
Shotters Cottage, Shotters Lane,
Newton Valance, GU34 3RJ.

Phase 1 Bat Surveys:

Shotters Cottage,

Shotters Lane,

Newton Valance,

GU34 3RJ



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

Site name and location	Shotters Cottage, Shotters Lane, Newton Valance, GU34 3RJ Grid Ref: SU 71707 32856
Scope of works	Phase 1 bat survey undertaken on 16th May 2022 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">• No Plans have been seen before the survey
Summary of Surveys and evaluation	The house has bat droppings in the two older roof spaces, samples have been taken for DNA analysis. The roof has numerous gaps that could allow ingress into the building.
Recommendations	It is recommended that at least 3 x Phase 2 activity surveys (with 4 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. These surveys will inform the Protected Species license application. Which will be needed to lawfully undertake the proposed development.

Vesper Conservation & Ecology Limited

Director: Robert West. Company Secretary: Stephanie West.

Registered in England No. 09643480

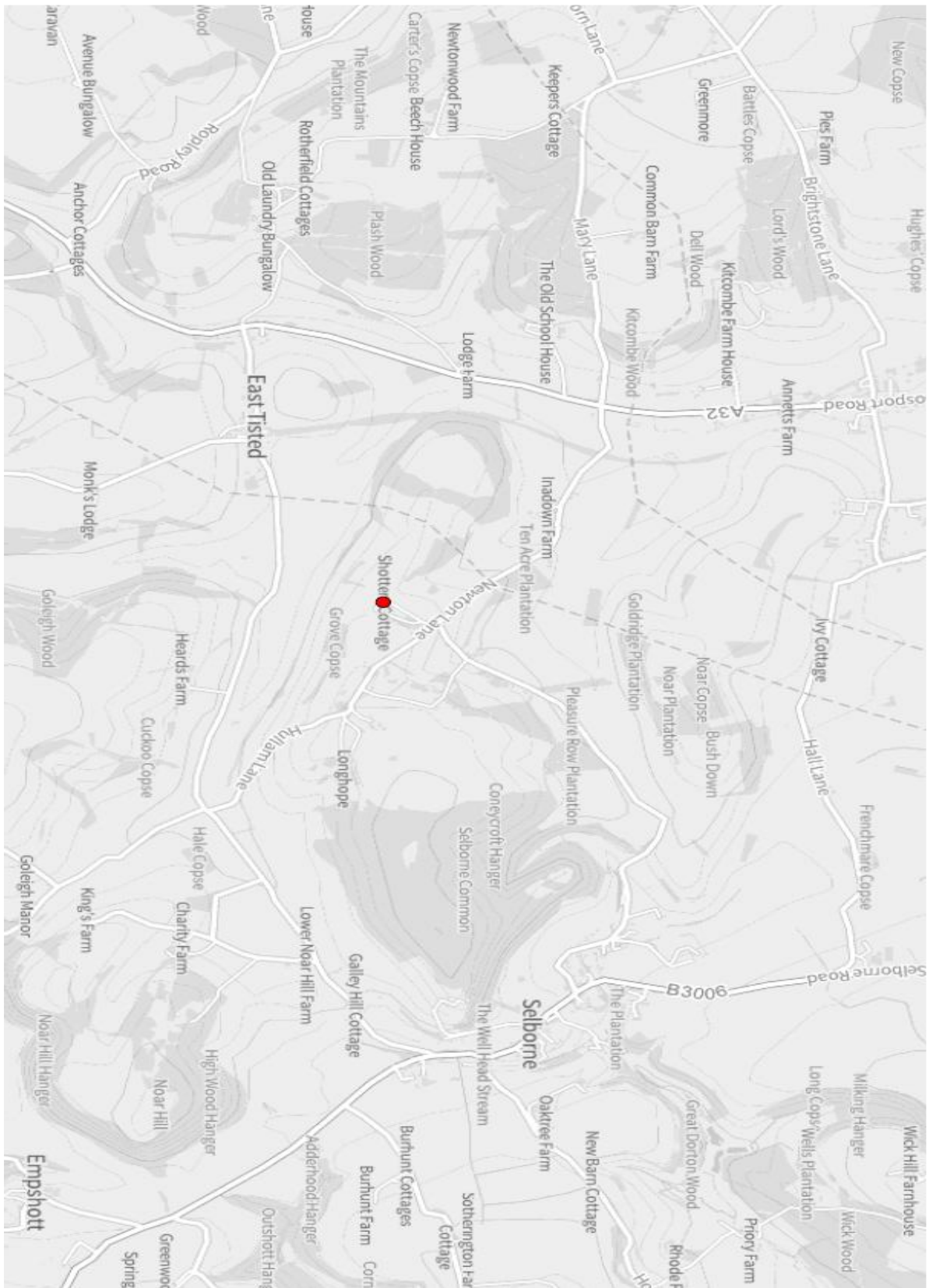
Registered office: Hillview Farm, Leylands Farm Business Park, Colden Common, Winchester, Hampshire, SO21 1TH

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 Shotters Cottage, Shotters Lane, Newton Valance, GU34 3RJ. The national grid reference number is SU 71707 32856.
 - 1.3 The property is situated on the edge of the small Hampshire Village of Newton Valance near Alton.
 - 1.4 There are no designated sites within 1km of the site, the nearest is 1.5km to the east which is Selborne Common SSSI which is also part of the East Hampshire Hangers SAC. There are no property habitats on site, the closest property habitats are to the south of the site and are semi natural ancient woodlands within the arable landscape.
 - 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 two granted protected species licences within 1km of the site one is for Hazel Dormouse and the other is for bats (Common pipistrelle 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 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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Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only)	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted from Collins 2016)

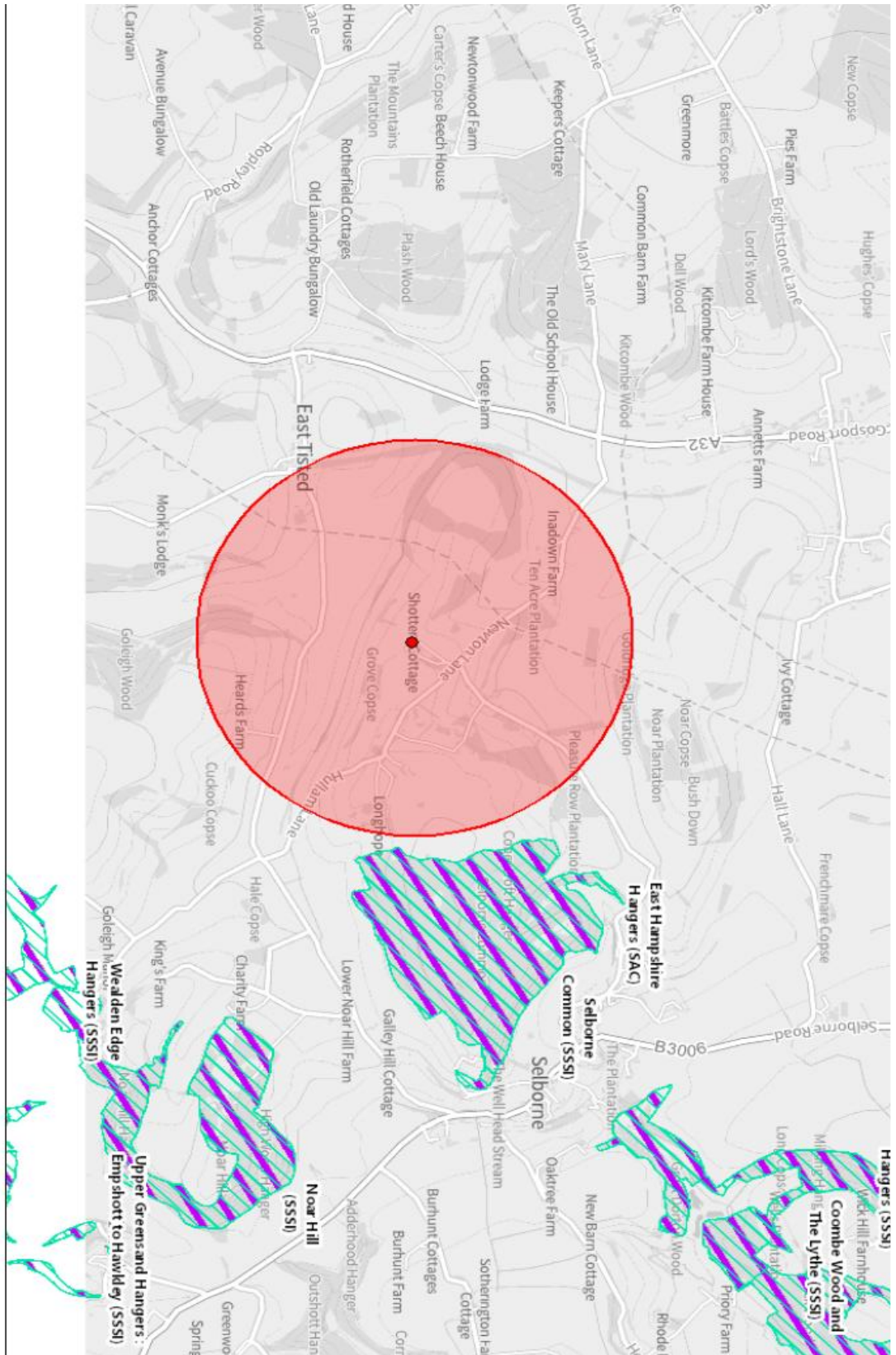


Map 1: Site (Magic.gov 2022)

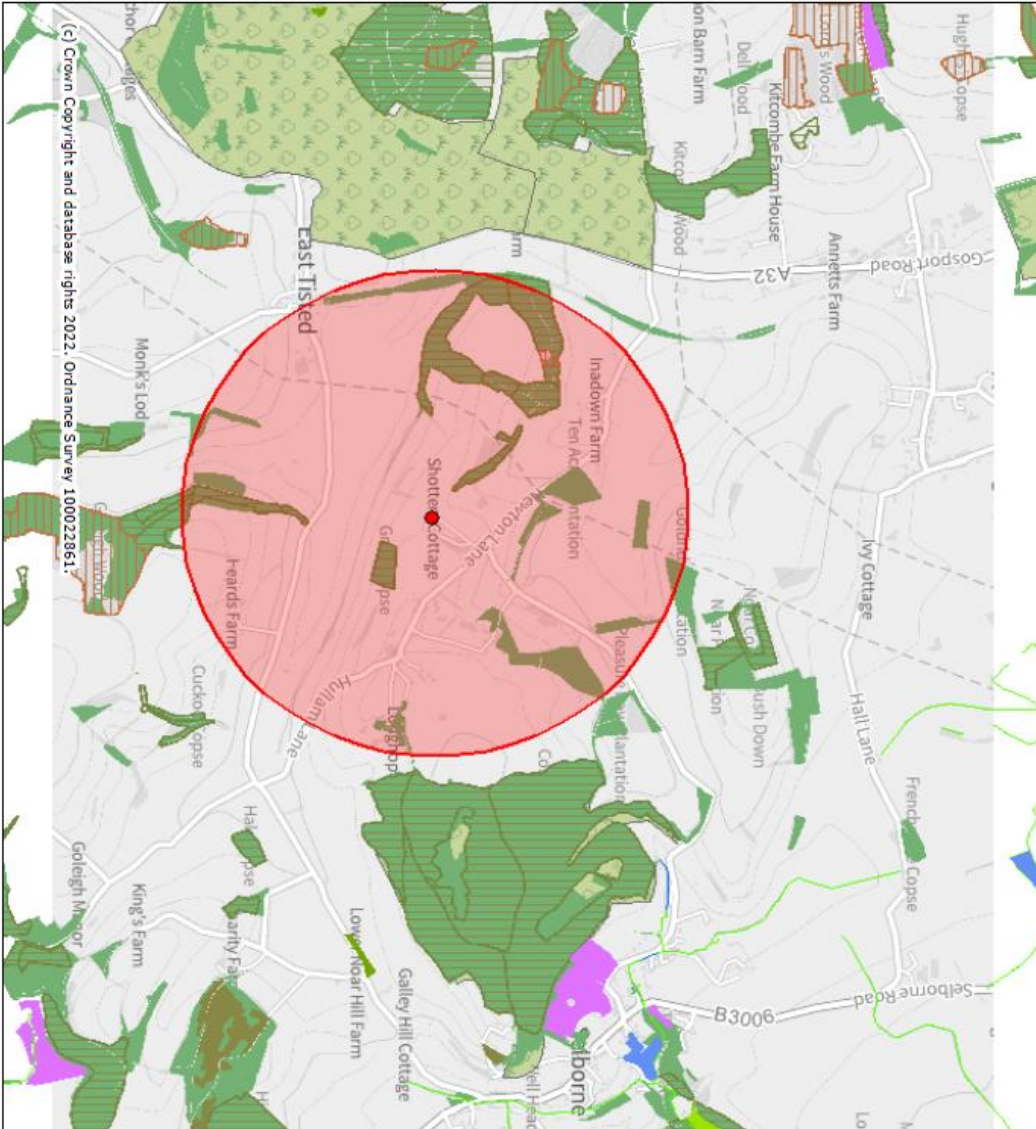
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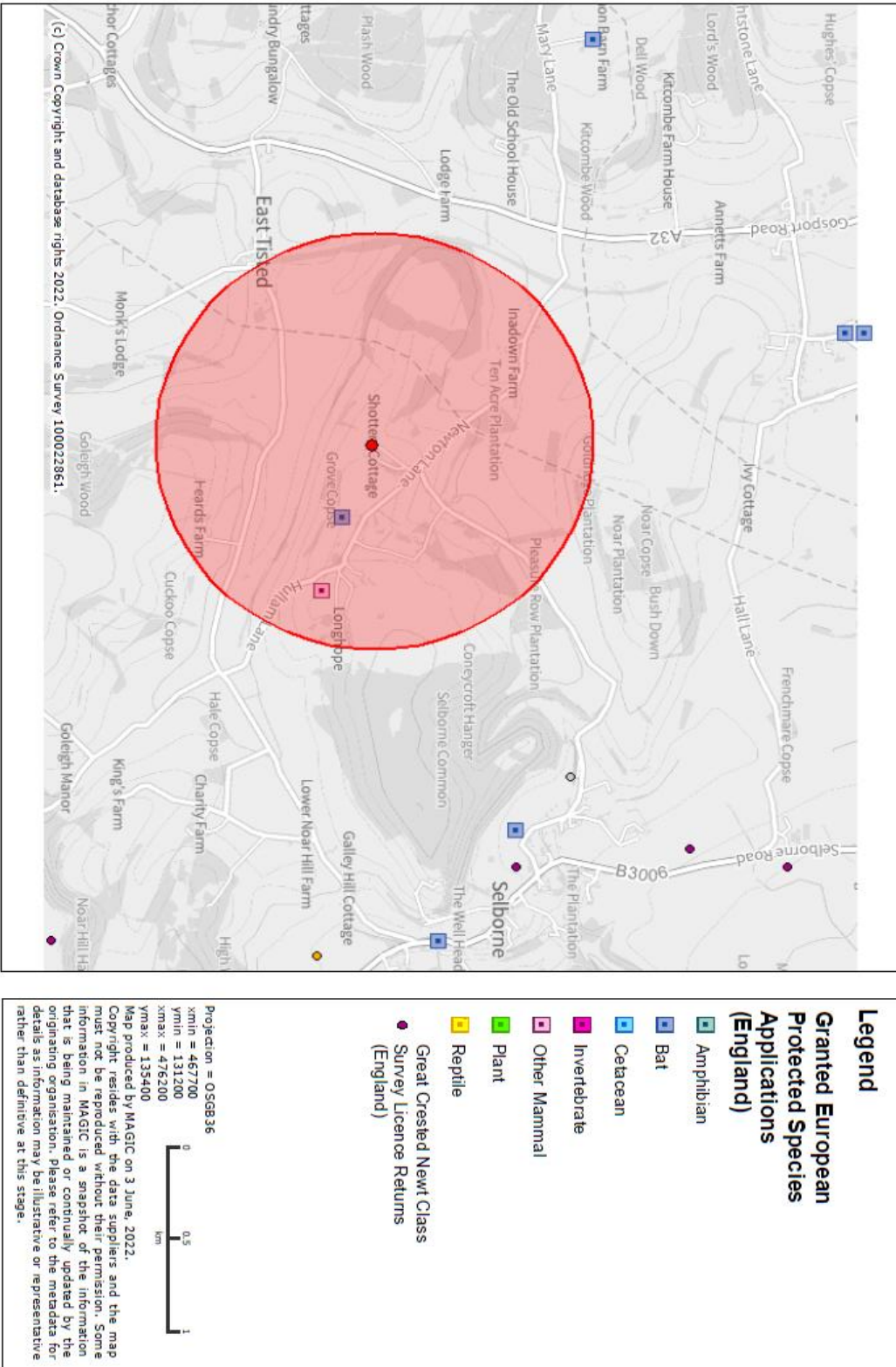
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Map 2: Designated sites (Magic.gov 2022)



Map 3: Priority Habitats (magic.gov 2022)



Map 4: Granted Protected Species licenses (Magic.gov 2022)

2. Field Survey

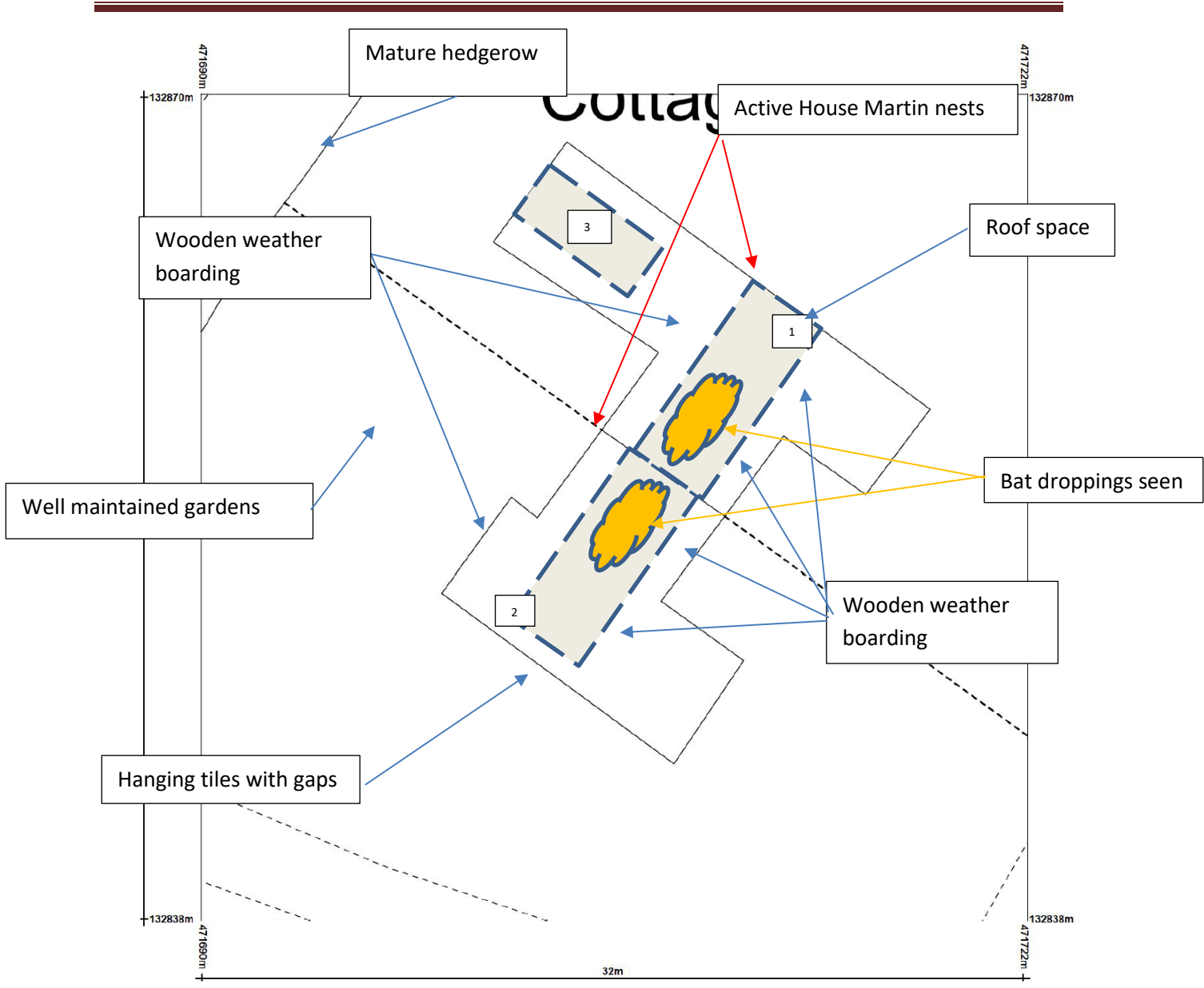
External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of the property was undertaken on the 16th May 2022 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 detached building (it used to be two separate properties) with a parking area to the northern side of the building. The house dates from the mid-1900s in style, with an extension to the north-western elevation.
- 2.3 The garden wraps around the property with a mature hedge on the western boundary, there are a number of mature trees dotted around the garden. There are a couple of newly planted hedgerows around the other boundaries.
- 2.4 The roof of the house is covered in small clay tiles, there are numerous gaps on all elevations that could allow ingress into the building. The newer extension is covered in the same type of tiles, but they are newer with fewer gaps over the roof.
- 2.5 The ridge is made from the same material as the roof and there are gaps along the ridge on both the western and eastern elevations. The newer extension has a mansard roof arrangement so has no single ridge.
- 2.6 The southern wall is covered in hanging tiles, these tiles have numerous gaps and holes that would allow ingress into the fabric of the building.
- 2.7 There are four dormer windows to the rear of the property they all have wooden weather boarding, there are numerous gaps and holes that would allow ingress into the building.
- 2.8 The two gable ends on the western elevation have wooded cladding, this wooden cladding has numerous gaps that would allow ingress into the building.

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- 2.9 The eaves are tight fitting with no obvious holes or gaps that would allow ingress into the building. The eaves have at least 5 active House martin nests on the northern and western elevations
 - 2.10 The lead flashing around the chimneys is intact and there are no obvious holes that would allow ingress into the building.
 - 2.11 The external inspection showed that this building has a high potential for bats to be roosting within its structure.

Internal inspection (*see pictures in appendix*)

- 2.12 This property has a three (3) different roof spaces that cover the whole of the house; access was easy in the older parts of the building; the newer roof space was difficult to access.
- 2.13 The roof spaces 1 and 2 cover the older parts of the building, both of these spaces had bat droppings. The tiles of the house are backed with bitumen felt, this is in good condition The roof is constructed as a truss frame there is a ridge beam that runs east to west.
- 2.14 The floor of the roofs 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 scattered throughout both roof spaces, the droppings are of a small size suggesting pipistrelle species, some have been collected for DNA analysis.
- 2.16 The newer extension roof space was difficult to access due to the height of the roof (the mansard roof) with only about 50cm to access, the whole of this roof was not surveyed. But from what was surveyed the tiles are backed with felt which is in good order there are no obvious physical signs of bats with in this roof space.
- 2.17 The internal inspection of this property showed that bats **are using the building as a roost.**

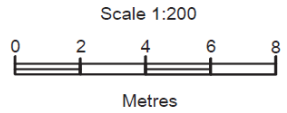


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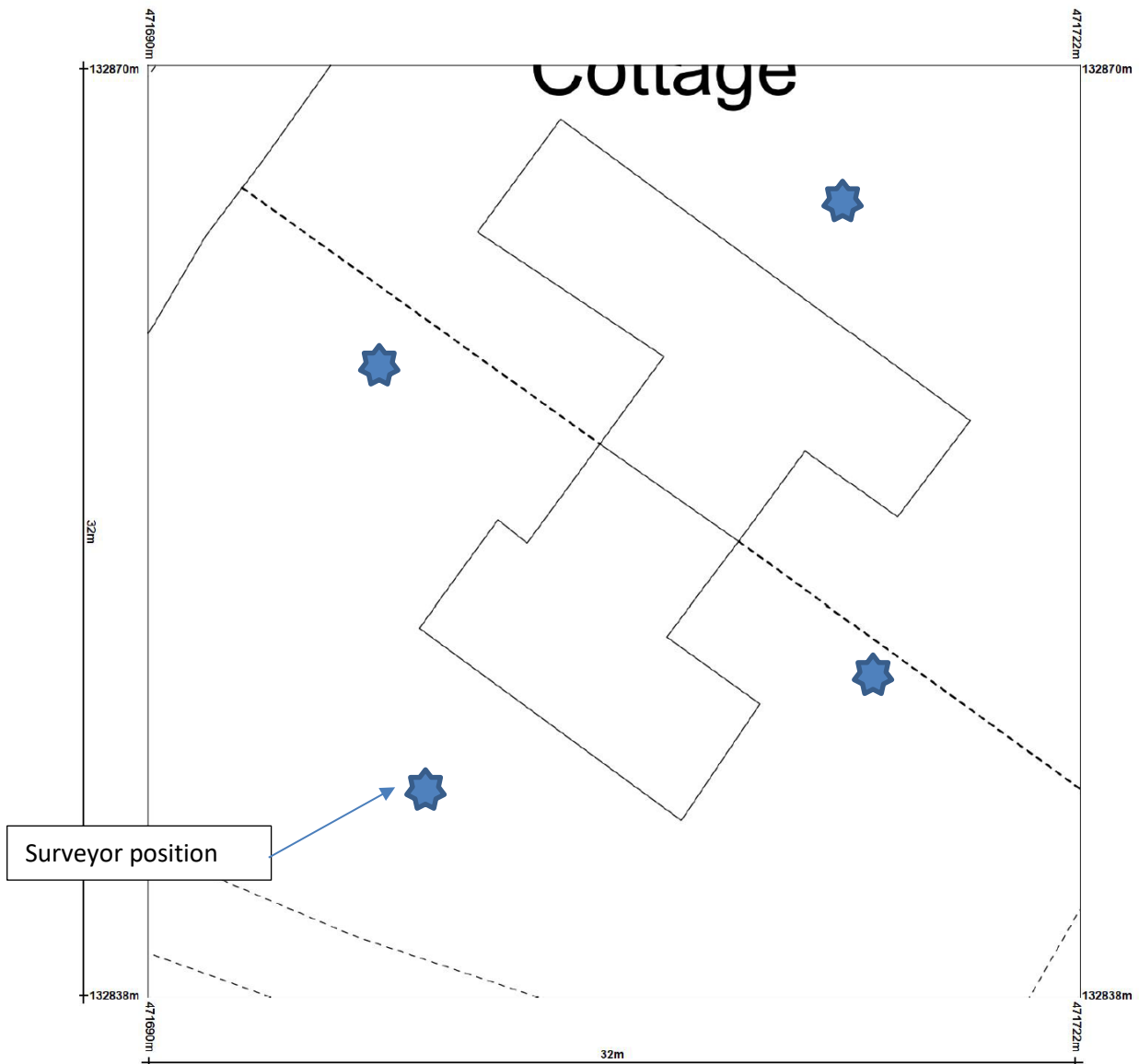
Figure 1: Phase 1 bat survey results

Survey conclusions

- 2.1 The preliminary survey carried out on 16th May 2022 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 within two of the roof spaces that cover the main house.
- 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 and Brown Long eared bats. 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 extension to the building will not affect any reptile or Great Crested newt (or other amphibian) or bird nesting habitat.

Recommendations

- 3.1 It is recommended that 3 x bat activity survey will be needed with at least 4 surveyors to be used to cover all possible angles of the building, see figure 2.
- 3.2 Surveys will be carried out either at dusk or before dawn to understand how the building is being used by bats and where the roost entry points are.
- 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.



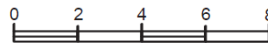
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Figure 2: Showing the proposed surveyor positions

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 western elevation



Picture 2: Showing the eastern elevation.



Picture 3: Showing the southern elevation of the property



Picture 4: Showing the active House Martin nests on the western elevation



Picture 5: Showing the internal roof space of roof space 1 and 2 both very similar



Picture 6: Showing the bat dropping on top of the floor boarding



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