



Denny Cottage, Denny Wood, Lynhurst, SO43 7FZ

Phase I Bat Report

Prepared on behalf of Vincent Batty

September 2022

Town Planning | Architecture | Urban Design | Ecology

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**Denny Cottage
Ecology 8091
Version 01**

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1.0 Executive Summary

- 1.1 The Client is proposing to apply for planning permission for construction of a balcony on the southern elevation of Denny Cottage, Lyndhurst. Pro Vision were commissioned to provide the ecological assessment for this application.
- 1.2 The building recorded on site was assessed in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2016). The survey was limited to the proposed works footprint only. No bats or evidence of bats was observed during the survey.
- 1.3 The proposed works area is well-sealed. It is considered the proposed works will not impact a bat roost or potential bat roosting features.
- 1.4 The site presents an opportunity to enhance the site by providing additional roosting sites for bats, in compliance with national and local planning policy.

2.0 Introduction

Background

- 2.1 Pro Vision Ecology were commissioned in August 2022 to carry out a Phase I bat survey of an existing residential dwelling at Denny Cottage, Denny Wood, Lynhurst, SO43 7FZ. For the Site location refer to **Appendix A**. This report will contribute to a forthcoming planning application to be submitted by the Client to New Forest District Council for planning consent for development of the building.
- 2.2 The current proposals for Denny Cottage are to construct a balcony on the southern elevation.
- 2.3 This report summarises the findings of the initial phase I bat survey. The results set out within this report are valid for one year from the issue date.

Site Description

Surrounding area

- 2.4 The application site at Denny Cottage is located east of Lyndhurst. Immediately adjacent to the northeast of the site is a broad-leaved woodland and the rest of the property is surrounded by grassland.

Development site

- 2.5 The site comprises one residential property with associated amenity garden.

Brief

- 2.6 To conduct a Phase I Bat Assessment of an existing residential dwelling at Denny Cottage and to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.7 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, inter alia, to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;
 - to affect significantly the local distribution or abundance of that species; or
 - damage or destroy a breeding site or resting place of any such animal; or
 - intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
 - intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.
- 2.8 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:
- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
 - Lesser horseshoe bat (*Rhinolophus hipposideros*);
 - Bechstein's bat (*Myotis bechsteinii*);
 - Barbastelle (*Barbastella barbastellus*);
 - Greater mouse-eared bat (*Myotis myotis*).
- 2.9 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Desk Study

- 3.1 A search was undertaken to obtain records of granted EPSM bat licences within two kilometres of the development, using the DEFRA interactive website MAGIC.

Phase I Bat Survey

- 3.2 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the building was conducted by CL20 bat licence holder Alex Hannam ACIEEM (licence number available upon request) on the 23rd August 2022. The weather conditions during the survey were an ambient temperature of 18°C, 8/8 cloud cover and 1/12 wind. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2016) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Potential	Criteria
Negligible	Negligible features on site likely to be used by bats
Low	Potential features present which may support low numbers of bats irregularly but no suitable features for regular use by large numbers of bats.
Moderate	A building with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition, and habitats present. Unlikely to support a roost of high conservation value.
High	A building with one or more potential roost sites that are suitable for use by a large number of bats on a regular basis.

4.0 Results and Analysis

Desk Study

- 4.1 The DEFRA run website, MAGIC, was consulted for a list of granted European Protected Species (EPS) licences. No records of granted EPS licences within two kilometres of the site were returned.
- 4.2 Despite the lack of records returned it is considered highly likely bats will be roosting in the vicinity within the adjacent woodland which contained suitable roost features. It is also considered likely that bats might use the site for foraging, commuting, and roosting if suitable habitat and roosting locations are present.

Phase I Bat Survey

External inspection

- 4.3 The property comprises a chalet bungalow with a single storey conservatory on the southern elevation (**Figure 1**). The building is constructed from brick with a white render with a pitched and hipped roof comprising slate roof tiles and concrete ridge tiles.



Figure 1: Southern elevation and single storey extension

- 4.4 The roof was in good condition with no lifted tiles or missing mortar identified in the proposed works area (**Figure 2**). Some lifted slates and missing mortar were recorded in other areas of the building, however, these are outside the works area and will not be impacted (**Figure 3**).



Figure 2: Roof tiles in the proposed works area. **Figure 3:** Lifted roof tiles around chimney

- 4.5 The window soffits were uPVC and are all in good condition with no gaps recorded.
- 4.6 Lead flashing was present around the dormer window and chimney, and this was well sealed and sat flush to the roof tiles.
- 4.7 A flat bitumen roof was present on the dormer window which transitioned into slate roof tiles on the pitched sections. The roof was in good condition and well-sealed

Internal inspection

- 4.8 As the building is a chalet bungalow there is no roof void and any flank voids were not accessible.
- 4.9 There are some features suitable to support low numbers of bats therefore the building is considered to hold **low potential** to support roosting bats. However, these were recorded away from the proposed works area. The proposed works are minor alterations to the property, and it is considered highly unlikely any works will impact the potential roost features identified. No further surveys are required.

5.0 Requirements and Recommendations

- 5.1 The property at Denny Cottage is considered to hold **low potential** for roosting bats. However, the suitable roost features identified were recorded away from the proposed works area. The proposed works are minor alterations to the property, and it is considered highly unlikely any works will impact the potential roost features identified.
- 5.2 If a bat is unexpectedly encountered works should stop, the roosting feature re-instated (if safe to do so without harming the bat) and an ecologist contacted for further advice.

Enhancement Measures for the Proposed Development

- 5.3 In accordance with the Natural Planning Policy Framework (NPPF, 2021), development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. To secure net gains the following measures can be included within the development design:
- A bat box should be installed within the garden of the property. It is not considered appropriate to install an integrated bat roosting feature in this instance as it will be subject to disturbance from residents using the balcony.

6.0 References and Bibliography

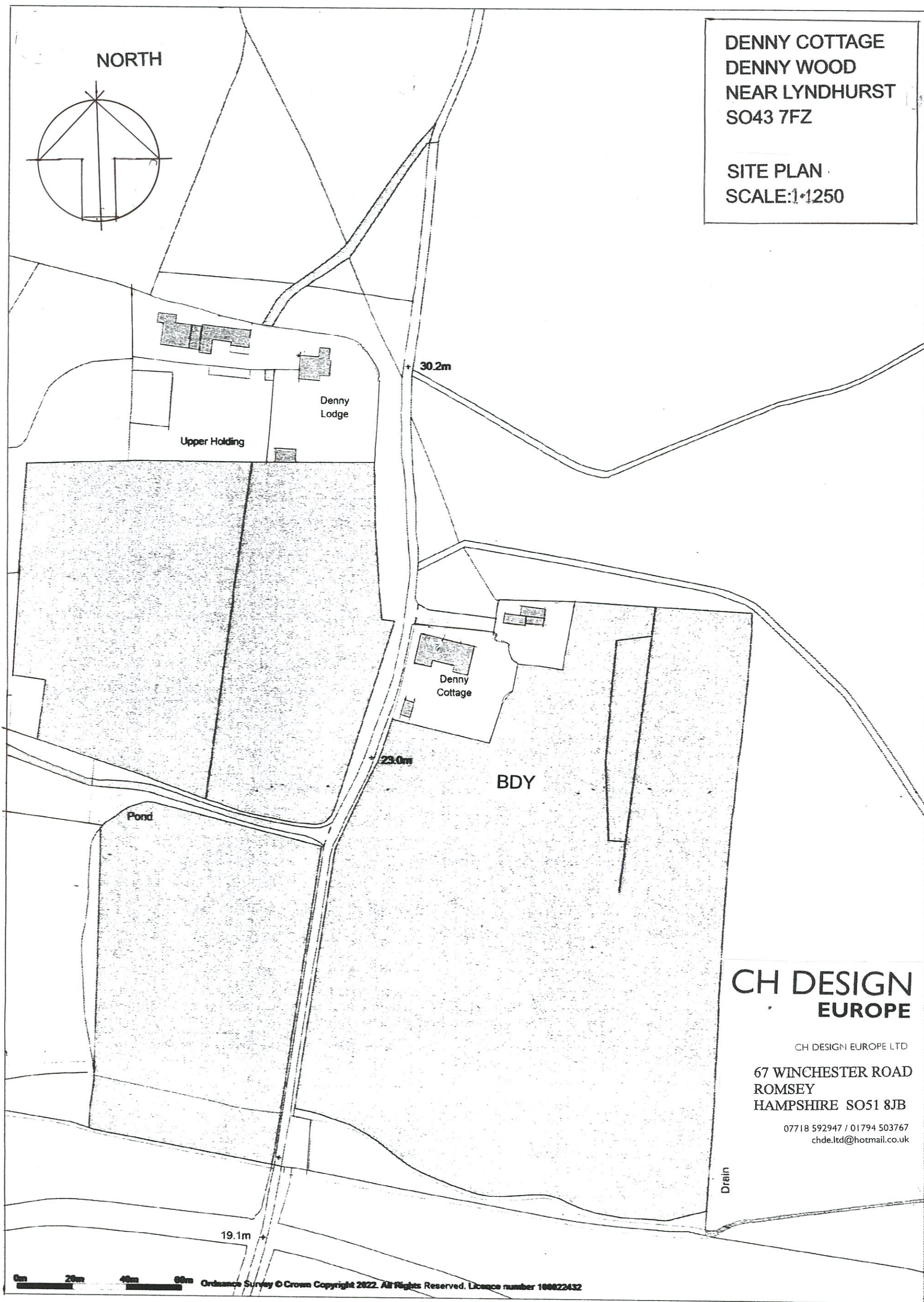
Collins, J (Ed) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd ed.). Bat Conservation Trust, London.

JNCC (2004). Bat Workers Manual 3rd Edition. JNCC.

National Planning Policy Framework (2021). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

Appendix A: Site Location



DENNY COTTAGE
 DENNY WOOD
 NEAR LYNDHURST
 SO43 7FZ

SITE PLAN
 SCALE:1:1250

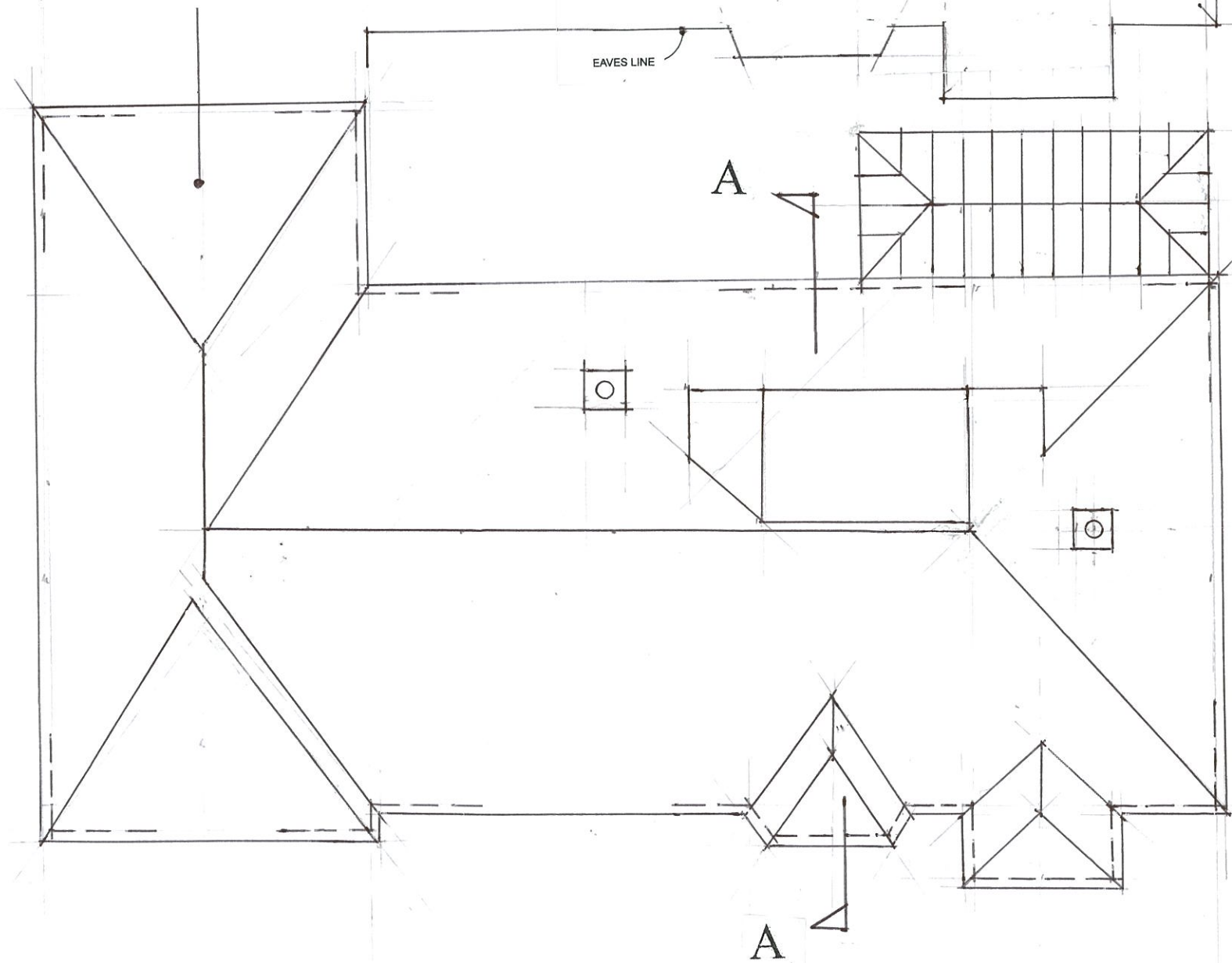
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0m 20m 40m 60m Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432

Appendix B: Proposals

EXISTING ROOF PLAN
SCALE: 1:100



CONSERVATORY

EAVES LINE

STUDY

LOFT SPACE PLAN
SCALE: 1:50

AREA OF PITCHED ROOF
SEE PHOTOGRAPHS

AREA 6

EAVES LINE

A

A

EXISTING FIRST FLOOR
PLAN
SCALE: 1:100



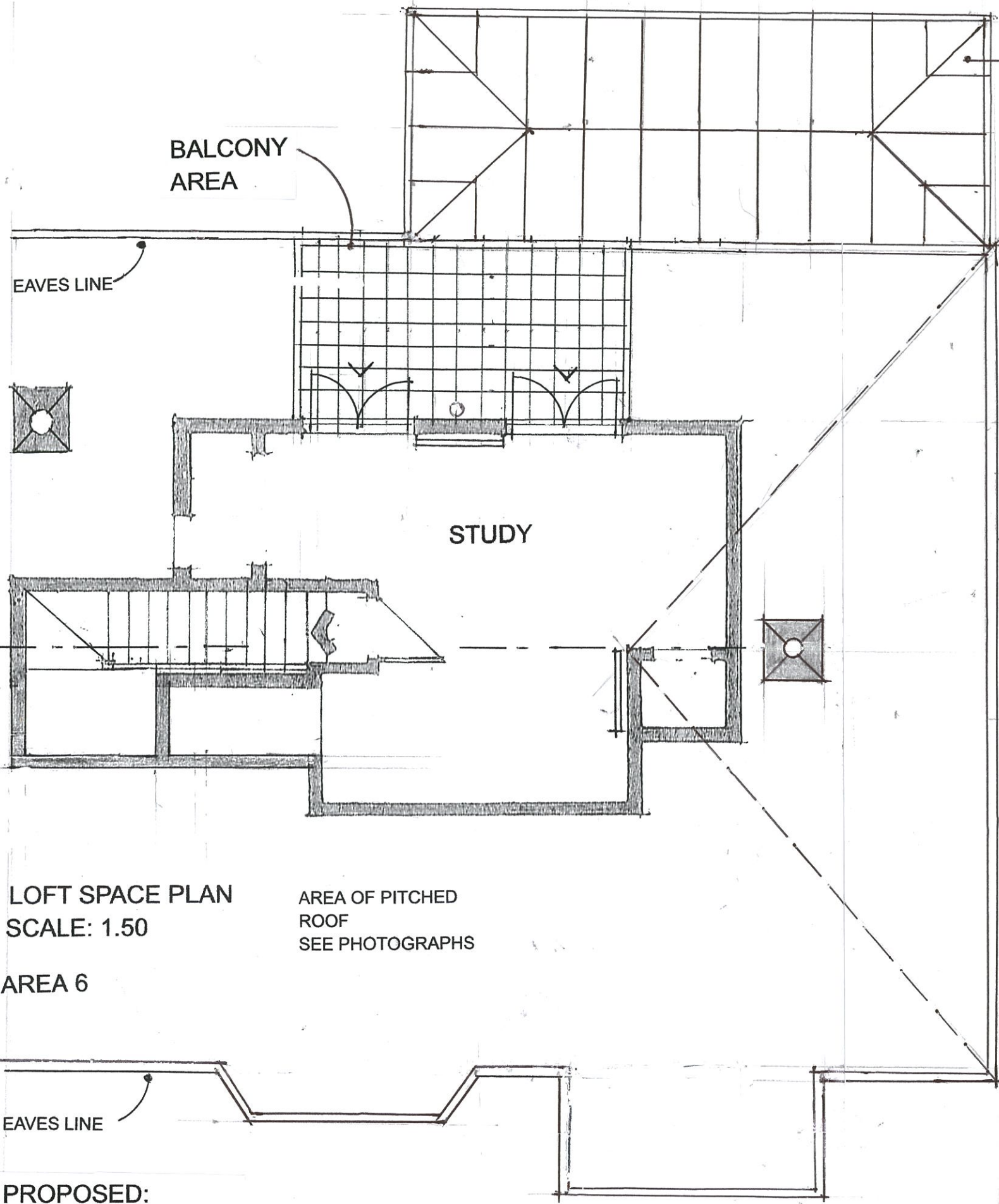
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DENNY COTTAGE
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DRAWING NO **4**



OUTLINE OF CONSERVATORY

BALCONY AREA

EAVES LINE

STUDY

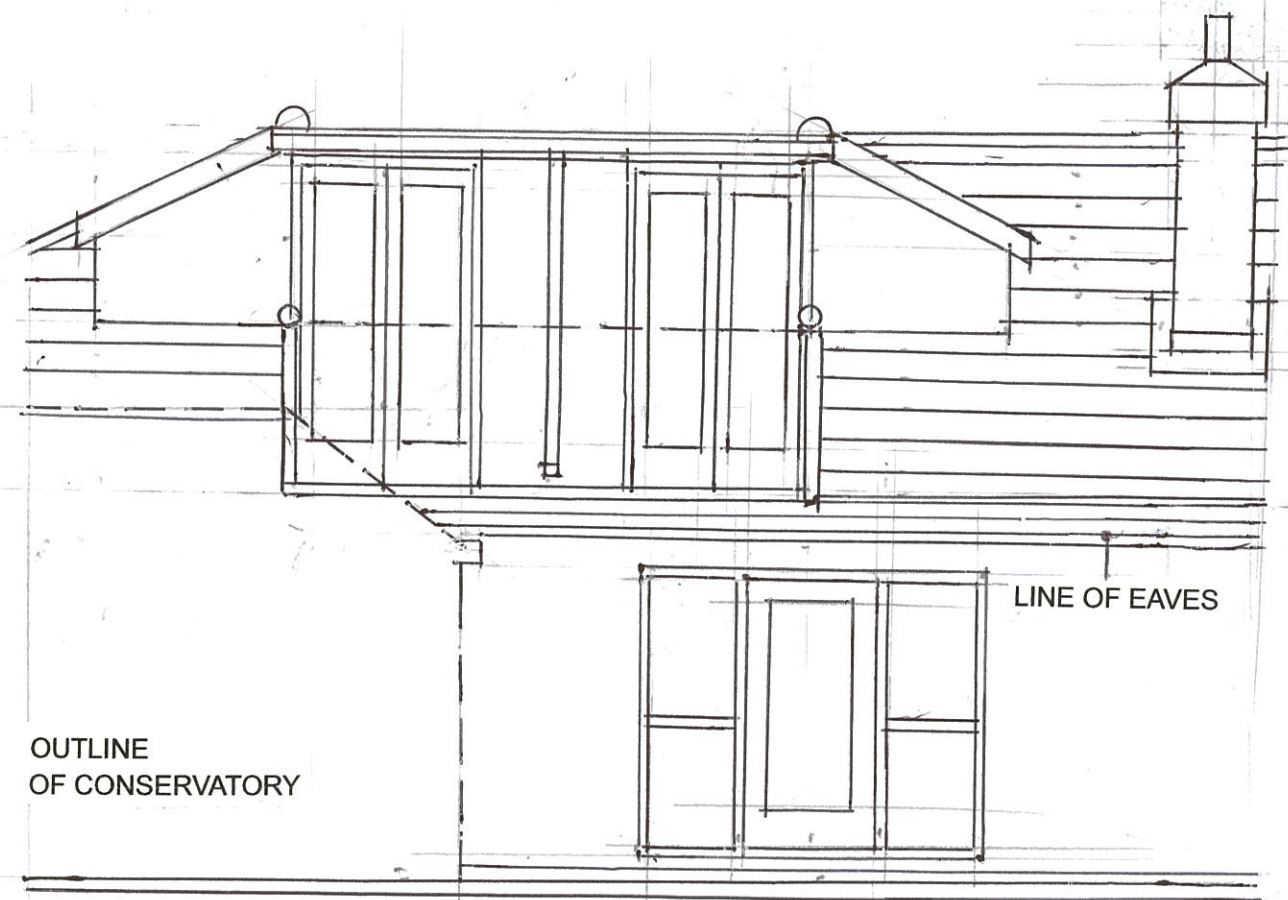
LOFT SPACE PLAN
SCALE: 1.50

AREA OF PITCHED ROOF
SEE PHOTOGRAPHS

AREA 6

PROPOSED:
FIRST FLOOR PLAN
SCALE: 1.50

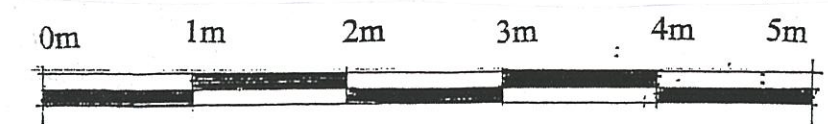
EAVES LINE



OUTLINE OF CONSERVATORY

LINE OF EAVES

SOUTH ELEVATION
DOORS FRONTING BALCONY
SCALE: 1.50



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DENNY COTTAGE
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DRAWING NO

5

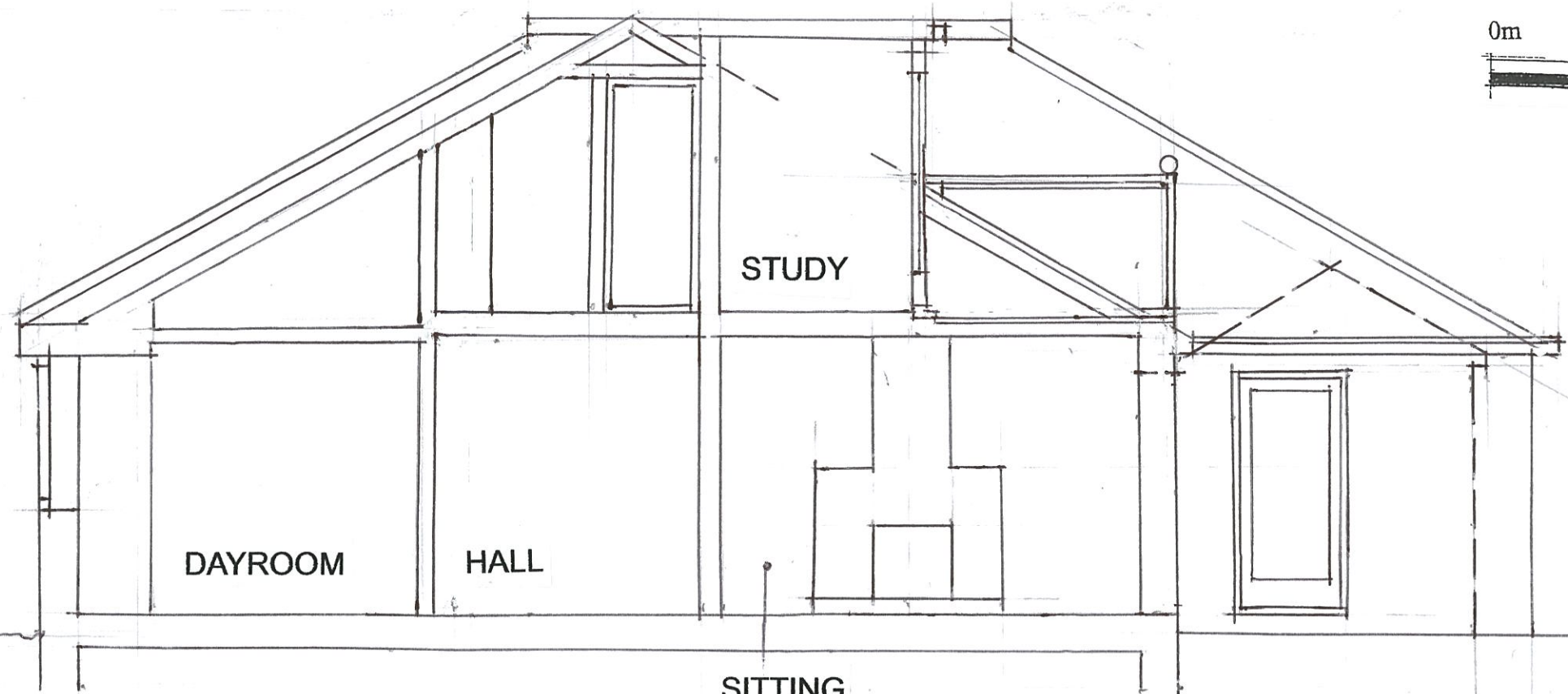


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**PROPOSED SECTION A-A
SCALE: 1.50**

MATERIALS
RENDERED FACING
TO STUD FRAME WALL
AND BALCONY SIDE PANELS

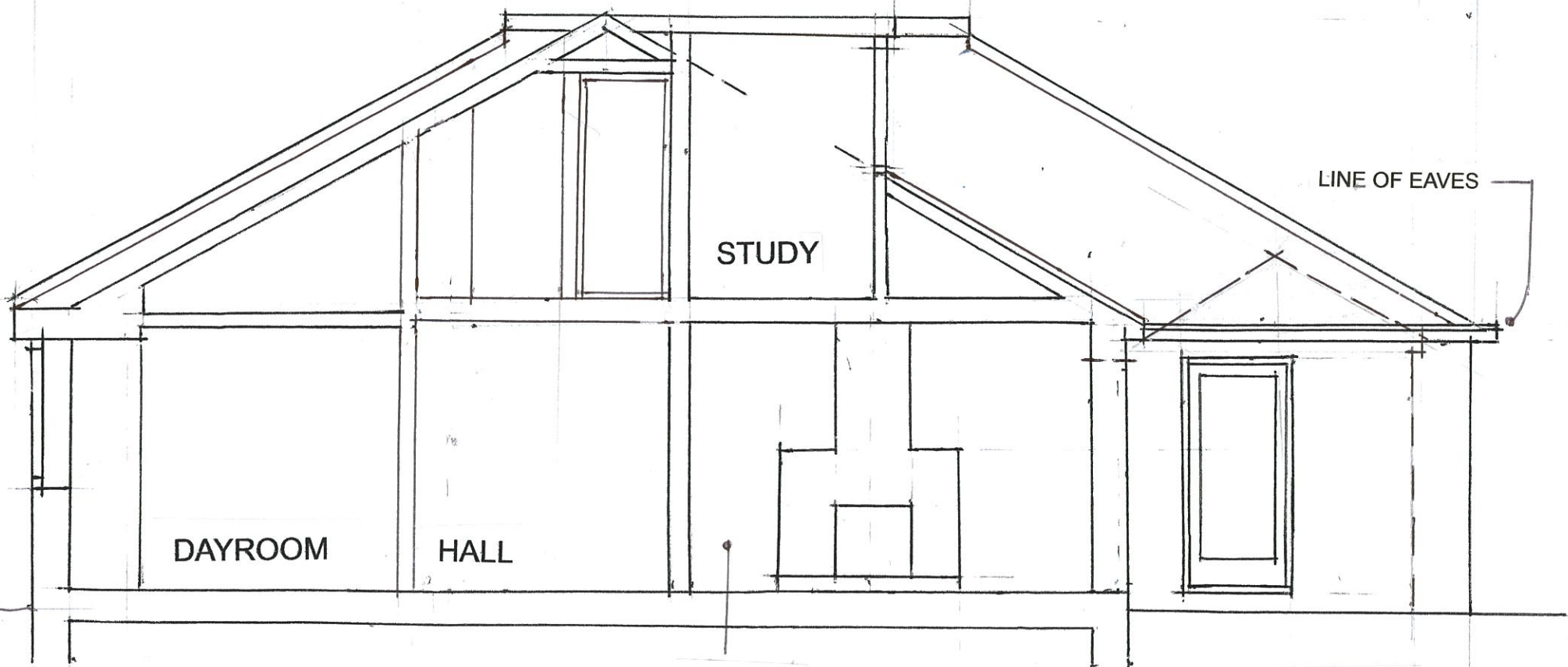
SLATE ROOF EDGES
RE-INSTATED

STAINED SOFTWOOD GLAZED
DOORS

HARDWOOD BALCONY
DECKING

CLEAR GLASS BALCONY
PANELS IN STAINLESS STEEL
FRAME

**DENNY COTTAGE
DENNY WOOD
NEAR LYNDHURST
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**EXISTING SECTION A-A
SCALE: 1.50**

SITTING
ROOM

OUTLINE
OF CONSERVATORY

DRAWING NO

6