



16 Mill Hill, Botley, Southampton, SO30 2GY

Preliminary Roost Assessment (PRA)
Bat and Bat Activity Surveys (BAS)

Date: 27/07/26

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Non-Technical Summary

Site name and location	16 Mill Hill, Botley, Southampton, SO30 2GY SU 51455 13002
Scope of works	Preliminary Roost Assessment undertaken on 30 September 2025 and two dusk emergence surveys undertaken on 19 May 2026 and 9 June 2026. This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The Preliminary Roost Assessment and subsequent dusk emergence surveys were undertaken in accordance with the Bat Conservation Trust's <i>Bat Surveys for Professional Ecologists: Good Practice Guidelines</i> (4th edition, 2023) and relevant guidance from the Chartered Institute of Ecology and Environmental Management (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 increase the width of the rear double dormer.
Summary of Surveys and evaluation	- The roof tiles and hanging tiles provide gaps and crevices with suitability for use by roosting bats. - The soffits, eaves, windows and doors were generally tight-fitting, with no obvious gaps suitable for bat access. - The building has no accessible roof void, as rooms are built into the roof space. - The building was assessed as having moderate suitability for roosting bats. - Two dusk emergence surveys were completed in May and June 2026. No bats were recorded emerging from, re-entering, or otherwise using the building as a roost during either survey.
Recommendations	- No further bat surveys are recommended at this stage, provided the proposed works proceed within the appropriate survey validity period and remain as described in this report. - An EPS bat mitigation licence is not considered necessary based on the current survey findings. - Works to the rear dormer, roof tiles and hanging tiles should proceed carefully using a sensitive soft-strip approach. If a bat, or evidence of bats, is discovered at any stage, works must stop immediately in the affected area and advice must be sought from a suitably qualified ecologist. - One integrated bat box should be incorporated into the new rear wall of the development at, or as close as practicably possible to,



eaves height, in accordance with Bat Conservation Trust guidance and the manufacturer's instructions.

- No new external lighting should be directed onto the integrated bat box, its entrance point, the rear eaves, boundary vegetation or likely bat commuting routes. Any required lighting should be low intensity, downward facing, baffled or shielded to minimise light spill.
 - The integrated bat box should be retained for the lifetime of the development and any future works that could affect it should be reviewed by a suitably qualified ecologist before commencement.
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1. Introduction

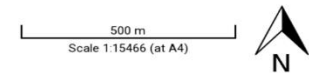
- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
- 1.2 16 Mill Hill, Botley, Southampton, SO30 2GY, the national grid reference number is SU 51455 13002.
- 1.3 This property is situated in the market town of Botley, near Southampton. The property has very good connectivity to the surrounding habitats.
- 1.4 There are three designated sites within 1 km of the site, including Ramsar, SAC, SPA, SSSI and Local Nature Reserve designations. These are Southampton and Solent Water Ramsar, SAC and SPA, Upper Hamble Estuary and Woods SSSI, and Manor Farm Local Nature Reserve.
- 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed work to the building.
- 1.6 A search of data from the local Bat Group has shown records of both pipistrelle species (***Pipistrellus pipistrellus*** and ***Pipistrellus pygmaeus***), brown long-eared bat (***Plecotus auritus***), serotine (***Eptesicus serotinus***) and Myotis species in the area. There have been two granted bat mitigation licences within 1 km of the site. These were for common and soprano pipistrelles, brown long-eared and Natterer's bats.
- 1.7 There are 18 species of bat in the UK, seven 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 and BAS surveys were carried out to the standards set out in the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, 2023) and guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM).



Location



Produced on Land App, Oct 9, 2025.
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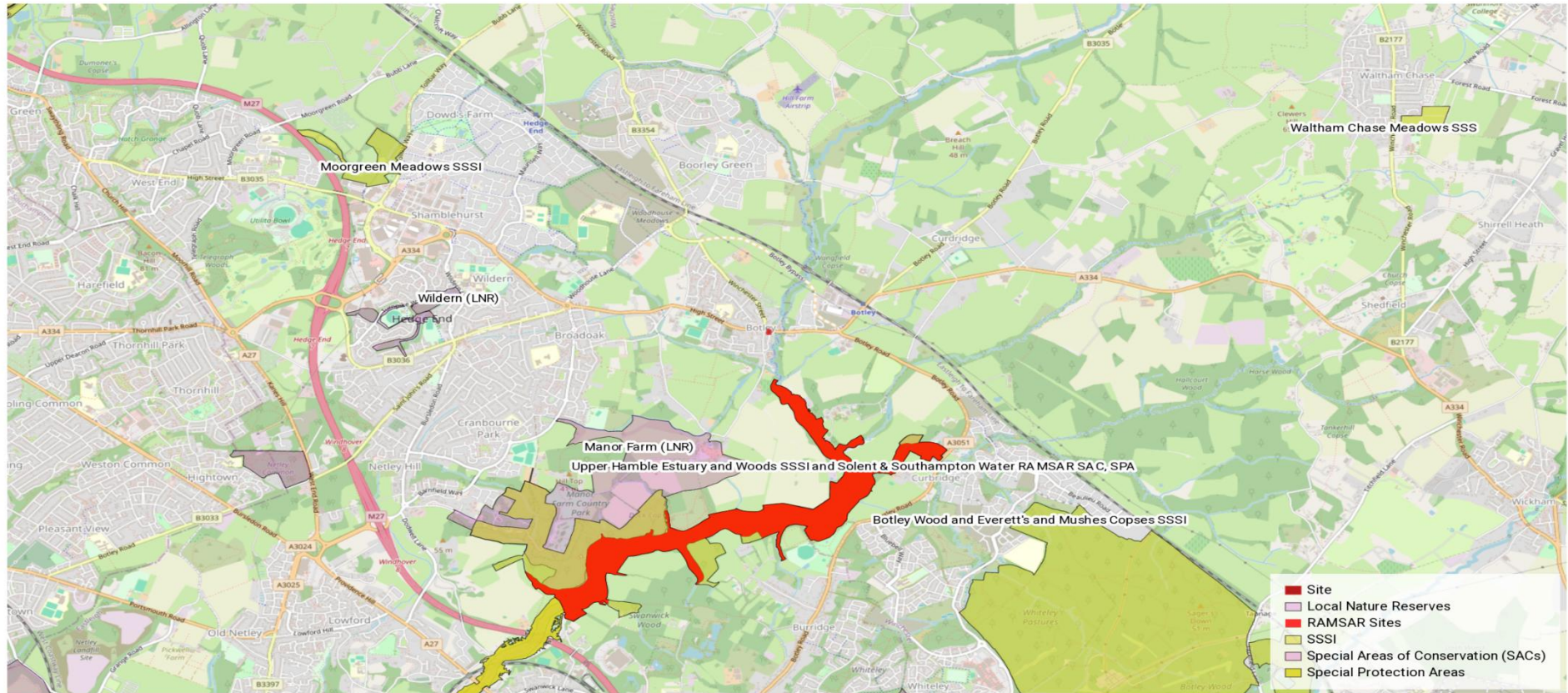


Map 1: Site Location (LandApp 2024)

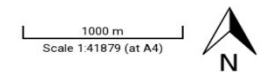




Designated Sites



Produced on Land App, Oct 11, 2025
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Map 2: Designated sites (LandApp 2024)





Priority Habitats



Produced on Land App, Oct 10, 2025.
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200 m
Scale 1:11913 (at A4)



Map 3: Priority Habitats (LandApp 2024)



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 from Collins 2016)

2. Field survey

External inspection: (see pictures in appendix)

- 2.1 An external inspection of '16 Mill Hill' was undertaken on the 30th September 2025 by experienced ecologist and bat surveyor Robert West (NE license number 2018-33612-CLS-CLS). 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.
- 2.2 The building is a brick-built structure. There are mature gardens to the front and rear of the property. The building is semi-detached.
- 2.3 The roof is a single-pitched roof with gable walls and has been extended at the side/rear with a single-storey extension and sunroom.
- 2.4 The roof is covered for the most part in handmade clay tiles. These have a profile that could allow bats to enter beyond into the roof or roost behind on the battens. There are areas at the rear where more modern tiles have been used to cover the sunroom and repairs to the main roof.
- 2.5 The ridge is made from the same material as the tiles (handmade clay tiles). The ridge has missing pugging along its length that could allow ingress into the building.
- 2.6 The rear of the building has a double-width dormer. This is covered with the same small tiles, which have numerous gaps and holes. The cheeks of the dormers are covered in tile hanging, and there are gaps throughout the tile beds.
- 2.7 The rear roof elevation has three Velux windows. They are tight fitting, with their flashing tight and with no obvious gaps or holes that would allow ingress into the building.
- 2.8 The building has no soffit boxes; the eaves are tight and are constructed with wood that blocks any ingress into the building's fabric.
- 2.9 All the window and door frames are tight fitting, with no obvious holes or gaps that would allow ingress into the fabric of the building.

Internal inspection (see pictures in appendix)

2.10 The building has no roof void, as rooms are built into the roof space.

3. Bat Activity Surveys (BAS)

- 3.1 Two dusk bat activity surveys were undertaken during the 2026 survey season on 19/05/2026 and 09/06/2026. The survey was completed in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, 2023).
- 3.2 Survey conditions were suitable and within guideline tolerances.
- 3.3 Both surveys were undertaken as dusk emergence surveys and commenced in accordance with the recommended timing set out in the Bat Conservation Trust guidance, with surveyors in position before the expected emergence period and surveys continuing after dusk to allow any late-emerging bats to be recorded.
- 3.4 The surveyors for both surveys were Robert West MCIEEM and Pete Allen, both of whom have over 10 years of survey experience.

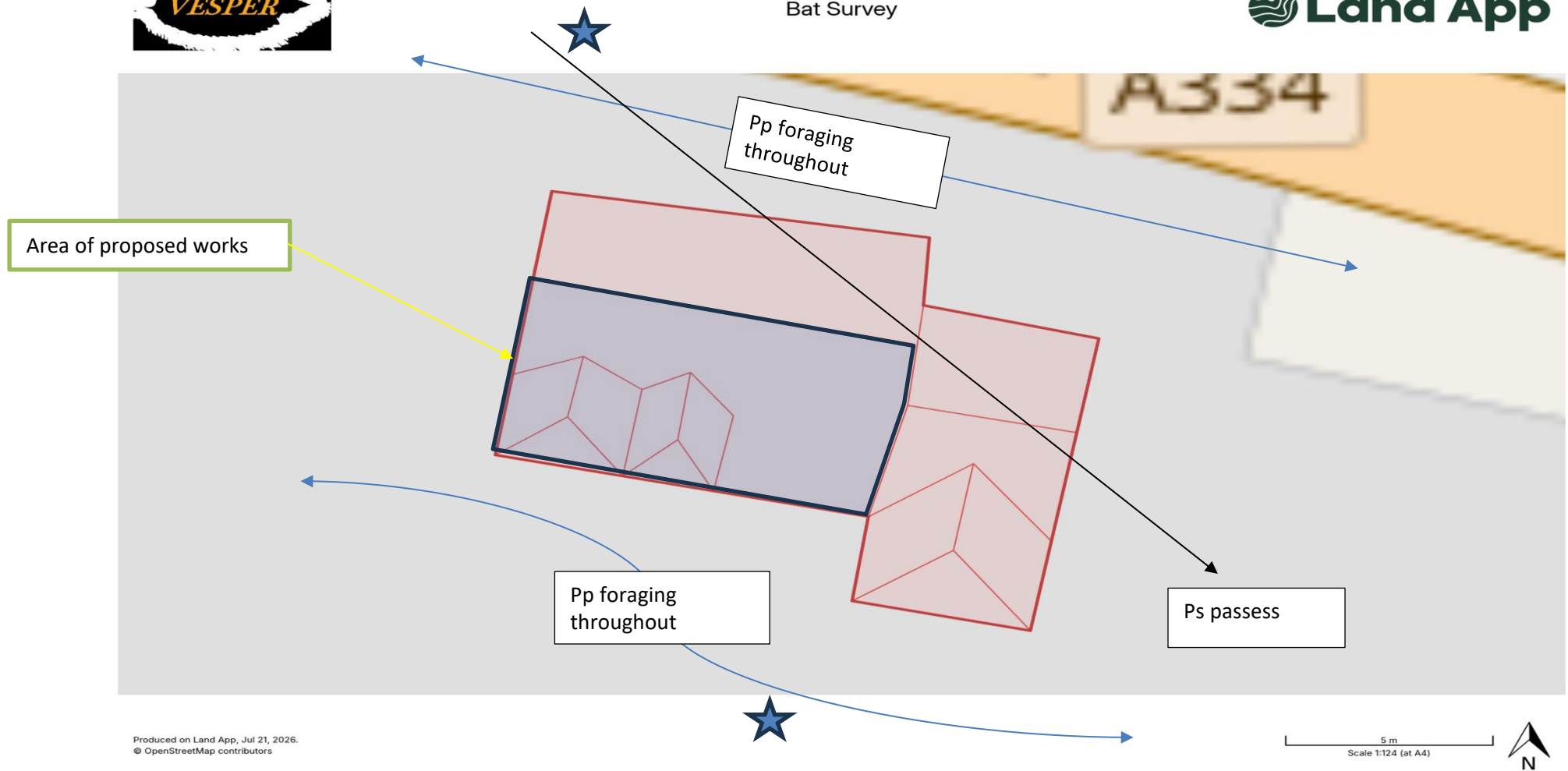
Date	Time Start	Sunset time	Time Finish	Temp °C start/finish	Wind Beaufort	Cloud	Rain
19/05/2026	20:40	20:55	22:30	13.9/12.8	0	100%	No
09/06/2026	21:00	21:19	22:50	26.1/21.4	1	50%	No

- 3.5 Given the size and form of the building, two surveyors were deployed to ensure coverage of all elevations. Surveyors used Anabat Walkabout and EM Touch Pro bat detectors, supported by thermal imaging (Pixfra ARC A613) during the darkest period. Difficult-to-identify calls were reviewed using Analook bat call software.
- 3.6 The surveyors have over 10 years of bat survey experience. The surveyors were Robert West, Peter Allen and Jake Cousins.
- 3.7 During the first survey on 19/05/2026, common pipistrelle and soprano pipistrelle bats were recorded foraging and commuting within the wider site and surrounding area.

- 3.8 No bats were seen emerging from the building during this survey (see Figure 1).
- 3.9 During the second survey on 09/06/2026, soprano pipistrelle and common pipistrelle bats were recorded. Foraging activity was confined to the tree lines and rear garden.
- 3.10 No bats were seen to emerge from the building during this survey (see Figure 2).



Bat Survey



Produced on Land App, Jul 21, 2026.
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Figure 1: BAS 19/05/2026

★ = Surveyor position





Bat Survey



Figure 2: BAS 09/06/2026  =Surveyor position



4. Survey conclusion

- 4.1 The preliminary roost assessment undertaken on 30 September 2025 by Vesper Conservation & Ecology Limited identified features at 16 Mill Hill with suitability for use by roosting bats. On this basis, the building was assessed as having **moderate suitability** for roosting bats.
- 4.2 Existing records indicate that bats are present within the wider area, including common pipistrelle, soprano pipistrelle, brown long-eared and Natterer's bats. Two bat mitigation licences have also been granted within 1 km of the site, confirming the local relevance of bat roosting and activity.
- 4.3 Three designated sites are present within 1 km of the site, comprising the Southampton and Solent Water Ramsar, SAC and SPA, Upper Hamble Estuary and Woods SSSI, and Manor Farm Local Nature Reserve. The proposed works are not anticipated to directly affect these designated sites.
- 4.4 Given the moderate roost suitability and the potential for the proposed works to affect roosting opportunities, two dusk emergence surveys were undertaken in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, 2023). No bats were recorded emerging from, re-entering, or otherwise using the building as a roost during either survey.
- 4.5 On the basis of the survey findings, there is no evidence at this time that the building supports an active bat roost. However, bats are mobile and roosting status can change over time; if works are delayed, or if site conditions change, the requirement for updated survey information should be reviewed by a suitably qualified ecologist.
- 4.6 No further bat surveys are recommended at this stage, provided the proposed works proceed within the appropriate survey validity period and remain as described in this report.
- 4.7 As a precautionary working method, works to the rear dormer, roof tiles and hanging tiles should proceed carefully and under a sensitive soft-strip approach. Tiles and associated roof/dormer materials should be removed by hand where practicable, lifting outwards rather than sliding or levering aggressively. Any crevices, lifted tiles, gaps behind hanging tiles or areas of ridge/mortar bedding should be checked visually as they are exposed. If a bat, or evidence of bats, is discovered at any stage, works must stop immediately in the affected area and advice must be sought from a suitably qualified ecologist. Bats must not be handled by contractors unless there is

an immediate welfare concern and this is undertaken by an appropriately licensed person.



5. Recommendations

- 5.1 The recommendations set out below are intended to ensure that the proposed works are consistent with Eastleigh Borough Council's adopted planning policy approach to nature conservation, including Local Plan Policy DM11: Nature Conservation, and the Council's biodiversity planning guidance, insofar as they require appropriate consideration of protected species, avoidance of ecological harm, proportionate mitigation and biodiversity enhancement.
- 5.2 One integrated bat box shall be incorporated into the new rear wall of the development as a biodiversity enhancement and to maintain opportunities for roosting bats within the completed scheme. The bat box should be built into the wall fabric at, or as close as practicably possible to, eaves height, and should be positioned on a suitable aspect where it will be sheltered from strong winds and receive some solar gain during the day. The location should avoid direct illumination from external lighting and should remain connected to suitable commuting and foraging habitat within the rear garden and wider landscape.
- 5.3 The integrated bat box should be a proprietary built-in unit suitable for incorporation into masonry or similar wall construction and installed strictly in accordance with the manufacturer's instructions and current Bat Conservation Trust guidance. The entrance slot should remain unobstructed on completion, with no projecting features, dense vegetation, artificial lighting or other obstructions immediately below or in front of the access point.
- 5.4 A sensitive lighting strategy should be adopted for the completed development to avoid adverse effects on bats and to support compliance with Eastleigh Borough Council's nature conservation and biodiversity requirements. No new external lighting should be directed onto the integrated bat box, its entrance point, the rear eaves, boundary vegetation or likely bat commuting routes. If external lighting is required, it should be low intensity, downward facing, baffled or shielded, and operated by timers or motion sensors where appropriate to minimise light spill.
- 5.5 The integrated bat box should be retained for the lifetime of the development and should not be opened, moved, blocked or modified once installed. As bats and their roosts are protected by law, any future works that could affect the bat box or its access point should be reviewed by a suitably qualified ecologist before commencement. If requested by Eastleigh Borough Council, the final location, specification and lighting safeguards for the bat box could be secured through a

Biodiversity Mitigation and Enhancement Plan or equivalent planning-condition discharge document.





Revisions	acmarchitects Ltd. 3 Ash Road, Ashurst, Southampton, Hants, SO40 7AT T 023 8029 2751 E alan.acm60@gmail.com		Project Proposed Addition of Dormer window, 15 Mill Hill, Botley, Hants, SO30 2GY			
	Client Mr & Mrs J Haynes		Date 11/25	Drawn AM	Drawing no. 2522-02-09A	
	Drawing Title Proposed 3D Rear View		Scale NTS	Checked		

Figure 3: Showing the location of the proposed biodiversity enhancement

Appendices

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Eastleigh Borough Council identifies habitats used by protected and notable species as a separate consideration from statutory Biodiversity Net Gain. The relevant adopted development-plan policy is **Eastleigh Borough Local Plan 2016–2036 Policy DM11: Nature Conservation**, which applies to international, national and local nature conservation designations, including SAC, SPA, Ramsar, SSSI, SINC and Local Nature Reserve sites. Policy DM11, read alongside the National Planning Policy Framework, requires planning applications to demonstrate no net loss of biodiversity and to provide biodiversity gain, including where a development may be exempt from the statutory 10% Biodiversity Net Gain requirement.

The Eastleigh Borough Council Biodiversity Strategy 2024–2034 also supports the protection, maintenance and enhancement of biodiversity and the natural environment within the Borough. For this proposal, the most relevant planning-policy considerations are **Policy DM11: Nature Conservation**, due to the potential for protected species and nearby designated sites, and **Policy DM1: General Criteria for New Development**, insofar as development should respond appropriately to site constraints and avoid unacceptable environmental impacts. The proposed works should therefore avoid impacts to bats and other protected species where possible, and any necessary mitigation or enhancement measures should be proportionate to the scale of the works and the ecological findings of this report.

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.





Picture 1: The rear elevation and location of the proposed works



Picture 2: Showing profiles in the tiles that could allow bats to enter



Picture 3: Showing existing hanging tiles and gaps within the tile bed.



Picture 4: Showing the tight eaves in the location of the proposed works



Picture 5: Showing the tile bed on the existing double-width dormer



Picture 6: Showing ridge of the main roof and the gaps in the bedding



Picture 7: Showing the thermal image of the rear of the building



Picture 8: Showing the thermal of the front of the building

