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81 Studley Avenue, Holbury,  
Fawley Hampshire, SO44 2PP.

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Phase 1 bat survey (PRA)

**81 Studley Avenue,**

**Holbury,**

**Fawley,**

**Hampshire,**

**SO44 2PP.**



Survey and report by: Vesper Conservation & Ecology Limited

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

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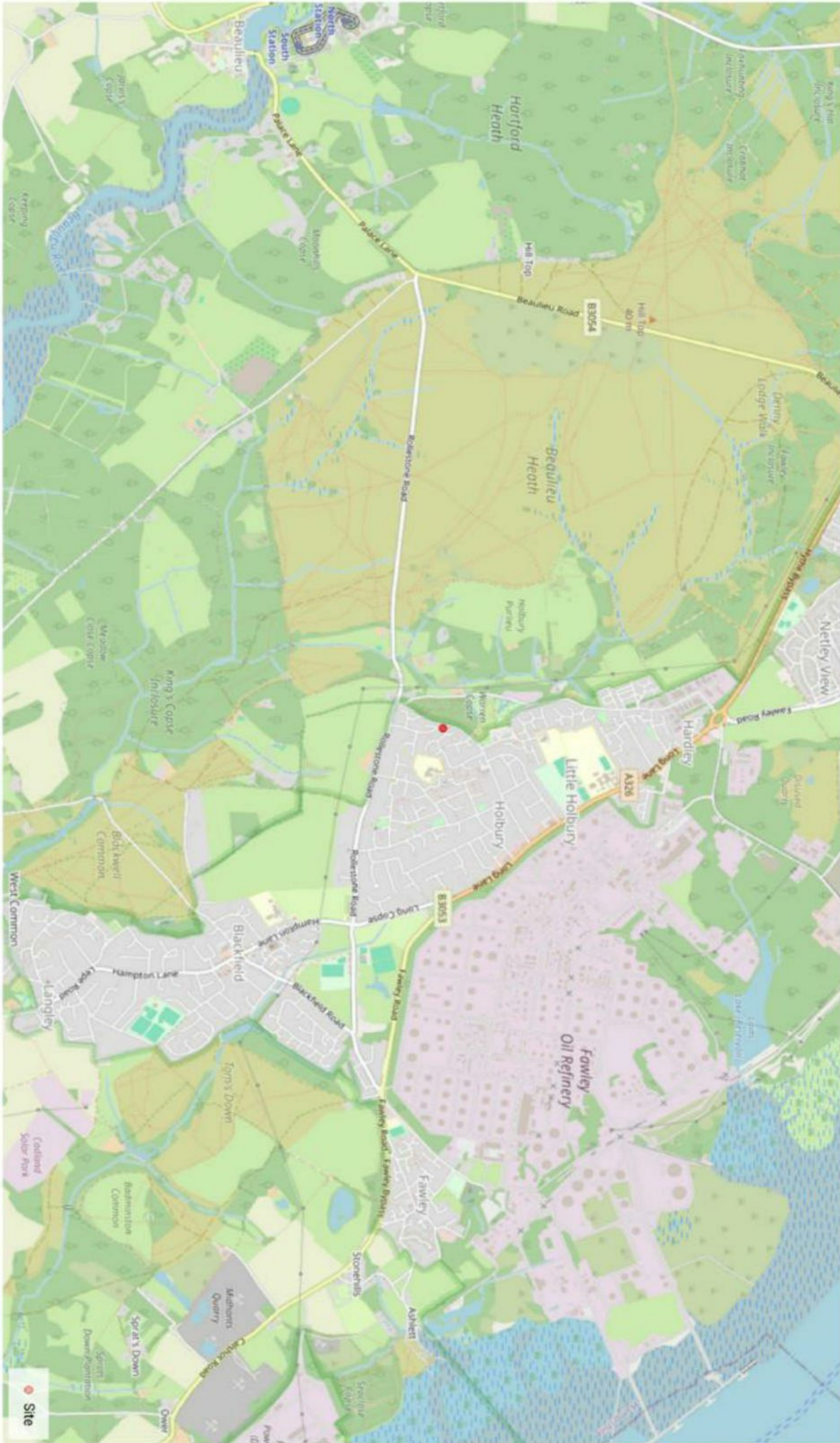
## Non-Technical Summary:

<b>Site name and location</b>	<b>81 Studley Avenue, Holbury, Fawley, Hampshire, SO44 2PP.</b> SU 42912 03393
<b>Scope of works</b>	Phase 1 bat survey undertaken on 6 <sup>th</sup> February 2024 Report is valid for 12 months only
<b>Assessment and survey methods</b>	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 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
<b>Lead Surveyor</b>	Robert West BA (Hons), PGDip. MCIEEM
<b>Purpose of Works</b>	The purpose of this survey is to inform a planning application for: <ul style="list-style-type: none"><li>• To create single storey side extension to create two dwellings on the plot.</li></ul>
<b>Summary of Surveys and evaluation</b>	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 <b>negligible potential</b> for bats at this time
<b>Recommendations</b>	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 <b>MUST STOP!</b> , and a suitable qualified ecologist should be contacted for further advice. It is recommended that 1 wall mounted bats box and 2 wall mounted swift boxes be incorporated into he building design.

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## 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 81 Studley Avenue, Holbury, Fawley, Hampshire, SO44 2PP. The national grid reference number is SU 42912 03393
  - 1.3 Studley Avenue is part of Holbury near Fawley which is on the edge of the New Forest and is to the southwest of Southampton. The site is within 800m 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 especially the New Forest.
  - 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 has been a single granted EPS for bats within 1km of the site, this was for Common Pipistrelles a none breeding site.
  - 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 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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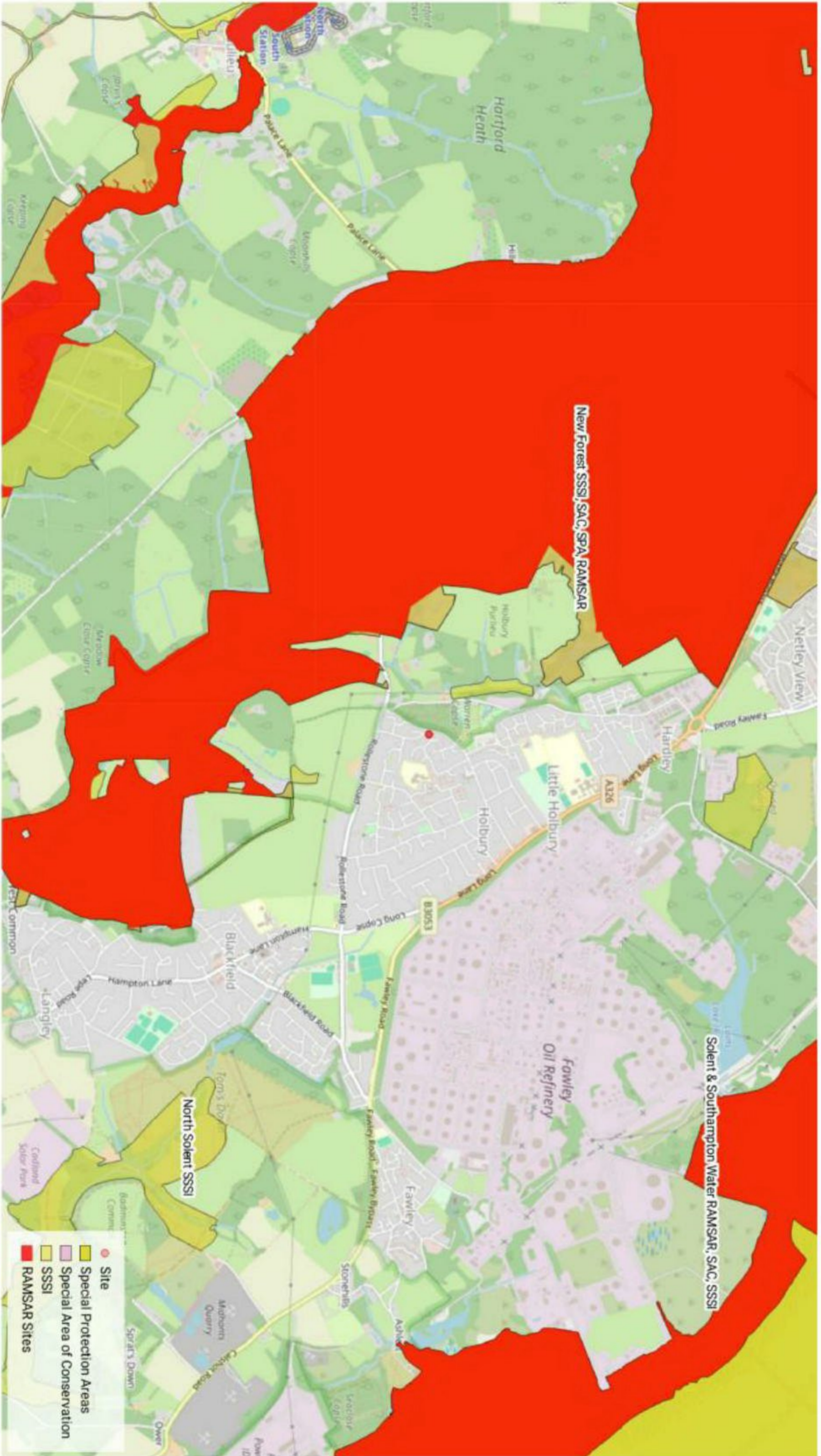
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Map 1: Site Location (Land App 2024)

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Designated Sites



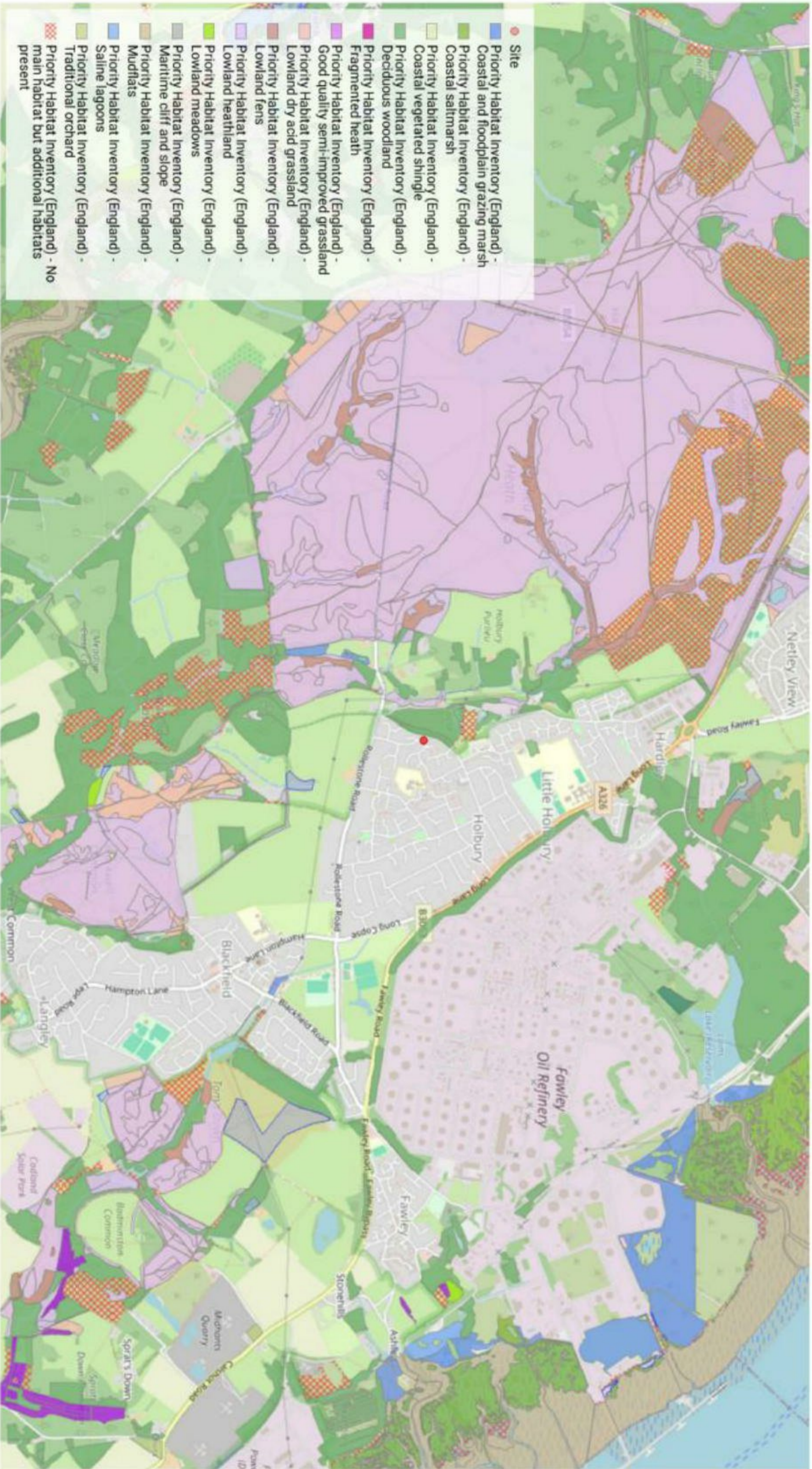
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Map 2: Designated sites (Land App 2024)

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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 81 Studley Avenue was undertaken on the 6<sup>th</sup> 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 1960s the house is semi-detached; the building has a large, gravelled area to the front for car parking with a garden that is set down to grass. The boundary has a tall leylandii hedge at the front and the rest of the boundary is wooden close board fencing. There are no herbaceous boards or trees within the garden areas.
- 2.3 The roof is covered in tight fitting cement pan tiles there are no lose, missing or broken tiles that would allow ingress into the building.
- 2.4 The ridge is made form the same material there are no gaps or missing cement that would allow bats to ingress.
- 2.5 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 eh building.
- 2.6 There is a double dorma window on the front elevation, this is clad in plastic weather boarding, there are no obvious gaps or holes that would allow ingress into the building.
- 2.7 The windows and doors are all tight fitting with no gaps that would allow bats to roost within the frames.
- 2.8 The building has had a double storey side extension in the past, the materials match throughout.



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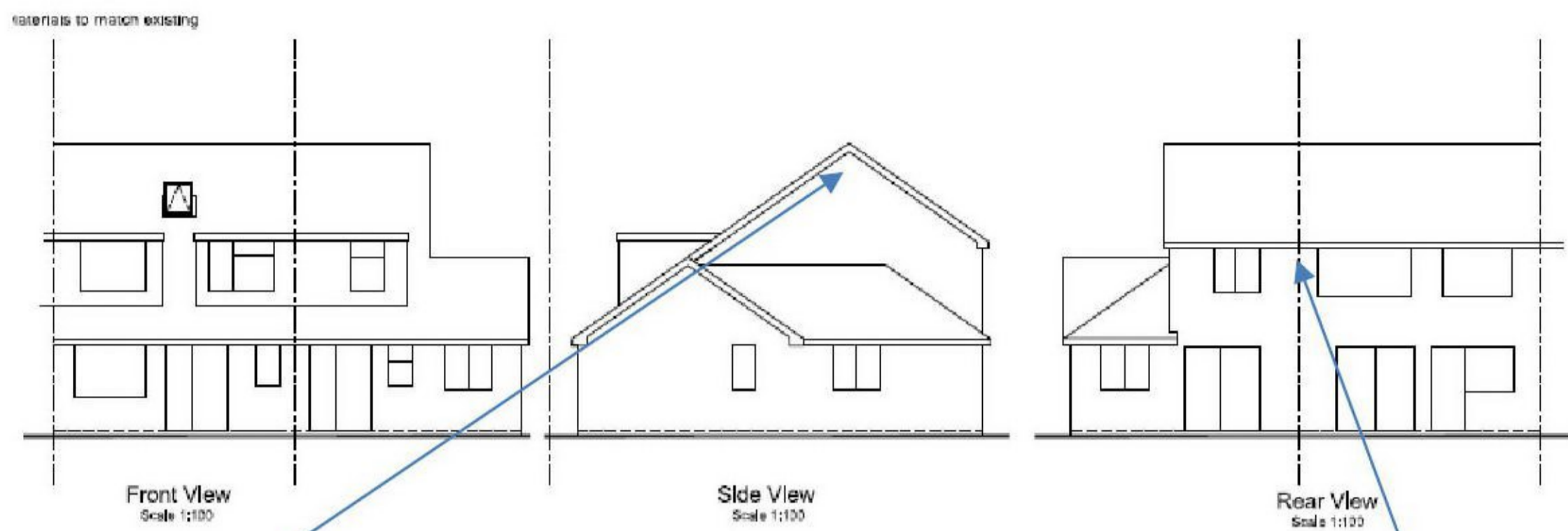
**Internal inspection (*see pictures in appendix*)**

- 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 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

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## Survey conclusion.

- 2.14 The preliminary and bat activity surveys carried out in 2024 by Vesper Conservation & Ecology Limited showed that the building negligible potential for bats to be roosting within.
- 2.15 The buildings materials were in good order with no loose or missing tiles, the eaves and soffits are tight with no gaps or holes, the plastic weather boarding on the front dormer is also tight with no obvious gaps or holes that would allow ingress into the building.
- 2.16 The footprint of the new extension will not affect any other protected species as the habitats are lacking within the grounds of the building.
- 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 1 wall mounted bat box and 2 wall mounted swift boxes should be incorporated into the new walls of the building. These should be placed as high up under the eaves and more than 3m from the ground.
- 2.19 In the highly unlikely event of bats or bat evidence being 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)**



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## 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. 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:

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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:** Showing the side of the building.



**Picture 4:** Showing the rear garden.



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