

6 Grosvenor Road

Chandlers Ford, Hampshire

Preliminary Bat Survey

June 2022



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SUMMARY

A planning application is being submitted to Eastleigh Borough Council for the demolition of an existing bungalow and development of a two-storey house at no. 6 Grosvenor Road, Chandlers Ford, Hampshire.

In order to determine potential ecological impacts of the proposals a preliminary bat survey was completed at the property by 4Woods Ecology Ltd, during June 2022.

The survey involved a search of the loft space and building exterior. The findings indicate that the property has negligible potential suitability for bat roosts due to the lack of any potential access holes/crevices. Consequently no further bat surveys are considered necessary to inform the impact assessment.

Based on current findings and assessment, an EPS 'bat' license and mitigation measures are not considered necessary to allow demolition of the bungalow to proceed in accordance with current UK legislation. However, in the very unlikely event any bats are incidentally discovered, work must stop immediately and further advice should be obtained from an ecologist.

Ecological enhancement measures should be included in the proposals, in accordance with current planning policy. It is therefore proposed that a bird box is installed on the mature tree in the rear garden, existing garden planting will be supplemented with x10 plant species considered to be of value to pollinating insects (i.e. on the RHS Pollinators List), and a sedum roof will be created on part of the rear flat roof of the new dwelling.

6 Grosvenor Road Chandlers Ford, Hampshire

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1.0 Introduction

1.1 Background

Planning consent is being sought to allow demolition and redevelopment of a single dwelling at no. 6 Grosvenor Road, Chandlers Ford, Hampshire (SU445 221) (**Map 1**).

In order to provide information regarding potential ecological impacts of the proposals a bat survey was considered necessary.

4Woods Ecology Ltd was subsequently commissioned by the property owner to undertake a preliminary bat survey of the property, to assess whether the proposals were likely to affect bats.

As required by planning policy, proposals for ecological enhancements at the redeveloped property are also included in this report.

1.2 Legislation & Policy

1.2.1 Legislation relating to Bats

In summary, all native bat species in the UK are fully protected from harm/disturbance, and their roost sites (including access points) are protected from damage, via:

- The Wildlife & Countryside Act, 1981 (as amended) (through inclusion on Schedule 5); and
- The Conservation of Habitats and Species Regulations 2017 (as amended). (aka '*The Habitats Regulations*')

Further details of the legislative protection afforded to bats are provided at **Appendix I**.

1.2.2 Biodiversity Action Plans / Species of Principal Importance

Following UK devolution, the UK Post-2010 Biodiversity Framework was set up in 2012, and succeeds the previous UK BAP. This sets out the aims and activities required to achieve identified targets to halt the decline in biodiversity across the various countries that make up the UK.

Lists of Priority species and habitats were devised for the purposes of the previous UK BAP, which were identified as most threatened in the UK and required action plans to aid their recovery. These lists remain an important

reference source and have been used to revise the statutory lists of priorities for England and the other countries of the UK, to allow for a country-level approach rather than UK-wide as before.

The Countryside & Rights of Way (CROW) Act, 2000 requires that Government departments have regard to the purpose of conserving biological diversity in accordance with the Biodiversity Convention 1992 and to promote the action required to further the conservation of species published on Biodiversity Action Plans (BAPs).

Further, The Natural Environment and Rural Communities (NERC) Act (2006) places a duty upon public bodies in England and Wales (including Local Planning Authorities) to have regard to the purposes of conserving biodiversity in exercising their functions. A list of 'habitats and species of principal importance for the conservation of biodiversity in England' was drawn up, as required by the NERC Act, to help guide decision-makers in this respect. The list includes all the habitats and species listed in the UK Biodiversity Action Plan as requiring action, with the addition of Hen Harrier.

Bat species of principal importance or priority species (as revised in 2012 for England) include Soprano Pipistrelle bat, Brown Long-eared Bat, Barbastelle, Bechstein's bat and Noctule.

1.2.3 Planning Policy

National Planning Policy

The Government's planning policies for England, including how the Natural Environment should be considered, are contained within the National Planning Policy Framework (NPPF), as revised most recently in July 2021 (www.gov.uk/guidance/national-planning-policy-framework).

Underpinning the entirety of the NPPF is a clear presumption in favour of sustainable development.

The guidance encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Local planning authorities are also instructed to apply the following principles when determining a planning application:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) ...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

The Government's Planning Practice Guidance contains up to date (last updated 2021) guidance on implementing the requirements of the NPPF (www.gov.uk/guidance/natural-environment). The guidance states that

planning authorities need to consider the potential impacts of development on protected and priority species. Natural England's standing advice on protected species provides the LPA with advice on dealing with protected species issues. The guidance states that an ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Even where an EIA is not needed, the guidance indicates that an ecological survey might still be appropriate, for example, where protected species may be present or where biodiverse habitats may be lost. LPAs should require ecological surveys only where clearly justified.

The ODPM Circular 06/2005 contains further administrative guidance on the application of the law relating to planning and nature conservation in England, and should be read in conjunction with the NPPF and PPG. The Circular advises that the *'presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

It is also stated in the Circular that it is *'essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted'*. However, it is also noted that *'developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development'*.

Local Plan Policy

The following policies are contained within the current Adopted Eastleigh Borough Local Plan 2016-2036 (adopted April 2022)

Policy DM11,

Nature conservation - General Approach

- 1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:*
 - a. protect, conserve and enhance all:*
 - i. international, national and local nature conservation designations; and*
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character; and facilitate their adaptation to climate change wherever possible;*
 - b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);*
 - c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and*
 - d. contribute to major elements of the PFSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).*

Priority habitats, protected and priority species and the local ecological network

- 5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats,*

protected or priority species, or on the local ecological network unless it can be demonstrated that:

- a. there are no alternative solutions;*
- b. the adverse effects are unavoidable;*
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
- d. there is an overall biodiversity net gain; and*
- e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.*

Surveys

8. Development will not be permitted unless it can be demonstrated that:

- a. there have been thorough habitat and species surveys;*
- b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
- c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.*

2.0 Methodology

2.1 Desk study

An OS map and aerial photograph of the local area were examined to assess presence of potential bat foraging/commuting habitat in the surrounding area, in order to aid overall assessment of the potential suitability for bat roosts.

The governmental website, www.magic.defra.org.uk, was searched for any information relating to previous EPS bat licenses granted for development projects within 2km of the application site.

Given the assessment results, further data was not considered necessary.

2.2 Bat Survey

2.2.1 Preliminary (Phase 1) Bat Survey/Assessment

A daytime bat survey/assessment of the property was completed by Su Forster BSc PGDip MCIEEM (Natural England Bat class licence WML-CL18, level 2, Reg. no. 2015-13744-CLS-CLS) during 23 June 2022.

The loft space of the bungalow was fully searched for any evidence to indicate use by bats. This was completed using strong torchlight.

In addition, the exterior of the property was assessed for potential bat roost sites and access gaps on all sides, and any signs to indicate their use by bats. This was completed at ground level, using binoculars and strong torchlight.

Signs that might indicate the presence of a bat roost could include:

- Bat droppings – e.g. in the loft, on walls, tiles, windows, on the ground below a potential access point etc;
- Dark staining at well-used roost sites or exit points;
- Urine streaking beneath a roost exit point/roost site;
- Scratch marks or worn surfaces at bat roost sites or exit points.
- Feeding remains (e.g. moth wings)

The site and surrounding area were also generally assessed for their likely value to foraging bats to aid in the overall assessment.

An overall assessment of the potential suitability of the property for bat roosts, based on Table 4.1 of the published Bat Conservation Trust bat survey guidelines (Collins 2016), was completed, using the following suitability levels: High, Moderate, Low, Negligible (see **Appendix II**). The assigned level is then used to determine whether any further surveys are necessary, or the extent of surveys required, based on minimum survey effort detailed in the guidelines.

2.2.2 Limitations of Bat Survey

Since bats may regularly move between different roost sites (particularly to satisfy their varying requirements at different times of the year), a bat survey often concentrates on searching for evidence to indicate that a potential roost site is used by bats at any time of the year. While such evidence (e.g. droppings) may be found within the building interior (loft space), any evidence left on external surfaces of a building may be quickly removed through weathering. This means that bats using any hidden crevices, such as beneath tiles, are likely to be missed during a daytime survey/assessment.

Otherwise there were no constraints to the survey methodology specific to this site.

3.0 Results of Survey

3.1 Desk Study

The property is located within a large area of moderate density residential development (suburban estate) with medium-sized gardens containing frequent trees. A large area of deciduous woodland and open grassland (Cranbury Park) exists at the edge of the developed area, around 330m to the north of the application site, providing nearby high quality bat foraging habitat.

Data obtained from www.magic.defra.gov.uk indicates that the following EPS 'bat' licenses have been granted for work that affects bat roosts, within 1km of the application site (the nearest being around 200m distance):

- Soprano Pipistrelle – 2021 license – impacting a resting place only;
- Soprano Pipistrelle & Common Pipistrelle – 2016 license – impacting a resting place only.

3.2 Results of Bat Survey

3.2.1 Description of Building / Assessment of Bat Roost Potential

The property is a detached bungalow, with rendered block walls and pitched roof of modern interlocking concrete tiles.

The walls are all in very good condition with no holes/crevices. Windows are uPVC with no gaps.

The roof tiles are all very tightly-fitting, with additional moss growth between the tiles. The verges are all well sealed with mortar. Ridge tiles are also all well sealed with no gaps present. Tiles at the roof valleys are well sealed, with thick moss also occurring.

There are no gaps at the gables behind bargeboards. The uPVC soffit boxes have insect screens and are well sealed to the wall, with no gaps.



Front elevations, showing good condition of bungalow walls/roof



Tightly-fitting roof tiles & sealed verge /soffits throughout



Rear elevation of bungalow

A large loft space exists over the entire house, measuring around 3m tall and 4m wide by 10m long in the central area with three smaller side lofts at around 2.5-2m tall. The loft is uncluttered (cut-roof structure) with no storage present and is well insulated with thick fibreglass at ceiling level. A breathable roofing membrane (Tyvek or similar) is present beneath the roof tiling and is intact. No potential bat access point/light was seen from within the loft space.

3.2.2 Evidence of Bat Roosts

No evidence of bats was found within the loft space of the house.
No evidence of bats was found on the exterior of the property.

4.0 Discussion

4.1 Interpretation of Findings

No potential bat access gaps could be found on this bungalow, which is in very good condition and could be easily searched. No evidence of any bat activity was found.

As a result the building is considered to have *negligible* potential suitability for bat roosts.

4.2 Impact Assessment

Based on current findings, it is considered unlikely that bats would be affected by the proposed demolition.

4.3 Legal Considerations

In summary, bats are legally protected from disturbance/harm and their roost sites (including access points) are legally protected from damage (**Appendix I**). If the proposed work is reasonably likely to result in such impacts (i.e. result in an offence), a licence can be obtained from Natural England (subject to certain conditions) to allow the proposed work to proceed lawfully.

Based on present findings and assessment of the potential for impact, a license is not considered necessary to allow the proposed demolition to proceed.

However, note that it is rarely possible to rule out future presence of bats entirely at any building. Consequently, in the very unlikely event any bats are incidentally discovered, work must stop immediately and further advice obtained from an ecologist, to ensure compliance with the legislation.

4.4 Mitigation & Enhancement

4.4.1 Mitigation

Based on the current assessment a bat mitigation strategy is not considered necessary during demolition.

In the very unlikely event any bats are discovered during demolition, contractors should follow the advice at **Section 4.3**, above.

4.4.2 Ecological Enhancement

Ecological enhancements are proposed, in accordance with planning policy, as follows:

- Installation of a bird box on the mature Oak tree in the rear garden (**Map 2**);
- Creation of a sedum roof on a rear section of the proposed new dwelling (**Map 2**);
- The garden is already well tended and is full of various garden/tropical plants and with a mature Oak tree towards the rear boundary (to be retained). However, the inclusion of additional planting which benefits insects would provide a valuable enhancement. X10 plants (bedding plants or shrubs) which are included on the 'RHS pollinators lists' ([Plants for Pollinators advice and downloadable lists / RHS Gardening](#)) will therefore be added to the already well-stocked garden as part of the ecological enhancements.

5.0 Conclusions

The preliminary bat survey/assessment of no. 6 Grosvenor Road indicates that the property has a negligible potential suitability for bat roosts to occur, and as such no further dusk or dawn bat emergence/re-entry surveys are considered necessary in order to inform the impact assessment (in accordance with bat survey guidelines – Collins, 2016).

Based on this current assessment an EPS license is not considered necessary to allow the proposed building work to be completed and bat mitigation measures are not required. However, in the very unlikely event

that any bats are incidentally discovered, work must stop immediately and advice obtained from an ecologist.

In accordance with current planning policy, some form of ecological enhancement should be provided as part of the proposals. The following is therefore proposed:

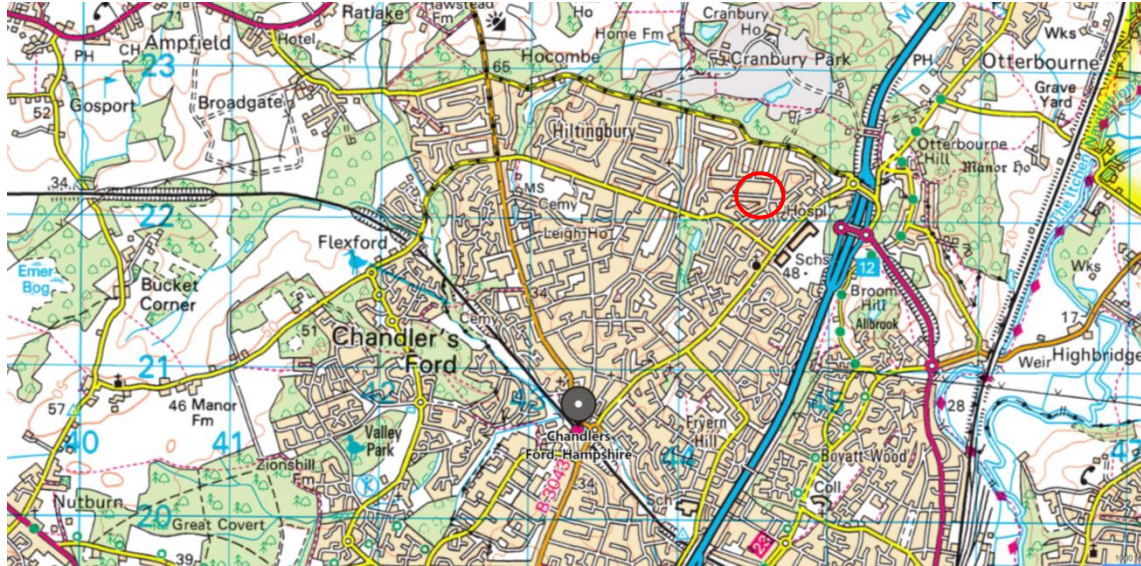
- Installation of a bird box on the mature Oak tree in the rear garden;
- Creation of a sedum roof on part of the rear flat roof of the proposed new dwelling;
- Additional garden planting to include x10 species of benefit to pollinating insects (RHS Pollinators List).

6.0 References

Collins, J (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.

RHS Pollinators List. www.rhs.org.uk [Plants for Pollinators advice and downloadable lists / RHS Gardening](#)

6 Grosvenor Road, Chandlers Ford, Hampshire
Map 1 – site location

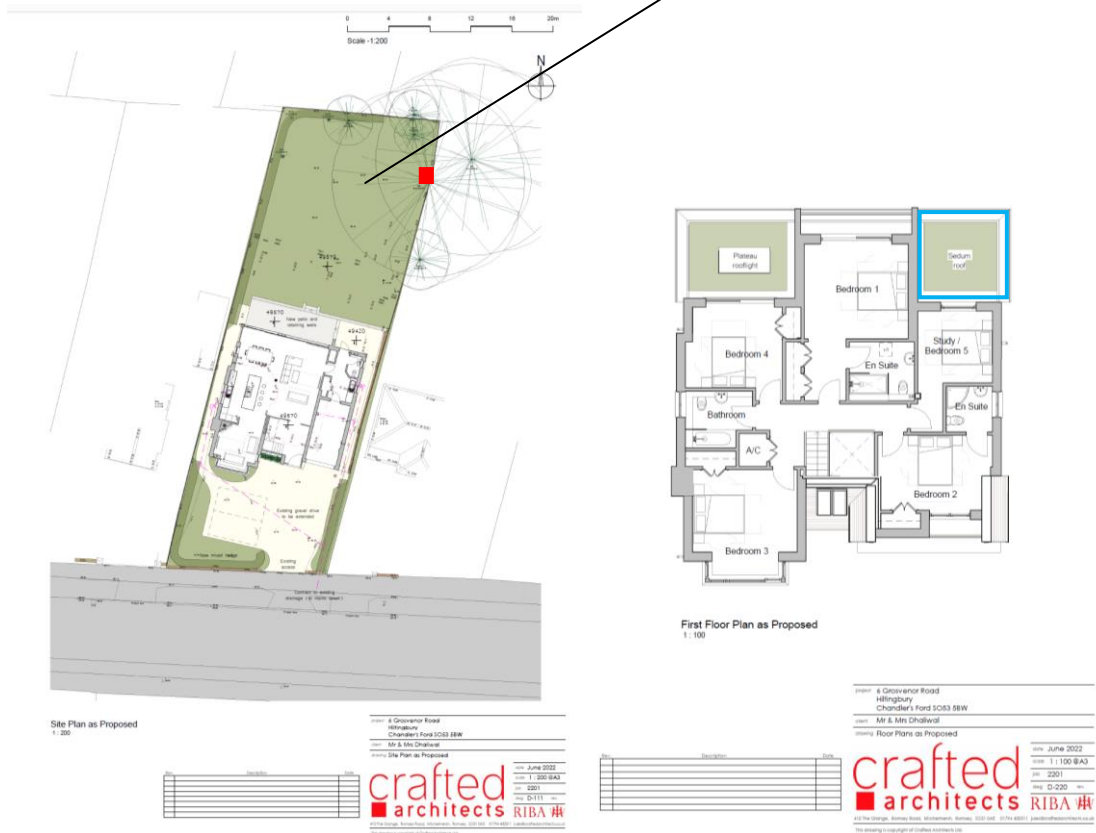


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Map 2 – Ecological Enhancement Proposals

Additional garden planting – at least x10 plants included on the RHS Pollinators List



■ Proposed bird nest box on Oak tree

□ Proposed sedum roof

Appendix I

LEGISLATION RELATING TO BATS

All native species of bat in the UK are afforded full legal protection via:

- The Wildlife & Countryside Act, 1981 (as amended) (through inclusion on Schedule 5);
- The Conservation of Habitats and Species Regulations 2017 (as amended).

In summary, these legislative instruments make it an offence, with certain exceptions, to carry out the following:

- Damage/destroy a bat roost (breeding site or resting place);
- Deliberately kill, injure or capture bats;
- Deliberately disturb bats (whether in a roost or not);
- Intentionally or recklessly disturb bats while they are occupying a bat roost.
- Intentionally or recklessly obstruct bat access to a roost site.

A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to reuse the same roost sites, legal opinion is that a bat roost is protected whether or not the bats are present at the time.

Under The Conservation of Habitats and Species Regulations 2017, with respect to the *deliberate disturbance* offence, the legislation states that in particular this would be any disturbance which is likely –

- a) to impair their ability -
 - (i) to survive, to breed or reproduce, or to rear/nurture their young; or
 - (ii) to hibernate or migrate; or
- (b) to affect significantly the local distribution or abundance of that species.

The Wildlife & Countryside Act, 1981 (as amended) retains defences in law, in particular where *'the act was an incidental result of a lawful operation and could not reasonably have been avoided'*.

Also, under this legislation it is a defence to a charge of disturbing a Schedule 5 species if the action took place within a dwelling-house. This defence cannot be relied on, except in the living-area of a dwelling-house, unless Natural England have been notified and allowed a reasonable time to advise on whether the proposed operation should be carried out and, if so, the method to be used

(For full details and exact wording of the legislation refer to: The Habitats and Species Regulations 2017(as amended) and The Wildlife & Countryside Act 1981(as amended)).

Licences for development-related Activities

Where a lawful operation (e.g. development work which has full planning permission) is required to be carried out but which is likely to result in an offence under the Habitats Regulations 2017 (as amended), a licence may be obtained from Natural England to allow the operation to proceed. However, in accordance with the requirements of the Regulations, a licence can only be issued where the following requirements are satisfied:

- The proposal is necessary *'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'*;
- *'There is no satisfactory alternative'*;
- The proposals *'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'*.

Full planning permission is required to apply for a licence (where such a consent is necessary for the work to be carried out). In addition, a method statement which details the survey results, methodology of work to be undertaken, mitigation and compensation measures, must be submitted to Natural England with the licence application.

For those situations where a low impact is predicted, an application can be made to use the Bat Mitigation Class Licence (BLICL), subject to meeting the required criteria.

Bats which are Incidentally Discovered During Works

Where a satisfactory survey has resulted in no evidence of bats being found so that a licence is not deemed necessary, and bats are then incidentally discovered during building work, it is essential that work stops immediately and further advice is obtained from an ecologist/bat worker. An assessment should then be completed to determine whether the work could proceed without committing an offence. A licence should be applied for if it is not possible to avoid committing an offence.

Appendix II

TABLE 4.1 OF BAT SURVEY GUIDELINES (COLLINS, 2016)
Assessment of potential suitability of a site for bats

Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.		
Suitability	Description Roosting habitats	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^a and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.^c	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. 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 situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^a and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	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 or tree 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 ^a 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. Site is close to and connected to known roosts.

^a For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^b Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

^c This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI, 2015).