



3 Merdon Close, Chandlers Ford SO53 1EF

Preliminary Roost Assessment (PRA)

Date: 10/04/26

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Non-Technical Summary

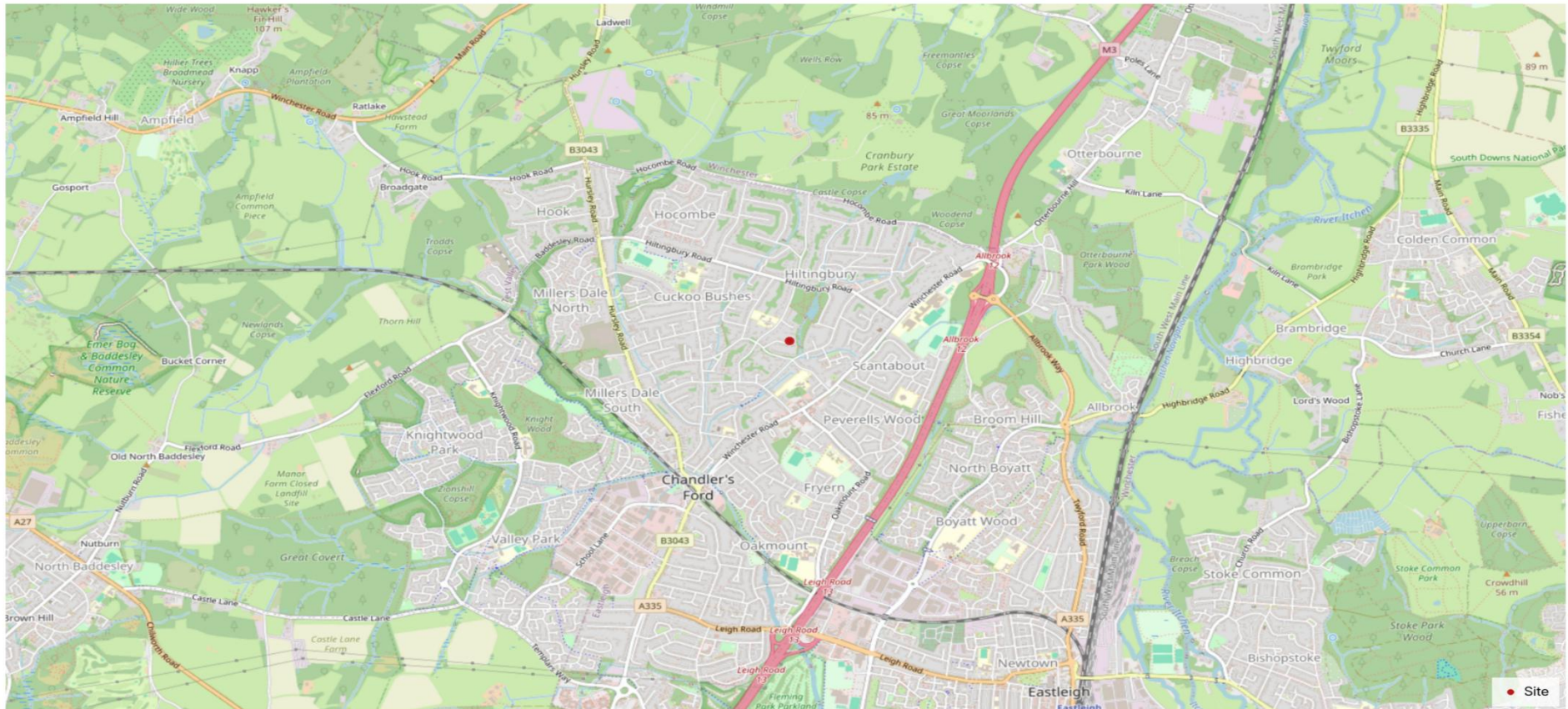
Site name and location	3 Merdon Close, Chandlers Ford SO53 1EF Grid reference: SU 43946 21638
Scope of works	PRA bat survey undertaken on 18th March 2026 This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The PRA survey was carried to the standards 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).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: • To create a two-storey side extension over existing single storey garage
Summary of Surveys and evaluation	• The buildings are covered with interlocking machine-made pan tiles which are tight with no obvious gaps or holes that would allow ingress in the building. • The tile verges and flashings are tight with no obvious gaps or holes that would allow ingress into any of the buildings. • The eaves and soffits are tight with no obvious gaps or holes that would allow ingress into any of the buildings. • The buildings on site have negligible potential for bats to be roosting.
Recommendations	• No further surveys are recommended on this building at this time; this may however change if the scope of the works changes. • In the highly unlikely event of bats been discovered during the construction phase then all works must stop, and a suitably qualified ecologist should be contacted for further advice. • It is recommended that 1 inbuilt bat box (Verona Built-In WoodStone Bat Box) is incorporated into the new gable wall of the extension. (see figure 2) • It is recommended that a suitable lighting scheme is prepared with consideration to the BCT Best Practices for Lighting Design Guidance note GN/O8 23

1. Introduction

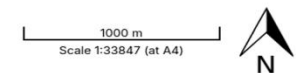
- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
- 1.2 Property address is 3 Merdon Close, Chandlers Ford SO53 1EF, the national grid reference number is SU 43946 21638.
- 1.3 This property is situated in the built-up area of Chandlers ford there are tree lined street and good habitats further afield, the connectivity to the wider landscape is good. (Map 1)
- 1.4 There are no designated sites within 1km of the site. There are designated site 2km and more from the site. (Map 2)
- 1.5 The site has no priority habitats, and the close by habitats will not be affected by the proposed works. (Map 3)
- 1.6 A search of data from the local 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 have been three (3) granted bat mitigation licences within 1km of the site, for the following species Common/Soprano Pipistrelle, Serotine, Brown Long eared bats.
- 1.7 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. (See appendix).
- 1.8 The PRA 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).



Location



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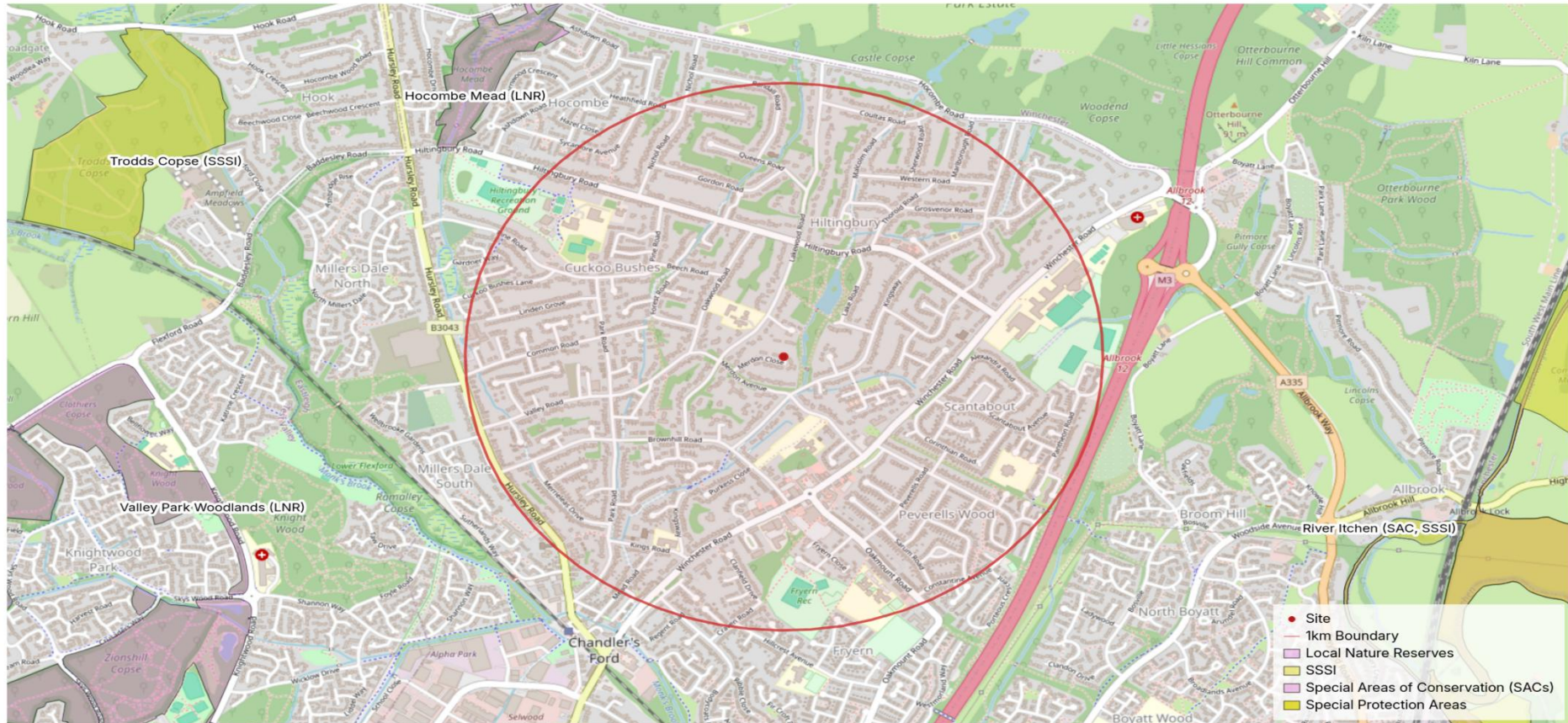


Map 1: Site Location (LandApp 2026)

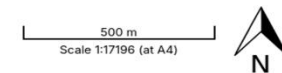




Designated Sites



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Map 2: Designated sites (LandApp 2026)

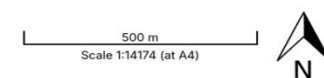




Priority Habitats



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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 form Collins 2016)

2. Field survey

External inspection: (see pictures in appendix)

- 2.1 An external inspection of '249 Hursley Road' was undertaken on the 18th March 2026 by experienced ecologist and bat surveyor Robert West (NE license number 2025-84565-CL18-BAT). 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 and to look at the ecological value of the garden around the building.
- 2.2 The building is brick-built structure that is detached and sits within its own grounds it has an attached double garage and a rear conservatory (Figure 1). The property has well maintained front and rear gardens with hard standing parking area.
- 2.3 The roof on the main house is tight fitting interlocking tiles; the tile bed is in good order with no holes or gaps that would allow ingress. The front elevation of the building has tight fitting flush solar panels; there are no obvious gaps or holes around the panels that would allow ingress.
- 2.4 The ridges is made from the same material and there are no obvious gaps or holes that would allow ingress into the building.
- 2.5 The tiles verges on the building is tight with no missing pugging and no obvious gaps or holes that would allow ingress into the building.
- 2.6 The eaves on all of the buildings are constructed from UPVC plastic, they are tight with no obvious gaps or holes that would allow ingress into any of the buildings.
- 2.7 The garage has a flat roof and a rear conservatory; these are tight with no obvious gaps or holes that would allow ingress into the building's materials.
- 2.8 The house has a two chimney stacks these are in good order with no missing pointing and the associated lead flashing is tight with no obvious gaps or holes that would allow ingress into the building at this time.

Internal inspection (see pictures in appendix)

- 2.9 The garage buildings have no loft void. The main house has a roof void that cover the whole of the house.
- 2.10 Access was good throughout this space with the areas been part boarded; the floor of the roof void has glass fibre insulation throughout. The insulation goes into the eaves; there is no obvious light or draft within the roof void.
- 2.11 The tiles are backed with bitumen felt, the felt is in good order with no obvious gaps or holes that would allow ingress into the building.
- 2.12 There is a single ridge beam that traverses the roof east to west, the roof is clean with limited amounts of cobwebbing.
- 2.13 There are no physical signs of bats within the roof void at the time of the survey, there are also no signs of bird rodent activity.



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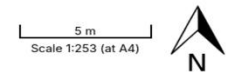


Figure 1: Showing the results of the PRA



3. Survey conclusion

- 3.1 The preliminary survey carried out on 18th March 2026 by Vesper Conservation & Ecology Limited showed that 3 Merdon Close has negligible potential to be a bat roosting in any of the buildings on site.
- 3.2 There have been three (3) granted bat mitigation licenses within 1km of the site, for the following species Common/Soprano Pipistrelle, Serotine, Brown Long eared bats.
- 3.3 There are no designated sites within 1km of the site. There are designated site 2km and more from the site.
- 3.4 The site has no priority habitats, and the close by habitats will not be affected by the proposed works.
- 3.5 It is recommended that 1 inbuilt bat box (Verona Built-In WoodStone Bat Box) is incorporated into the new gable wall of the extension. (see figure 2)
- 3.6 It is recommended that a suitable lighting scheme is prepared with consideration to the BCT Best Practices for Lighting Design Guidance note GN/O8 23.
- 3.7 This would consider the following:
 - **Minimize Light Pollution:** Use lighting designs that reduce light spill into bat habitats. This includes using lower intensity lights, directing light downwards, and avoiding bright lights near known bat roosts and foraging areas.
 - **Implement Dark Corridors:** Maintain dark wildlife corridors that allow bats to travel safely between roosting and foraging sites. This is particularly important for species that rely on specific habitats, such as rivers and woodlands.
 - **Use Appropriate Lighting Types:** Consider the spectrum of light used in outdoor lighting. Some bat species are more sensitive to certain wavelengths, so using warmer light (e.g., amber or red) can help reduce the impact on bats compared to cooler, blue-toned lights.
 - **Consult Experts:** Engage with ecologists and lighting professionals early in the planning process to ensure that bat conservation measures are integrated into lighting schemes. This collaborative approach can help identify potential issues and develop effective mitigation strategies.
- 3.8 In the highly unlikely event of bats been discovered during the construction phase then all work must stop, and a suitably qualified ecologist should be contacted for further advice.

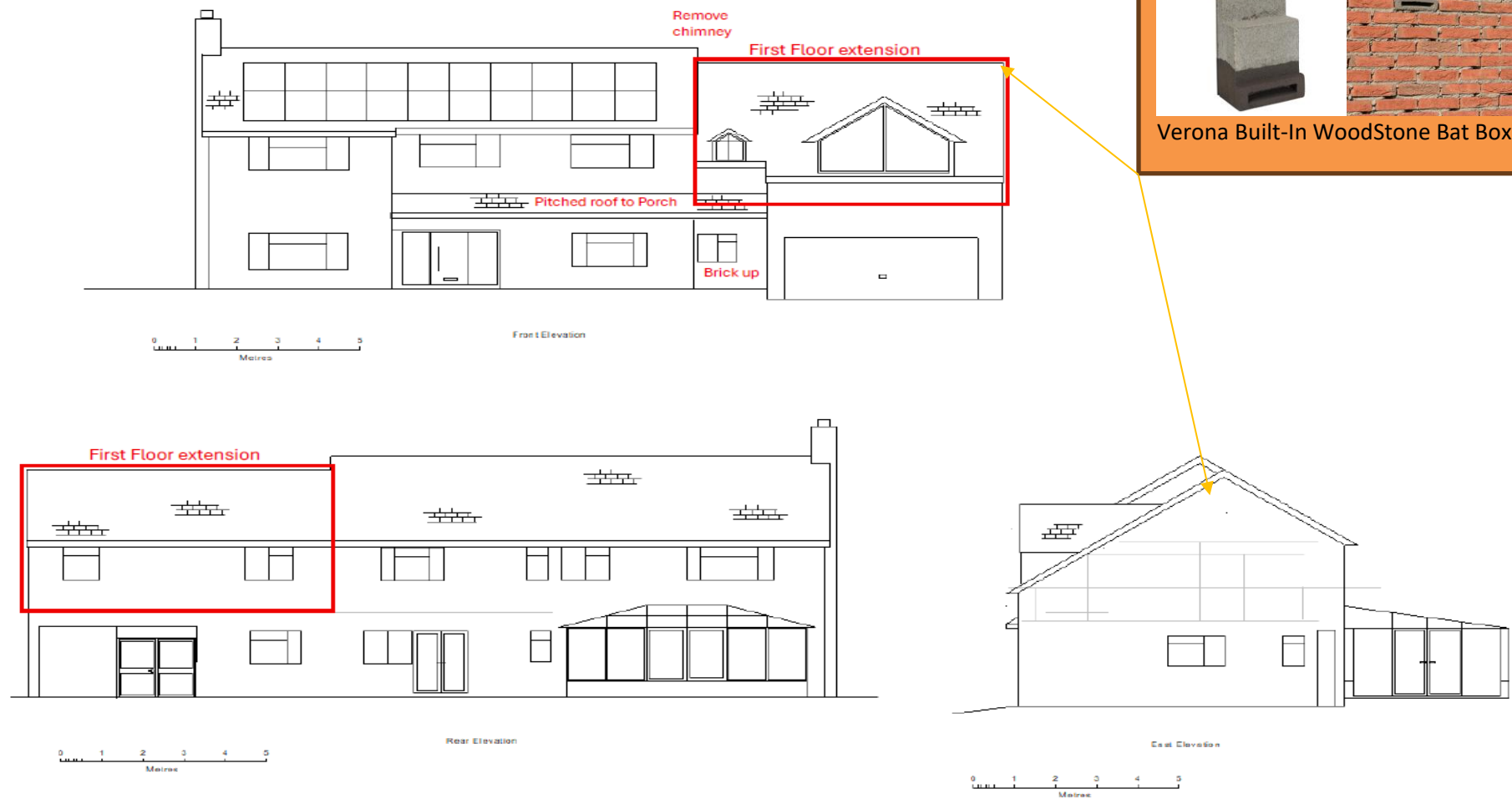


Figure 2: Proposed location of inbuilt bat box

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 (as amended).

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:

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.

Photographs:



Picture 1: The front elevation



Picture 2: Showing the front elevation



Picture 3: Showing rear elevation



Picture 4: Showing the rear elevation



Picture 5: Showing the eaves at the eastern end



Picture 6: Showing the gable wall of the western elevation



Picture 7: Showing the eaves and conservatory



Picture 8: Showing the eaves of the garage



Picture 9: Showing the flush solar panels



Picture 10: Showing the internal structure of the roof void



Picture 11: Showing the internal roof void



Picture 12: Showing the internal roof void

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

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