
**6 Crete Lane, Dibden Purlieu,
SO45 4HW**

Phase 1 (PRA) bat survey:

6 Crete Lane,

Dibden Purlieu,

SO45 4HW



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

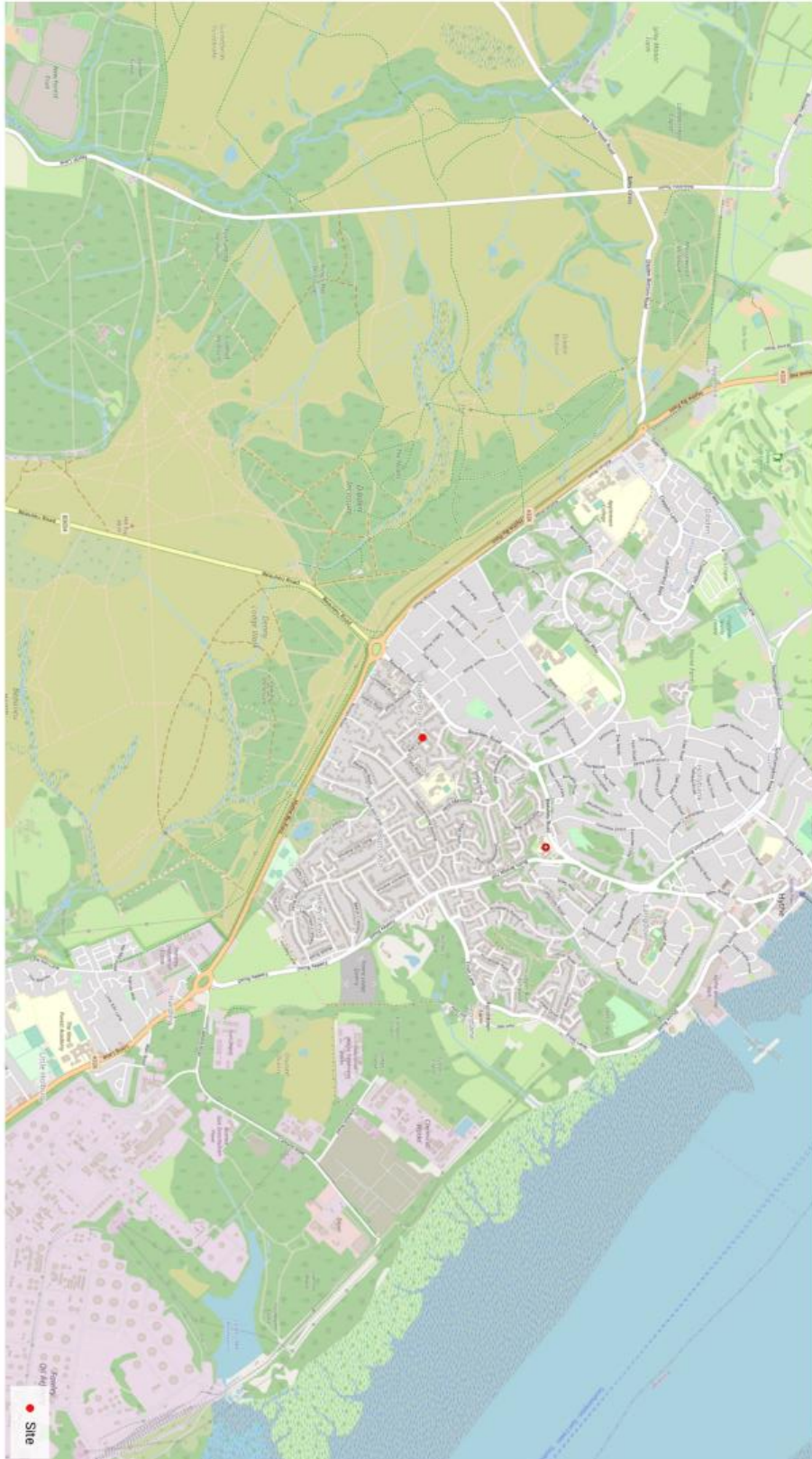
Site name and location	6 Crete Lane, Dibden Purlieu, SO45 4HW SU 41530 06113
Scope of works	Phase 1 (PRA) bat survey undertaken on 21st November 2023 This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The Phase 1 survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) (2023) 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 reroof the building and other building improvements.
Summary of Surveys and evaluation	<ul style="list-style-type: none">• The building has tight roof structure with no obvious gaps or holes that would allow ingress into the building.• There was no physical evidence of bats within the building.• At this time the building is considered negligible for bats to roost at this time.
Recommendations	<ul style="list-style-type: none">• It is recommended that no further surveys are required at this time.• It is recommended that 1 wall mounted bat boxes should be placed at the apex of one of the existing gable walls.• In the highly unlikely event of bats been discovered during the construction phase then all works must stop. A suitably qualified ecologist should be contacted for further advice.

1. Introduction

- 1.1 This report was commissioned by the owners to determine if there were any ecological issues associated with the proposed works to this building.
 - 1.2 6 Crete Lane, Dibden Purlieu, SO45 4HW, the national grid reference number is SU 41530 06113.
 - 1.3 This property is situated in Hampshire Town of Dibden Purlieu which is between the Solent and New Forest National Park. The property is situated right in the town within an area of lots of housing. The habitat around the property is has low potential, there are gardens and a few trees but no large areas of suitable foraging and commuting habitats.
 - 1.4 There are 4 designated sites within 2km of the site. These are The New Forest SSSI, SPA, SAC, RAMSAR (0.5km to the west), Dibden Bay SSSI (1.5 km to the northwest), Solent and Southampton water RAMSAR and the Solent and Dorset Coast SPA (1.5km to the east), see map 2.
 - 1.5 There are no priority habitats on site, and none will be affected by the proposed.
 - 1.6 A search of data from the local 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 have been 3 granted mitigation licences within 1km of the site, species included on the license Common Pipistrelle and Brown Long eared bats.
 - 1.7 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. (see appendix)
 - 1.8 The Phase 1 survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
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Location



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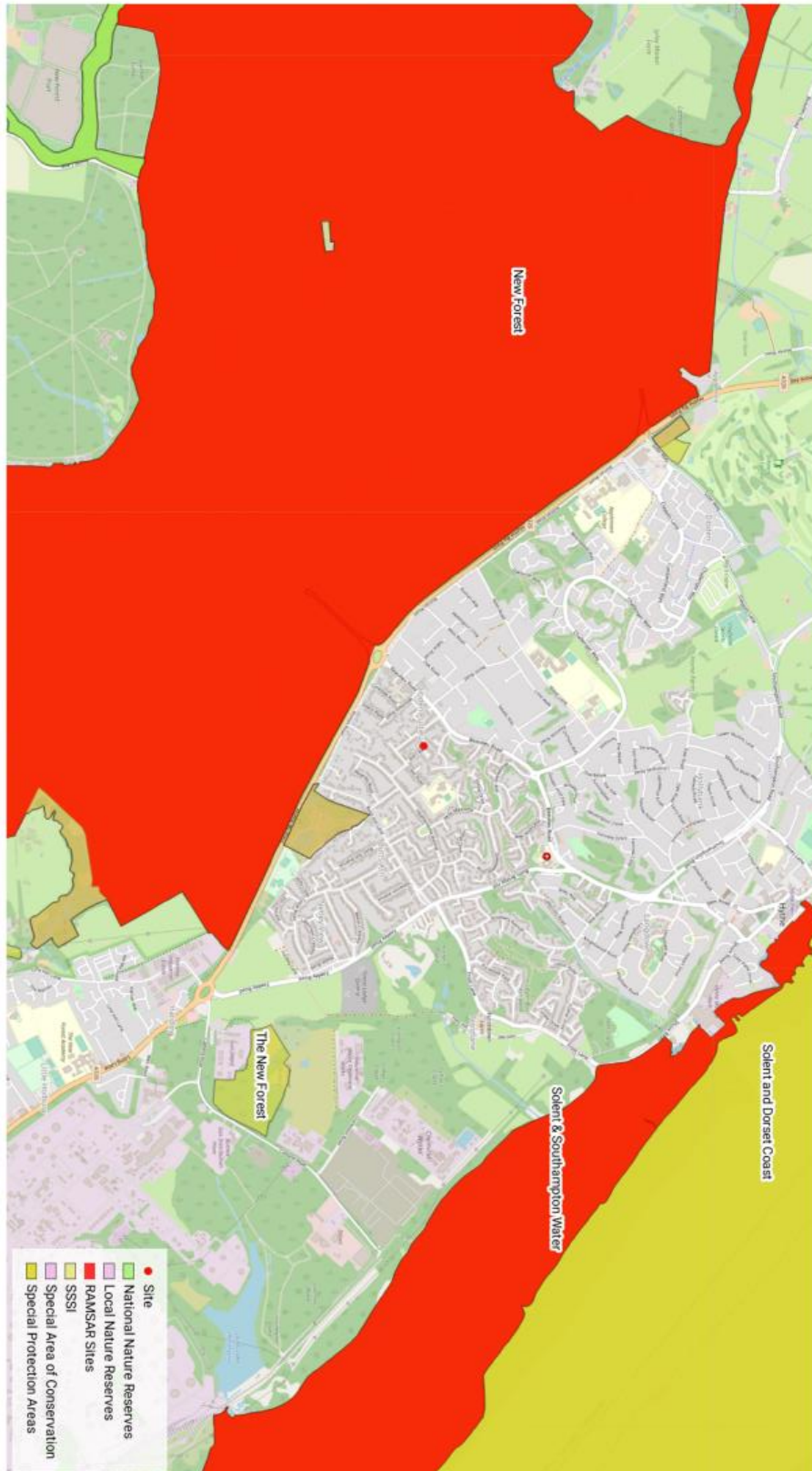


Map 1: Site Location (landapp 2023)

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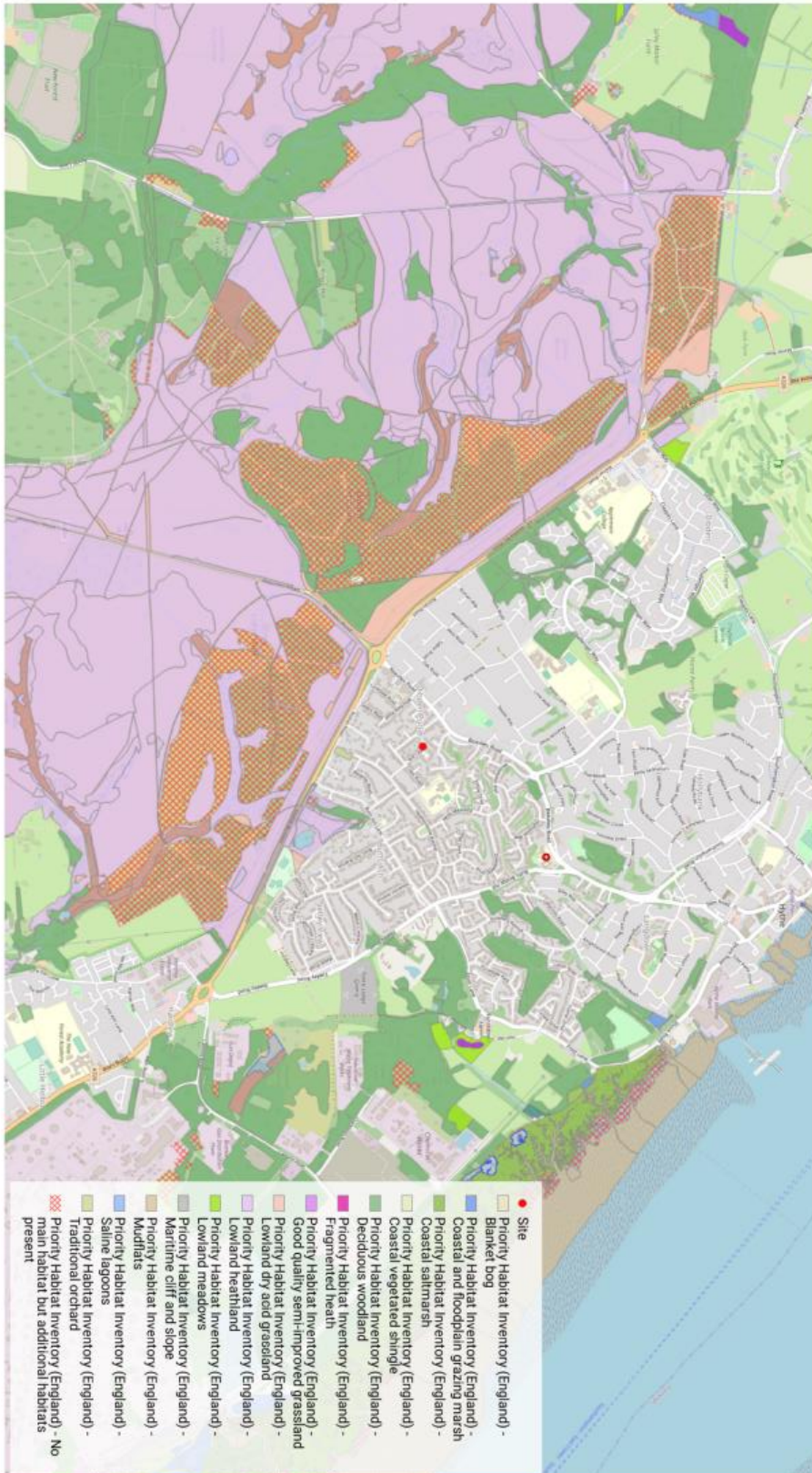
Designated Sites



Map 2: Designated sites (Landapp 2023)



Priority Habitats



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Map 3: Priority Habitats (Landapp 2023)

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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)

2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of the property was undertaken on the 21st November 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 property is a brick-built structure with a single storey flat roof extension to the rear. There is a garage building which is constructed in wood with corrugated tin sheet roof, this building is in poor condition, and it has brambles and other climbing plants growing into and around it.
- 2.3 The building has a garden that wraps around the whole building, there are cherry laurel hedges and wooden fences that demark the boundary. The garden has been recently cleared of the dense bramble and other vegetation prior to its sale by the old owners.
- 2.4 The pitched roof is covered in asbestos mix roofing tiles with a concrete ridge, the flat roof has bitumen felt. There are no obvious gaps or holes in the tile bed or the flat roof that would allow ingress into the building. The ridge is intact with all of the cement intact with no obvious gaps or holes.
- 2.5 The building has two chimney stacks, both of these are intact with no missing pointing or other gaps, the lead flashing around the base of the chimneys is tight with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The current state of the building has negligible potential for bat to be roosting.

Internal inspection (*see pictures in appendix*)

- 2.7 The house has a single large roof void that covers the whole of the house, the flat roof extension has no roof void.
- 2.8 The roof structure is open with a truss frame design throughout and is in good order with no obvious gaps or holes/joints where bats could roost. The ridge is about 2.5m from the floor of the roof.
- 2.9 The ridge and whole of the roof is covered in dense cobwebbing throughout with no area of clear spaces for bat flight.
- 2.10 There is no obvious light coming from the eaves and or other areas of the roof.
- 2.11 The tiles have no backing membrane.
- 2.12 The internal structure of the garage is open to the roof and is covered in dense bramble growth and cobwebs.
- 2.13 There was no physical evidence of bats within either the house or garage building during this survey.

3 Survey conclusion

- 3.1 The preliminary survey carried out on 21st November 2023 by Vesper Conservation & Ecology Limited showed that 6 Crete Lane has negligible potential for bats to be roosting.
- 3.2 There are no physical signs of bat within the building, or the garage building. The habitats around the building are limited to back gardens and the odd tree, which offer limited opportunities for bat commuting and foraging.
- 3.3 There are records of bats in the area and there have 3 granted bat mitigation licenses within 1km of the site for Common Pipistrelle and Brown Long eared bats. The proposed works on this building will not affect the local populations of bats.
- 3.4 It is recommended that no further surveys are required at this time, however this may change if the works are not carried out in a timely manner and or if the scope of the works changes. This survey is valid from 12 months from the date on the cover of this report.
- 3.5 It recommended that the addition of 1 wall mounted bat boxes be added to the gable wall. These boxes should be the Beaumaris Woodstone Bat Box. Bat boxes need to be attached as high as possible (3m) from the ground preferable right up into the apex of one of the gable walls.
- 3.6 In the highly unlikely event of a bat been discovered during the construction phase, then all works must stop, and a suitably qualified ecologist should be contacted for further advice.

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 2019 (as amended). 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 front elevation.



Picture 2: Showing the rear elevation.



Picture 3: The front of the garage structure.



Picture 4: Showing side elevation of the garage building.



Picture 5: Showing the internal view of the house.



Picture 6: Showing the internal view of the house.



Picture 7: Showing wall mounted Beaumaris Woodstone Bat Box.



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