# Rosehill Barn, Longwood, Owslbury, Winchester, SO211JS

Vesper Conservation & Ecology Limited

20/02/2024

Phase 1 & 2 Bat Surveys (PRA, BAS):

Rosehill Barn,

Longwood,

Owslbury,

Winchester,

SO211JS


Survey and report by: Vesper Conservation & Ecology Limited

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

## Non-Technical Summary:

| | |
|---|---|
| Site name and location | Rosehill Barn, Longwood, Owslbury, Winchester, SO211JS<br>Grid Ref: SU 54727 24073 |
| Scope of works | Phase 1 bat survey undertaken on 06th April 2023<br>Phase 2 bat activity surveys undertaken in the 2023 season.<br>This survey is valid for a period no longer than 12 months after that an update will be needed to ascertain if anything has changed in that time. |
| Assessment and survey methods | The Phase 1 (PRA) 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:<br>To create a new dorma and remove the old chimney and other small alterations |
| Summary of Surveys and evaluation | Building 1 and 2 have potential for bats to be roosting with in them, both buildings have numerous gaps and or holes that could allow ingress into the building structure. Activity surveys showed that Building 1 has bats roosting with in it. |
| Recommendations | It is recommended that:<br>That an EPS mitigation license will be required to undertake the works on the building, this can only be applied for once planning has been granted and takes a minimum of 30 working days to be granted.<br>The addition of two inbuilt bat access tubes into the new dorma cheeks will compensate for the loss of any roosting opportunities lost because of the works. |

# 1. Introduction

1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works on this building.

1.2 Rosehill Barn, Longwood, Owslbury, Winchester, SO211JSThe national grid reference number is SU 54727 24073.

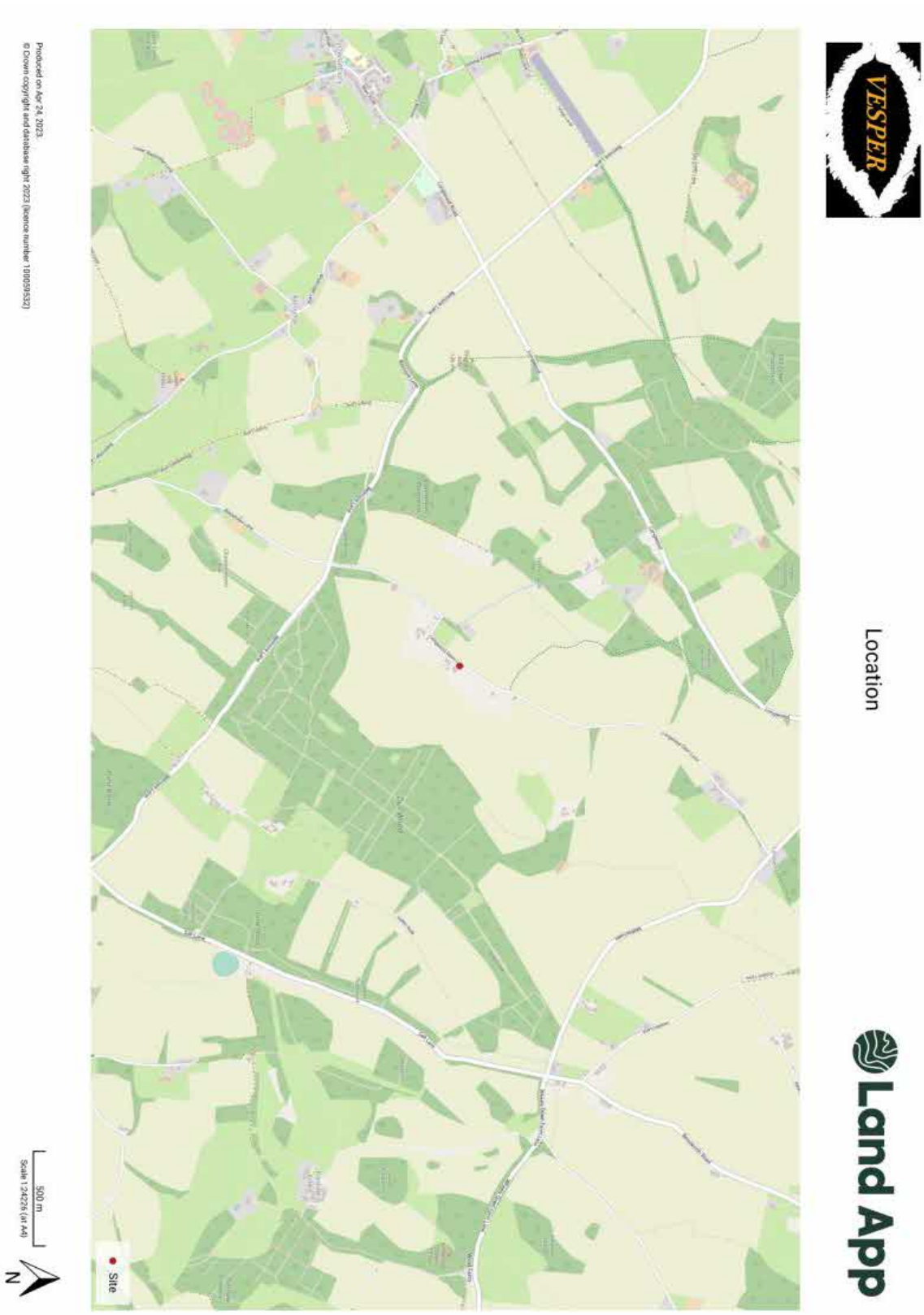
1.3 The property is situated in the Village of Longwood which is over 5km south-east of the city of Winchester, the village is in a rural location with arable fields, woodlands and hedgerows. (See map 1)

1.4 There are no designated sites within 1km of the property, the closet is the Beacon Hill SSSI over 2km to the east of the property. There are no priority habitats on site that will be affected by the proposed works. (See map 2 & 3)

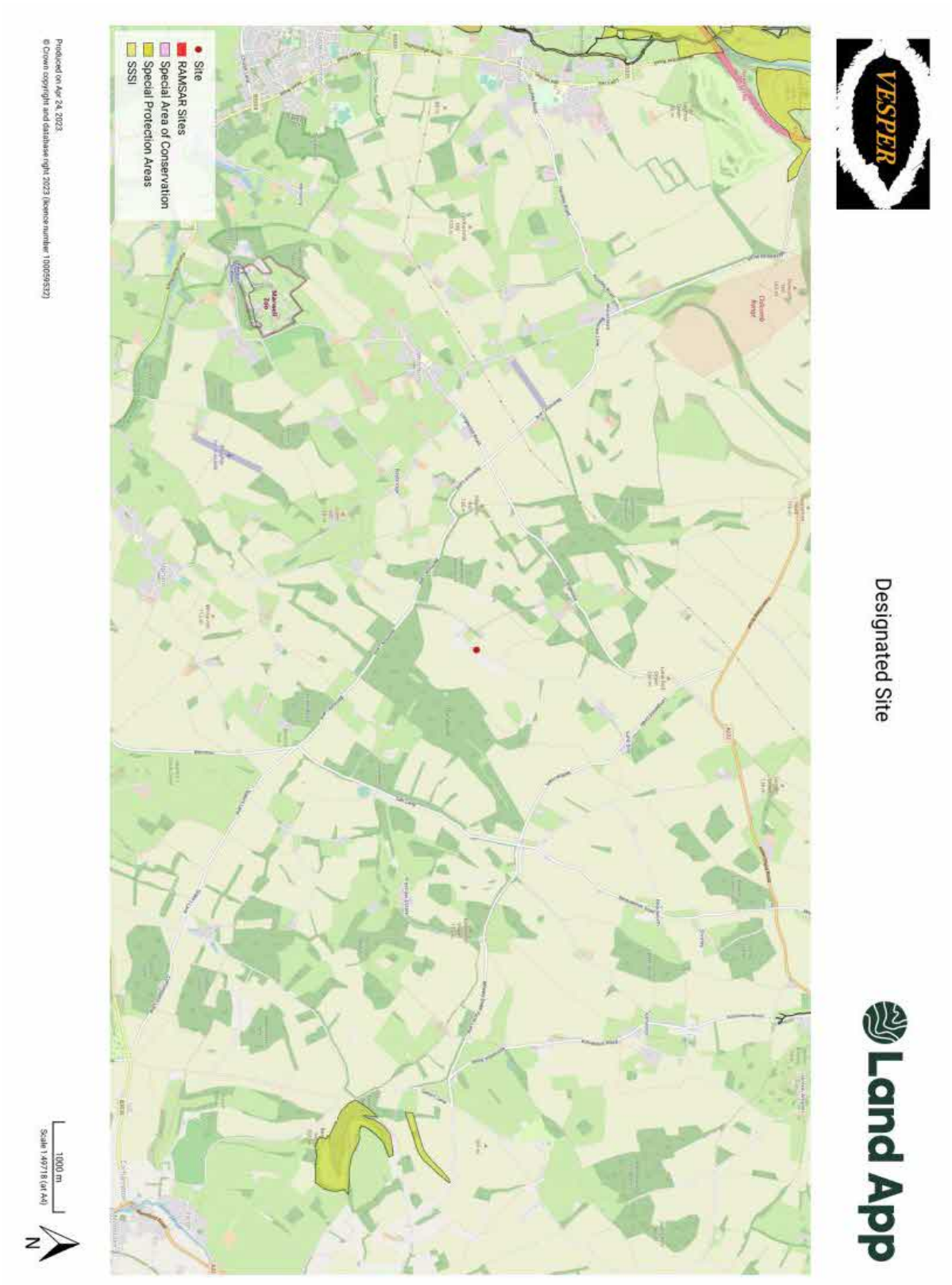
1.5 A search of data from local bat groups and information on publicly accessible data sets has shown that there are records of both pipistrelle species (Pipistrellus pipistrellus, Pipistrellus pygmaeus), Long eared bats (Plecotus auritus), Serotine (Eptesicus serotinus) and Myotis species in the area, there have been no granted EPS licenses within 1km of the property.

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)

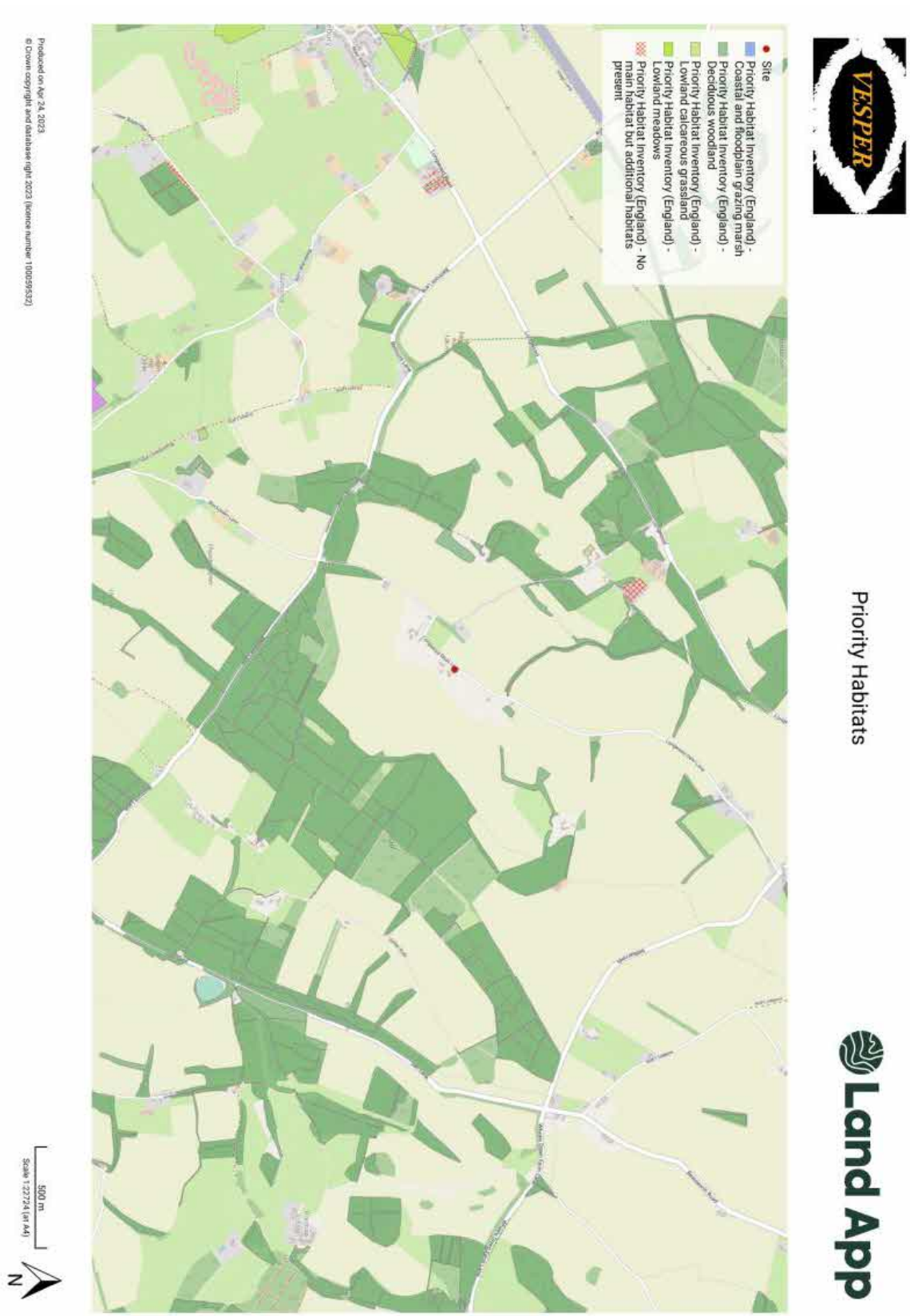
1.7 The Phase 1 (PRA) and 2 (BAS) and PEA surveys were carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition) (2016) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).




Map 1: Site (Landapp 2023)




Map 2: Designated sites (Landapp 2023)




Map 3: Priority Habitats (Landapp 2023)

## 2. Field Survey

External Inspection:

2.1 An external inspection of the property was undertaken on the 06th April 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. Also included assessing the habitats around the property.

2.2 There are two buildings on site the main building (Building 1) and a garage building (Building 2).


Map 4: Showing the buildings on site.

2.3 Building 1 is a converted old barn with parts dating from 1500s with newer additions from the 1980s. The wooden frame with brick insets in the older part with brick and block in the newer parts.

2.4 The window frames and doors are all of a wooden construction, they are all tight fitting with no obvious gaps or holes that would allow ingress into the building.

2.5 The main roof of building 1 is covered with pan tiles, there are numerous gaps along the eaves and there are missing and lifted tiles on all elevations that could allow ingress into the building. The ridge is constructed from the same materials as the roof and there are gaps which could allow ingress into the building.

2.6 There is a double dorma window on the north-eastern elevation this has pan tile roof and the cheeks are clad in wooden weather boarding this weather boarding is warped and could allow ingress into the building.

2.7 The north-western elevation has hipped roof and the ridge tiles on the hip are tight fitting with no gaps or holes that would allow ingress, there are two velux type of windows which are tight fitting with no obvious gaps or holes that would allow ingress.

2.8 The south-western elevation has three velux style windows which are tight fitting with no obvious gaps or holes. The roof tiles seem tighter on this elevation but there are a few gaps that could allow ingress. There is a chimney on this elevation with lead flashing around it, there are gaps around the flashing.

2.9 The eaves are tight fitting around the whole of the building.

2.10 The whole of the building is covered in wooden weather boarding, the weather boarding is tight fitting with no obvious gaps or holes that would allow ingress into the building.

2.11 Building 2 is a detached garage building that has accommodation above. This building is brick built and has wooden weather boarding similar to building 1.

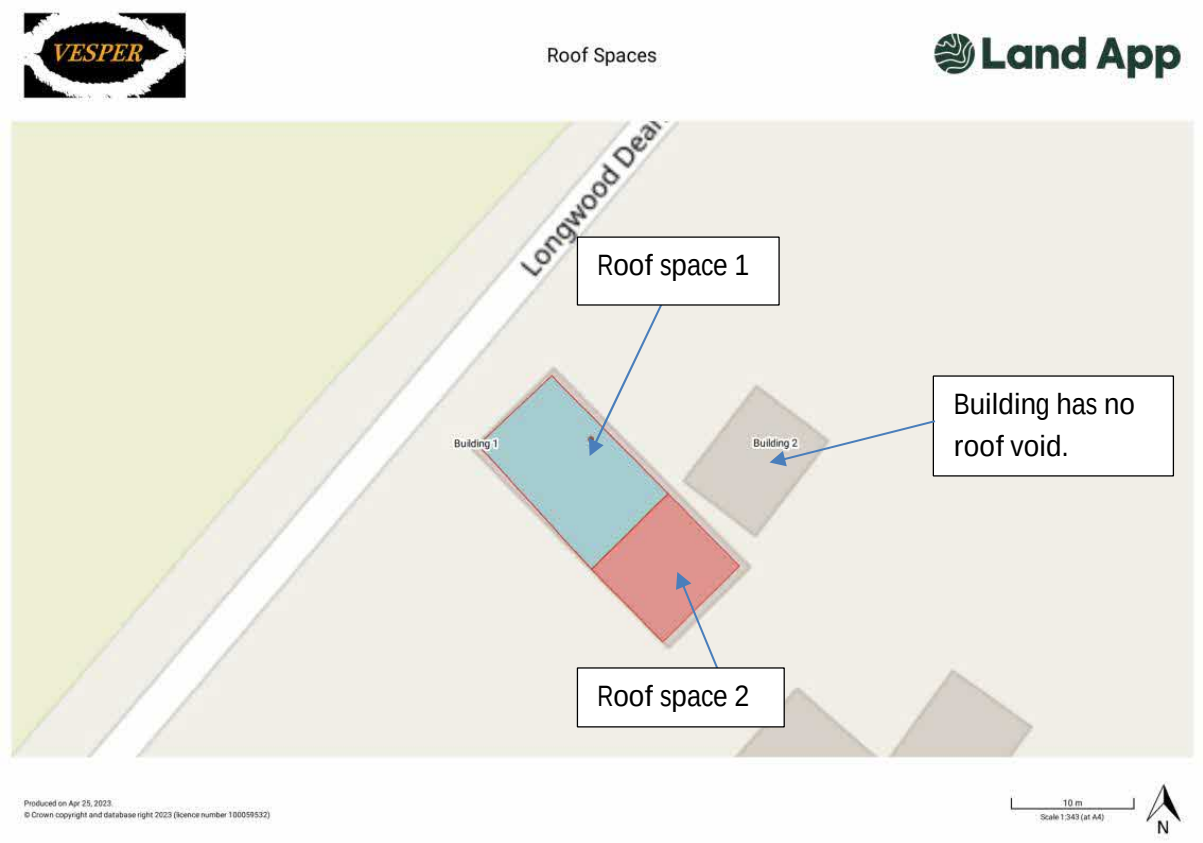
2.12 The roof is covered with the same tiles as the building 1, but the tiles are tighter fitting with some holes and gaps that would allow ingress into the building.

2.13 The building has two small apexes which have wooden weather boarding, this weather boarding has a few gaps. The tile verges on the apexes are in the main tight fitting, there is some missing cement from the northern elevation.

2.14 Both the buildings have gaps and holes that would allow ingress into the buildings, so they have potential for bats to be roosting with in the fabric of the buildings.

## Internal inspection (see pictures in appendix)

2.15 Building 1 has two roof spaces they are both easy to access and all areas could be accessed.




Map 5: Showing the roof spaces in building 1 and 2.

2.16 Roof space 1 has a plastic membrane backing the tiles, this roof was redone in the 1980s.

2.17 This roof space has thick cob webbing through out there are signs of rodent and wasp activity in the roof. No physical evidence of bats was recorded.

2.18 There is light coming in from around the chimney that is on the south-western elevation, on inspection a gap could be seen right through to outside of the building.

2.19 Roof space 2 had easy access, this part of the roof was not redone at the same time as the other roof, there is a felt membrane that backs the tiles.

2.20 The roof void had a large amount of cobwebbing throughout, again there was signs of rodent activity but there were no physical signs of bats within the roof.

2.21 Building 2, the garage building has no roof space as there are rooms built into the roof and the skilling's are tight with no physical gaps to inspect any roof voids.

2.22 From the external inspection the roof has a plastic membrane that backs the tiles.

## 3 Phase 2 activity survey

3.1 Three activity surveys were undertaken to establish the use of the site by roosting and foraging bats 1 x Dawn (18/07/23) and 2 x Dusk (15/08/23 & 05/09/2023). Surveys were undertaken in accordance with the Bat Conservation Trusts Guidelines for Bat Surveys (3rd Edition, 2016), as endorsed by Natural England.

3.2 The surveys were undertaken under good weather conditions:

| | Time st | Time fin | Temp h/l | Wind | Cloud | Rain |
|---|---|---|---|---|---|---|
| 18/07/23 | 03:36 | 05:11 | 11.5/ 10.7 | 0 | 0% | no |
| 15/08/23 | 20:15 | 22:00 | 22.5/ 18.8 | 0 | 0% | no |
| 05/09/23 | 19:27 | 21:00 | 20.7/18.8 | 1 | 25% | no |

3.3 Due to the size of the building 1 and its irregular shape three surveyors were used and sited around the house to cover all possible elevations of the building. Building 2 had 2 surveyors to cover all the angles. All the surveyors used Anabat Walkabout bat detectors, EM touch pros or Batlogger to record any hard to identify bats. Night vision aids were used to help identify any difficult to see areas.

3.4 During the first dusk survey (15/08/23) 1 species were recorded (Common pipistrelle bats). 2 x Common Pipistrelles seen emerging from the building, One from near the apex of the northwestern elevation, one from under the ridge on the southwestern elevation of building 1. (See Figure 1) (Peter Allan, Rob West, Jake Cousins, Des Purdy, Richard Codlin)

3.5 During the second dusk survey (05/09/23) 2 Species of bat were recorded (Common and Soprano Pipistrelle bats). 1 x Common pipistrelle bat was seen emerging from under the lead flashing near the ridge on the northeastern elevation. 2 x Common pipistrelle bats were seen to emerge form near the apex on the northwestern elevation of building 1. (See Figure 1) (Rob West, Peter Allan, Des Purdy, Jake Cousins, Richard Codlin.)

3.6 During the dawn survey (18/07/23) 2 species were recorded (Common and Soprano pipistrelle bats). 1 x Common pipistrelle was seen to re-enter under lead flashing next to the chimney on the southwest elevation, 3 x Common pipistrelle bats were seen to re-enter near the apex on the northwestern elevation of building 1. (See figure 2). (Rob West, Peter Allan, Des Purdy, Jake Cousins, Richard Codlin.)

3.7 During the activity surveys bats were seen emerging/re-entering from the building 1, no bats were associated with building 2. The grounds around the house had plenty of activity on the first two dusk surveys, but the bat activity was reduced on the dawn survey.

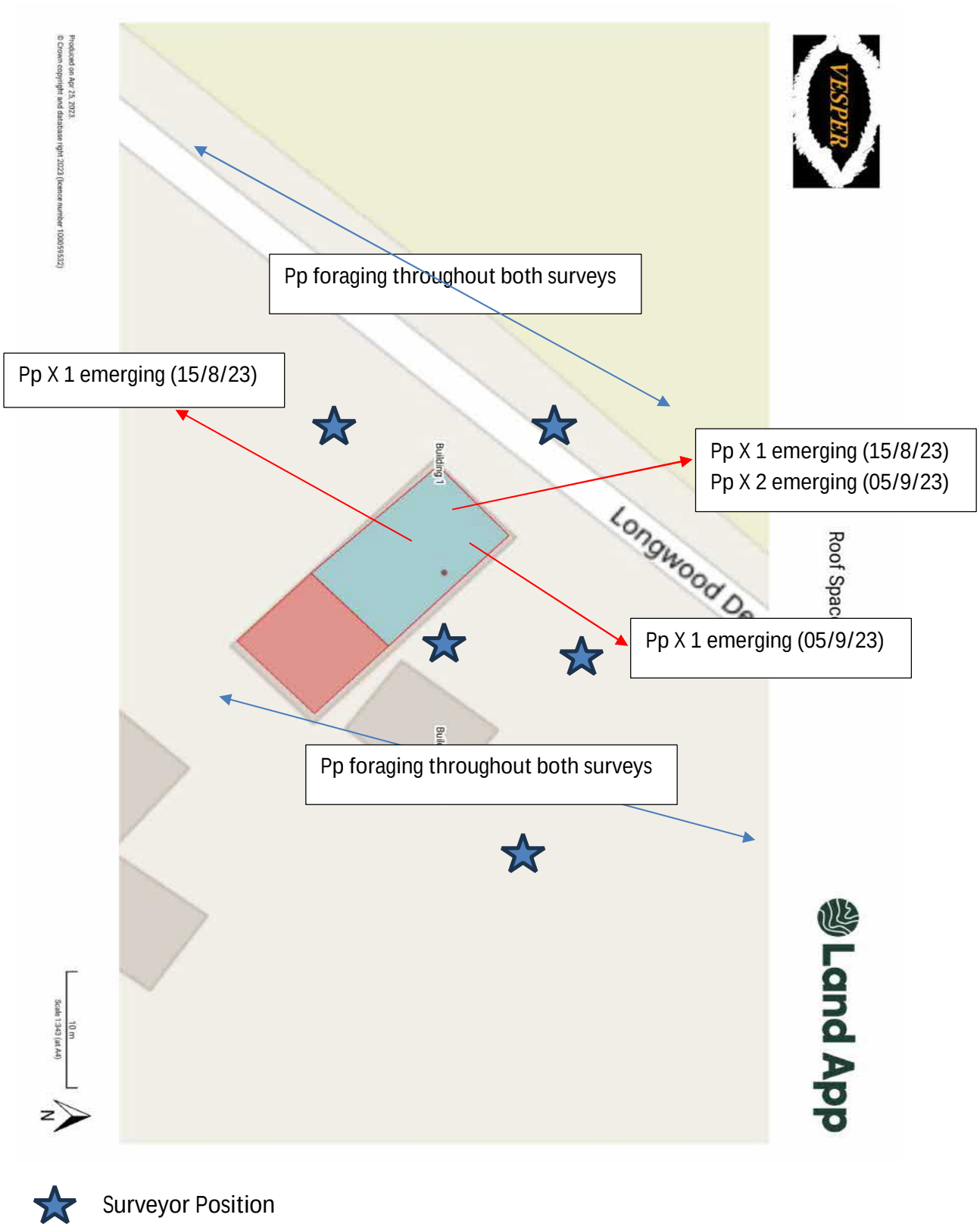



Figure 1: Dusk Surveys summary map (for the activity surveys 15/08/23 and 05/09/23)

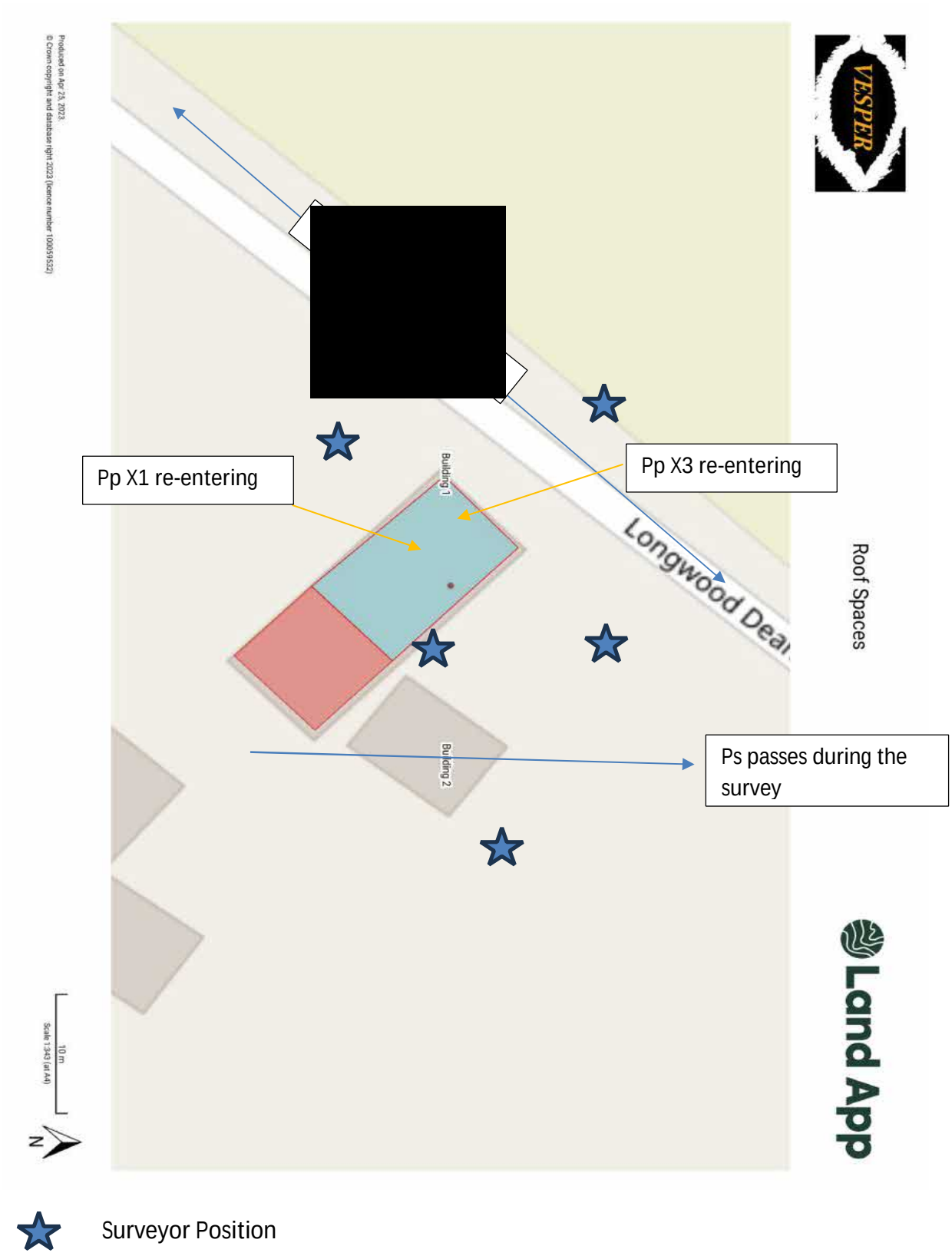



Figure 2: Dawn Survey summary map (for the activity survey 18/07/23)

Survey conclusion:

3.8 The preliminary and bat activity surveys carried out in 2023 by Vesper Conservation & Ecology Limited showed that building is a single brown long eared bat was seen using the building.

3.9 On the three activity surveys there was plenty of foraging activity around the building especially around the property gardens and along the road.

3.10 Up to 4 Common Pipistrelle bats were seen emerging/re-entering the building 1, as such at this time this building is considered a bat roost. This is a Nonmaternity day roost.

3.11 Building 2 had no recorded bats using the property and is considered to not to be a bat roost at this time, however that may change over time. If, however unlikely, a bat is discovered during the construction phase then all works must stop on this building and a suitable qualified ecologist should be contacted for further advice.

3.12 The activity surveys showed that 1 species of bat are using the building 1 as a roost, the roost entry points are a gap near the hip tile on the northwestern elevation, and under lead flashing on both the southwestern and northeastern elevation. The proposed work will affect one of the entry points and therefore, to carry out the proposed works, a suitable mitigation strategy needs to be developed. A Protected Species Licence (PSL) in respect of bats will also be required to carry out any works affecting the bat roost. This will require an application to Natural England and can only be applied for after the grant of planning permission, as a copy will need to go with the license application.

4.1 The Phase 1 and 2 surveys have shown that Rosehill Barn is a bat roost used by a small number of Common pipistrelle bats as a day nonmaternity roost in building 1.

4.2 It is not thought that the roost found here is a substantial or maternity roost and is likely to be a small number of bats roosting within the building on three elevations under tiles and or flashing. However, as the proposed works on the building will result in the roost being disturbed/destroyed when the new extension breaks into the existing roof structure, under the provisions of the Habitats Regulations 2010 (as amended) a Protected Species Licence (PSL) will be required to ensure the works can be undertaken lawfully (to be applied for subsequent to the grant of full planning permission).

4.3 As part of this Licence application, it will be necessary to demonstrate provision of a suitable mitigation strategy which will meet the three derogation tests within the Habitats Regulations.

4.4 In effect, there are three key elements to the mitigation strategy which is proposed here which are necessary to comply with the provisions of the legislation and licensing requirements.

- That appropriate methods are employed to ensure that bats are not at risk of killing or injury during demolition and construction works.

- That safe roosting provision is provided within the re-developed building suitable for the maintenance of a small roost of Common Pipistrelle bats.

- That adequate provision is made for monitoring of the installed mitigation where required under the existing guidance from Natural England.

4.5 There are a number of requirements which Natural England will expect to see within the Method Statement document which will be provided as part of the licence application. These will include:

Timing of Works:

Details of the timings of works will need to be provided within the Annexed Method Statement and Work Schedule.

Alterations to roosting areas within the building (in this case destroying the roost entry points will not normally be permitted within the most sensitive seasons, maternity and hibernation). Works within these sensitive areas will need to be carried out either during the period March – May or September – November. Prevailing weather conditions can also provide an additional constraint on these windows as overnight temperatures will be required to be in excess of 8$^{o}$C.

Demolition Methods:

Roof tiles felt and cladding and facia and soffits in sensitive areas will need to be removed by hand to limit the risk of injury or death to roosting bats.

Supervision and contact with contractors:

A suitably qualified ecologist will be required to oversee sensitive sections of tile and hanging tile removal.

A toolbox talk will need to be provided to contractors working on the roof which will include an overview of the requirement of the bat licence and advice on identifying bat presence and action required in the case of a bat being discovered. A written record of this will need to be provided to Natural England as part of the licence return report.

Provision of Alternative Roosting Opportunities

4.6 Due to the evidence of bats roosting in the building from the phase two surveys. Consequently, the proposed redevelopment of the property will disturb the roosting of the bats in the short term.

4.7 The following inclusions are therefore recommended for incorporation into the redeveloped building to keep and improve roosting opportunities: (figure 3)

The addition of two inbuilt bat boxes into the new walls, of the new dorma on the southeastern elevation.

- During the works a suitable alternative roost will need to be supplied so that any bats found during the destructive search/tile strip of the building, this should be one Schwegler 1FN bat boxes or equivalent. This will be placed in a tree or on a building within the grounds of the property at about 3m from the ground.

4.8 With regards to the construction of the new roofs for the extensions, Natural England will no longer accept mitigation strategies which include access to a roof space which incorporates breathable roofing membranes such as Tyvek within their construction. This is due to the findings of recent research which has highlighted two significant issues with these materials in bat roosting locations:

- Bats are at severe risk of entanglement, and therefore death, in the loose fibres associated with these materials
- Oils and grease from bat fur significantly reduce the breathability and therefore functionality of these materials, in some circumstances rendering them useless.

(Please see http://www.batsandbrms.co.uk/ for further details.)

Monitoring of Installed Mitigation

4.9 A key requirement of the licensing process is that mitigation installations are properly installed as per the license agreement.

4.10 In this circumstance, and given current guidance from Natural England, I would recommend that 1 visit is undertaken:

- A post-completion compliance check to ensure all mitigation features have been installed correctly before contractors leave the site.

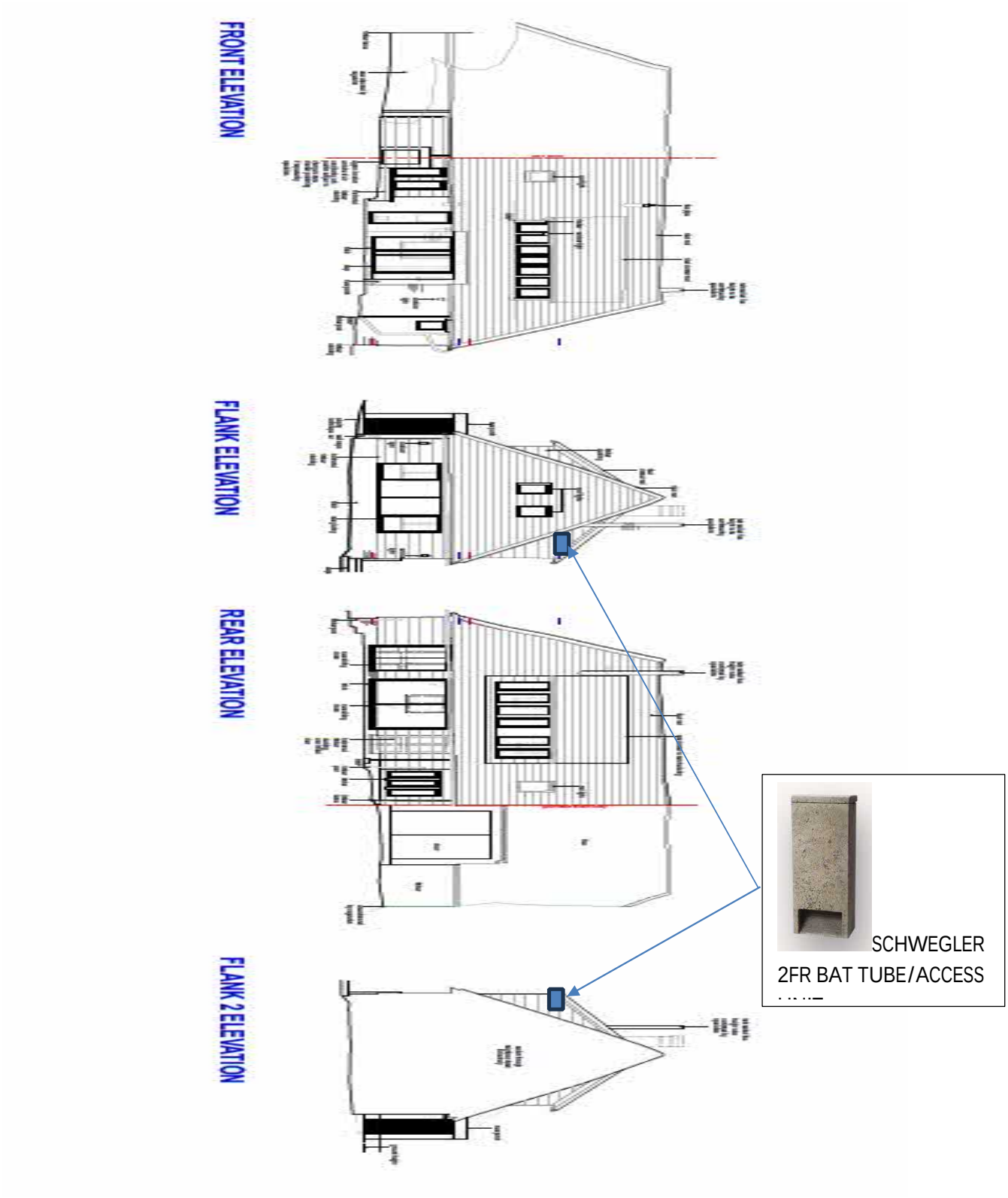



Figure 3: Proposed mitigation

## Appendices:

Bats

All species are fully protected by Habitats Regulations 2019 as they are listed on Schedule 2. Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species in such a way as:

o to impair their ability to survive, breed, or reproduce, or to rear or nurture young;

o to impair their ability to hibernate or migrate

o to significantly affect the local distribution or abundance of the species

- Damage or destruction of a breeding site or resting place

Bats are afforded the following additional protection through the WCA as they are included on Schedule 5:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection

Effects on development works

Works which are liable to affect a bat roost or an operation which are likely to result in an illegal level of disturbance to the species will require an EPSM licence. The licence is to allow derogation from the legislation through the application of appropriate mitigation measures and monitoring.

Wild Mammals (Protection Act) 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, crush, drown, drag, or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention, due care and attention should be taken when carrying out works (for example operations near burrows or nests) with the potential to affect any wild mammal in this way, regardless of whether they are legally protected through other conservation legislation or not.

Birds

With certain exceptions, all birds, their nests, and eggs are protected under Sections 1-8 of the WCA. Among other things, this makes it an offence to:

- Intentionally (or recklessly in Scotland) kill, injure, or take any wild bird
- Intentionally (or recklessly in Scotland) take, damage, or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built
- Intentionally take or destroy an egg of any wild bird
- Sell, offer, or expose for sale, have in his possession or transport for the purpose of sale any wild bird (dead or alive) or bird egg or part thereof.
- In Scotland only, intentionally, or recklessly obstruct or prevent any wild bird from using its nest

Certain species of bird, for example the barn owl, bittern and kingfisher receive additional protection under Schedule 1 of the WCA and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC) and are commonly referred to as "Schedule 1" birds. This affords them protection against:

- Intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young
- Intentional or reckless disturbance of dependent young of such a bird
- In Scotland only, intentional, or reckless disturbance whilst lekking
- In Scotland only, intentional, or reckless harassment

Effects on development works

Works should be planned to avoid the possibility of killing or injuring any wild bird, or damaging or destroying their nests. The most effective way to reduce the likelihood of nest destruction in particular is to undertake work outside the main bird nesting season which typically runs from March to August. Where this is not feasible, it will be necessary to have any areas of suitable habitat thoroughly checked for nests prior to vegetation clearance.

Schedule 1 birds are additionally protected against disturbance during the nesting season. Thus, it will be necessary to ensure that no potentially disturbing works are undertaken in the vicinity of the nest. The most effective way to avoid disturbance is to postpone works

until the young have fledged. If this is not feasible, it may be possible to maintain an appropriate buffer zone or standoff around the nest.

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.

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration, and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and The Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their

duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.


Picture 1: Looking at the front of building 1 showing the dorma window

Picture 2: Showing the gaps under the tiles on the front elevation of building 1


Picture 3: Showing the north-western elevation. (Building 1)


Picture 4: Showing the south western elevation of building 1.

**Picture 5:** Showing the western elevation of building 2

**Picture 6:** showing the weather boarding and the missing cement on the tile verge (building 2)

Picture 7: Showing the roof membrane in roof void 1

Picture 8: Showing the roof membrane in roof void 2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