

Report by - KJF Consultancy Ltd

Title - Preliminary Bat Roost Assessment Report

Site address - 27 Orchard Avenue, Bishopstoke, Eastleigh SO50 8HN

Purpose - Advise the Local Planning Authority (LPA) of any further surveys that need to be carried out before planning permission can be granted

Proposal - Remove tiles on side elevations and side dormers and reclad and alterations to bathroom window on first floor side elevation

LPA - Eastleigh Borough Council

LPA Reference - H/21/90607

Architect - Jem Musselwhite

Client - Mr Martin Warne

Author - Karl Forkasiewicz MCIQB, CEnv, ACIEEM



Membership No. 1494354



Registration No. 4482



Membership No. 6484

Evidence of bat activity found	No
Bats discovered	No
Further surveys required	*two presence/absence surveys

* Presence/absence surveys; these surveys are dusk emergence surveys (to look for bats emerging from a building) and dawn entry surveys (to look for bats entering a building).

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Quality Assurance

Report title	Preliminary Bat Roost Assessment Report
Version	1
Report ref	PBRA.27.OA.B.E
Report checked by	Jan Forkasiewicz BA (Hons) 
Date produced	09.07.21

Distribution List

Client	Mr Martin Warne
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Previous reports (not applicable)

Statement for LPA registration

Before planning permission can be granted, to comply with Part IV Conservation of Species Protected by Law, Par. 99, of [Government Circular 06/2005^{\[1\]}](#), and [good practice guidelines^{\[2\]}](#), two presence/absence surveys (dusk emergence or dawn entry surveys) must be carried out; a survey is required on each side elevation. The further surveys are required to determine the presence/absence of a bat roost and to ensure reasonable survey effort will be carried out with regard to bats and the proposed development.

On completion of the surveys, a Bat Survey Report will need to be produced that contains the findings and result of the surveys and recommendations. The report will need to be submitted to the LPA as supporting information for the planning application/proposed development.

[1] [Government Circular 06/2005](#): Biodiversity and Geological Conservation - Statutory Obligations and their impact within the Planning System.

[2] [Good practice guidelines](#) - Bat Conservation Trust. Bat Surveys for Professional Ecologists. Good Practice Guidelines. 3rd Edition (2016). ISBN-13 978-1-872745-96-1).

Summary

This report has been produced to advise the LPA of any further surveys that need to be carried out before planning permission can be granted for a proposed development at 27 Orchard Avenue, Bishopstoke, Eastleigh SO50 8HN.

The proposed development is:-

Remove tiles on side elevations and side dormers and reclad and alterations to bathroom window on first floor side elevation.

A Preliminary Bat Roost Assessment (PBRA) has been carried out, in accordance with good practice guidelines. Concrete hanging tiles are on the sides of the 2 dormer windows that are above the front elevation and on both side elevations. Gaps are present below some of the tiles; gaps are also present between uPVC fascia boards on the side elevations and tiles.

No evidence was found of bat activity; however, this does not mean a bat roost is not present. The gaps are potential entry/exit points for bats and Potential Roost Features (PRFs; features where bats roost), particularly for crevice dwelling bats. Having looked at the surrounding landscape on Google Earth, negligible habitats for foraging bats are within 25m of the dwelling. In my opinion, there is only a 'low likelihood' of a bat roost being present under a hanging tile. Therefore, only one presence/absence survey (a dusk emergence or dawn entry survey) must be carried out on the tiles on each side elevation; the tiles on the relevant sides of the dormer windows can be surveyed at the same time. The surveys must be carried out during the optimal survey period and under optimal conditions.

If a bat emerges or enters (depending on which surveys are carried out), in accordance with the good practice guidelines, two further surveys will need to be carried, which must be spaced at least two-weeks apart - one of the surveys must be a dawn entry survey.

On completion of the survey(s), a Bat Survey Report will need to be produced that contains the findings and result of the survey(s) and recommendations. The report will need to be submitted to the LPA as supporting information for the planning application/proposed development.

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Appendix 1. Relevant photographs.

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1. Introduction

1.1 Site address and grid reference

1.1.1 27 Orchard Avenue, Bishopstoke, Eastleigh SO50 8HN. The grid reference at the centre of the roof is SU 47977 18337.

1.2 Instruction received

1.2.1 I was instructed to a) inspect hanging tiles for evidence of bat activity on the sides of the dormer windows at the frontage and on the side elevations, and b) provide a report.

1.2.2 To enable me to produce the report, I carried out a PBRA, in accordance with good practice guidelines, and from ground level only, with the use of a torch and binoculars.

1.2.3 A PBRA is a detailed assessment of the exterior and interior of a building, carefully looking for signs of bat activity and bats, potential entry/exit points for bats, and PRFs, as summarised below:-

External assessment looking for:-

- External evidence of bat activity and bats; and
- Potential entry/exit points for bats and PRFs.

Internal assessment looking for:-

- Roosting bats/internal evidence of bat activity.

1.2.4 My report is produced to advise the LPA of any further surveys that need to be carried out before planning permission can be granted for the planning allocation/proposed development described below.

1.3 Planning application/proposed development

1.3.1 The planning application reference is H/21/90607; the proposed development is "*Remove tiles on side elevations and side dormers and reclad and alterations to bathroom window on first floor side elevation.*" The LPA is Eastleigh Borough Council.

1.3.2 I was not provided with any plans; however, the client discussed the proposed development with me during my visit made the afternoon of 03.07.21.

2. Survey findings, result and discussion

- 2.1 The dwelling is a detached bungalow with a 'Dutch gable/truncated hip roof' that has concrete hip/ridge tiles and concrete interlocking roof tiles, uPVC fascia and soffit boards. Flat-roofed dormer windows are above the front and rear elevations that have concrete hanging tiles at the sides; concrete hanging tiles are also on both side elevations. There is one narrow roof space that is approx. 800mm in height that has a bituminous roofing membrane.
- 2.2 No evidence was found of bat activity (droppings/feeding remains/staining) and a bat was not discovered; however, this does not mean a bat roost is not present. Potential entry/exit points for bats and PRFs are present. These are gaps below some of the tiles on the dormers and the side elevations, and gaps between uPVC fascia boards on the side elevations and tiles.
- 2.3 Bats forage for insects above grassland, hedges/hedgerows, trees and waterways (foraging habitats). Having been on site, and viewed Google Earth; negligible habitats for foraging bats are within 25m of the dwelling. Bats will not forage close to the dwelling.
- 2.4 Relevant photographs are attached at appendix 1.
- 2.5 Buildings can contain bat roosts for void dwelling and crevice dwelling bats. Void dwelling bats hang from timbers within roof voids/roof spaces and roost in the corners where timbers meet. Crevice dwelling bats crawl into tight spaces (e.g. gaps under tiles) and roost there.
- 2.6 In my opinion, there is only a 'low likelihood' of a bat roost being present under a hanging tile. Therefore, only one presence/absence survey (dusk emergence or dawn entry survey) must be carried out on the tiles on each side elevation; the tiles on the relevant sides of the dormer windows can be surveyed at the same time. The further surveys are required to determine the presence/absence of a bat roost and to ensure reasonable survey effort will be carried out with regard to bats and the proposed development. The survey must be carried out during the optimal survey period (May to August) and during optimal conditions ($\geq 10^{\circ}\text{C}$, no rain or strong wind).
- 2.7 When providing bats survey reports, it is good practice to include information regarding bats and the law; this information is attached at appendix 2.
- 2.8 My credentials are given below; my recommendations are given at 5.

3. Author's credentials

3.1 Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIOB);
- Chartered Environmentalist (CEnv);
- Professional Member of The Chartered Institute of Ecology and Environmental Management (ACIEEM);
- Licenced to Disturb and Handle Bats (Bat Survey Class Licence CL18); and
- Member of the Bat Conservation Trust.

3.2 Relevant experience

- 3.2.1 I have 9 years' experience as a Local Authority Woodland Conservation Officer. As a Woodland Conservation Officer, I carried out presence/absence surveys (dusk emergence/dawn entry surveys) on trees within woodlands and produced Woodland Management Plans that contained recommendations regarding bats.
- 3.2.2 I have been an Ecological Consultant since 2011. During my time as a Consultant, I have inspected many buildings for evidence of bat activity/bats and carried out many PBRA, presence/absence surveys (dusk emergence/dawn entry surveys) and bat activity surveys. I have produced many reports regarding bats and proposed developments.
- 3.2.3 Details of my Insurance and Continual Professional Development for the last 2 years,' can be provided on request. If requested, some of the details within the information may be redacted to comply with the Data Protection Act.

4. Limitations

- 4.1 I did not submit a data request to The Local Environmental Records Centre to obtain any records of bat roosts at the property as I do not believe they will hold any records.
- 4.2 I did not inspect any gaps with an endoscope.
- 4.3 The differing activity patterns of bats at different times of the year are acknowledged. It is also acknowledged that not all potential entry/exit points for bats/PRFs are visible from ground level.

5. Recommendations

1. This report should be forwarded to the LPA as supporting information for the planning application/proposed development.
2. Before planning permission can be granted; a presence/absence survey (a dusk emergence or dawn entry survey) must be carried out on the hanging tiles on each side elevation and the sides of the dormer windows above the front elevation. If a bat emerges or enters (depending on which survey is carried out) two further surveys must be carried out, which must be spaced at least two-weeks apart - one of the surveys must be a dawn entry survey.
3. On completion of the surveys, a Bat Survey Report should be produced that contains the findings and conclusion of the surveys, and recommendations. The report should be submitted to the LPA as supporting information for the planning application/proposed development.

References

A Field Guide to British Bats by Frank Greenaway and A. M. Hutson (Bruce Coleman Books, Middlesex - 1990).

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CIEEM (2013) Competencies for Species Survey: Bats.

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Guidance Note 08/18, Bats and artificial lighting in the UK. Bat Conservation Trust and Institution of Lighting Professionals. 2018.

A Review of the Population and Conservation Status of British Mammals. Natural England, Peterborough. 2018.

Natural England Standing Advice regarding Bats (<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>)

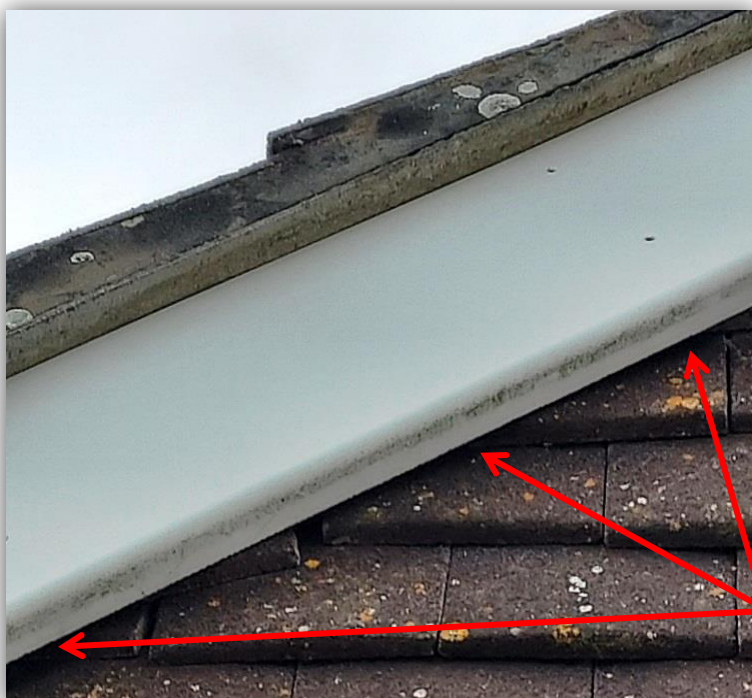
University of Bristol, School of Biological Sciences (www.bio.bris.ac.uk).



Dormer windows above the front elevation, side (west) elevation and hanging tiles.



Side (east) elevation and hanging tiles.



Gaps between tiles and fascia board.

Example of gaps present.



Aerial photograph (courtesy of Google) showing negligible foraging habitats for bats.

Appendix 2. Information regarding bats and the law.

All UK species of bats and their roosts (even if no bats are present) are LEGALLY protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (and as amended). The law relating to bats and bat roosts also applies to demolition and Permitted Development - works that do not require planning permission.

It is offence to:-

- Deliberately take, injure or kill a wild bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a place used by bats for breeding or resting (roosts), even if bats are not present at the time;
- Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.