



5 Forest Road, Chandlers Ford, Southampton, SO53 1NA

Preliminary Roost Assessment (PRA)

Date: 15/05/26

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Non-Technical Summary

Site name and location	5 Forest Road, Chandlers Ford, Southampton, SO53 1NA SU 43592 21782
Scope of Document	Single storey rear/side extension, garage conversion and pitched roofs to existing dormers.
Assessment and survey methods	The PRA survey was carried out to the standards set down in the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition, 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Date	The survey was carried out on 13 th May 2026. The survey findings should generally be relied upon for no more than 12 months from the date on the front page, subject to no material change in the site or building condition.
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Summary of Surveys and evaluation	• The main roof coverings, ridge, verges, eaves and dormer features were found to be in sound condition, with no obvious gaps, lifted materials or other features providing suitable access to the building fabric or suitable roosting opportunities for bats. • The building has a single roof void over the main part of the dwelling. This was accessible at the time of survey and no physical evidence of bats was recorded. There is no loft void above the single-storey rear extension or the integral garage. • Internally, the roof coverings are lined with bitumen felt, the roof void is well insulated, and no signs of light penetration or air movement were recorded. These features do not provide conditions considered suitable for bat roosting at the time of survey. • On the basis of the daytime inspection only, and recognising the inherent limitations of a Preliminary Roost Assessment, the building is considered to have negligible bat roost potential at the time of survey.
Recommendations	• It is recommended that no further bat surveys are required for the proposed works at this time. This recommendation should be reviewed if the scale, scope or design of the works changes.

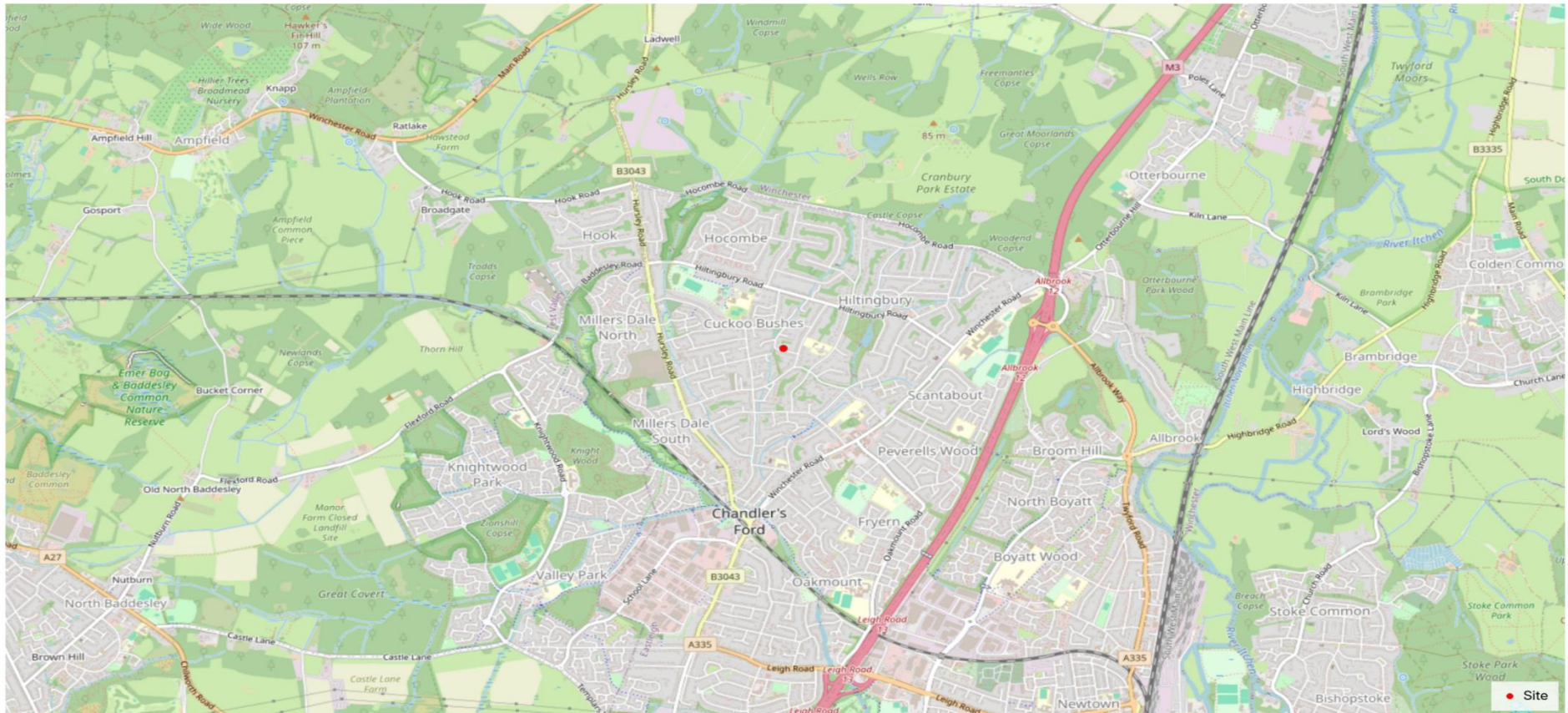
- In the unlikely event that bats are discovered during the works, all works in the affected area must cease immediately and a suitably qualified ecologist should be contacted for further advice before works recommence.
- The addition of **two roof access tiles with bitumen felt behind** is recommended on suitable elevations of the westernmost dormer as a proportionate biodiversity enhancement, rather than mitigation for an identified bat roost.
- If external lighting is proposed as part of the development, a lighting plan should be submitted with the application to demonstrate how light spill will be minimised and how sensitive features around the site will remain comparatively dark.
- A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:
 - All deliveries and construction materials should be stored on pallets or on hardstanding, including gravelled areas.
 - Any construction waste must either be kept in the proposed materials storage/skip or on pallets or hardstanding and checked for the presence of reptiles and small mammals before disposal. No fires can be lit on site.
 - Any footings left unfilled overnight should be securely covered so that wildlife cannot fall into the holes. Each morning, the footings should be checked for any animals that may have fallen in overnight.
 - All garden and vegetated areas likely to be affected by construction activities should be kept short so that they do not become suitable habitat for reptiles and small mammals; this should be undertaken as and when necessary.
- If any bushes, hedges and/or trees are to be removed or managed, this should be undertaken outside the bird nesting season, which generally runs from March to August. If this is not possible, further survey work may be required and could lead to delays.

1. Introduction

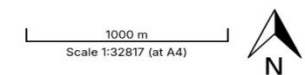
- 1.1 This report was commissioned on behalf of the applicant to identify any ecological constraints associated with the proposed works to the property.
- 1.2 5 Forest Road, Chandlers Ford, Southampton, SO53 1NA. The National Grid Reference is SU 43592 21782.
- 1.3 The site is located in Chandlers Ford, within the Borough of Eastleigh.
- 1.4 There is a single designated site within 1km of the site: Hocombe Mead Local Nature Reserve. Other designated sites lie outside the 1km search area and will not be affected by the proposed works.
- 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed work to the building.
- 1.6 A desk study of bat records for the local area, including a 1km search radius around the site and information provided by the local bat group current at the time of survey, identified records of both pipistrelle species (***Pipistrellus pipistrellus***, ***Pipistrellus pygmaeus***), long-eared bat (***Plecotus auritus***), serotine (***Eptesicus serotinus***) and Myotis species in the surrounding area. The desk study also identified three bat mitigation licences within 1km of the site for Common/Soprano Pipistrelle, Brown Long eared and Serotine bats, together with a single dormouse mitigation licence.
- 1.7 There are 18 species of bat in the UK. Several bat species are listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006. All bats and bat roosts are protected under the Wildlife and Countryside Act 1981 (as amended). In England, bats are also European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). (See appendix).
- 1.8 The PRA survey was carried out to the standards set down in the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).



Location



Produced on Land App, May 14, 2026.
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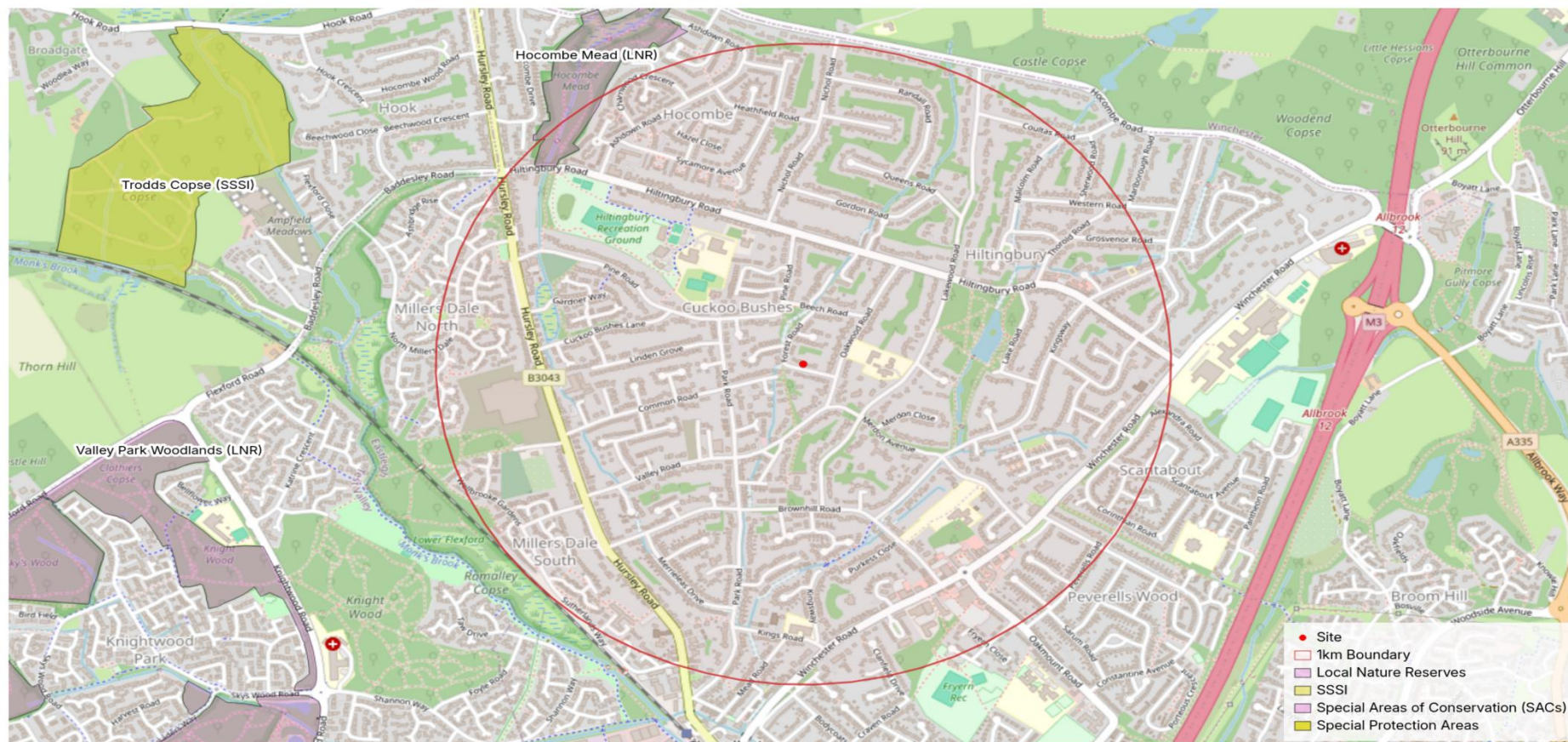


Map 1: Site Location (LandApp 2026)





Designated Sites



Produced on Land App, May 14, 2026.
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Map 2: Designated sites (LandApp 2026)

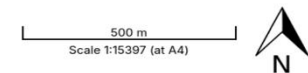




Priority Habitats



Produced on Land App, May 15, 2026.
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Map 3: Priority Habitats (LandApp 2026)



Suitability	Description of roosting habitats	Description of 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 and or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> 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) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).	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 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 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. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted from Collins 2016)

2. Field survey

External inspection (see Appendix photographs)

- 2.1 An external inspection of 5 Forest Road was undertaken on 13th May 2026 by experienced ecologist and bat surveyor Robert West (Natural England licence number 2025-84565-CL18-BAT). The inspection was undertaken to identify any potential bat access points, roosting features and other features with potential to support bat use of the building.
- 2.2 The building is a detached brick-built property with an integral garage. It is set within its own plot, with mature gardens to the rear.
- 2.3 The roof is covered with small clay tiles and was found to be generally very tight, with no obvious gaps, holes or lifted materials that would provide suitable access to the structure. A small number of slightly lifted tiles were noted adjacent to the front dormer window; however, close inspection using binoculars and a high-powered torch confirmed that these did not extend sufficiently far back and did not create cavities of a size, depth or condition suitable for use by roosting bats.
- 2.4 A small number of broken tiles were noted near the chimney stack on the rear elevation. These were inspected from ground level using binoculars and a high-powered torch and, on the basis of the views obtained, were not considered to create features of a size, depth or condition suitable for bat roosting. In addition, these tiles are sufficiently distant from the proposed works that they would not be directly affected.
- 2.5 The ridge is intact with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The tile verges and hips are tight with no obvious gaps or holes that would allow ingress into the building.
- 2.7 The chimney stacks are in good order with no missing pointing. The lead flashing is intact, with no obvious gaps or holes that would allow ingress into the building.
- 2.8 The buildings soffit boxes and the eaves are tight, with no obvious gaps or holes that would allow ingress into the building.
- 2.9 The building has four dormer-style windows. The front dormer has a flat bitumen felt roof, which was in good condition and appeared tight, with no gaps. It also has tile hanging, which was likewise found to be tight, with no obvious gaps or holes that

would allow access into the building fabric. There are two dormer windows on the rear elevation; these do not have hanging tiles, and both have flat bitumen roofs in good condition, with bargeboards that were tight and showed no obvious gaps or holes. The dormer window on the western elevation has a similar flat roof, also in good condition and without gaps. This dormer includes tile hanging, and although a small number of minor gaps were noted at the corner tiles, close inspection using torches and an endoscope confirmed that these were too limited in size and extent to provide suitable roosting features for bats or access into the building fabric. Accordingly, these areas are considered unsuitable for bat roosting at the time of survey.

Internal inspection (see Appendix photographs)

- 2.10 The building has a single roof void over the main part of the property. There is no loft void above the integral garage.
- 2.11 Access within the roof void was good throughout, although the area was not boarded.
- 2.12 The underside of the roof tiles is lined with bitumen felt, which was in good condition, with no obvious gaps or holes that would allow bat access.
- 2.13 The roof void has a ridge height of approximately 1.8m and a single ridge beam running east-west. Cobwebbing along the ridge beam indicated that this area had not been disturbed for some time.
- 2.14 A thick layer of insulation was present across the joists and extended into the eaves. No signs of light penetration or air movement were detected within the roof void. These conditions reduce the suitability of the space for use by roosting bats.
- 2.15 The chimney breast passing through the roof void showed no obvious gaps leading to the exterior.
- 2.16 No physical evidence of bats was recorded within the roof void. Signs of rodent activity were present, but there was no evidence of wasp nests or bird activity. On the basis of the features observed internally, this area is considered unsuitable for bat roosting at the time of survey.
- 2.17 The integral garage has no roof void and is open to the underside of the roof tiles. As such, it does not provide a suitable enclosed roosting space for bats.

3. Survey conclusion

- 3.1 The Preliminary Roost Assessment carried out on 13th May 2026 by Vesper Conservation & Ecology Limited found that 5 Forest Road has **negligible bat roost potential** at the time of survey. This conclusion is based on the external inspection, which found the main roof coverings, ridge, verges, eaves and dormer features to be generally tight and without suitable access points or roosting features, together with the internal inspection, which identified a single roof void over the main dwelling only. This roof void was accessible at the time of survey, was lined with bitumen felt in good condition, showed no signs of light penetration or air movement, and contained no physical evidence of bats. There is no loft void above the integral garage. Taken together, the features observed were not considered suitable for bat roosting at the time of survey. As with all daytime inspections, this conclusion is based on the evidence available at the time of survey.
- 3.2 There have been three (3) bat mitigation licences granted within 1km of the site. These are for Common/Soprano Pipistrelle, Brown Long eared and Serotine bats. Also, a single dormouse mitigation licence has been granted within 1km of the site.
- 3.3 There is a single designated site within 1km of the site: Hocombe Mead Local Nature Reserve. Other designated sites lie outside the 1km search area.
- 3.4 The proposed works will not affect any priority habitats within the local area, and there are no priority habitats on site that would be affected by the proposed works.
- 3.5 There are no water features on site, and the habitats present are of low suitability for amphibians and reptiles; no specific further surveys for these groups are considered necessary for this proposal. Nevertheless, as construction works may temporarily create risks to common wildlife using the garden and site margins, a precautionary working method is recommended.
- 3.6 It is recommended that **no further bat surveys** are required for the proposed works at this time. This recommendation should be reviewed if the scale, scope or design of the works changes.
- 3.7 In the unlikely event that bats are discovered during the works, all works in the affected area must cease immediately and a suitably qualified ecologist should be contacted for further advice before works recommence.
- 3.8 Biodiversity enhancements will be required in accordance with Local Plan policy DM11 and the National Planning Policy Framework (December 2024), including

paragraph 187(d). As a proportionate biodiversity enhancement for this building, and not as mitigation for an identified bat roost, it is recommended that **two roof access tiles with bitumen felt behind** are installed on suitable elevations of the westernmost dormer, at a height and aspect appropriate for bat use, and retained thereafter as part of the completed development, as shown in Figure 1 below.

- 3.9 If external lighting is proposed as part of the development, a lighting plan should be submitted with the application. This should take account of current guidance on bats and artificial lighting and demonstrate how light spill will be minimised.
- 3.10 Any lighting plan should identify the extent of light spill and demonstrate that the roofline, eaves, garden boundaries, mature trees and hedgerows around the site will remain comparatively dark. While the building itself is assessed as having negligible bat roost potential, the surrounding landscape may still provide habitat used by bats for commuting and foraging, and unnecessary illumination should therefore be avoided.
- 3.11 A precautionary working method should be used during construction to avoid harm to common wildlife that may be using the garden and site margins. It should include the following measures:
- 3.12 All deliveries and construction materials should be stored on pallets or on hardstanding, including gravelled areas.
- Any construction waste must either be kept in the proposed materials storage/skip or on pallets or hard standing and checked for the presence of reptiles and small mammals before disposal. No fires can be lit on site.
 - Any footings left unfilled overnight should be securely covered so that wildlife cannot fall into the holes. Each morning, the footings should be checked for any animals that may have fallen in overnight.
 - All garden and vegetated areas where construction activities are likely should be kept short so as not to form habitat that could be suitable for reptiles and small mammals; this work should be carried out as and when necessary.
 - If any bushes, hedges and/or trees are to be removed or managed, this should be undertaken outside the bird nesting season, which generally runs from March to August. If this is not possible, further survey work may be required and could lead to delays.

LS -
 skwork
 existing
 (to flat)
 existing
 doors - white
 existing



PROPOSED FRONT ELEVATION (facing south)
 SCALE 1:100

0 1 2 3 4 5m



PROPOSED REAR ELEVATION (facing north)
 SCALE 1:100



PROPOSED SIDE ELEVATION (facing west)
 SCALE 1:100



**Roof access tiles with
 bitumen felt underneath**

preliminary

Figure 1: Showing the proposed biodiversity enhancements

Appendices

Bats and the law

Natural England's standing advice for bats should be taken into account when considering planning applications in England that may affect bats or their roosts.

Bats

There are 18 species of bat in the UK. Several bat species are listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006. In England, all bat species are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to deliberately kill, injure, disturb or capture bats, to damage or destroy their breeding sites or resting places, and to possess, control, transport, sell or exchange bats or parts of bats. Bats are also protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally or recklessly disturb bats while they occupy a structure or place used for shelter or protection, obstruct access to such a place, or possess, transport, sell or offer bats or parts of bats for sale.

In summary, offences can include:

- Deliberately killing, injuring, disturbing or capturing a bat;
- Damaging or destroying a bat roost, breeding site or resting place, even if bats are not present at the time;
- Intentionally or recklessly disturbing bats while they occupy a structure or place used for shelter or protection, or obstructing access to that place;
- Possessing, controlling, transporting, selling, exchanging, or offering for sale a bat or any part of a bat.

For more information please read:

Natural England. Bats: advice for making planning decisions. GOV.UK guidance.

Birds



All wild birds, their nests while in use or being built, and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended). It is generally an offence to intentionally kill, injure or take any wild bird, or to take, damage or destroy an active nest or egg. Some bird species are also listed as Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006.

Schedule 1 of the Wildlife and Countryside Act 1981 gives additional protection to certain species. It is an offence to intentionally or recklessly disturb a Schedule 1 bird while it is building a nest, or while it is in, on or near a nest containing eggs or young, or to disturb its dependent young.

Reptiles

The four widespread native reptile species likely to be relevant to development in England are common lizard *Lacerta vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus*. These species are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing or injury, and against sale and certain related offences. Their habitat is not subject to the same direct legal protection as that of European Protected Species, but reptiles remain a material consideration in the planning process. All native reptiles are included on the list of Species of Principal Importance in England under section 41 of the Natural Environment and Rural Communities Act 2006, and works should therefore be designed to avoid harm and, where necessary, include appropriate mitigation.



Picture 1: The front elevation



Picture 2: Showing the rear elevation



Picture 3: Showing the tile hanging on the western dormer



Picture 4: Showing the dormers on the rear of the property



Picture 5: Showing the front dormer window



Picture 6: Showing the internal structure of the integral garage



Picture 7: Showing the roof void

Survey and report by Robert West Ba (Hons), PGDip, MCIEEM

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