

Report by - KJF ConsultancyLtd

Title - Preliminary Roost Assessment (PRA) on 3 Thornbury Heights, Thornbury Wood,
Chandlers Ford SO53 5DQ

Reason for the report - Supporting information for a proposed development and to
advise the Local Planning Authority (LPA) of the findings

Proposed development - Replace single storey extension roof, tie into main roof
and remove conservatory

LPA - Eastleigh Borough Council

LPA planning application reference - Not known at the time of this report

Architect - Snug Architects Ltd

Client - Jamie Fryer

Author - Karl Forkasiewicz AISEP, MCIOB, CEnv, CL18 (Bat Survey Licence Level 2)



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Quality Assurance

Report title	PRA on 3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ
Version	V1
Report ref	PRA.V1.3.TH.TW.CF
Date produced	15/04/2026
Report checked by	Jan Forkasiewicz BA (Hons)
Report validation	This report is only valid for the proposed development and given survey findings can change over time is only valid to May 2027

Distribution List

Architect	✓
Client	✓

Previous relevant KJF Consultancy^{Ltd} Reports (not applicable)

Statement for LPA registration

An explanation of the terms in bold within this report is attached at appendix 1. It is proposed to replace a single storey extension roof that will tie into the main roof and remove a conservatory at 3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ. A bat survey has been carried out, in accordance with the Bat Conservation Trust good practice guidelines 2023. No external evidence of bat activity was found or a bat, and no internal evidence was found or a bat, in the roof space of the single storey extension or the main roof. No Potential Roost Sites for bats are present on the single storey extension roof or the main roof (no bird nests were noted). No further bat surveys need to be carried out before planning permission can be granted and no mitigation measures or recommendations are given. Relevant photographs are attached at appendix 2.

Reasonable survey effort has been carried out that was proportionate and relevant to the circumstances/the proposed development that enabled any impacts on bats to be predicted with a degree of certainty.

This report is only valid for the proposed development and given survey findings can change over time is only valid to May 2027.

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Appendix 1. Explanation of terms.

Appendix 2. Relevant photographs.

1. Summary, findings and conclusion

- 1.1 An explanation of the terms in bold within this report is attached at appendix 1. It is proposed to replace a single storey extension roof that will tie into the main roof and remove a conservatory at 3 Thornbury Heights, Thornbury Wood, Chandlers Ford SO53 5DQ. KJF ConsultancyLtd was instructed to provide a bat survey report as supporting information for the proposed development.
- 1.1.1 A bat survey (**PRA**) has been carried out, in accordance with the **Bat Conservation Trust (BCT) good practice guidelines 2023**. The LPA is BCP Council; the planning application reference is not known at the time of this report. The PRA was carried out by Karl Forkasiewicz AISEP, MCIOB, CEnv, CL18 (Bat Survey Licence Level 2). Since 2016, he has been licenced to carry out bat surveys and disturb and handle bats; his findings are below.
- 1.1.2 I carried out the PRA 15/04/2026. No **evidence of bat activity** was found or a bat, and no internal evidence was found or a bat, in the roof space of the single storey extension or the main roof. No **Potential Roost Sites (PRS)** for bats are present on the single storey extension roof or the main roof (no bird nests were noted). No further bat surveys need to be carried out before planning permission can be granted and no mitigation measures or recommendations are given.
- 1.1.3 Reasonable survey effort has been carried out that was proportionate and relevant to the circumstances/the proposed development that enabled any impacts on bats to be predicted with a degree of certainty. My credentials are given at 2; the PRA methodology is given at 3. A discussion regarding further surveys, and when they are/are not required is given at 4; any limitations on the PRA are given at 5. Relevant annotated photographs are attached at appendix 2.
- 1.1.4 This report should be forwarded to the LPA as supporting information for the proposed development.
- 1.1.5 This report is only valid for the proposed development and given survey findings can change over time is only valid to May 2027.

2. Author's credentials

2.1 Professional affiliations

- Professional Member of The Institute of Sustainability and Environmental Professionals (AISEP).
- Professional Member of The Chartered Institute of Building (MCIOB).
- Chartered Environmentalist (CEnv).
- Licenced to disturb and handle Bats (Bat Survey Class Licence CL18, Licence No. 2026-xxxxx-CL18-BAT).
- Member of the Bat Conservation Trust.
- Member of Team Bat.

2.2 Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I carried out numerous bat surveys on trees and within woodlands and produced Woodland Management Plans that contained recommendations regarding bats.
- I have 15 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have inspected many buildings for evidence of bat activity/bats, and carried out many PRAs, presence/absence surveys (dusk emergence/dawn entry surveys), Bat Roost Characterisation Surveys, and dusk to dawn surveys.
- I have produced many reports regarding bats and proposed developments.

2.2.1 As a Member of the BCT and Team Bat (run by Richard Crompton who is highly respected within the UK bat sector), I am kept up to date with new research and development regarding bats and bat surveys.

3. PRA methodology on buildings (not trees)

- 3.1 All UK species of bats and their roosts (a breeding and/or resting place for bats) are protected (bat roosts are a protected habitat even if bats are not present/roosting). A PRA consists of detailed inspections of buildings that include an external and internal inspection, as detailed below.

External inspection looking for: -

- PRS, external evidence of bat activity, roosting bats, and foraging habitats.

Internal inspection looking for: -

- Roosting bats/internal evidence of bat activity. When inspecting roof spaces/voids, stored items are moved to inspect boarding/insulation; if insulation has been placed on top of older insulation, some of the insulation is lifted to inspect the older insulation.

- 3.1.1 PRAs are carried out in accordance with the BCT guidelines, from ground level, with the use of a torch and binoculars; an endoscope may also be used. Inspecting PRS on roofs is beyond the scope of a PRA.

4. Discussion regarding further surveys

- 4.1 A building can contain bat roosts for void dwelling and crevice dwelling species of bats. Void dwelling species roost in roof spaces/roof voids and open roofs and hang from roof timbers and roost in the corners where timbers meet. Where present, evidence from a void dwelling species is usually found and bats are usually seen if present when inspecting buildings. However, evidence from a crevice dwelling species can be missed when inspecting buildings as these bats roost in places hard to reach/at height e.g: -

- Behind barge boards.
- Behind fascia and soffits boards.
- Behind a PRS that is at the apex of gable end walls (i.e. behind a dry verge end cap).
- Behind timber cladding above first floor level.
- In gaps left by missing mortar.
- In cavities within dilapidated/old brickwork.
- In wall cavities.
- Under lead flashing at the base of chimneys.
- Under hanging tiles.
- Under ridge/roof tiles.

- 4.1.1 In contrast to void dwelling species, if crevice dwelling species are present when inspecting buildings, they are not usually seen, unless they can be seen when inspecting from ground level.

- 4.1.2 Where no evidence of bat activity is found or a bat and no/negligible PRS are noted, no further surveys need to be carried out, even if foraging habitats for bats are on site/on adjacent land close by, and bats will regularly forage close to the PRS. This is because the building would be unsuitable for bats. However, where a PRA does not give confidence in the absence of a bat roost, due to there being PRS and foraging habitats, in accordance with the BCT guidelines; presence/absence surveys (dusk emergence surveys) need to be carried out. The number of surveys depends on the likelihood (low, moderate or high) of a bat roost being present, which depends on two key factors: 1) the number of PRS and 2) if there are foraging habitats for bats, meaning bats will forage close to the PRS. A low likelihood is where there are a few PRS and limited foraging habitats, a medium likelihood is where there are several PRS and there are foraging habitats, a high likelihood is where there are many PRS and significant foraging habitats. The equates to one, two or three dusk emergence surveys being required (respectively). Of course, there will be circumstances where the number of dusk emergence surveys will vary e.g. there may be many PRS but no foraging habitats for bats; only one survey would be required where this was the case.
- 4.1.3 Where there is a confirmed bat roost (bat droppings are found and/or a bat(s) is discovered), a Bat Roost Characterisation Survey must be carried out, which consist of three dusk emergence surveys.
- 4.1.4 While carrying out a PRA, any bird nests noted are also referred to.
- 4.1.5 Given the findings, no further bat surveys need to be carried out before planning permission can be granted.

5. Limitations

1. This report is only valid for the proposed development and given survey findings can change over time is only valid to May 2027.
2. The Local Environmental Records Centre was not contacted to find out if they hold a record of a bat roost on the property, as this is unlikely.
3. Where present, PRS on roofs are not generally inspected as this is beyond the scope of a PRA.
4. It is acknowledged that not every PRS is visible from the ground and other PRS might be present that were not noted during a PRA; however, the entire roof was visible during the PRA.
5. The differing activities of bats at different times of the year are also acknowledged.

References

A Field Guide to British Bats by Frank Greenaway and A. M. Hutson (Bruce Coleman Books, Middlesex - 1990).

Bat Conservation Trust (www.bats.org.uk).

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6 (<https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>).

Natural England Standing Advice regarding Bats (<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>).

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield (https://cieem.net/resource/uk-bat-mitigation-guidelines-2023/?filter_topic=206).

The Conservation of Habitats and Species Regulations. 2017 (<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>).

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>).

University of Bristol, School of Biological Sciences (www.bio.bris.ac.uk).

Bat Conservation Trust (BCT) good practice guidelines 2023 - Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Evidence of bat activity - Bat droppings, feeding remains (e.g. butterfly and moth wings), fur-oil staining below entry/exit points.

Potential Roost Sites (PRS) - These are anywhere bats could roost e.g. gaps under tiles.

PRA - Regarding structures, a PRA is a detailed inspection of the exterior and interior of a structure to look for evidence of bat activity/bats. An assessment of any foraging habitats within a site is made, and an assessment is made of any Potential Roost Sites on a structure. The aim of a PRA is to determine the actual or potential presence of bats and the need for further survey effort and/or mitigation. In many situations it is not possible to inspect all Potential Roost Sites where bats may be present and therefore an absence of bat evidence does not equate to evidence of bat absence.

Single storey extension roof that will be replaced.



Main roof where the new extension roof will tie into the roof.



Roof space of single storey extension.



Roof space (of main roof) where new single storey roof will tie into the main roof.





Conservatory to be removed.



