

Preliminary Roost Assessment

Survey site:

Portland House, 29 High Street, Botley, SO30 2EA

Client:

Michael Devall

Survey date:

25/08/2026

Project:

This report is prepared to inform a planning application with Eastleigh Borough Council- '*Proposed replacement sashes of 19no. sash windows & proposed replacement of 3no. casement windows*'.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until February 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
▪ Precautionary working methods for birds has been recommended which has been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

Prior to the survey, photographs of the building and windows were reviewed by the Ecology Officer. The Ecology Officer identified no obvious bat roost features associated with the majority of the windows but noted that gaps to the right-hand side of Window 18 appeared large enough to provide access for crevice-dwelling bats. It was also noted that the area beneath Window 18 was obscured by a climbing vine, which could conceal additional gaps or potential roost features. Furthermore, potential gaps beneath Window 4 could not be ruled out because the area beneath the window was not clearly visible in the available photographs.

As a result of this review, the Ecology Officer advised that Windows 18 and 4 should be checked by a suitably bat-licensed ecologist before any works proceed. The PRA was therefore undertaken to provide a more detailed inspection of these areas and to determine whether the identified gaps constituted potential roosting features.

The assessment comprised a systematic visual inspection of the accessible external elevations, with particular attention given to the window surrounds, gaps, cracks, crevices, junctions and other features that could provide access to or shelter for bats. Windows 18 and 4 were given particular attention due to the potential features identified during the preliminary photographic review.

The identified features were assessed in accordance with their physical characteristics, including entrance dimensions, depth, accessibility, extent of any internal void, exposure, shelter and suitability for use by crevice-dwelling bats. The assessment also considered any visible evidence of current or historic bat use, including droppings, staining, feeding remains, fur/oil staining and other characteristic signs.

The purpose of the PRA was to establish whether the areas around Windows 4 and 18, contained features that could reasonably be considered suitable for use by roosting bats and whether further survey or mitigation would be required before the proposed works could proceed.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 25/08/2026 by Romany Poole BSc (Hons) MSc, Consultant Ecologist, an ecologist with five years of experience- Accredited on a Level 2 Natural England Bat Licence (Number available on request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
26.1	43.0	26	16.7	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 51257 12966 and has an area of approximately 0.27ha. The site comprises one building (B1) and a garage that will not be impacted by the proposed works.

Priority Habitats

There are 14 priority habitats within 2km of the site. These comprise deciduous woodland, mudflats, lowland calcareous grassland, coastal and floodplain grazing marsh, coastal saltmarsh, infilled ancient wood pasture, ancient & semi-natural woodland, reedbeds, lowland meadows, wood pasture and parkland, traditional orchard, purple moor grass and rush pastures, lowland fens and ancient replanted woodland. The closest priority habitat comprises deciduous woodland, located 135m south-west from the site.

Due to the site surroundings being densely urbanised, the site is not considered to be well connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity.

Designated Sites

Statutory Designations within 2km

There are five statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Upper Hamble Estuary And Woods Site of Special Scientific Interest (SSSI)	440m south
Manor Farm Local Nature Reserve (LNR)	905m south-west
Solent & Southampton Water Ramsar Site	440m south
Solent Maritime Special Area of Conservation (SAC)	440m south
Solent & Southampton Water Special Protection Area (SPA)	440m south

Statutory Designations within 10km

There are two additional national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
River Itchen Special Area of Conservation (SAC)	5920m north-west
Solent And Dorset Coast Special Protection Area (SPA)	2785m south

SSSI Risk Zone

The site does fall within two impact risk zones for Upper Hamble Estuary And Woods SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 4 EPSLs within a 2km radius of the site, as detailed below:

Table 5: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
EPSM2012-5125	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	0.2km south-west	Destruction of a resting place
EPSM2012-4681	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown long-eared bat (<i>Plecotus auritus</i>), Natterer’s bat (<i>Myotis nattereri</i>)	1.6km south-west	Destruction of a resting place
2014-2168-EPS-MIT	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), Brown long-eared bat (<i>Plecotus auritus</i>), Natterer’s bat (<i>Myotis nattereri</i>)	1.6km south-west	Destruction of a resting place
2016-23119-EPS-MIT	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	1.6km north	Destruction of a resting place

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to have no significant value for commuting or foraging bats. Offsite within 2km these include deciduous woodland, ancient & semi-natural woodland, wood pasture and parkland, traditional orchard and ancient replanted woodland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Residential dwelling

The building is a residential dwelling situated within the site. Its construction and current use as a well-maintained dwelling offer no discernible roosting opportunities for bats, with no accessible voids or suitable crevices present. The building has negligible habitat value.

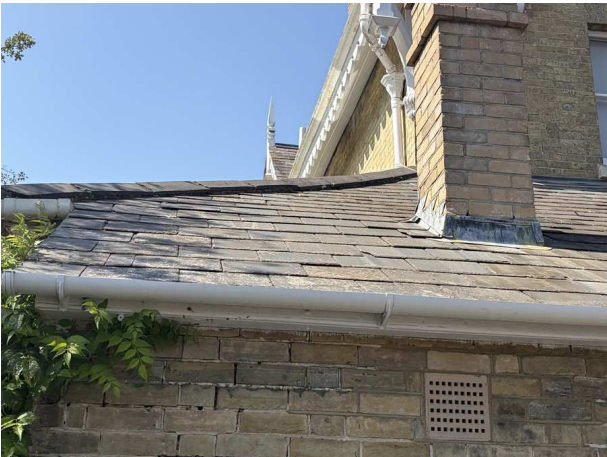


Building B1



Building B1

Table 6a: The roosting features associated with building B1.

Feature	Materials/ Details	Condition / description / suitability	Photograph
Roof	Slate	Condition/description The roof appeared in be in good condition throughout with no gaps or missing tiles that could provide roosting opportunities for crevice dwelling bats, or access into the roof structure. Suitability/access/evidence of bats No suitable roosting features were recorde	 <i>B1 roof</i>  <i>B1 roof</i>

Windows	Timber	Condition/description Gaps between the timber frames and the brickwork on window 4 provide crevice roosting opportunities, however on closer inspection, the width and depth of the gaps were deemed too small and unsuitable. Suitability/access/evidence of bats The gaps around the window are approximately 1 cm wide and 2 cm deep. While bats are capable of accessing relatively small crevices, the limited dimensions of these gaps are considered to provide negligible suitability for use as a bat roost. In particular, the gap has a very limited depth of only 2 cm, meaning that it does not appear to extend sufficiently into the building fabric to provide a substantial, enclosed and suitably sheltered space in which bats could establish a roost. The 1 cm width also provides very restricted access. Consequently, the feature is considered unlikely to provide adequate space for a bat to enter, manoeuvre and establish itself within a secure roosting cavity. The gap is therefore considered unsuitable as a typical crevice roosting feature due to the combination of its narrow 1 cm opening and very limited 2 cm depth, together with its configuration around the window. The area of window 4 hidden by vegetation was inspected at first floor level and no gaps or cracks were observed. No additional evidence of bat use has been identified.	 <i>B1 window / doors frames and lintels</i>
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Internal void 1	Timber rafters. Bitumen felt lining	Condition/description The loft appeared to be well sealed with no signs of natural light entering the loft. The insulation appeared to be in good condition with no tears that could provide access into the loft void. Suitability/access/evidence of bats No evidence of protected species was recorded.	 <i>B1 internal void 1</i>
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

No trees will be removed or impacted by the proposed development.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Artificial lighting

No new lighting will be installed as a result of the proposed development.

3.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

4. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

Buildings

Multiple active House Sparrow nests were observed within the eaves at each gable end of the building. The nests showed evidence of current use and were considered to be active at the time of the survey. As a result, the eaves provide confirmed nesting habitat for breeding birds.

Trees and vegetation

No habitat for schedule 1 birds was observed.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.



Active sparrow nest

4.2 Foreseen Impacts

Buildings

The replacement of windows located below the swallow nests could result in the disturbance and subsequent abandonment of active bird nests located above the windows due to be replaced.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings

Any window replacement located below the active nests should be undertaken outside the period 1st March to 31st August. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Trees and vegetation

No additional surveys required.

Barn Owls

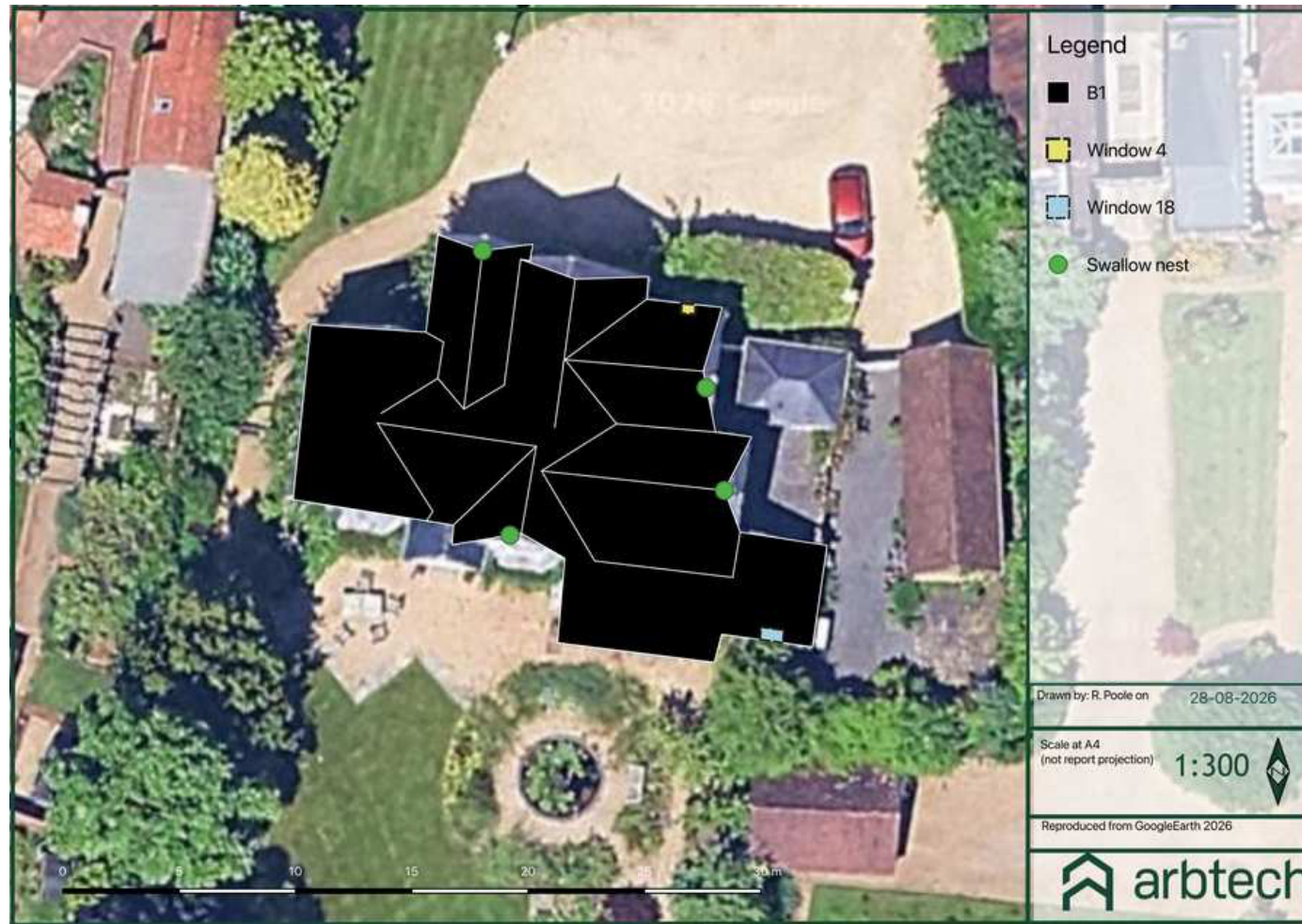
No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a swift box will provide additional nesting habitat for birds e.g. Swift Nest Box or a similar alternative brand.

Swift and sparrow boxes should be positioned at the eaves of a building.

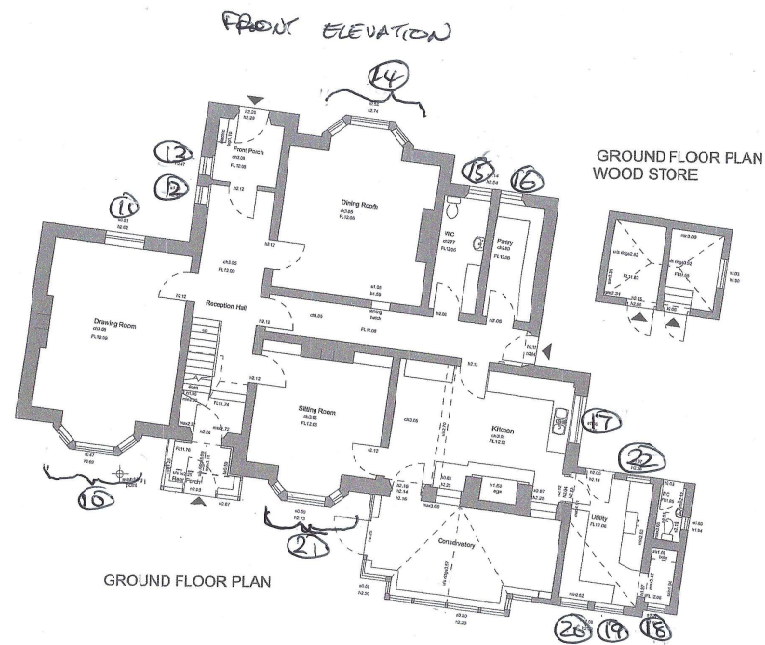
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP

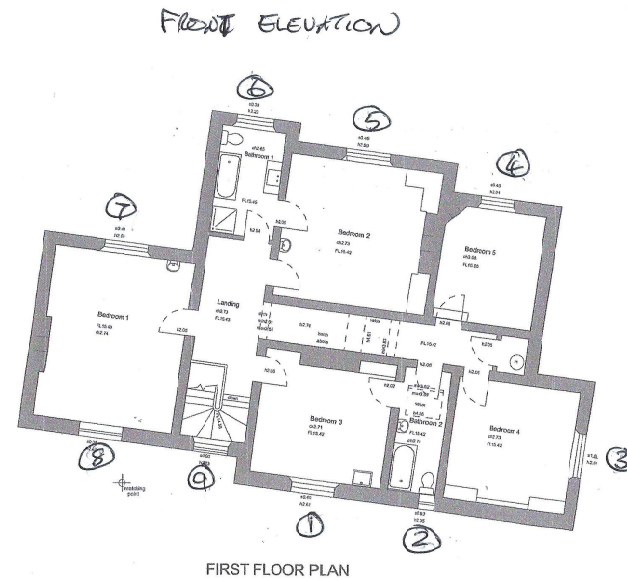


APPENDIX 3: PROPOSED PLAN



PORTLAND HOUSE
29 HIGH STREET
BOTLEY

SCALE : 1/25



PORTLAND HOUSE
29 HIGH STREET
BOTLEY

SCALE: NTS

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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Romany Poole BSc (Hons) MSc, Consultant Ecologist	27/08/26
Final	1.0	Romany Poole BSc (Hons) MSc, Consultant Ecologist	28/08/26