



Unit 4, Langham Stables, Langham Lane, Lodsworth, Petworth, West Sussex, GU28 9BU.

Tel: 01798 861 800 – E-Mail: info@ecologyco-op.co.uk – Website: www.ecologyco-op.co.uk

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Ref: Bat Scoping Assessment - Netley Hill Farm, St Johns Road, Hedge End, Southampton.

To whom it may concern,

The Ecology Co-op undertook a bat scoping assessment at Netley Hill Farm on the 1st of June 2026 at the request of Grace McCarthy. This assessment was undertaken further to a proposal to extend the bungalow upwards into a two-storey property and construct an orangery. The survey was undertaken in accordance with best practice guidance produced by the Bat Conservation Trust¹.

The site is situated in the urban setting, in the town of Hedge End. The full address is Netley Hill Farm, St Johns Road SO30 4DG. It comprises of a bungalow, concrete driveway and unmanaged garden space predominated by grassland, with a mature oak *Quercus* sp. tree in the southeast corner. Given the nature and small scale of these proposals, this report has focussed upon localised site impacts only. The site location is shown in Figure 1, Appendix 1.

The planned works will extend the bungalow upwards into a two-storey house, which will result in the removal of all the existing roof tiles. The new level will include timber look cladding and concrete roof tiles. The proposals for the site are shown in Figure 2, Appendix 1.

The garden has been left unmanaged and could support common reptile species, it is recommended once final plans are provided, the need for reptile surveys should be reassessed. If the grass is to have minimal impacts then precautionary measures may be suitable.

Table 1 below summarises the structures assessed for bat roosting potential. The exterior of the building was inspected as part of the survey. There was one void space within the bungalow, but there was no

¹ Collins, J.(ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust, London.

access as it was screwed closed. Photographs of the bungalow and features assessed can be found within Appendix 2.

Table 1. Summary of structures/trees assessed for Potential Roost Features (PRFs) on the building.

Building section	Description of features	Assessment of suitability (Collins 2023)
Bungalow exterior	– The dwelling supports a void space; however, this could not be accessed due to the hatch being unable to open. The dwelling is brick built with interlocking machine-made roof tiles. The tiles are in good condition with some moss covering. There is one gap caused by a missing tile on the western elevation. There is lead flashing around the chimney which has lifted on the western elevation. There is gap in the mortar on the leading edge of the roof tiles on the southwest corner. The hip and ridge tiles are in good condition. The soffit boxes are timber with a small gap identified on the eastern elevation. The southern elevation has a wooden lean-to with a corrugated plastic roof.	Low bat roost suitability

The site comprises an unmanaged lawn and a mature oak tree in the southwest corner.

Overall, the suitability of the building to support roosting bats is rated as ‘low’, considering the condition of the building and its context within suitable foraging habitat for bats. The removal of roof tiles will see the loss of identified PRFs and therefore could impact upon bats and their roosts (if present).

Without further surveys the level of impact cannot be fully assessed. In accordance with the guidelines, one bat emergence survey is required to confirm the presence/likely absence of roosting bats. Prior to the emergence survey, the owner of the property must try to provide access into the void so that a full inspection can take place. If access to the void is still not obtained, then depending on the results of the first survey, a second emergence survey may be required in order to provide a robust assessment of the buildings suitability for bats.

To ensure adequate coverage of all potential roost features, it is estimated that two observers will be required across the building for each survey visit to observe all suitable roost features. To ensure that the survey effort conforms with guidance on the use of night vision aids, produced by the Bat Conservation Trust², two night-vision cameras supported by infra-red lighting will also be used to support surveyors.

The survey can be undertaken between May and August. The survey will be completed at dusk or at dawn, during suitable weather conditions for bat activity to observe any bats emerging or re-entering roosts. Surveyors will use ultrasonic recording equipment to try and establish the species of bat present. If bats are discovered, further surveys to classify the nature of the roost (day/maternity/social) may be required.

If the further surveys identify a bat roost, careful timing of the development may be required in order to avoid impacts on bats. A precautionary ‘soft strip’ of tiles supervised by a licensed and suitably qualified bat ecologist and provision of permanent bat roosting features into the development would also be required, the nature of which will be dependent on the outcome of the one survey.

A European Protected Species (EPS) licence would be required for any actions that would directly disturb, modify or destroy a bat roost. This would include measures to replace the existing roosting habitat such as

² Bat Conservation Trust (2026). Bat Emergence Surveys with Night Vision Aids-A Technical Guide for Ecologists.

designing integral bat roosting opportunities into the building fabric including bat tiles and internal voids/access points for bats, depending on the scale of impact.

If you have any queries about the findings of this assessment, then please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'Charlotte Hammond', written in a cursive style.

Charlotte Hammond

MRes, ACIEEM

Level 2 bat survey licence holder

Tel: 01798861800

Email: info@ecologyco-op.co.uk

APPENDIX 1 – Figures



Figure 1. Aerial image showing the location of Netley Hill Farm (indicated with a red arrow). Site plan. Image produced courtesy of Google maps (map data ©2026 Google).

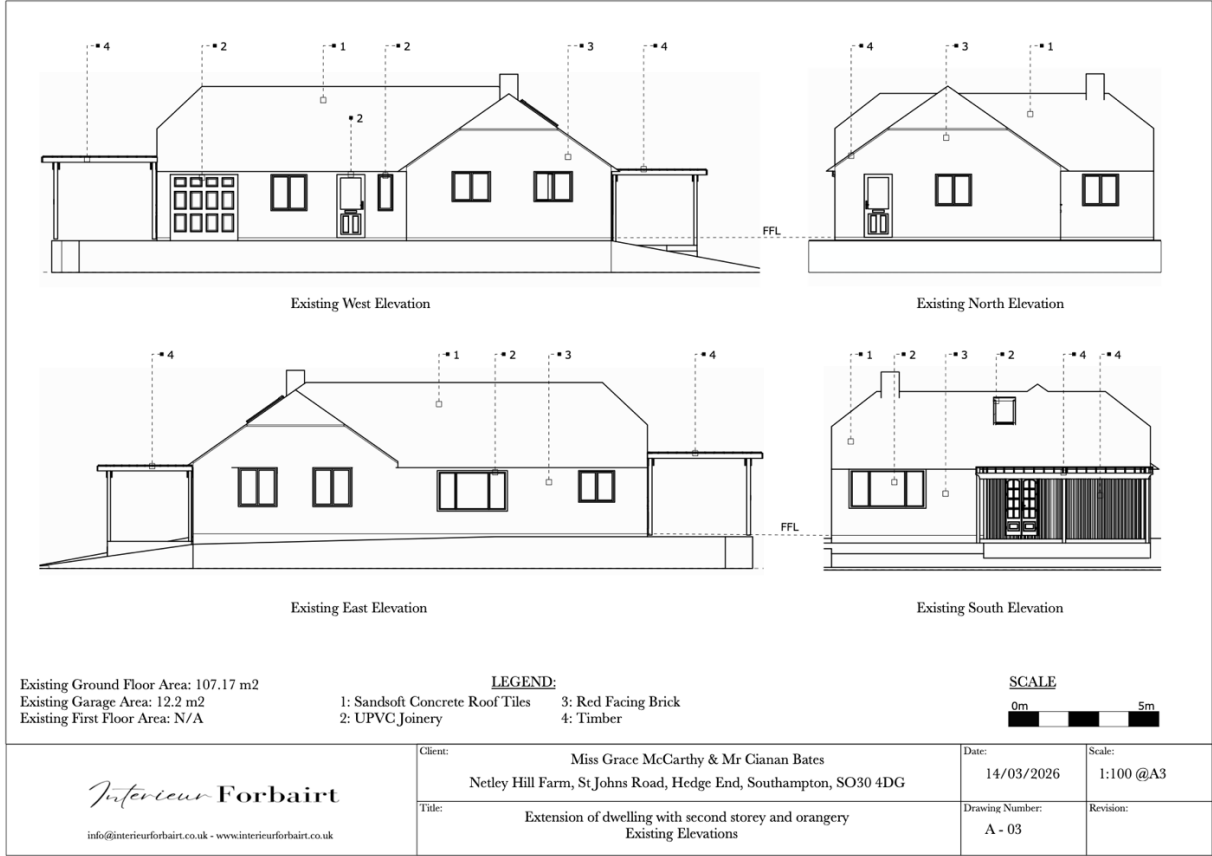


Figure 2. Plans provided by Interieur Forbairt, drawing no A-03. Dated 14/03/2026.

APPENDIX 2 – Site Photographs



Photograph 1. A small gap in the tiles on the western elevation (red circle).



Photograph 2. A view of the western elevation and driveway.



Photograph 3. The northern elevation of the bungalow.



Photograph 4. The eastern elevation of the bungalow.



Photograph 5. A small gap in the soffit box on the eastern elevation.



Photograph 6. A small gap in the mortar on the leading edge of the eastern elevation.



Photograph 7. The southern elevation and view of the garden.

APPENDIX 3 – Reducing Impacts of Artificial Light

Bright external lighting can have a detrimental impact upon foraging and commuting bat flight paths, but more importantly can also cause bats to remain in their roosts for longer. Artificial lighting can also cause significant impacts to other nocturnal species, most notably moths and other nocturnal insects. It can also result in disruption of the circadian rhythms of birds, reducing their fitness.

Guidelines issued by the Bat Conservation Trust³ should be referred to when designing the lighting scheme. Note that lighting designs in very sensitive areas should be created with consultation from an ecologist and using up-to-date bat activity data where possible. The guidance contains techniques that can be used on all sites, whether a small domestic project or larger mixed-use, commercial or infrastructure development. This includes the following measures:

Avoid lighting key habitats and features altogether

There is no legal duty requiring any place to be lit. British Standards and other policy documents allow for deviation from their own guidance where there are significant ecological/environmental reasons for doing so. It is acknowledged that in certain situations lighting is critical in maintaining safety, such as some industrial sites with 24-hour operation; however, in the public realm, while lighting can increase the perception of safety and security, measurable benefits can be subjective. Consequently, lighting design should be flexible and be able to fully consider the presence of protected species.

Apply mitigation methods to reduce lighting to agreed limits in other sensitive locations – lighting design considerations

Where bat habitats and features are considered to be of lower importance or sensitivity to illumination, the need to provide lighting may outweigh the needs of bats. Consequently, a balance between a reduced lighting level appropriate to the ecological importance of each feature and species, and the lighting objectives for that area will need to be achieved. The following are techniques which have been successfully used on projects and are often used in combination for best results:

- dark buffers, illuminance limits and zonation;
- sensitive site configuration, whereby the location, orientation and height of newly built structures and hard standing can have a considerable impact on light spill;
- consideration of the design of the light and fittings, whereby the spread of light is minimised ensuring that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Consideration should be given to the height of lighting columns. It should be noted that a lower mounting height is not always better. A lower mounting height can create more light-spill or require more columns. Column height should be carefully considered to balance task and mitigation measures. Consider no lighting solutions where possible such as white lining, good signage, and LED cat's eyes. For example, light only high-risk stretches of roads, such as crossings and junctions, allowing headlights to provide any necessary illumination at other times;
- screening, whereby light spill can be successfully screened through soft landscaping and the installation of walls, fences and bunding;
- glazing treatments, whereby glazing should be restricted or redesigned wherever the ecologist and lighting professional determine there is a likely significant effect upon key bat habitat and features;
- creation of alternative valuable bat habitat on site, whereby additional or alternative bat flightpaths, commuting habitat or foraging habitat could result in appropriate compensation for any such habitat being lost to the development;
- dimming and part-night lighting. Depending on the pattern of bat activity across the key features

³ Bat Conservation Trust and Institute for Lighting Professionals (2018) Guidance note 8. Bats and Artificial Lighting. <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

identified on site it may be appropriate for an element of on-site lighting to be controlled either diurnally, seasonally or according to human activity. A control management system can be used to dim (typically to 25% or less) or turn off groups of lights when not in use.

Demonstrate compliance with illuminance limits and buffers

- *Design and pre-planning phase*; it may be necessary to demonstrate that the proposed lighting will comply with any agreed light-limitation or screening measures set as a result of your ecologist's recommendations and evaluation. This is especially likely to be requested if planning permission is required.
- *Baseline and post-completion light monitoring surveys*; baseline, pre-development lighting surveys may be useful where existing on or off-site lighting is suspected to be acting on key habitats and features and so may prevent the agreed or modelled illuminance limits being achieved.
- *Post-construction/operational phase compliance-checking*; as a condition of planning, post-completion lighting surveys by a suitably qualified person should be undertaken and a report produced for the local planning authority to confirm compliance. Any form of non-compliance must be clearly reported, and remedial measures outlined. Ongoing monitoring may be necessary, especially for systems with automated lighting/dimming or physical screening solutions.

Lighting Fixture Specifications

The Bat Conservation Trust recommends the following specifications for lighting on developments to prevent disturbance:

- Lighting spectra: peak wavelength >550nm
- Colour temperature: <2700K (warm)
- Reduction in light intensity
- Minimal UV emitted
- Upward light ratio of 0% and good optical control

Further reading:

Buglife (2011) A review of the impact of artificial light on invertebrates.

Royal Commission on Environmental Pollution (2009) Artificial light in the environment. HMSO, London. Available at: <https://www.gov.uk/government/publications/artificial-light-in-the-environment>

Rich, C., Longcore, T., Eds. (2005) Ecological Consequences of Artificial Night Lighting. Island Press. ISBN 9781559631297.

CPRE (2014) Shedding Light: A survey of local authority approaches to lighting in England. Available at: <http://www.cpre.org.uk/resources/countryside/dark-skies/item/3608-shedding-light>

Planning Practice Guidance guidance (2014) When is light pollution relevant to planning? Available at: <https://www.gov.uk/guidance/light-pollution>

Institution of Lighting Professionals (2021) Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Available at: <https://www.theilp.org.uk/resources/free-resources/>

Voigt, C.C., Azam, C., Dekker, J., Ferguson, J., Fritze, M., Gazaryan, S., Hölker, F., Jones, G., Leader, N., Lewanzik, D. and Limpens, H., 2018. *Guidelines for consideration of bats in lighting projects*. Unep/Eurobats. Available at:

https://cdn.bats.org.uk/uploads/pdf/Resources/EUROBATGuidelines8_lightpollution.pdf?v=1542109376