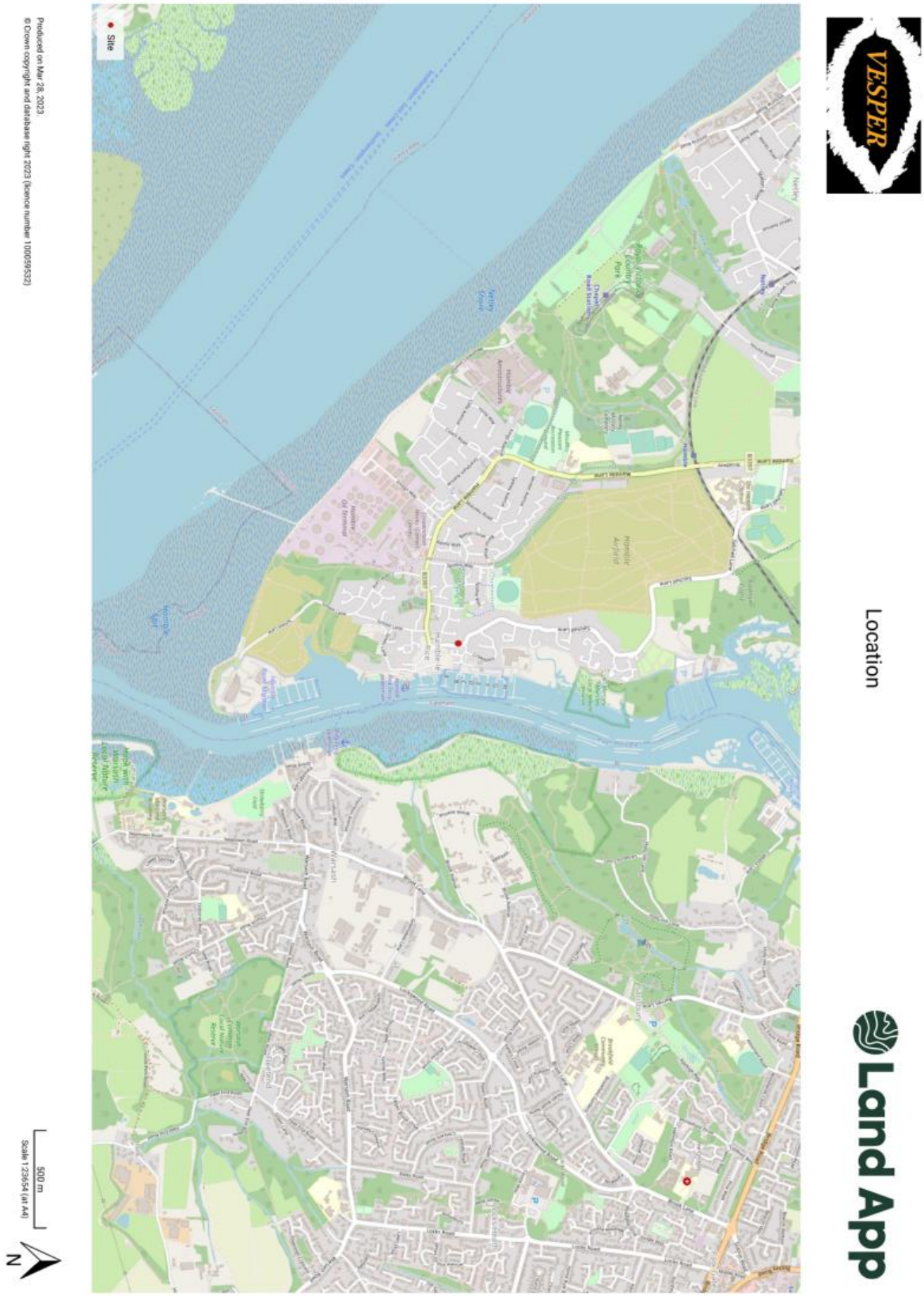
1.3 The property is situated in the Village of Hamble-Le-Rice which is southeast of the City of Southampton. (See map 1)

1.4 There is 6 designated sites within 1km of the property this is, these include two Local Nature reserves (Hook with Warsash LNR, Mercury Marsh LNR). The Other sites are Solent and Southampton RAMSAR, SSSI, SPA and the Solent Maritime SAC. (See map 2 & 3)

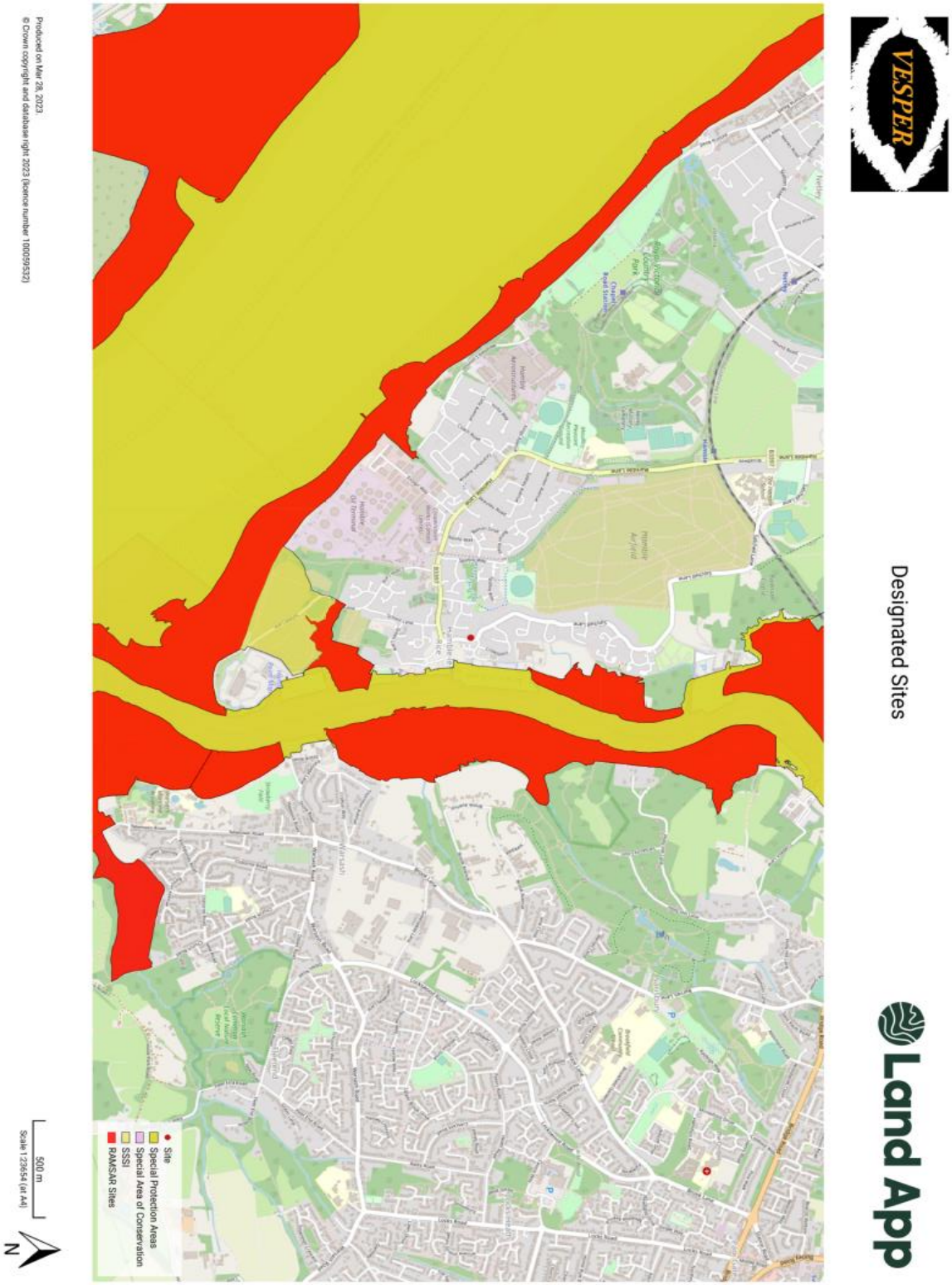
1.5 A search of data from local bat groups and information on publicly accessible data sets has shown that there are records of both pipistrelle species (***Pipistrellus pipistrellus, Pipistrellus pygmaeus)***, Long eared bats (***Plecotus auritus***), Serotine (***Eptesicus serotinus***) and Myotis species in the area, there have been no granted EPS licenses within 1km of the property. There have been EPS granted 2km plus away for the commoner species such as Common /Soprano Pipistrelle and Brwon 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).



Map 1: Site (Landapp 2023)



Map 2: Designated sites (Landapp 2023)

Map 3: Priority Habitats (Landapp 2023)

2. *Field Survey*

External Inspection:

2.1 An external inspection of the property was undertaken on the 24th March 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. Also included assessing the habitats around the property.

2.2 The house is a detached double storey house dating from the early 1900s, the building is of brick construction. The building is an L shaped building with later single-story additions to the rear as well as a conservatory, there is a car port on the north side of the building.

2.3 The window frames and doors are mostly all of a UPVC construction with a few windows being wooden, they are all tight fitting with no obvious gaps or holes that would allow ingress into the building.

2.4 The front of the property there is a small over grown garden, the garden has lots of gravel areas with concrete slabs dotted around, there is sparse vegetation throughout, there is a tarmacked drive way up to the side of the house and under the car port. The neighbouring gardens are well maintained. On one side the garden is bounded by a small wooden fence, on the other side there is a cherry laurel hedge.

2.5 The rear garden is on two levels, the area nearest the house is put down to a patio area and there are three steps up to the garden area. This area has two old and dilapidated structures one is a metal framed greenhouse the other is a wooden shed that has no roof. The garden and its boarders have been left unmanaged for some time, there has been growth of woody ruderal species such as bramble, the grass is long and there are piles of vegetation piled around the garden.

2.6 The main roof of the house is covered with small clay tiles, there are numerous gaps and lifted tiles on all elevations that could allow ingress into the building. The ridge is constructed from the same materials as the roof and there are gaps which could allow ingress into the building. The hip bonnet

tiles are missing some of there pugging and there are gaps that could allow ingress into the building.

2.7 The single storey rear extensions are covered with tight fitting slate tiles, these are all on good condition with no obvious gaps or holes that would allow ingress into the fabric of the building.

2.8 The building has a single chimney stack, the stack is in good order with no missing pugging, the lead flashing around the stack is tight with no obvious gaps or holes that would allow ingress into the building.

2.9 The eaves of the building both the original house and that of the single storey extension are tight fitting with no obvious holes or gaps that would allow ingress into the building.

Internal inspection *(see pictures in appendix)*

2.10 The building has had a room made in the roof space which has meant that the majority of the roof cannot be inspected, however there is one small roof void which was accessible and is no more than 1.3m to the ridge, there was plenty of cobwebbing trough out the roof space.

2.11 The roof void has a layer of insulation covering the floor into the eaves of the building, the gable wall in the roof space has been insulated in the past some of which is falling away.

2.12 The tiles are not backed with any membrane or felt, there is a lot of light and gaps that is coming into the roof space.

2.13 No bat droppings or other physical evidence was seen in the roof void, although access was limited to the small roof void as described.

3 Survey conclusion

3.1 The preliminary survey carried out on 24th March 2023 by Vesper Conservation & Ecology Limited showed that building has medium potential for bat roost. There is also a low potential for reptiles within the overgrown gardens.

3.2 The building on the site has a tight-fitting eaves with no obvious gaps or holes that would allow ingress. But the roof has numerous gaps on all elevations which could allow ingress into the building.

3.3 There are records of bats in the area and there have been no granted Protect Species licences within 1km of the property, But they have been granted 1.5 to 2km away these are for the more common species such as Common /Soprano Pipistrelles, Brown Long eared bats.

3.4 Due to the numbers of gaps in the roof material it is recommended that at least 2 bat activity surveys be undertaken to ascertain if bats are using the building. If bats are seen to be using the building, then a further survey would be required.

3.5 The bat activity surveys then would form a mitigation plan for the building and would be used to apply for a Protected Species licenses from Natural England. This license can only be applied for once full planning has been granted, once it is granted then a suitably qualified person would have to supervise any of the licensable works on site, ie roof stripping etc.

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:
  - to impair their ability to survive, breed, or reproduce, or to rear or nurture young;
  - to impair their ability to hibernate or migrate
  - 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.

Picture 2: Showing the rear elevation of the building.

Picture 3: Showing the tight-fitting eaves.

Picture 4: Showing the roof structure in the accessible roof void.

Picture 5: Showing the small roof void with the light coming in from outside.

Picture 6: Showing the overgrown rear garden looking towards the house.

Picture 7: Showing the overgrown front garden area.

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