
10 Monks Walk, Dibden Purlieu
Hampshire, SO454QH.

Phase 1 bat survey (PRA)

10 Monks Walk,

Dibden Purlieu

Hampshire,

SO454QH



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

Site name and location	10 Monks Walk, Dibden Purlieu Hampshire, SO454QH SU 41507 05802
Scope of works	Phase 1 bat survey undertaken on 6 th February 2024 Report is valid for 12 months only
Assessment and survey methods	The Phase 1 (PRA) survey were carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2013) 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 double storey extension to the building
Summary of Surveys and evaluation	The building has no obvious gaps or holes in any of its fabric, that would allow ingress into the building. No physical evidence was noted on the internal inspection. This building has negligible potential for bats at this time
Recommendations	No further surveys are recommended at this time, this may change however if the works are not undertaken in a timely manner and or the scope of works changes. In the Higley unlikely event of a bat been discovered then all works must stop and a suitable qualified ecologist should be contacted for further advice. It is recommended that 1 built-in bats box and 2 wall mounted swift boxes be added to the new walls.

1. Introduction

- 1.1 This report was commissioned by the owners to determine if there were any ecological issues associated with the proposed extension to their property.
 - 1.2 10 Monks Walk, Dibden Purlieu Hampshire, SO454QH. The national grid reference number is. SU 41507 05802.
 - 1.3 Monks walk is part of Dibden Purlieu which is on the edge of the New Forest and is to the south west of Southampton. The site is within 500m of the New Forest SSSI, SAC, RAMSAR.
 - 1.4 There are no priority habitats on site, and those that are close by will not be affected by the proposed works. The site has good habitat connectivity to the wider landscape.
 - 1.5 A search of data from the 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 known roost with in the near-by church.
 - 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 and 2 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).
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location



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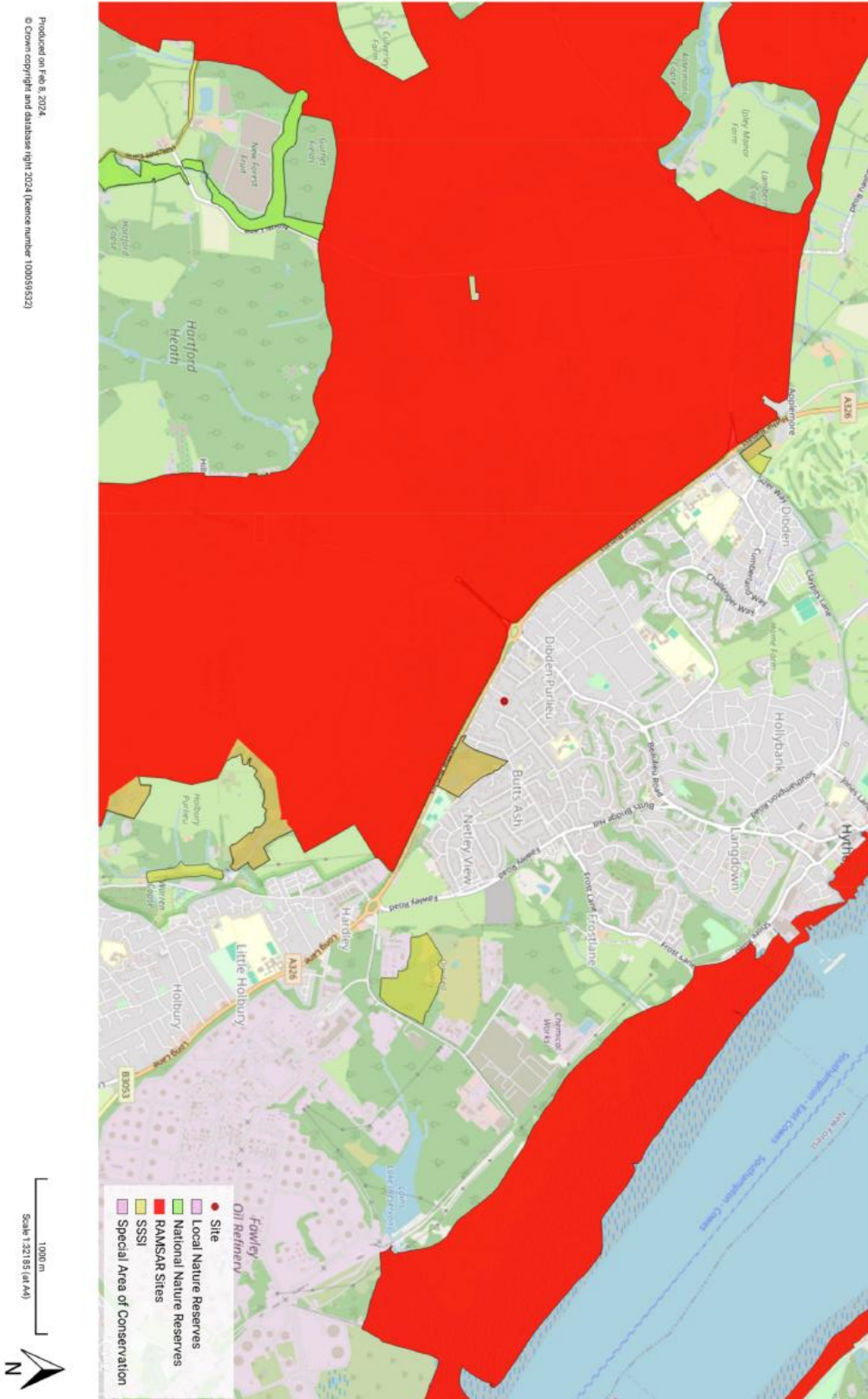


Map 1: Site Location (Land App 2024)

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Designated Sites

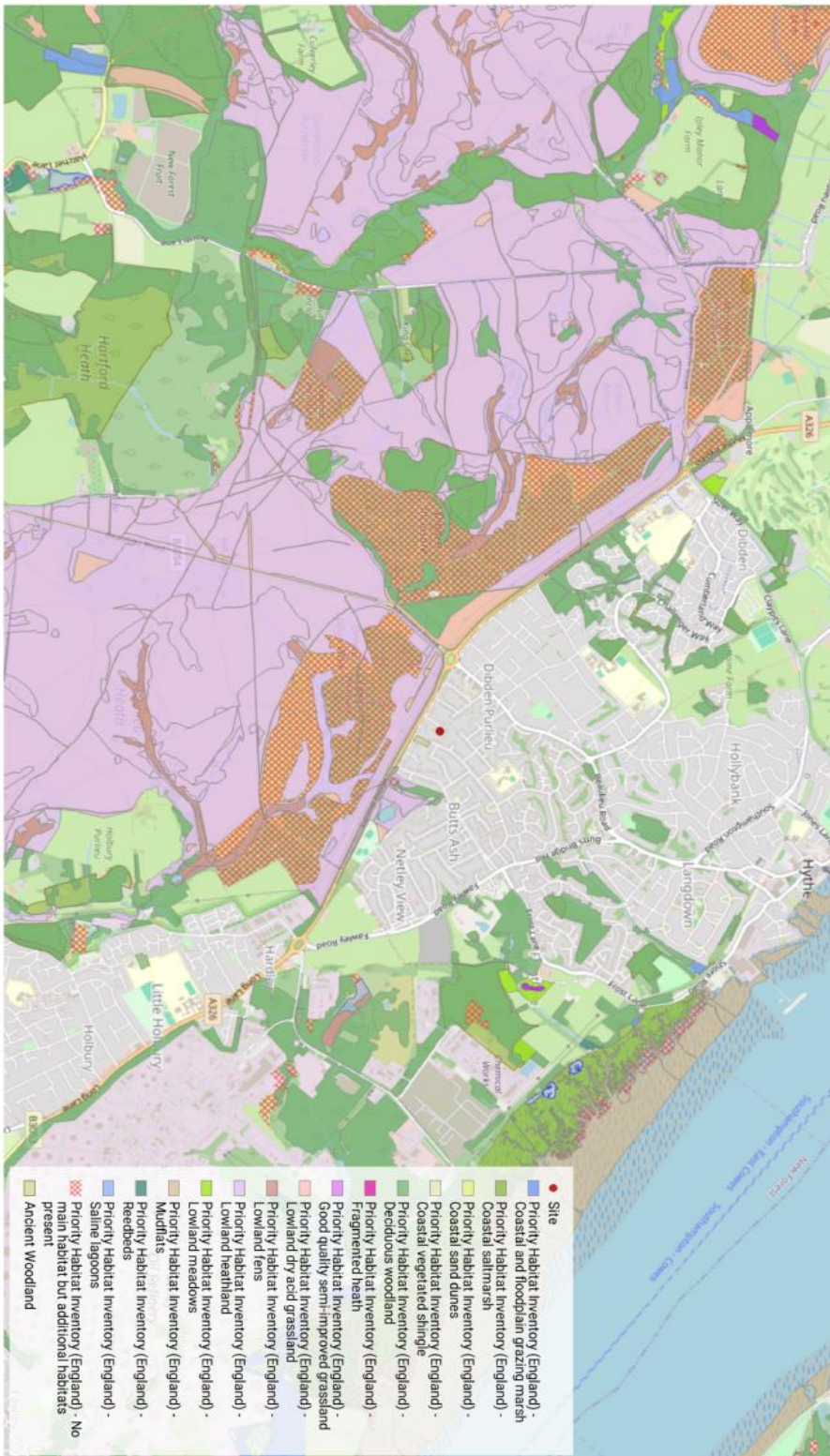


Map 2: Designated sites (Land App 2024)

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Priority Habitats



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Map 3: Priority Habitats (Land App 2024)

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2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of 10 Monks Walk was undertaken on the 6th February 2024 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 brick built and is detached property and was built around 1950 with a small single storey side extension and a rear conservatory. The property sits within its own grounds with a large rear garden and garden and herbaceous borders at the front.
- 2.3 There is a small concrete lined steep sided pond, which has had fish in, there were no obvious emergent plants in the pond. The pond is unlikely to hold Great Crested newts. The nearest records of GCNs are over 4.5km to the west.
- 2.4 The roof is covered in tight fitting slate tiles there are no loose, missing or broken tiles that would allow ingress into the building.
- 2.5 The ridge is made from the same material there are no gaps or missing cement that would allow bats to ingress.
- 2.6 The tile verges are tight fitting with no obvious gaps or holes, the eaves and soffits are tight with no gaps or holes that would allow ingress into the building.
- 2.7 The building has small area of hanging tiles at the front of the property, these tiles are machine made clay/cement, there are no gaps or holes that would allow ingress into the building structures.
- 2.8 The windows and doors are all tight fitting with no gaps that would allow bats to roost within the frames.

Internal inspection (*see pictures in appendix*)

- 2.9 There is a single roof space that cover the whole of the main house, access to the loft space was good throughout.
- 2.10 The roof has a ridge height of about 2m, the ridge has clear of any cobwebbing and the roof space had limited cobwebs throughout.
- 2.11 The roof floor is covered with a thick layer of insulation which goes right into the eaves. There are no obvious gaps or holes that allow light into the roof space.
- 2.12 The tiles are backed with bitumen felt, this is in good condition with no gaps or holes that would allow bats to ingress into the roof void.
- 2.13 There is no light or breeze coming in from the eaves, and no obvious gaps or holes where recorded.
- 2.14 There were no physical signs of bats within the roof, there were also no other signs of rodents or birds in the roof void. There were no signs of other species in the roof

Survey conclusion.

- 2.15 The preliminary and bat activity surveys carried out in 2023 by Vesper Conservation & Ecology Limited showed that the building negligible potential for bats to be roosting within.
- 2.16 The buildings materials were in good order with no loose or missing tiles, the eaves and soffits are tight with no gaps or holes and the hanging tilers on the front of the property have no obvious gaps or holes that would allow ingress into the building's fabric.
- 2.17 It is recommended that no further surveys need to be carried out at this time although this could change over time. Especially if the works are not carried out in a timely manner and or the scope of the works changes.
- 2.18 It is recommended that the addition of a built-in bat box and 2 wall mounted swift boxes should be incorporated into the new walls of the building. These should be place has high up under the eaves and more then 3m form the ground.
- 2.19 In the highly unlikely event of bats or bat evidence been discovered then all works must stop, and a suitably qualified ecologist should be contacted for further advice.

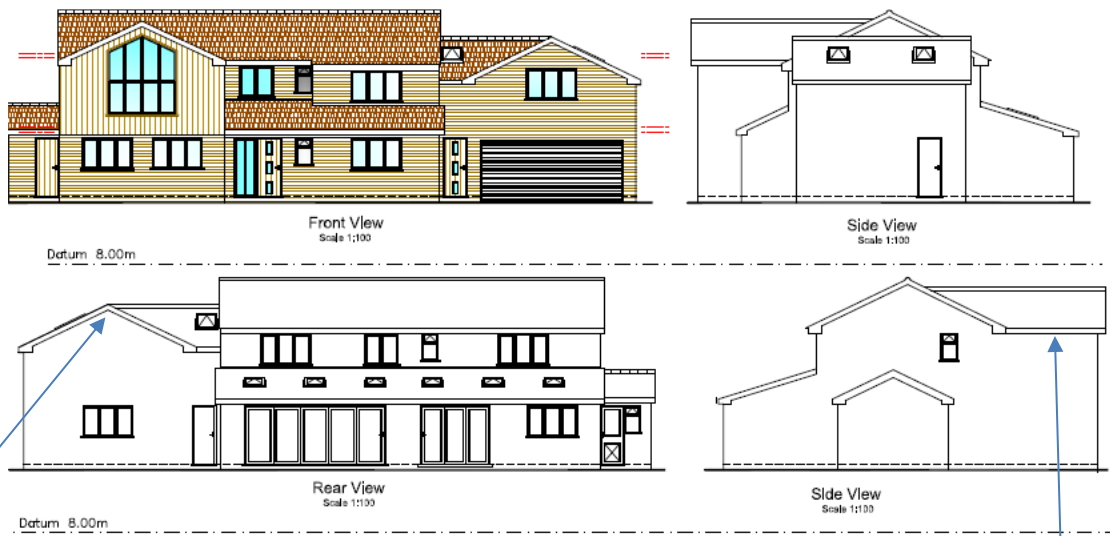


Figure 1: Proposed locations of inbuilt bat boxes (Rough Locations)



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: The front elevation



Picture 2: Showing the side elevation



Picture 3: Showing the other side of the building.



Picture 4: Showing the internal roof structure of the main house.



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