
Tanglewood, Beechwood Lane,
Burley, BH24 4AS.

Phase 1 Bat Surveys:

Tanglewood,

Beechwood Lane,

Burley,

BH24 4AS



Survey and report by: Vesper Conservation & Ecology Limited

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

Vesper Conservation & Ecology Limited

Director: Robert West. Company Secretary: Stephanie West.

Registered in England No. 09643480

Registered office: Hillview Farm, Leylands Farm Business Park, Colden Common, Winchester, Hampshire, S021 1TH

Non-Technical Summary:

Site name and location	Tanglewood, Beechwood Lane, Burley, BH24 4AS Grid Ref: SU 22293 03116
Scope of works	Phase 1 bat survey undertaken on 15th December 2021 This survey is valid for a period no longer than 24 months after that a further Phase 1 will be needed to ascertain if anything has changed in that time.
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: <ul style="list-style-type: none">• To create a two-storey rear extension and remove the old single lean too extension at the front of the house.• The creation of a garden room/kitchen that incorporated the existing garage and shed.
Summary of Surveys and evaluation	The main house has bat droppings in the roof space, a sample has been taken for DNA analysis. The roof has numerous gaps that could allow ingress into the building. The garage and shed have negligible potential for bat roosting and there are no obvious bird nesting signs.
Recommendations	It is recommended that at least 3 x Phase 2 activity surveys (with 3 x surveyors) are undertaken to ascertain if bats are using the building these can only be carried in the active flight season for the bats which is between May and September. The surveys will inform the Protected Species license application. Which will be needed to lawfully undertake the proposed development.

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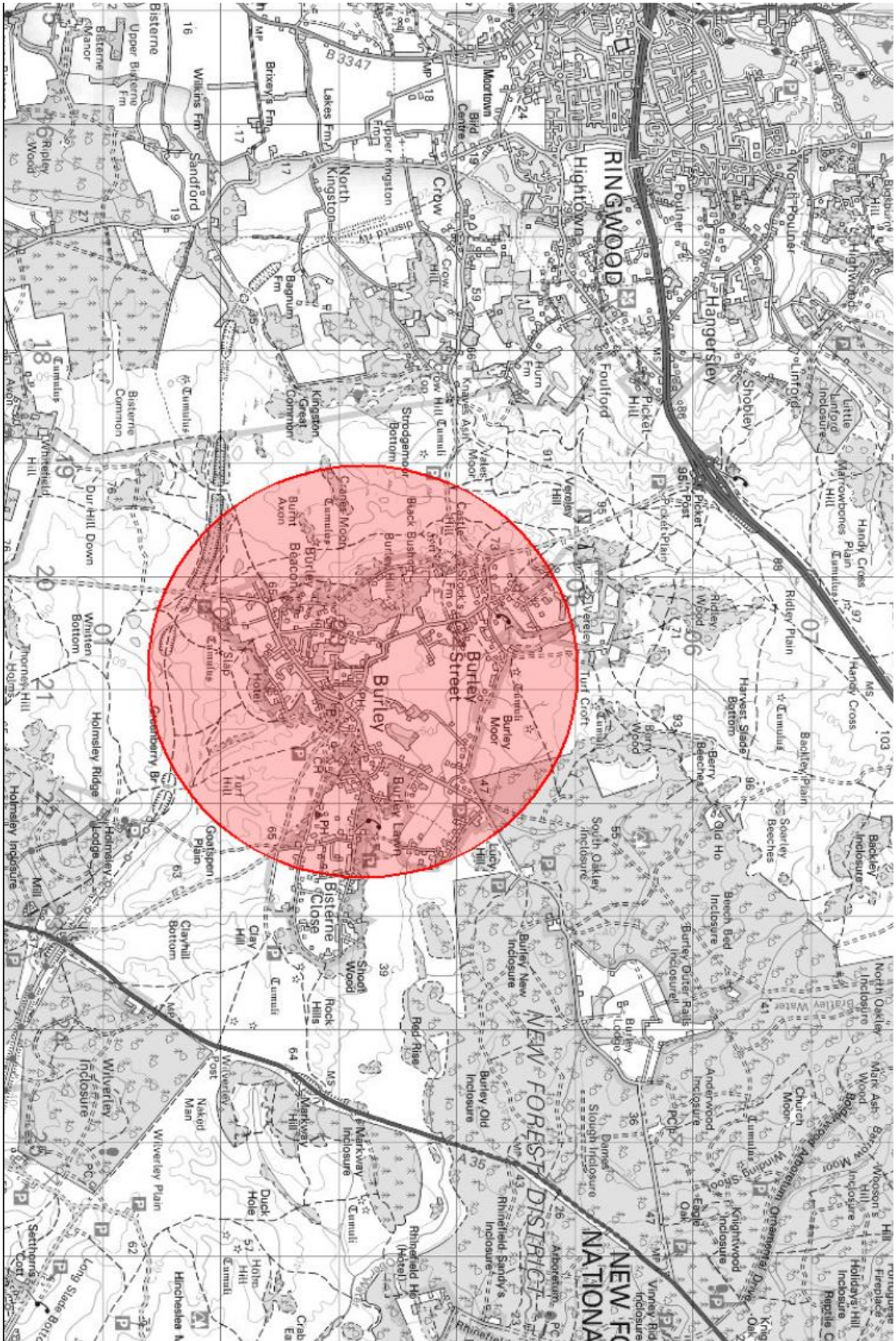
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1. Introduction

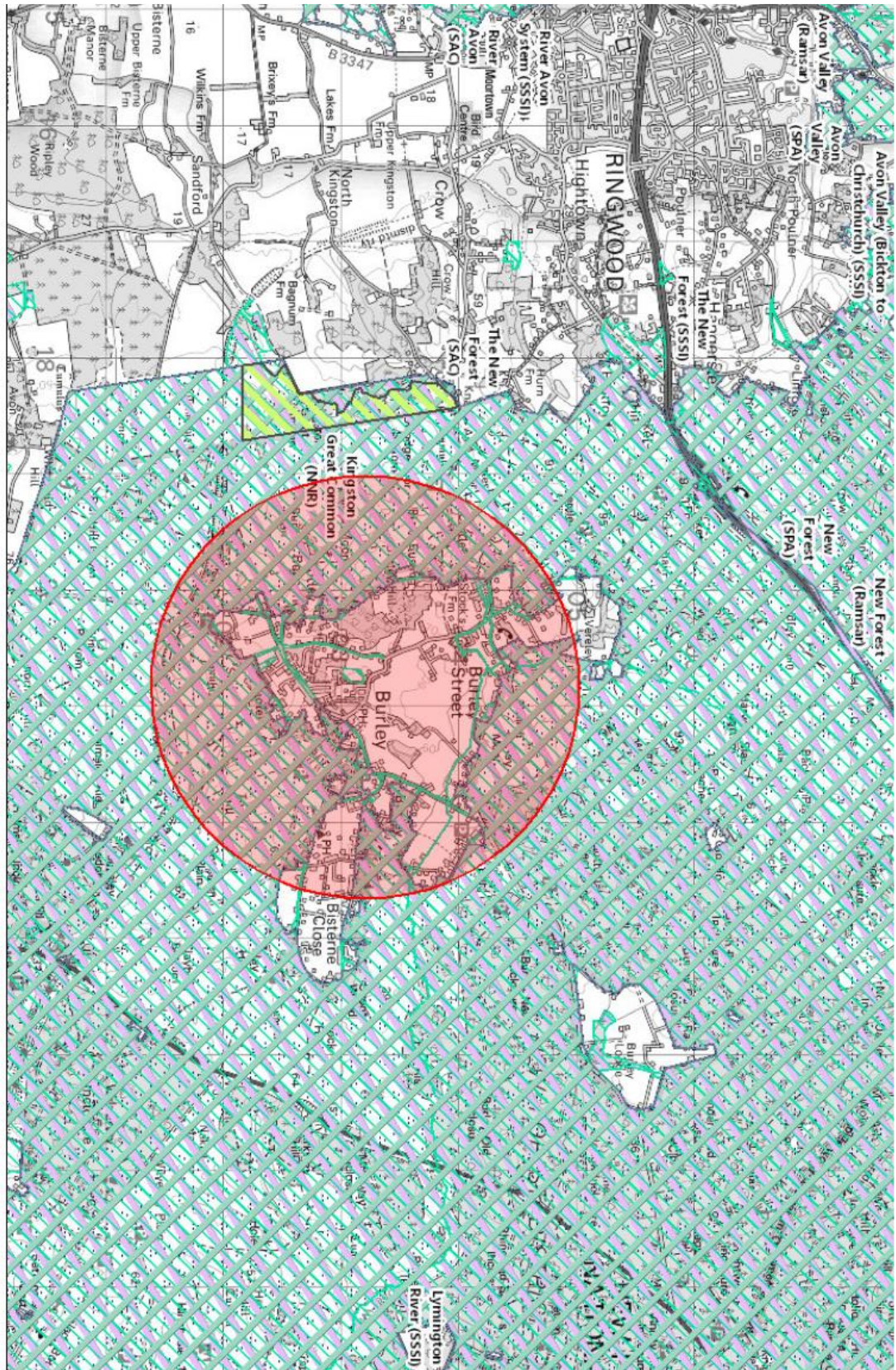
- 1.1 This report was commissioned by the Homeowner to determine if there were any ecological issues associated with the proposed redevelopment of this building.
 - 1.2 Tanglewood, Beechwood Lane, Burley, BH24 4AS. The national grid reference number is SU 22293 03116.
 - 1.3 The property is situated in the small town of Burley in the New Forest. There is good quality habitat surrounding Burley with woodlands and open heaths of the New Forest.
 - 1.4 The property is within 1km of the New Forest National Park which is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC) a Ramsar site and SSSI, the site is within 1.5km of Kingston Great Common National Nature Reserve. The small scale of the proposed application will not have an effect on the above designations.
 - 1.5 A search of data from 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 no known roosts of bats within 200m of the property.
 - 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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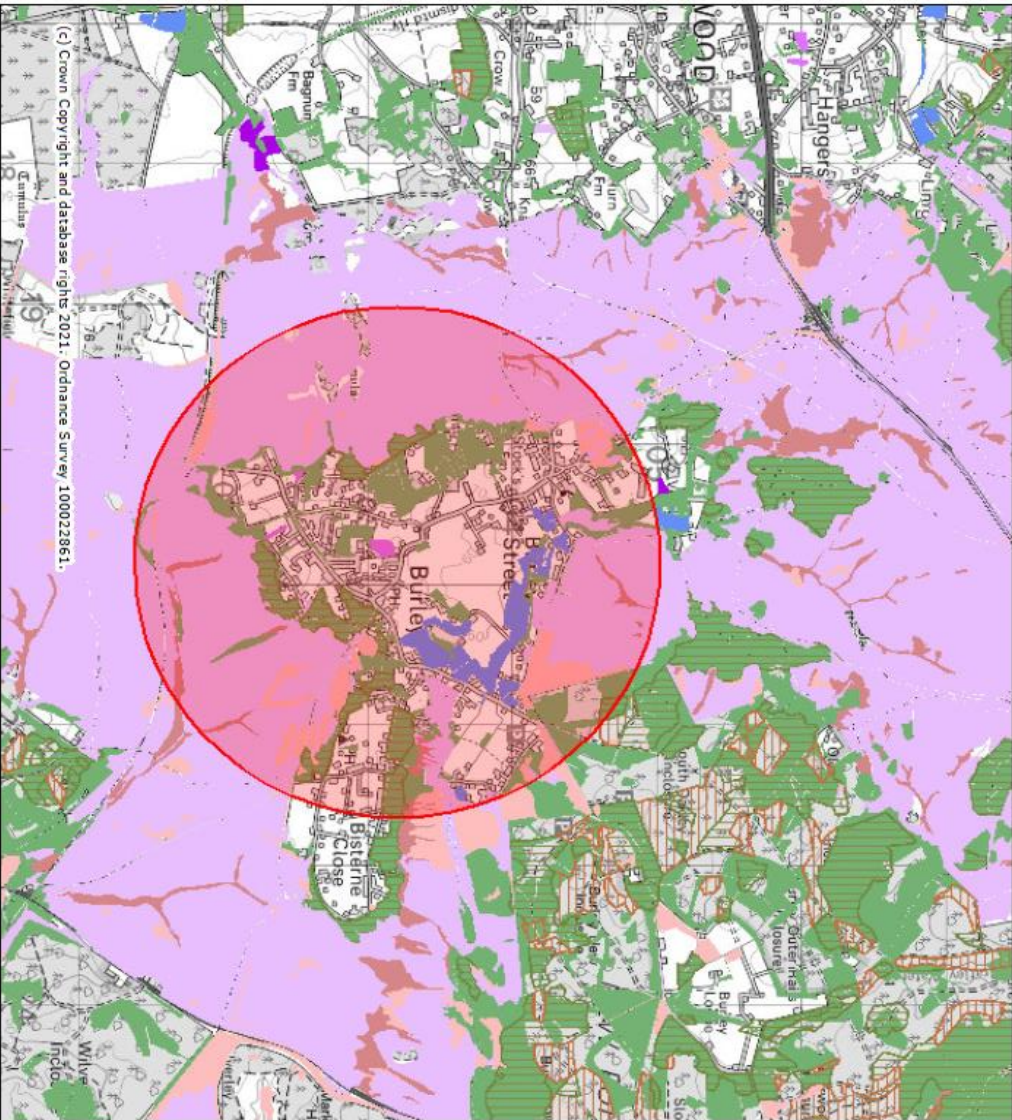
Map produced by MAGIC on 5 October, 2021.
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Map 1: Site (Magic.gov 2021)

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Map 2: Designated sites (Magic.gov 2021)



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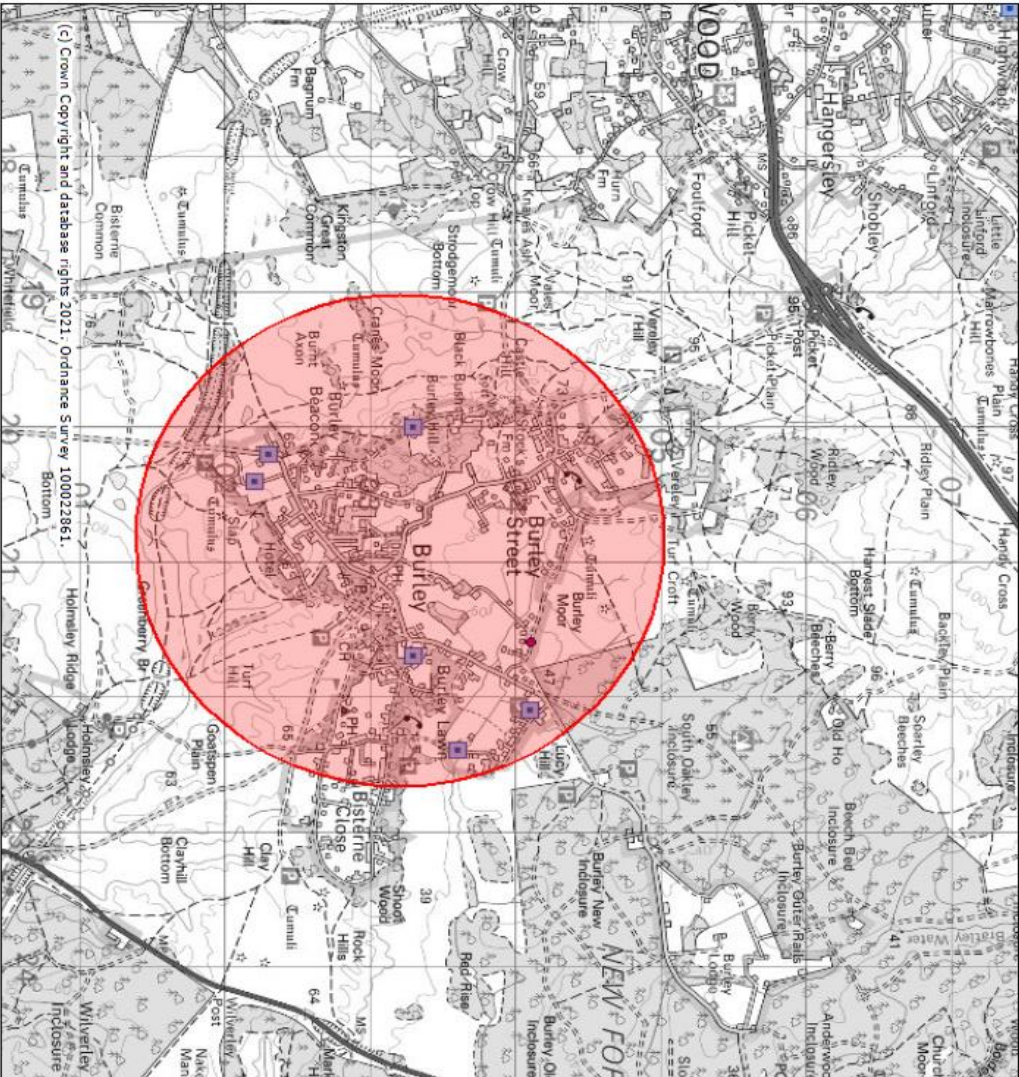
Legend

- Priority Habitat Inventory - Coastal and Floodplain
- Priority Habitat Inventory - Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Lowland Heathland (England)
- Priority Habitat Inventory - Lowland Fens (England)
- Ancient Woodland (England)
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)

Projection = OSGB36
 xmin = 414200
 ymin = 100700
 xmax = 427500
 ymax = 107200

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Map 3: Priority Habitats (magic.gov 2021)



Legend

Granted European Protected Species Applications (England)

- Amphibian
- Bat
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

● Great Crested Newt Class
● Survey Licence Returns (England)

Projection = 0.56335
 xmin = 414200
 ymin = 100700
 xmax = 427500
 ymax = 107200

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0 0.75 1.5
km

Map 4: Granted Protected Species licenses (Magic.gov 2021)

2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of the cottage was undertaken on the 15th December 2021 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 large, detached building with a parking area behind a gate and a detached garage.
- 2.3 The main two storey part of the house is brick built and it has been extended over the years with a single storey extension to the front of the property which abuts the properties boundary. The bricks have been concrete rendered.
- 2.4 The roof of the house is covered in tight fitting slate tiles, there are no obvious loose or missing tiles. The tile verges are in good order with no missing pugging or obvious gaps or holes that would allow ingress into the building.
- 2.5 The main part of the house ridge has several gaps that would allowing ingress into the building, the single storey front extension has numerous gaps along the ridge on both the rear and front elevations.
- 2.6 The eaves are tight fitting with no obvious holes or gaps that would allow ingress into the building.
- 2.7 The lead flashing around the chimneys is intact and there are no obvious holes that would allow ingress into the building.
- 2.8 The southern rear gable has tight fitting slate hanging tiles with lead flashing around the edges up and under the barge boards, there are no obvious gaps that would allow ingress.
- 2.9 The garage and shed are both in good condition with no obvious holes or gaps that would allow ingress into the structures.

Internal inspection (*see pictures in appendix*)

- 2.10 This property has a roof space that covers the whole of the main house; access was mostly throughout, there was an in accessible apart of the roof to the southern end of the building. The floor was boarded almost throughout the roof space. There is also a small access into the roof of the northern single storey extension, access was very tight so no access other than that around the hatch was done.
- 2.11 The main roof (north/south) was about 2.5m to the ridge and the eastern projection was about 1.5m to the ridge.
- 2.12 The tiles in the main part of the house are backed with bitumen felt, this is in good condition
- 2.13 The roof is constructed as a truss frame there is a ridge beam that runs east to west, even into the newer extension.
- 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 Bat droppings were seen in the larger of the two main roof areas, droppings C150 were seen under a ridge beam, these have the size and shape of Brown Long eared bats, a sample was taken for DNA analysis.
- 2.16 The roof over the single storey extension was no more than 0.7m high, the floor is covered in thick glass fibre insulation and the tiles are backed by bitumen felt which seemed intact.

Survey conclusions

- 2.1 The preliminary survey carried out on 15th December 2021 by Vesper Conservation & Ecology Limited showed that this building is been used as a bat roost. There are also numerous gaps in the roof that could allow ingress into the building.
- 2.2 This is due to the fact that this property has bat droppings with n the main roof space.
- 2.3 There are records of bats in the area and there have been EPSL mitigation licenses with in 500m of the site for Common Pipistrelle. The site is in good quality habitat for roosting and foraging bats.
- 2.4 As the proposed works will affected potential roosting areas then bat activity surveys will be needed these can only be undertaken between May and September. They have to be at least 2 weeks apart and undertaken in good weather conditions.
- 2.5 The proposed works to the existing garage and shed area will not effect any potential bat roosting areas and the ground around is unsuitable for any other species.
- 2.6 The area of the proposed two storey rear extension will not affect any reptile, bird habitat.

Recommendations

- 3.1 It is recommended that 3 x bat activity survey will be needed with at least 3 surveyors to be used to cover all possible angles of the building.
- 3.2 The activity surveys will inform and be part of a mitigation strategy so that no loss of roosting opportunities will occur, the likelihood is that the proposed works will need a Protected Species License from Natural England. This can only be applied for once the planning permission has been granted.

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 northern elevation, the single storey extension



Picture 2: Showing the rear, southern elevation.



Picture 3: Showing the western elevation of the property



Picture 4: Showing the eastern elevation.



Picture 5: Showing the internal roof space



Picture 6: Showing the bat droppings on the insulation



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