

BAT ACTIVITY SURVEY REPORT

28th May 2026

8 Clanfield Close, Chandlers Ford,
Hampshire, SO53 2HL

Applicant: Mehdi Safar-Manesh

Agent/planner: Toldfield Architects

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-			

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This report has been prepared to identify the presence of bats and nesting birds within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

It is at the discretion of the Local Planning Authority (LPA) to determine whether the information and data on protected species contained within this report is made publicly available.

SURVEY DATA LIFESPAN AND VALIDITY:

Survey data is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12–18-month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid, and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.

Update survey data will likely be required to inform a bat European Protected Species (EPS) licence application. The building inspection (PRA) is considered valid for 3 months and activity data from the then current survey season (May – August/September) to inform a bat licence application.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2nd ed (CIEEM, 2017a) and the Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

The results of the surveys and this assessment are representative at the time of the surveys taking place.

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Non-technical summary

- ◆ ABR Ecology Ltd were commissioned by Mehdi Safar-Manesh to undertake one bat activity (dusk) survey at 8 Clanfield Close, Chandlers Ford, Hampshire, SO53 2HL to advise on the presence/absence of bats and nesting birds at the property.
- ◆ This report was requested to support a householder application for a first-floor side extension, which involves works to the lead flashing and the brickwork of the existing chimney, along with alterations to the front porch.
- ◆ A Preliminary Roost Appraisal (PRA) was undertaken by ABR Ecology Ltd on the 25th February 2026 which noted the building held 'low' potential to support roosting bats and the results of the PRA can be found within the report titled 'PRA & Nesting Birds report – 8 Clanfield Close.'
- ◆ Following the PRA assessment one bat activity survey was undertaken by ABR Ecology Ltd on the 26th May 2026.
- ◆ No bats were recorded emerging from or entering the building during the surveys and following the Bat Conservation Trust Guidelines (Collins, 2023) sufficient survey effort has been undertaken to prove likely absence.
- ◆ Survey data is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 12-18 month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- ◆ The surveys have been undertaken with all consideration of the survey guidelines however there may be times when bats have been missed and should a roost become apparent, advice has been given in Section 4.
- ◆ The general site also supports commuting and foraging bats, and there is potential for artificial lighting to impede bats using the general property.
- ◆ One 'Woodstone Build-in House Sparrow Nest Box' will be provided as an enhancement to ensure the application is compliant with planning policy. This is detailed in Section 4.

1. Introduction

- 1.1 ABR Ecology Ltd were commissioned by Mehdi Safar-Manesh to undertake one bat activity (dusk) survey at 8 Clanfield Close, Chandlers Ford, Hampshire, SO53 2HL (central grid reference: SU 43752 20750) to advise on the presence/absence of bats and nesting birds at the property. This report was requested to support a householder application for a first-floor side extension, which involves works to the lead seal and the brickwork of the existing chimney, and alterations to the front porch.
- 1.2 The PRA and nesting birds survey was undertaken on the 25th February 2026. The bat activity (dusk) survey was conducted on 26th May 2026.
- 1.3 Existing elevations are provided in Appendix A and proposed elevations are provided in Appendix B.

Aims and scope of the surveys and report

- 1.4 The results of the PRA, activity (dusk) surveys, and the data search were principally aimed at determining if a bat roost is present within the property and/or whether the building(s)/structure(s) hold the 'potential' to support roosting bats in line with The BCT Good Practice Guidelines 4th ed (Collins, 2023). The results of the data search were also used to determine the Zone of Influence (Zoi) for bats associated with the project.
- 1.5 This survey and report aim to establish whether the proposed works will likely impact roosting bats; the report also aims to identify if there is a requirement for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) from Natural England to allow the works to proceed lawfully following planning approval.
- 1.6 The aim of the nesting birds survey was to determine if there is any recent or historical evidence of nesting birds within the building onsite.

Relevant planning policy and legislation

- 1.7 Full details of relevant planning policy and legislation were detailed within the PRA report; (where ABR Ecology provided this); the following policy and legislation in respect of bats and nesting birds is applicable to this application:
 - ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
 - ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedule 1 (birds) and 5 (bats)
 - ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
 - ◆ The Environment Act 2021
 - ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
 - ◆ National Planning Practice Guidance Natural Environment (para 10-35)
 - ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
 - ◆ The Eastleigh Borough Local Plan – adopted 2022

- 1.8 It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site for roosting bats and nesting birds where the scale/nature of the proposed plans subsequently change.

2. Methodology

Bat activity (dusk) surveys

- 2.1 Staff who undertook the surveys have been listed below in Table 1 along with their Chartered Institute of Ecology and Environmental Management (CIEEM) level of competence as detailed in the BCT Guidelines. The competence levels have been provided in Table 2.

Table 1: Staff competency

Staff	Competency	Bat licence	Ecologist level	Number of years undertaking bat activity surveys	CIEEM competency
Keeley Lanigan		N/A	Assistant	2	Capable
Chris Payne		N/A	Seasonal	5	Foundation

Table 2: Competence levels

BCT level	Equivalent CIEEM competency levels	Description
1	Foundation	Some knowledge, experience and skills but always works under supervision.
2	Capable	Has knowledge, experience and skills to carry out surveys independently (except for swarming and ALBST), lead and design simple surveys and mitigation and deal with simple planning/mitigation licensing. Assumes a survey licence from the relevant licensing authority for the relevant activities.
3	Accomplished	Has knowledge, experience and skills to carry out and lead complex surveys, design surveys and mitigation and deal with planning/mitigation licensing.
4	Authoritative	Has knowledge, experience and skills to lead the most complex projects such as those involving EIA or HRA.
5	Specialist	Has knowledge, experience and skills in specialist bat survey techniques. Assumes Levels 3 and/or 4 NE licence – mist netting, acoustic lure, harp trapping or equivalent.

- 2.2 The dusk surveys were conducted in accordance with the BCT Good Practice Guidelines (4th Ed) (Collins, 2023) and the Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys (BCT, 2022).
- 2.3 The survey involved a direct observation of the external building to identify any bats emerging from their roosts. The ecologists used automated bat detectors and a Night Vision Aid (NVA) (two Nightfox Whiskers with 20watt IR lamps) to identify any later emerging species and to identify bats where vision was limited (for example, roofs under

the cover of tree canopies). A screenshot of the 'darkest point' of the surveys captured using the NVA is provided in Appendix C.

- 2.4 Where present, information was compiled on the species, numbers, access points, roosting locations and flight paths. Information was also obtained on general activity on site such as foraging and commuting bats crossing the property.
- 2.5 The dusk survey commenced 15 minutes before sunset and finished between 1.5-2hrs after sunset. The survey was conducted when the temperature was $\geq 10^{\circ}\text{C}$ with no strong winds or precipitation.
- 2.6 Following the dusk survey, the footage from the NVAs was reviewed by an analyst using a motion detection software. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

Bat impact assessment

- 2.7 Following the CIEEM Bat Mitigation Guidelines (Reason, P.F. and Wray, S, 2023), the roost(s) onsite were classified in accordance with the following roost types:
 - Day roost
 - Night roost
 - Maternity roost
 - Satellite roost
 - Hibernation roost
 - Feeding perch and
 - Transitional roost
- 2.8 Information on the roost type(s) and rarity of the bat species within a geographical context was used to assess the importance of the roost(s). Maternity and hibernation roosts are of higher importance than day/night or transitional roosts, which are lower in conservation value due to supporting low numbers of bats; maternity roosts support high numbers of bats and contribute more significantly to the population of the species and are therefore of higher importance.
- 2.9 Roosts are assigned a value based upon 'Guidelines for Ecological Impact Assessment (EclA)' (CIEEM, 2018), this ranges from 'site' importance (day roosts of common species) to 'national' importance (hibernation roosts of Annex II species).
- 2.10 Once the roost(s) on site were identified and classified, the 'Minimum Expectations for Bat Mitigation Compensation, Monitoring and Management' (Natural England, 2023) document was used to design an appropriate bat mitigation, compensation and enhancement plan.

Nesting birds

- 2.15 Whilst on-site, the surveying ecologists also recorded any evidence of nesting birds. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Survey limitations

- 2.16 ABR Ecology Ltd accepts no liability where PRA reports have been provided from other ecological consultants or consultancies.

Bat activity (dusk) survey(s)

- 2.17 Some bat species, particularly long-eared (*Plecotus sp.*) and myotis (*Myotis sp.*) bats, emerge later in the evening when light levels are low, making it difficult to identify bats which have emerged from the building. To overcome this constraint, the survey was supplemented by Night Vision Aids (NVAs) which can identify bats emerging from their roost during darkness.
- 2.18 Environmental conditions can affect bat activity, including temperature, humidity, wind speed and precipitation. The effect of weather conditions on active bats is likely to be different for different species in different situations (e.g. open versus sheltered habitats), for example, pipistrelle (*Pipistrellus sp.*) bats are more resilient to changes in ambient temperature.
- 2.19 In the event that bats are not recorded entering/exiting the building, professional judgement was used to determine the roost type(s) through ruling out other types of roosts not present based on other survey evidence. For example, ruling out feeding roosts may be ruled out due to the lack of feeding evidence, a maternity roost may be ruled out due to a lack of dropping evidence or ruling out the presence of hibernation roosts based upon the internal temperature/humidity.
- 2.20 Bats of the myotis genus possess very similar calls, and it can be difficult to distinguish different species. The identification of myotis bats relies on the analyst's interpretation.

Reporting and survey data lifespan

- 2.21 This report is considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019) for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the building/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the building will be required, as any conclusions provided herein may not be valid.

3. Results

Bat activity (dusk) survey(s)

- 3.1 The dusk survey was undertaken upon the building and a summary of the survey is provided in Table 4 below (full results are provided in Appendix C):

Table 3: Summary of results from the dusk surveys

Date of survey	Bats recorded emerging from/re-entering the building	General bat activity recorded on site
26/05/2026	No bats emerged or entered the building during the survey.	- The following species were recorded generally commuting and foraging across the site during the survey: - Common pipistrelle (<i>Pipistrellus pipistrellus</i>) - Noctule (<i>Nyctalus noctula</i>) - Serotine (<i>Cnephaeus serotinus</i>)

- 3.2 No bats were recorded exiting/entering the building during the dusk survey. On this basis, it is considered that bats are likely absent from the building and therefore roosting bats are not considered likely to be impacted by the proposed works.
- 3.3 As the building was assessed as holding 'low' potential to support roosting bats, and the additional emergence survey has not proved presence, the building has been assessed as likely absent of bats from the surveys to date.
- 3.4 No further surveys or licensing requirements are required, however, further information regarding the validity of this report and what to do in the unlikely event a bat is unexpectedly found is provided in Section 4 of this report.

Indirect impacts upon bats

- 3.8 A number of bats were recorded commuting and foraging across the general property and within the gardens. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are using the property during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.9 Specifications for new lighting designed to reduce impacts on bats are detailed in Section 4.
- 3.10 As no roosts have been recorded, there is limited risk to navigational routes to any nearby roosts. Due to the small scale of the extension works, impacts upon foraging/commuting lines are not considered likely.

4. Mitigation and enhancement strategy

Conclusions on roosting bats

- 4.1 The PRA and dusk survey of 8 Clanfield Close, Chandlers Ford was undertaken, and no bats were recorded exiting/entering the building during the dusk survey. On this basis, it is considered that bats are likely absent from the building and therefore roosting bats are not considered likely to be impacted by the proposed works as shown in Appendix B of this report.
- 4.2 The PRA and dusk survey only provides a 'snapshot' in time and does not account for seasonal variation; bats may have been overlooked due to seasonal constraints. Bats are a highly mobile species and as such, it is not possible to have complete certainty that bats are not present, rather, that there was no indication of bats at the time of survey.
- 4.3 The surveys can only be considered valid for 12-18 months from the survey dates in accordance with the CIEEM Advice Note (CIEEM, 2019). The 12-18 month period is considered acceptable where the condition(s) of the building on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, or if 12-18 months pass and no works have been undertaken, this report and any conclusions provided will not be valid. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- 4.4 **In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner.** The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 4.5 In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way.**

Foraging and commuting bats

- 4.6 The site supports commuting and foraging bats. The following specifications for lighting must be adhered to and are based upon the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023):
 - ◆ Preferably, no new external light fixtures will be installed. If external lighting is required, this will be installed where required for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees.

- ◆ All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
- ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- ◆ Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- ◆ Internal luminaires will be recessed only (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- ◆ Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance.
- ◆ Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.
- ◆ Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- ◆ External security lighting will be set on motion sensors and set to a 1 minute (or less) timers.
- ◆ Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces.
- ◆ Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely.

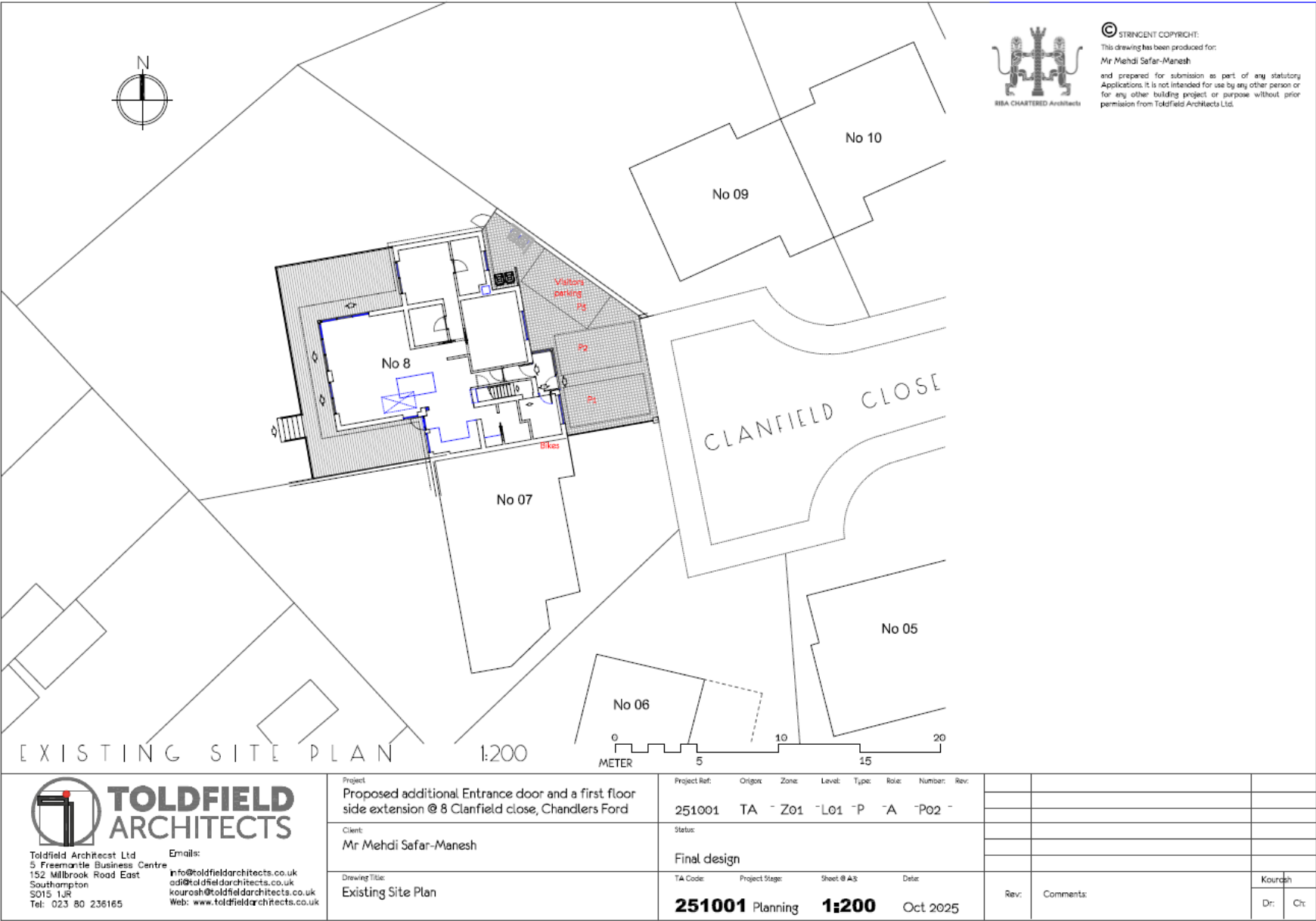
Biodiversity enhancement

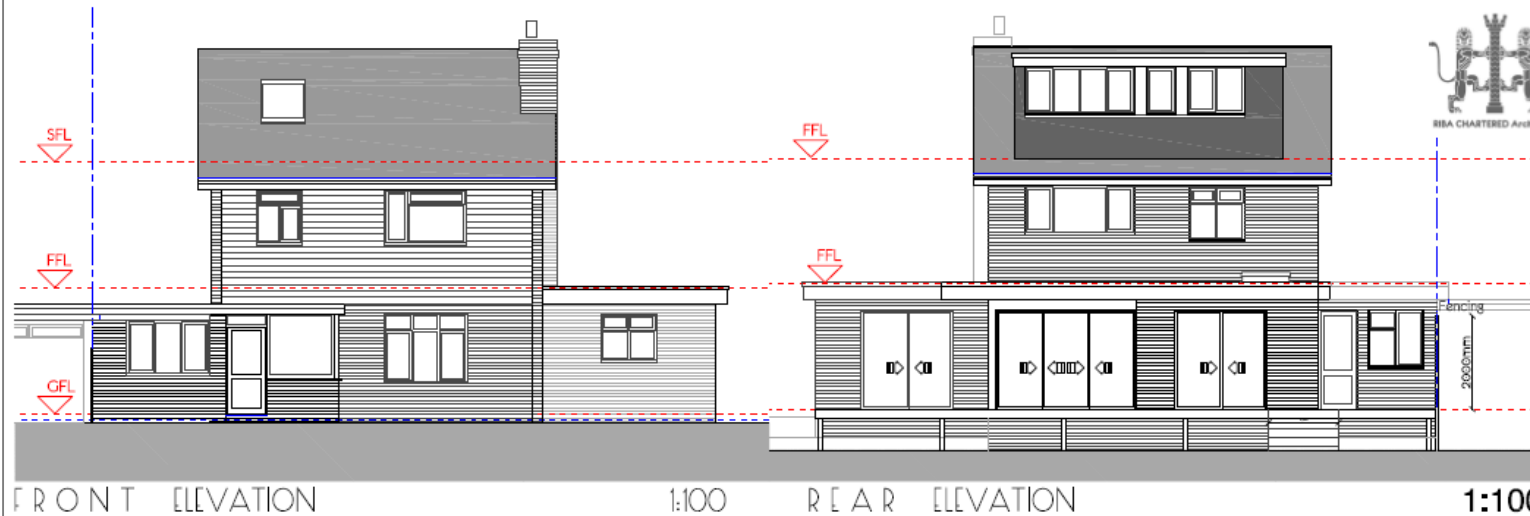
- 4.7 To ensure the application is compliant with Section 15 of the National Planning Policy Framework (NPPF) (2024) and local planning policy, one 'Vivara Pro Woodstone House Sparrow Nest Box' (<https://www.nhbs.com/vivara-pro-woodstone-house-sparrow-nest-box>) will be installed near the apex on the northern elevation of the new extension as close to the eaves as possible as shown in Appendix D.

5. References

- ABR Ecology Ltd (2026). *Preliminary Roost Assessment (PRA) and Nesting Birds report for 8 Clanfield Close, Chandlers Ford.*
- Bat Conservation Trust (BCT) (2022). *Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys.*
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- JNCC (The Joint Nature Conservation Committee) (2016). *UK BAP priority terrestrial mammal species.*
- Stone, E.L., Jones, G., Harris, S. (2012). *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats.* Glob. Change Biol. 18, 2458–2465.

Appendix A: Existing site plan and elevations





EXTERNAL SPEC.	SURFACE	FINISH
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PITCHED ROOF: Interlocking adulating concrete tiles

DORMERS: Plain concrete tile hang

FLAT ROOF: GRP membrane in light gray.

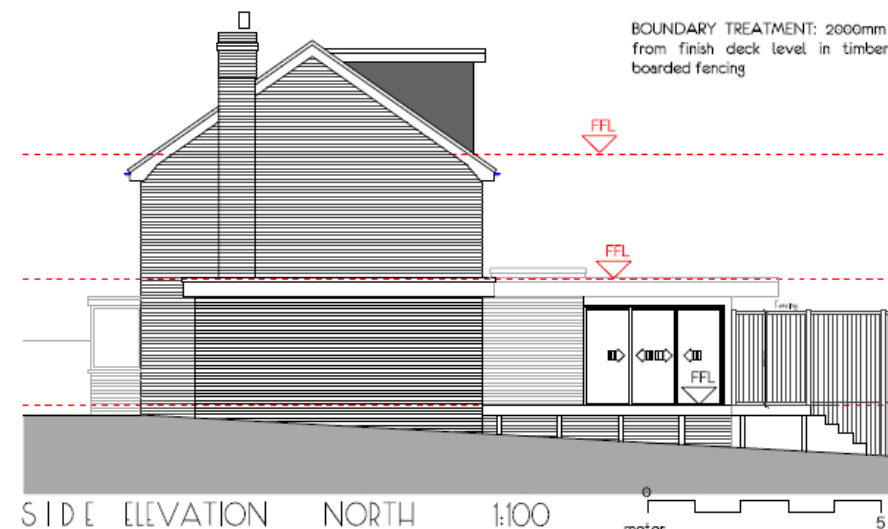
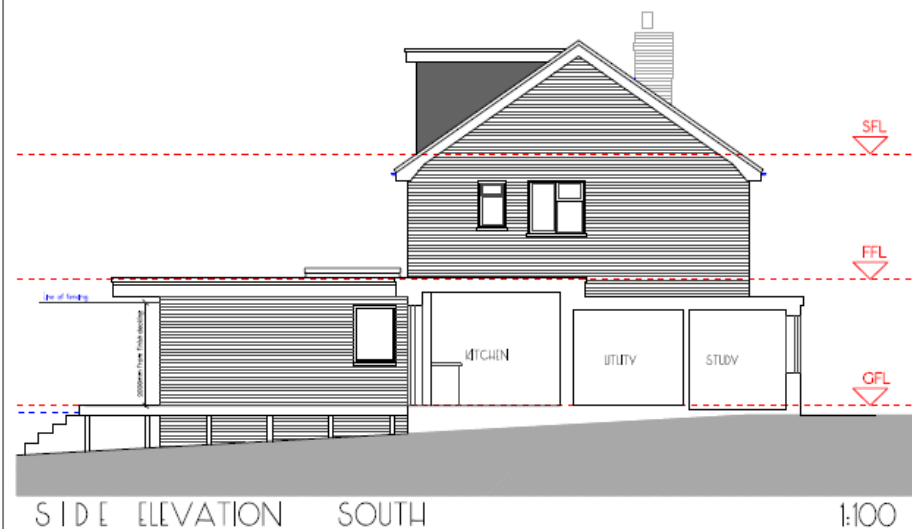
FACIAs: White UPVC

WINDOWS & DOORS: White UPVC

SLIDING DOORS: PP Aluminum Sliding doors in white

WALLS: Facing Brick work

BOUNDARY TREATMENT: 2000mm height from finish deck level in timber close boarded fencing



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Project
Proposed additional Entrance door and a first floor
side extension @ 8 Clanfield close, Chander's Ford

Client:
Mr Mehdi Safar-Manesh

Drawing Title:
Existing Elevations

Project Ref:	Origin:	Zone:	Level:	Type:	Role:	Number:	Rev:
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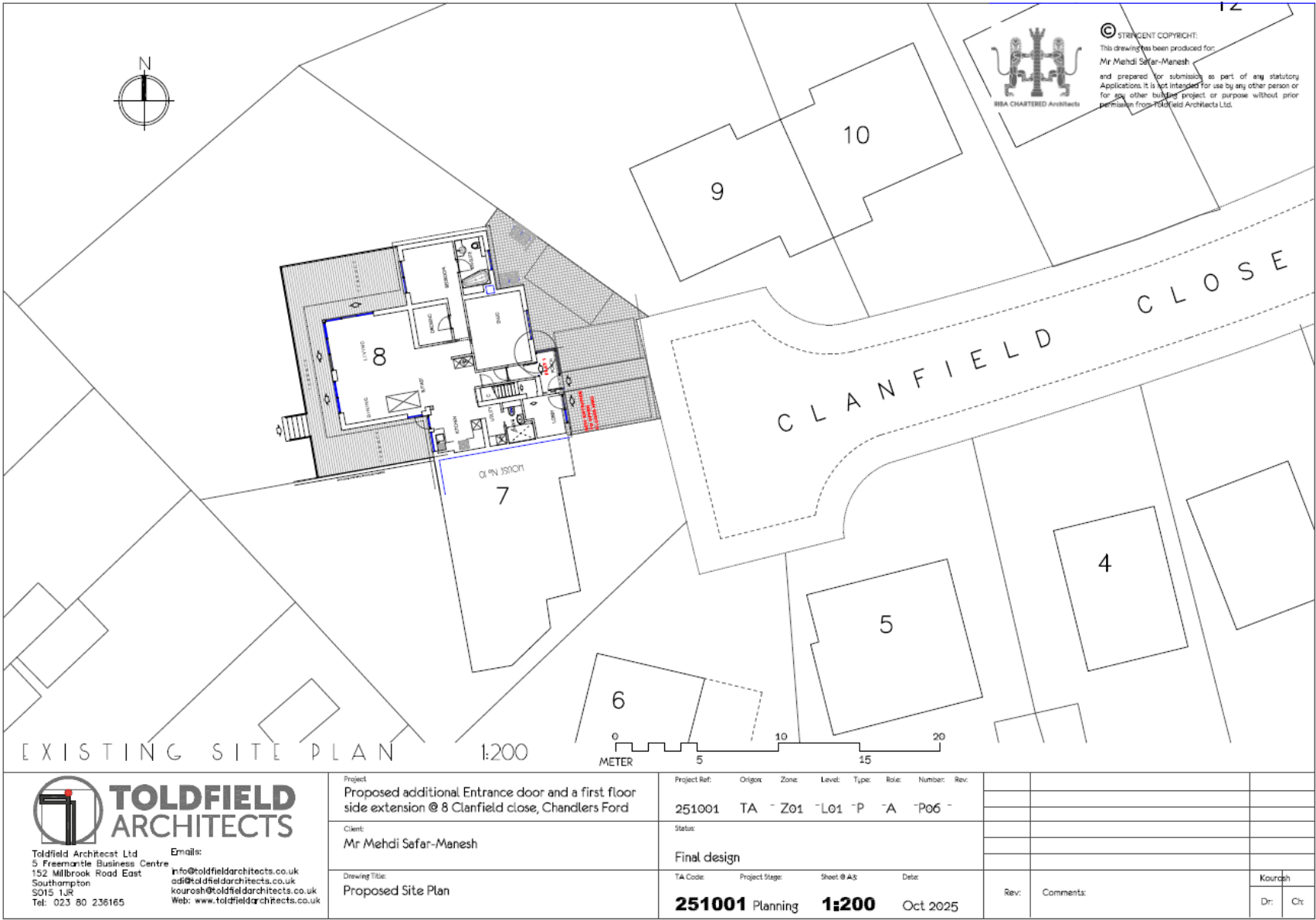
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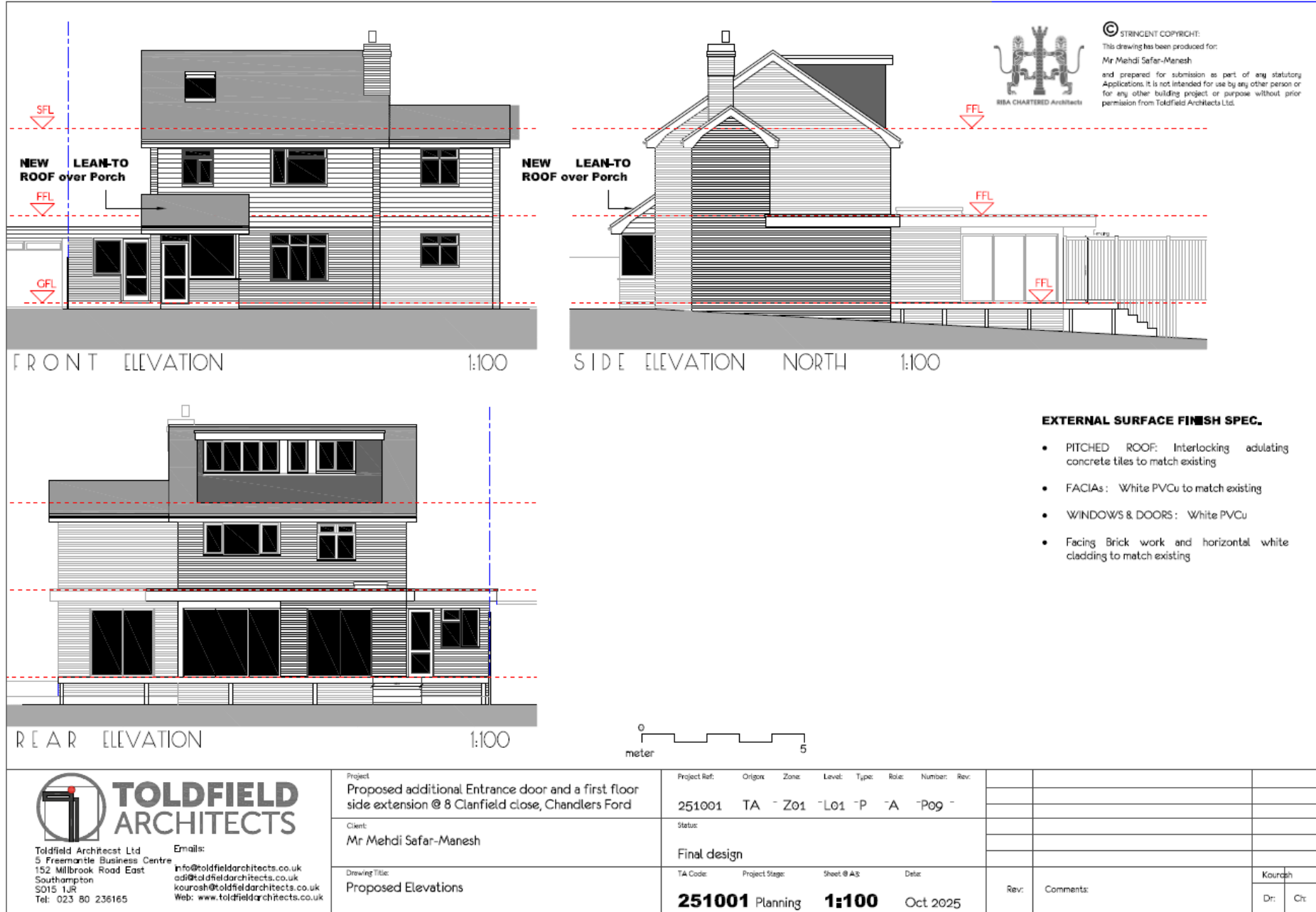
Final design

TA Code:	Project Stage:	Sheet # A3:	Date:
251001	Planning	1:100	Oct 2025

			Kourcsh	
Rev:	Comments:		Dr:	Clt:

Appendix B: Proposed site plan and elevations





Appendix C: Bat activity survey results

Figure 1: Bat activity (dusk) survey results

Bat activity (dusk) survey						
Date: 26/05/2026	Sunset: 21:03	Weather conditions: Warm, clear	Precipitation: None	Site location: 8 Clanfield Close, Eastleigh		
Temp: Start: 23°C End: 22°C	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 2		Oktas cloud cover: 1/8	Start Time: 20:48	End Time: 22:40
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Keeley Lanigan		Northeast		Y	Nightfox Whisker and 20watt IR lamp	
Chris Payne		Northwest		Y	Nightfox Whisker and 20watt IR lamp	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:33-end	Common pipistrelle	1		Heard not seen infrequently in north.		
21:37-end	Serotine	2		Foraging in the north.		
21:41	Noctule	n/a		Heard not seen in the northeast.		

Darkest point northeast



Darkest point southwest



Appendix D: Biodiversity enhancement plan

One 'Woodstone Build-in House Sparrow Nest Box' (or similar approved built-in bird boxes) will be installed as close to the eaves as possible on the northern elevation of the new extension.

