



ROSE COTTAGE, GRANGE ROAD, BURSLEDON,
SO31 8GD

BAT SURVEY REPORT

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SECTION I – INTRODUCTION

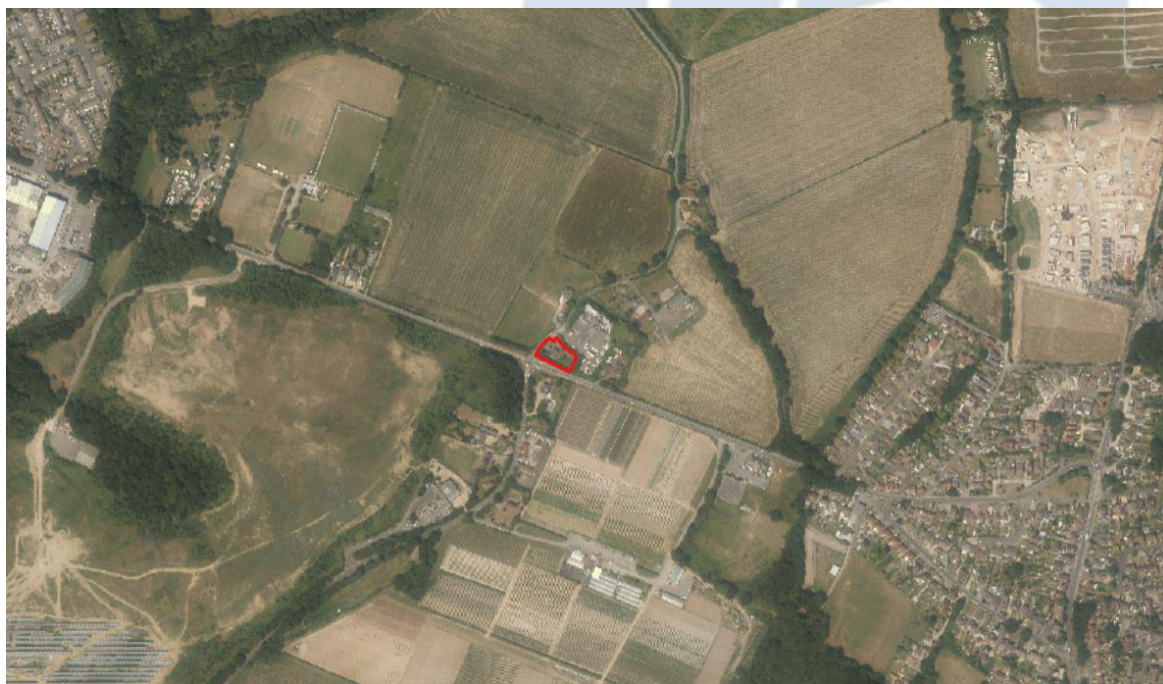
- I.1 Southern Planning Practice Ltd is instructed to undertake Bat surveys at Rose Cottage, Grange Road, Bursledon, SO31 8GD (the site) in advance of possible development works being carried out at the site, which the author understands could include extension and alteration of the main house, demolition of the garage and replacement of the two timber outbuildings in the rear garden with new structures.
- I.2 This report follows the identification of potential roost features during a preliminary roosts assessment (PRA) undertaken in December 2025.
- I.3 The survey findings and recommendations can be found in section 4 and 5 of this report respectively. No bats were found to be roosting in the garage or property. Moderate numbers of bats are utilising the site for foraging and commuting through the landscape.

Note: The findings of this report are valid for 18 months and should works not be undertaken within this timeframe the report may need updating.

SITE DESCRIPTION

- I.4 The site is located at the junction of the A3025 Portsmouth Road and Grange Road, within the Local Gap between Southampton and Bursledon (Figure 1). The wider landscape is a mosaic of pasture and arable land with low density industrial and residential development dotted throughout as well as a large solar farm to the southwest. The site contains a single property with detached garage and parking areas to the front accessing onto Grange Road. To the rear is a vegetated garden with two outbuildings and the entire site is bordered by a thick mature hedgerow (centred on OS grid reference SU 4692 1035). At the time of writing no details have been finalised regarding the proposed development.

Figure I. Site location



Note. From MAGIC (10/12/2025)

SECTION 2 – LEGISLATION

2.1 The legislation and planning policy detailed in this section is intended to be a summary only. The relevant pieces of legislation and planning policy should be referred to for full information. Legislation and planning policy pertaining to protected habitats and species can be found at the following websites:

- Wildlife and Countryside Act, 1981 (as amended):
<https://www.legislation.gov.uk/ukpga/1981/69/contents>
- Conservation of Habitats and Species Regulations, 2017:
<https://www.legislation.gov.uk/uksi/2017/1012/contents>
- Countryside Rights of Way Act, 2000:
<https://www.legislation.gov.uk/ukpga/2000/37/contents>
- Natural Environment and Rural Communities Act, 2006:
<https://www.legislation.gov.uk/ukpga/2006/16/contents>
- National Planning Policy Framework (NPPF), 2023:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

BATS

2.2 In Britain all bat species and their roosts are fully legally protected, by both domestic and international legislation. This means that it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

2.3 In England and Wales, the relevant pieces of legislation are the Wildlife and Countryside Act, 1981 (as amended); the Conservation of Habitats and Species Regulations, 2017; the Countryside and Rights of Way (CROW) Act, 2000; and the Natural Environment and Rural Communities Act (NERC), 2006.

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- 2.4 People convicted of committing bat crimes can face six months imprisonment and/or unlimited fines.
 - 2.5 In order to undertake any activity which would otherwise result in any of the above offences being committed, it may be necessary to obtain a European Protected Species (EPS) licence from the relevant statutory body (Natural England). Activities that may require a licence involve works to buildings, other structures and trees.
 - 2.6 As a signatory to the Bonn Convention (Agreement of Bats in Europe), the UK is also required to protect their habitats, requiring the identification and protection from damage or disturbance of important feeding areas, for example by loss of habitat or inappropriate lighting. The UK is also a signatory to the Bern Convention designed to ensure conservation and protection of wild plant and animal species and their natural habitats. All species of UK bats are listed in Appendix II of both the Bonn and Bern Conventions.
 - 2.7 Some species of bats are also species of principal importance, as listed under Section 41 of the NERC Act 2006.

SECTION 3 – METHODOLOGY

DESK STUDY

Designated sites/ protected species

- 3.1 A search for protected habitats and species within 2km of the site was undertaken using the online Multi-Agency Geographic Information for the Countryside (MAGIC) run by DEFRA.
- 3.2 Ordnance Survey maps and aerial images were assessed to check for other relevant data on notable habitats and species nearby including ponds and wildlife corridors where the site connects into the surrounding area.

PRELIMINARY ROOST ASSESSMENT

- 3.3 A Preliminary Roost Assessment (PRA) comprised of an external daytime walkover survey (DWS) and was undertaken in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition (Collins (ed) 2023). The DWS was undertaken on 30 March 2026 by Nichola Windebank (MSc. (CIEEM Qualifying membership) who has 5 years of survey experience.
- 3.4 The building was checked internally and externally for potential access points and roosting features which could support bats, as well as any signs of roosting bats or bat activity including droppings, insect feeding remains, worn entrances and staining. The PRA concluded that the main property had low potential for roosting bats, whilst the garage had moderate potential for roosting bats. Details can be found in the associated PRA and will not be repeated here.

EMERGENCE SURVEYS

- 3.5 All surveys were carried out in accordance with best practice guidelines as detailed in Bat Surveys – Good Practice Guidelines, 4th edition (Collins 2023).
- 3.6 Two emergence surveys were undertaken on the 7th May 2026 and the 15th June 2026. Both the house and garage were surveyed on the first survey, only the garage was surveyed on the second. All surveys commenced 15 minutes before sunset and continued until 1.5 – 2 hours after sunset. On all surveys weather was suitable for bat emergence and activity. Six surveyors were present on the first survey, 4 were present on the second survey to cover all elevations of the buildings.
- 3.7 Data was recorded using two Echo Touch 2 Pro (one to the front and one to the rear of the site). In addition, all surveyors were equipped with Nightfox Whiskers Night Vision Binoculars (NVA's)

and a handheld Elekon Batscanner. All activity was recorded with particular focus on bats emerging from the building

- 3.8 Post survey data was analysed using Kaleidoscope Lite Analysis Software and footage from the NVA's was analysed to ensure any activity missed during darkness was included in the survey results.

LIMITATIONS

- 3.9 There were no limitations and weather conditions were optimal.

SECTION 4 – RESULTS

DESK STUDY

Statutory and Non-Statutory Designated Sites

- 4.1 The Preliminary Roost Assessment (PRA) (Southern Planning Practice December 2025) found that the site is located within 2km of three local nature reserves containing a variety of heathland, woodland, marshland, grassland and waterways. One of the LNR's is known to support several species of bat.
- 4.2 In addition the surrounding landscape is a mosaic of open fields, woodlands all well connected by hedgerows linking the landscape.

Protected Species

- 4.3 MAGIC gives details of six Bat European Protected Species License granted by Natural England for works within 2km of the site in the last 10 years with species listed as Brown Long Eared Bats and Common Pipistrelles.

EMERGENCE SURVEYS

- 4.4 The emergence surveys took place to determine if bat roosts are present or likely to be absent from the barn, and where roosts are present the characteristics of those roosts. The environmental conditions at the time of the surveys are detailed in table 1 below.

Table 1. Environmental conditions

Date	Start	Finish	Temp (°C)	Wind	Cloud (%)	Precipitation
07/05/26	20:22	22:15	13 - 11	0	10	0
15/06/26	21:06	23:00	16 - 15	0 - 1	100 - 80	0

Note: Wind in Beaufort scale

- 4.5 During survey one, six surveyors were placed around the site to cover all angles of the buildings as detailed in Figure 2.

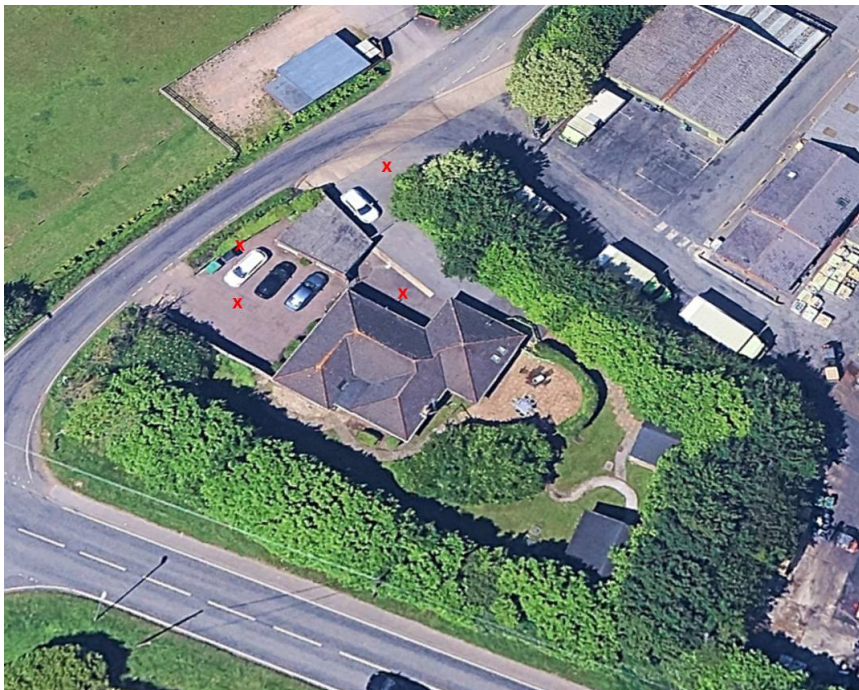
Figure 2. Location of surveyors shown with red X.



Note. Image adapted from google earth maps 17/06/2026.

- 4.6 During survey two, four surveyors were placed around the site to cover all angles of the buildings as detailed in Figure 3.

Figure 3. Location of surveyors shown with red X.



Note. Image adapted from google earth maps 17/06/2026.

FIRST SURVEY

- 4.7 No bats were seen emerging from the property of the garage during the first survey. This was confirmed by review of the night vision infrared footage. 14 Common pipistrelle calls, 4 Soprano Pipistrelle calls and 2 Noctule calls were logged on the Echo Touch 2 Pro at the front (west) of the site and 24 Common pipistrelle 11 Soprano Pipistrelle calls and 1 Myotis spp 27 Common pipistrelle calls were logged on the Echo Touch 2 Pro at the rear (east) of the site.
- 4.8 Activity commenced within the first 20 minutes of the survey with a high flying Noctule observed commuting across the landscape. Common Pipistrelles and Soprano Pipistrelles were the only species observed foraging within the site the site with prolonged foraging within the garden where light levels were at the lowest across the site. There was some limited foraging to the front of the site however there are constant lights and security lighting to the front of the site which may be reducing activity and would be a particular issue for more light adverse species. (figure 4). Bats were observed commuting through the the site from all directions with a focus on the hedgerow boundaries and the field opposite. Almost all activity on site had ceased by 21:45

Figure 4. Observed activity.



Note. Image adapted from google earth maps 17/06/2026.

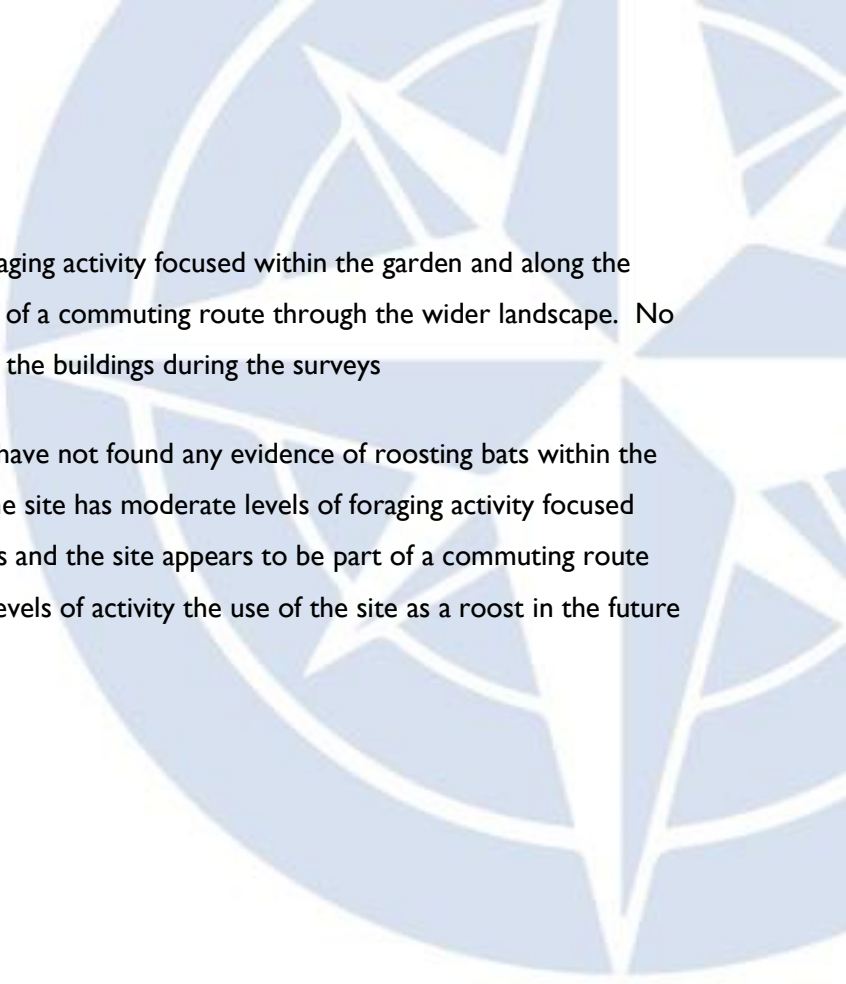
SECOND SURVEY

- 4.9 No bats were seen emerging from the garage during the second survey. This was confirmed by review of the night vision infrared footage. 37 Common pipistrelle calls, 8 Soprano pipistrelle calls, and Noctule calls were logged on the Echo Touch 2 Pro.
- 4.10 Activity commenced within 10 minutes of sunset with Common Pipistrelles observed commuting across the site to the field to the north. As with the first survey there was prolonged foraging along the northern site boundary with foraging noted to the front of the site and in the field to the north. A Noctule was observed flying high over the site heading North at 10:07 however all other activities on and around the site was limited to foraging and commuting Common Pipistrelles and Soprano Pipistrelles. Observations in the area marked with a red X were limited on both surveys and this is where there are a substantial amount of lighting and sensitive security lighting around the entrance door of the property (figure 4).

Figure 4. Observed activity.



Note. Image adapted from google earth maps 17/06/2026.



CONCLUSIONS

- 4.11 Overall the site has moderate levels of foraging activity focused within the garden and along the hedgerows and the site appears to be part of a commuting route through the wider landscape. No emergencies were observed from either of the buildings during the surveys
- 4.12 The PRA and subsequent phase 2 surveys have not found any evidence of roosting bats within the property or garage at this time. Overall, the site has moderate levels of foraging activity focused within the garden and along the hedgerows and the site appears to be part of a commuting route through the wider landscape. Due to the levels of activity the use of the site as a roost in the future cannot be ruled out.

SECTION 5 – RECOMMENDATIONS

- 5.1 Recommendations are made below for works to mitigate any impacts on bats utilising the site. Any proposed mitigation or compensation must be appropriate and proportionate.
- 5.2 Bats are known to utilise linear features to navigate through the landscape and bats do appear to be utilising the hedgerows bordering the site for this purpose as well as using the wider site for foraging. Any scheme should seek to retain and protect the hedgerows on site and should hedgerows be proposed to be removed a scheme of compensatory planting must be conditioned to ensure commuting and foraging habitat is not lost.
- 5.3 Inappropriate lighting can have a significant impact on the foraging and commuting behaviours of bats and other nocturnal animals. During construction all works should take place during daylight hours to prevent the need for any additional lighting. Any new lighting should be designed to follow the Institute of Lighting Professionals (ILP) and Bat Conservation Trust Guidance Note 08/23: Bats and Artificial Lighting at Night.
- 5.4 All new lighting must be approved by the Local Planning Authority.
- 5.5 A new bat box or bat tile should be incorporated into any development proposals and sited in a sunny location away from any doors, windows or artificial lighting.
- 5.6 Many breathable roofing membranes pose a serious threat to bats causing entanglement and death. Any new membranes must have passed a 'snagging propensity test (with certificate provided) and this must be a condition of any permission granted for works which involve roof alterations requiring new membrane.
- 5.7 Should any bats be found to be roosting within the building during the construction phase all works must cease immediately and advice sought from a suitably qualified bat licensed ecologist. A license from Natural England may be required before further works can proceed.

REFERENCES

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