



Bat Emergence Activity Survey Report

Chalcroft Business Park – Phase 3

September 2026

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Contents

1.	Introduction.....	1
2.	Methodology	3
3.	Results	8
4.	Discussion and Recommendations	13
5.	Conclusions	17
6.	References	18

Appendix A – Bat Survey Maps

Appendix B – Legislation

Appendix C – Bat Survey Data

Non-technical Summary

Phlorum was commissioned by BizSpace to carry out a series of bat activity emergence surveys, which were carried out at Chalcroft Business Park, prior to development.

This version (V2) has been produced to correct the planning permission reference associated with Conditions 28 and 29.

An Updated Preliminary Ecological Appraisal (PEA) and concurrent preliminary roost assessment (PRA) for bats, was carried out by Ecology Partnership in 2023. The updated PEA report recommended that the bat roosts identified in 2018 for buildings B2 and B5, will need three emergence surveys. Also, a single bat emergence survey will be required of buildings B3 and B7 (Ecology Partnership, 2023).

As a result, a single emergence survey was carried out for Buildings 3 and 7 and a series of three bat activity emergence surveys were carried out for Buildings 2 and 5. The single emergence survey for Buildings 3 and 7 (B3 and B7) was carried out on the 14th of July 2026. Emergence surveys for Buildings 2 and 5 (B2 and B5) were carried out on the 7th of July, 28th of July, and on the 20th of August 2026.

This report has been prepared in support of the discharge of Conditions 28 and 29 attached to section 73 to the Outline Application (X/22/94322). It demonstrates how the relevant planning requirements have been satisfied. The remaining ecological conditions are in the process of being discharged.

Current proposals are for the demolition of the existing buildings and the construction of two new warehouse units. The survey area extended over approximately 1.26 hectares (ha).

The main findings of the bat emergence survey are as follows:

-  Overall, during the surveys a high number of bats were observed emerging from B2 and B5.
-  No bats were seen emerging from B3 or B7 during the dedicated survey. However, during the final survey for Buildings B2 and B5, while assessing the surrounding habitat and potential connectivity of the site, a surveyor observed a bat emerging and re-entering B7.
-  It was determined that B2 and B5 are being used as a maternity roost for common pipistrelles, with the roost being split between B2 and B5. Multiple emergences were seen from both buildings during the same surveys.

- 🌱 A total of 1 bat species was recorded emerging from B2 and B5 which included common pipistrelles (*Pipistrellus pipistrellus*), and a total of 3 bat species were recorded foraging and commuting at the site on all surveys, which included common pipistrelle (*Pipistrellus pipistrellus*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*).
- 🌱 The single survey for B3 found no evidence of bats roosting in the buildings, therefore, no further surveys are required for this building.
- 🌱 Due to the presence of a maternity roost in the roofs of both B2 and B5, a protected species licence for bats such as a European Protected Species Mitigation (EPSM) licence in regard to common pipistrelles **will be required** before any works take place on both of the buildings.
- 🌱 Due to the observed emergence from B7, this building will also be covered by the European Protect Species Mitigation Licence (EPSM) during development.

Further information regarding mitigation and site enhancement is provided in the recommendations section of the report.

1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by BizSpace to carry out three emergence surveys for Buildings 2 and 5 (B2 and B5) and a single bat activity emergence survey for Buildings 3 and 7 (B3 and B7) in relation to land at Chalcroft Business Park, Southampton, Burnetts Ln, SO30 2PA (hereafter referred to as “the site”) prior to development.
- 1.2 The bat surveys follow on from the Preliminary Ecological Appraisal (PEA) (Ecology Partnership, 2023) and this report should be read in conjunction.
- 1.3 It is understood that current proposals are for the demolition of the existing buildings and the construction of two new warehouse units.
- 1.4 Surveys were undertaken to discharge ecological conditions associated with granted planning permission as set out in the Decision Notice (Application Ref: X/22/94322, dated March 2023).
- 1.5 This report provides an assessment of the status of bats within the site, providing information on their presence/likely absence and distribution. Potential impacts of the proposed development are identified and measures to mitigate the effects of the proposed development on bats are discussed in outline.
- 1.6 Planning permission has been granted for this development, subject to the following ecological conditions;

 **Condition 9:** *Pre Occupation/ First Use - 'A Landscape and Ecology Management Plan (LEMP) with final proposals for new site landscaping for each unit shall be submitted to and approved by the Local Planning Authority within 3 months of the commencement of the development of each unit hereby approved and the approved schemes shall be carried out in the first planting and seeding seasons following first occupation of each building. Any trees or plants which, within a period of 10 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.'*

 **Condition 28:** *Prior to the demolition of Buildings 3 and 7 within the Outline element of this permission, as referenced in the 'Update Preliminary Ecological Appraisal, February 2023', a single emergence/re-entry survey for each building shall be carried out and a full Bat Survey Report to include details of any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures shall thereafter be implemented and maintained in accordance with the agreed details.*

-  **Condition 29:** *Prior to demolition of Buildings 2 and 5 within the Outline element if this permission, as referenced in the 'Update Preliminary Ecological Appraisal, February 2023', three bat activity surveys shall be carried out and a full Bat Survey Report to include details of any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures shall thereafter be implemented and maintained in accordance with the agreed details.*

- 1.7 This report has been prepared to discharge Condition 28 and Condition 29, listed above, associated with the approved planning development. A Separate LEMP report will be issued to address Condition 9.

Site Description

- 1.8 The site is located at Chalcroft Business Park, it is situated to the northeast of Southampton, connected by Burnetts Lane, located on the southeast border of the boundary. The site is bound by an area of industrial development to the northwest and areas of open grassland to the southeast and southwest. The immediate surrounding landscape includes a combination of industrial development, transport infrastructure and road junctions to the east. In the wider surrounds is a mosaic of developed urban/ industrial zones and more rural landscapes. The site where the surveyed buildings were located was situated on the northern half of the Business Park.
- 1.9 The site comprised a total of 8 buildings used as offices and industrial purposes, only 4 of which were surveyed as required by the PEA (The Ecology Partnership, 2023). On site there were other neutral grassland, modified grassland, artificial unsealed surface, hardstanding and buildings. The northern area of the site was classed as other neutral grassland while the south of site was predominantly modified grassland. Areas used for parking were scattered around the site, these were assessed as artificial unsealed surface. In between the buildings and used as roads were areas of hardstanding. The site is also adjacent to the priority habitat deciduous woodland Round Copse SINC, located to the north of the site. This provides good connectivity to foraging and commuting bats.
- 1.10 The National Grid Reference for the centre of the site is SU 48521 16324. The survey area extended over approximately 1.26 hectares (ha).

2. Methodology

Data Search

- 2.1 Records for bats within a 2km radius of the site were obtained from the local bat group (Hampshire Bat Group, 2026) as part of the Preliminary Ecological Appraisal.

Review of Preliminary Ecological Appraisal Including Preliminary Roost Assessment

- 2.2 A (Preliminary Roost Assessment) was carried out as part of the Preliminary Ecological Appraisal (Ecology Partnership, 2023). A review of this document was carried out to guide the activity surveys and ensure appropriate coverage.
- 2.3 The PEA (The Ecology Partnership, 2023) assessed Buildings B2 and B5 as having high potential for bat roosts. B2 comprised a small brick structure with a flat roof, while B5 was a single-storey brick building with a flat roof and no internal voids. Both buildings contained gaps between the fascia boards and brickwork, providing suitable crevice roosting opportunities for bats. Consequently, a series of three activity surveys was recommended for each building.
- 2.4 Buildings B3 and B7 were assessed as having low bat roost potential by the PEA (The Ecology Partnership, 2023). B3 was a two-storey brick office building with no internal voids, although a single potential access point was identified on the side elevation. B7 was a single-storey brick structure with one potential access point identified at the corner of the building. In line with current guidance, a single activity survey was recommended for each building.

Personnel

- 2.5 The surveys were led by Sofia Giaconi and Billie Clifford, ecological consultants with survey experience. Billie holds a Bat Class Licence Level 1 CL17 (Ref: 2025-85303-CL17-BAT). The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA, MCIEEM), an ecologist with over 20 years of experience of managing ecological and landscaping projects and holder of a Bat Class Licence Level 1 CL17 (Ref: 2025-83983-CL17-BAT), and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MISEP (formerly MIEMA), CEnv), with over twenty years of experience in managing projects and holder of a Bat Class Licence Level 2 CL18 (Ref: 2025-84671-CL18-BAT).

Dusk Emergence Surveys

Buildings 2 and 5 (B2 and B5)

- 2.6 Three activity surveys were recommended for B2 and B5. The activity surveys were carried out on the 7th of July, on the 28th of July 2026 and on the 20th of August 2026. Four surveyors were used to assess the site for roosting, foraging and commuting activity with each building having two surveyors each. Echo Meter Touch 2 Bat Detectors were used for the surveys. Night vision aids (NVAs) were also used for the surveys. These comprised Sony FDR-AX53 camcorders partnered with infrared LED lights and Nightfox whiskered night vision binoculars to enable the buildings to be viewed with clarity despite low light levels. Continuous video was recorded for the duration of the surveys, allowing footage to subsequently be analysed for details. Due to the use of NVAs, which both enable surveyors to identify emergences at very low light levels and roost locations to be accurately pinpointed through review of the footage, it was considered that carrying out a series of dusk emergence surveys, as opposed to incorporating dawn re-entry surveys, would provide sufficient survey effort to reliably assess the roosting status of the buildings.
- 2.7 During the surveys the lead surveyor was positioned on the southern corner of B5 with a view of two of the walls of the building, focusing on any gaps and crevices between the boards and the walls. The assistant surveyor was positioned to the north-east of B5 with views of the other two walls at the back, also focusing on crevices and gaps between the boards and the walls.
- 2.8 Two surveyors were used for B2, with one positioned to the north of the building overlooking two sides of the structure, and another one to the south of the building, overlooking the two south facing walls of the structure.
- 2.9 During the last survey, while assessing the surrounding habitat and potential connectivity of the site, Surveyor 1 (S1) for B2, observed a bat emerging and re-entering B7. The bat was classed as a common pipistrelle. See Appendix A Figure 1 and 2 for survey maps.
- 2.10 The evening surveys commenced at least 15 minutes before sunset and lasted for at least two hours after sunset.
- 2.11 All surveys followed standard protocols and accepted standards (Mitchell-Jones and McLeish, 2004; Collins, 2023 and Reason and Wray, 2025).

Buildings 3 and 7 (B3 and B7)

- 2.12 One activity survey was carried out on the 14th of July 2026 for Building 3 and Building 7. Seven surveyors were used to assess the site for roosting, foraging and commuting activity with B3 having 3 surveyors and B7 having 4 surveyors. Echo Meter Touch 2 Bat Detectors were used for the survey. Night vision aids (NVAs) were also used for the survey. These comprised Sony FDR-AX53 camcorders partnered with infrared LED lights and Nightfox whiskered night vision binoculars to enable the buildings to be viewed with clarity despite low light levels. Continuous video was recorded for the duration of the survey, allowing footage to subsequently be analysed for details. Due to the use of NVAs, which both enable surveyors to identify emergences at very low light levels and roost locations to be accurately pinpointed through review of the footage, it was considered that carrying out a dusk emergence survey, as opposed to incorporating dawn re-entry surveys, would provide sufficient survey effort to reliably assess the roosting status of the buildings.
- 2.13 During the surveys the lead surveyor was positioned to south of B3 with a view of the two southern walls of the building. The assistant surveyor was positioned to the east of B3 with views of the eastern and southern wall of the building. See Appendix A Figure 1 and 3 for survey maps.
- 2.14 The evening survey commenced at least 15 minutes before sunset and lasted for at least two hours after sunset.
- 2.15 All surveys followed standard protocols and accepted standards (Mitchell-Jones and McLeish, 2004; Collins, 2023 and Reason and Wray, 2025).

Roost Characterisation

- 2.16 Where a potential bat roosting feature or confirmed roost was identified, the surveyor assessed how these could be used by bats throughout the year, in accordance with Natural England (2025):
-  day roost - where individual bats, or small groups of males, rest or shelter in the day, but rarely on summer nights;
 -  night roost - where bats rest or shelter at night, but rarely during the day;
 -  feeding roost - where bats rest at night between feeding sessions, but rarely during the day;
 -  hibernation roost - where bats are found during winter;
 -  transitional or occasional roost - where bats gather at a temporary site before and after hibernation;
 -  mating site - where males and females gather from late summer to early winter;

-  maternity roost - where babies are born and raised until they're independent;
-  satellite roost - where breeding females roost close to the main nursery colony in the breeding season; and
-  swarming site - where bats gather in large numbers from late summer to autumn.

- 2.17 According to the Update Preliminary Ecological Appraisal (The Ecology Partnership, 2023) the potential presence for bats was categorised as **High** (Collins, 2023) for Buildings 2 and 5.
- 2.18 According to the Update Preliminary Ecological Appraisal (The Ecology Partnership, 2023) the potential presence for bats was categorised as **low** (Collins, 2023) for Buildings 3 and 7.
- 2.19 Roosting potential was determined in accordance with current standing advice issued by the Bat Conservation Trusts, Bat Surveys for Professional Ecologists Good Practice Guidelines (2023). The below table describes the criteria for assessing the potential suitability for roosting, foraging and commuting bats, reproduced from the BCT, 2023 table 4.1, page 44.

Table 1: Guidelines for assessing potential suitability for bats (BCT, 2023).

Potential Suitability	Description of roosting habitats in structures
None	No roosting features on site likely to be used by roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels.
Negligible	No obvious habitat features onsite likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion".
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. 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 number of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual bats).
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, such as maternity and hibernation- the categorisation described is irrespective of species conservation status which is established after presence is confirmed.

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. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

Constraints

Data Search Constraints

- 2.20 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Bat Survey Constraints

- 2.21 Bats are mobile animals which can move roost sites both within and between years. It is possible that surveys carried out in July and August may miss roosts occupied earlier, or later in the year.

3. Results

Data Search

- 3.1 The data search returned records for at least 6 different species of bat within 2km of the site within the past 15 years, including members of the genera pipistrelle (*Pipistrellus*), long eared (*Plecotus*), myotis (*Myotis*) and noctule/Leisler's (*Nyctalus*). The closest records for bats were for common pipistrelle located approximately 1.4km north of the site in 2020.

Review of Preliminary Ecological Appraisal Including Preliminary Roost Assessment

- 3.2 A Preliminary Roost Assessment was carried out as part of the Preliminary Ecological Appraisal (The Ecology Partnership, 2023). This discovered the following potential roost features in 4 of the buildings on site:
- 3.3 B2 was a small brick work structure with a flat roof. The structure had visible gaps present between the wooden fascia boarding and the brickwork which created ingress and crevices for roost opportunities. B2 was assessed as high potential and a series of three activity surveys were recommended to assess whether bats are using the structure.
- 3.4 B5 was a single storey brick building with no internal voids present. The structure had a flat roof and gaps between the fascia and the external walls, creating crevices and gaps for bats. B5 was assessed as high potential and a series of three activity surveys were recommended to assess whether bats are using the structure.
- 3.5 B3 was a two-storey brick built structure used as an office block. No internal voids were present but a point of ingress was identified on the side of the building and therefore B3 was assessed as low potential for bats. A single survey was recommended to assess whether bats are using the structure.
- 3.6 B7 was a single-storey structure with brick work on the external walls. A single point of ingress was identified on the corner of the building and therefore B7 was assessed as low potential for bats. A single survey was recommended to assess whether bats are using the structure.
- 3.7 Buildings B2 and B5 were assessed as high potential and buildings B3 and B7 were assessed as low potential by the PEA (The Ecology Partnership, 2023).

First Dusk Emergence Survey

Buildings 2 and 5

7th of July 2026

- 3.8 Sunset was at 21:22hrs and the temperature at the start of the survey was 25°C, falling to 22°C at the end of the survey. The conditions were not cloudy with a clear sky and very light breeze, providing good conditions for a bat emergence survey.
- 3.9 A total of 3 bat species were recorded foraging and commuting around the site which included common pipistrelles, noctules, serotine and soprano pipistrelles. 29 common pipistrelles were seen emerging from B2 and 14 from B5. Subsequently Surveyor S3 observed 4 re-entries into B2.
- 3.10 The first bat pass was recorded at 21:15hrs which was identified on echo but not seen. Based on the time of the first passes, it can be assumed that a maternity roost is located within the buildings as the recorded activity coincides with typical emergence times from a maternity roost.
- 3.11 Foraging activity was recorded around the site with frequent common pipistrelles and occasional noctules observed flying around the buildings, foraging or commuting. The highest level of activity was recorded from B2 starting at 22:06 when common pipistrelles started emerging. The last pass was recorded at 23:21hrs which were two common pipistrelles observed foraging around the site.
- 3.12 The full survey data can be found in Appendix C.

Second Dusk Emergence Survey

28th of July 2026

- 3.13 Sunset was at 20:59hrs and the temperature at the start of the survey was 23°C, falling to 21°C at the end of the survey. The conditions were clear with a very light breeze, providing good conditions for a bat emergence survey.
- 3.14 In total 3 bat species were recorded during the survey. These were common pipistrelle, noctule and soprano pipistrelle.
- 3.15 A total of 3 common pipistrelles were seen emerging from B2 and up to 15 common pipistrelles were seen emerging from B5.
- 3.16 The first bat pass was recorded at 21:18hrs which were emergences from both B2 and B5, that were seen and heard. Based on the time of the first passes, it can be assumed that a maternity roost is located within the buildings as the recorded activity coincides with typical emergence times from a maternity roost.

- 3.17 Foraging activity was recorded around the site with frequent common pipistrelles and occasional noctules observed flying around the buildings, foraging or commuting. The highest level of activity was recorded from B5 when bats started emerging from the building starting at 21:18 until 21:36. The last pass was recorded at 22:52hrs which was a common pipistrelle which was heard but not seen.
- 3.18 The full survey data can be found in Appendix C.

Final Dusk Emergence Survey

20th of August 2026

- 3.19 Sunset was at 20:16hrs and the temperature at the start of the survey was 18°C, falling to 16°C at the end of the survey. The conditions were slightly cloudy with a light breeze, providing good conditions for a bat emergence survey.
- 3.20 In total 2 bat species were recorded during the survey. These were common pipistrelle, and soprano pipistrelle.
- 3.21 A total of 4 common pipistrelles were seen emerging from B2, and 7 common pipistrelles were seen emerging from B5. Subsequently, Surveyor S1 observed 2 re-entries and surveyor S2 observed 1 re-entry both in B5.
- 3.22 The first bat pass was recorded at 21:20hrs which was a common pipistrelle heard but not seen. Based on the time of the first passes, it can be assumed that a maternity roost is located within the buildings as the recorded activity coincides with typical emergence times from a maternity roost.
- 3.23 Foraging activity was recorded around the site with frequent common pipistrelles and an occasional soprano pipistrelle observed flying around the buildings, foraging or commuting. The highest level of activity was recorded from B5 when bats started emerging and commuting around the building starting at 21:20 until 22:03. The last pass was recorded at 22:15hrs which was a soprano pipistrelle which was heard but not seen.
- 3.24 While assessing the surrounding habitat and potential connectivity of the site, Surveyor 1 (S1) for B2 observed a bat emerging and re-entering B7. The bat was classed as a common pipistrelle.

First Dusk Emergence Survey

Buildings 3 and 7

14th of July 2026

- 3.25 Sunset was at 21:17hrs and the temperature at the start of the survey was 25°C, falling to 22°C at the end of the survey. Conditions were clear with a very light breeze and no rain, providing good conditions for a bat emergence survey.

- 3.26 In total 2 bat species were recorded during the survey. These were common pipistrelle, and noctule.
- 3.27 No bats were seen to emerge from any features for the duration of the survey.
- 3.28 The first bat pass was recorded at 21:22hrs which was identified on echo but not seen. Foraging activity was recorded around the site with frequent common pipistrelles and occasional noctules observed flying around the buildings, foraging or commuting.
- 3.29 The highest level of activity was recorded near B7, probably due to the vicinity of the nearby woodland. The last pass was recorded at 23:17hrs which was a common pipistrelle which was heard but not seen.
- 3.30 The full survey data can be found in Appendix C.

Surveys Overview

Buildings 2 and 5 – three emergence surveys

- 3.31 The surveys concentrated on all the sides of B2 as there were gaps present all around the structure between the boards and the brickwork and on the external fascia of B5 as there were gaps creating potential ingress and egress points. At the time of the surveys, some urine staining was also noted at the gaps.
- 3.32 29 bats were seen emerging from B2 and 14 from B5 during the first survey. 3 bats were seen emerging from B2 and 15 from B5 during the second survey. 4 bats were seen emerging from B2 and 7 from B5 during the last survey. All bats observed emerging were common pipistrelles.
- 3.33 Overall, there was a high level of bat activity recorded at the site during all three surveys. A total of 4 bat species were recorded foraging and commuting at the site across the three surveys which included common pipistrelles, noctules, serotine and soprano pipistrelles. Individuals were mainly observed emerging from the buildings and foraging and commuting around the site. Common pipistrelle was the most frequently recorded bat species.
- 3.34 The area surveyed is illustrated in the Map in Appendix A Figures 1 and 2.

Buildings 3 and 7 – one emergence survey

- 3.35 The survey concentrated on the sides of B3 where any gaps and crevices could provide points of ingress and egress for bats and on the wooden panelling on the southern corner of B7 which had a small crevice identified by the Update PEA (The Ecology Partnership, 2023).
- 3.36 No bats were seen to emerge from either of the buildings during this single survey, however, see 3.39.

- 3.37 Overall, there was a low level of bat activity recorded at the site. A total of 2 bat species were recorded foraging and commuting at the site which included common pipistrelle, and noctule. Individuals were mainly observed foraging and commuting around the site. Common pipistrelle was the most frequently recorded bat species.
- 3.38 The area surveyed is illustrated in the Map in Appendix A Figures 1 and 3.
- 3.39 Although no emergences were observed during the survey, an emergence and re-entry was observed from B7, during the final survey visit for B2 and B5. The bat was classed as a common pipistrelle.

4. Discussion and Recommendations

Discussion

- 4.1 In accordance with Condition 28 a single bat emergence survey was carried out of B3 and B7. In accordance with Condition 29 three emergence surveys were carried out of B2 and B5.
- 4.2 Overall, there was a high level of bat activity recorded at the site for B2 and B5. 29 bats were seen emerging from B2 and 14 from B5 during the first survey. 3 bats were seen emerging from B2 and 15 from B5 during the second survey. 4 bats were seen emerging from B2 and 7 from B5 during the final survey. A total of 4 bat species were recorded foraging, socialising and commuting at the site.
- 4.3 Overall, there was a low level of bat activity recorded at the site for B3 and B7. Although no emergence was observed during the single dedicated survey of the buildings, a single emergence and re-entry of a common pipistrelle was observed of B7 during the surveys for B5 and B2. A total of 3 bat species were recorded foraging, socialising and commuting at the site.
- 4.4 It is considered that B2 and B5 support a maternity roost for common pipistrelles. The maternity roost is considered to be of 'high conservation importance'. A bat licence will be required prior to works on the maternity roost (B2, and B5), plus the licence will be extended to cover the single bat roost of B7.
- 4.5 Building B7 was assessed as having low roosting potential during the Preliminary Roost Assessment (The Ecology Partnership, 2023) and a bat was subsequently seen emerging and re entering the building. The survey data collected was sufficient to characterise the roost, confirming a low conservation significance roost with no evidence of a maternity roost or use by rare species. In line with current guidance¹, survey effort should be proportionate to the circumstances, and once sufficient information has been gathered to determine the roost type and its use, further surveys are not required. As the roost has been adequately characterised, additional surveys for B7 would be unlikely to provide information that would alter the assessment, mitigation, or licensing requirements. Therefore, no further surveys are considered necessary.

Recommendations

B2, B5 and B7

¹ Bat Survey Guidelines 23

- 4.6 Based on the findings of this survey a protected species licence for bats such as a European Protected Species Mitigation (EPSM) licence **will be required** prior to the demolition of B2, B5 and B7. A licence can only be applied for once all associated ecological conditions have been discharged, it is required, or for permitted development rights projects. All ecological conditions are in the process of being discharged.
- 4.7 A visit to the site must be carried out by an ecologist within three months of applying for the licence to check that there have been no alterations to the site since the last visit. Once the licence application is submitted to Natural England, they take 30 working days to assess the application and either approve, reject or query the application. If a query is made, the application may be re-submitted, and Natural England will take another 30 working days to re-assess the application.
- 4.8 In order to gain a licence, appropriate mitigation and compensation must be carried out and monitoring surveys may be required post-development.
- 4.9 Outline mitigation will include the following and this will be detailed fully in a method statement as part of the licence:
-  Appropriate timing of the works;
 -  A suitably experienced bat ecologist will oversee certain phases of the demolition;
 -  Compensatory roosting opportunities on a like for like basis will be included and intermediary roosting opportunities for bats provided whilst the construction work is taking place;
 -  Features will either need to be integrated into the new building design to ensure roosting provision for common pipistrelles is maintained in the long term or a purpose-built bat house will need to be constructed. This will include availability of timber beams for roosting and a suitable flying area within the roof space; and
 -  Breathable membranes should not be used as part of the new building design.

B3

- 4.10 A precautionary approach to the removal of any potential bat roost features is recommended for B3. A suitably experienced ecologist should oversee the start of the works and discuss the stages of the proposed works with the on-site contractors. The ecologist may then return to the site to oversee certain stages of the works as considered necessary. If during the precautionary works a bat is found, then the ecologist needs to be informed, and all work stopped until it has been assessed. If a roost is confirmed, then a bat protected species mitigation licence may be required before the work commences.

- 4.11 It is generally recommended that any works to demolish/renovate the onsite building B3 commences outside of the hibernation period, when bats are considered least vulnerable, if a hibernation roost is present. The hibernation period is taken to run between mid to late November and mid-March, weather dependent. On this site no hibernation roost has been identified.

Habitat Enhancement/Retention

- 4.12 Due to the loss of the two roosts, new roosts for common pipistrelles will have to be incorporated into the new design. The roosts will have to be around the same location, height and orientation as the original roosts.
- 4.13 The buffer for the adjacent deciduous woodland Round Copse SINC, located to the north of the site, should be retained. This habitat provides habitat connectivity to the wider landscape and foraging opportunities.
- 4.14 Additional roosting opportunities could be incorporated into the final design to enhance the site for roosting bats post works. This could include the installation of at least two bat boxes such as the Schwegler 1FF bat box located on the new building or on surrounding mature trees within the site. These should be orientated with a south east or south west aspect and located at least 3m from ground level.

Bats and Lighting

- 4.15 Different species of bat have been found to react differently to night-time lighting however research has found that generally, all species of bats are sensitive to artificial lighting and that excessive lighting can delay bats from emerging, thus shortening the time available for foraging, as well as causing individuals to move away from suitable foraging grounds or roost sites, to alternative dark areas (Stone, 2014). Bats can also become isolated from their foraging grounds if the linear features they use for commuting are suddenly illuminated, creating a light barrier (Stone, 2014).
- 4.16 The current site has artificial lighting at night and therefore the development should serve to maintain the site's value for foraging bats and to minimise indirect impacts from lighting associated with the new buildings. This can be achieved by following accepted best practice (Chartered Institute of Ecology and Environmental Management 2023, Institute of Lighting Professionals 2018, 2023, and Bat Conservation Trust, 2023):
-  The level of any artificial lighting including flood lighting should be kept to a minimum, particularly around the site boundaries;
 -  LED lights are a preferred option to low pressure sodium lights or high pressure sodium or mercury lamps. LED lights do not emit UV radiation, towards which some insects are attracted, drawing them away from bat foraging areas in the surrounding landscape;
 -  all lights should be directed at a low angle with minimal light spillage wherever possible;

-  Ideally the site boundaries should be kept dark, preferably at bat emergence (0-1 hour after sunset) and during peak bat activity periods (e.g. 1.5 hours after sunset and 1.5 hours before sunrise);
-  Artificial lighting should not directly illuminate any potential bat commuting areas such as boundary features. Similarly, any newly planted linear features or buffer areas around the site boundary should not be directly lit; and
-  If security lights are required, then they will be set on a Passive Infrared (PIR) sensor and timer so that the light is only emitted for the short time period required.

5. Conclusions

Conclusions

- 5.1 The site is located at Chalcroft Business Park, Southampton. The site is used for offices and industrial purposes and has areas of treelines, hedgerows and woodland adjacent which provide potential roosting, foraging and commuting opportunities for bats in the wider landscape.
- 5.2 This report has been prepared to discharge two planning conditions (Condition 28 and Condition 29 - attached to section 73 to the Outline Application (X/22/94322) associated with the approved development and to demonstrate compliance with the relevant planning requirements. Planning permission has been granted subject to the discharge of planning conditions.
- 5.3 The site comprises areas of neutral grassland, modified grassland, artificial unsealed surface, hardstanding and buildings. It is understood that current proposals are for the demolition of the existing buildings and the construction of two new warehouse units. The survey area extended over approximately 1.26 hectares (ha).
- 5.4 During the initial preliminary roost assessment undertaken by The Ecology Partnership in 2023, B2 and B5 were assessed as high potential for roosting bats due to features such as several gaps between the brickwork and the boarding around the structures and B3 and B7 were assessed as low potential due to some gaps in the walls of the buildings.
- 5.5 Overall, there was a high level of bat activity observed at the site, particularly from B2 and B5. Multiple common pipistrelle emergences were identified from B2 and B5, and it has been classed as a maternity roost, split between the two structures. No bats were seen to emerge from B3 or B7 during the single survey of these two buildings, but one emergence and re-entry was seen from B7, during the final survey for B2 and B5, indicating the presence of a roost within the structure.
- 5.6 There remains potential for bats to roost in B3 and therefore a precautionary approach to the start of works is recommended to minimise disturbance to any potential bats. Providing a precautionary approach is followed, a Protected Species Mitigation licence for bats will not be required for B3.
- 5.7 A protected species licence for bats such as a European Protected Species Mitigation (EPSM) licence in regard to common pipistrelle will be required for B2, B5 and B7 before any works on the roof take place.

6. References

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Appendix A

Bat Survey Maps

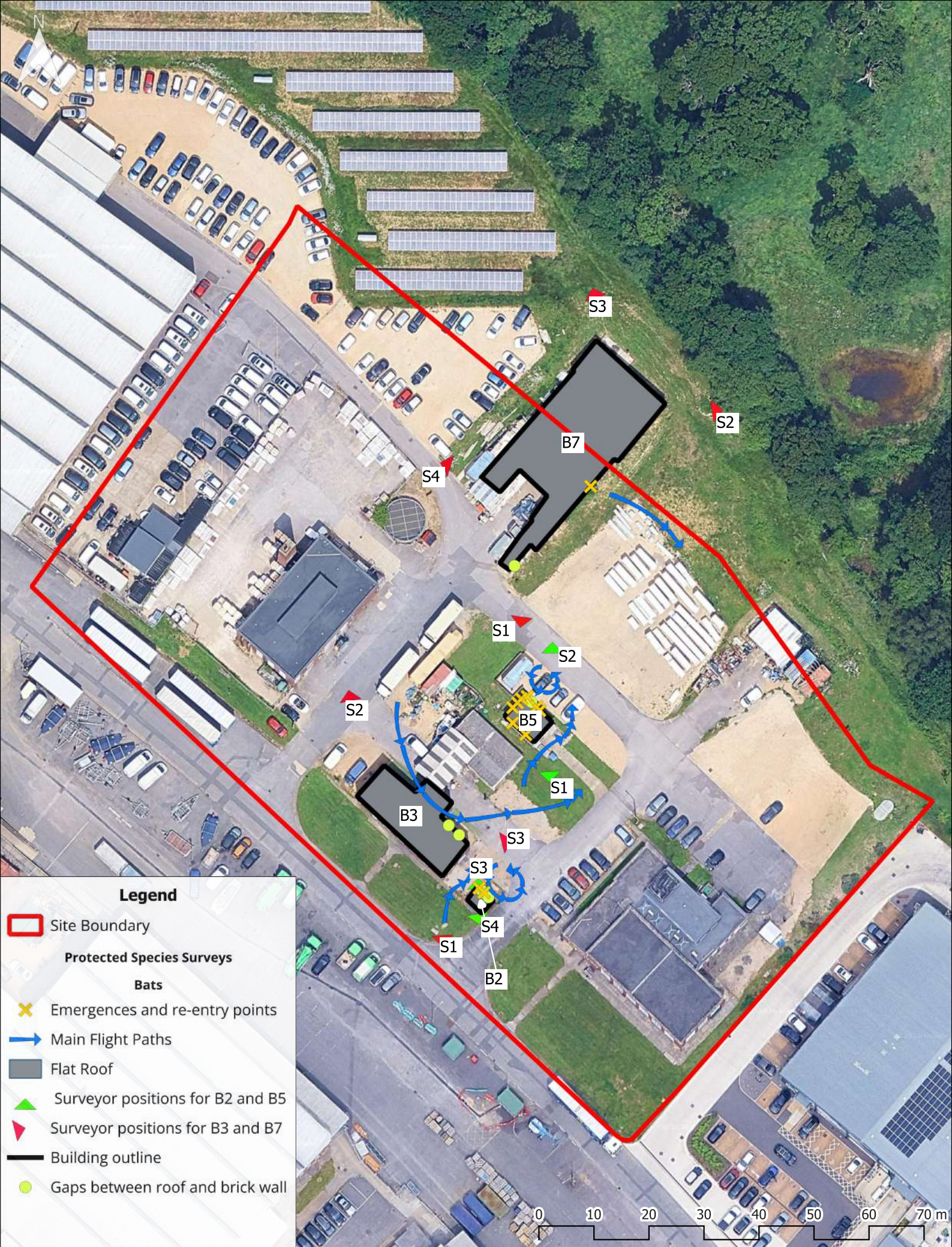


Figure 1: Chalcroft Business Park, Southampton Phase 3 Bat Survey Map

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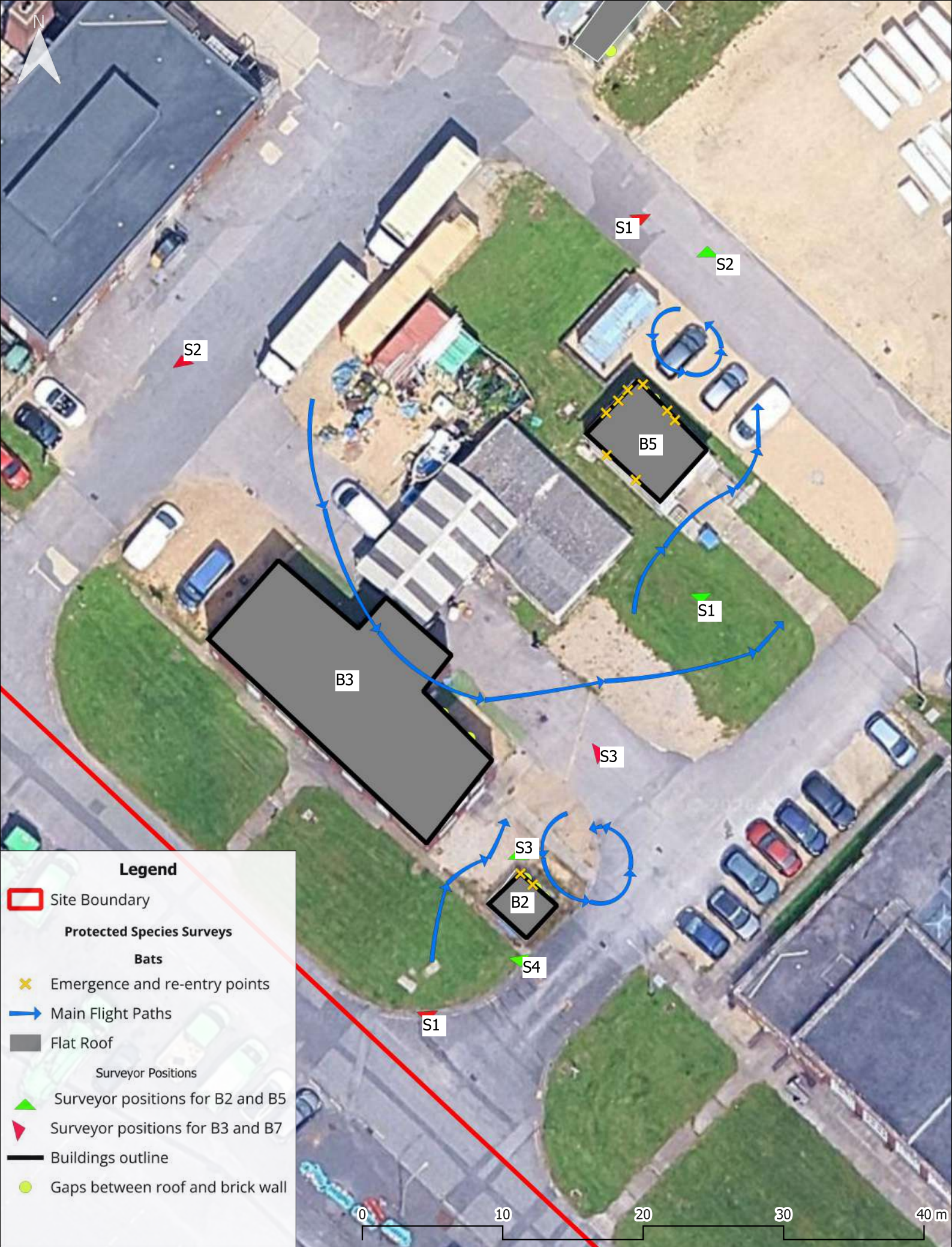


Figure 2: Chalcroft Business Park, Southampton Phase 3 Bat Survey Map
B2, B3 and B5

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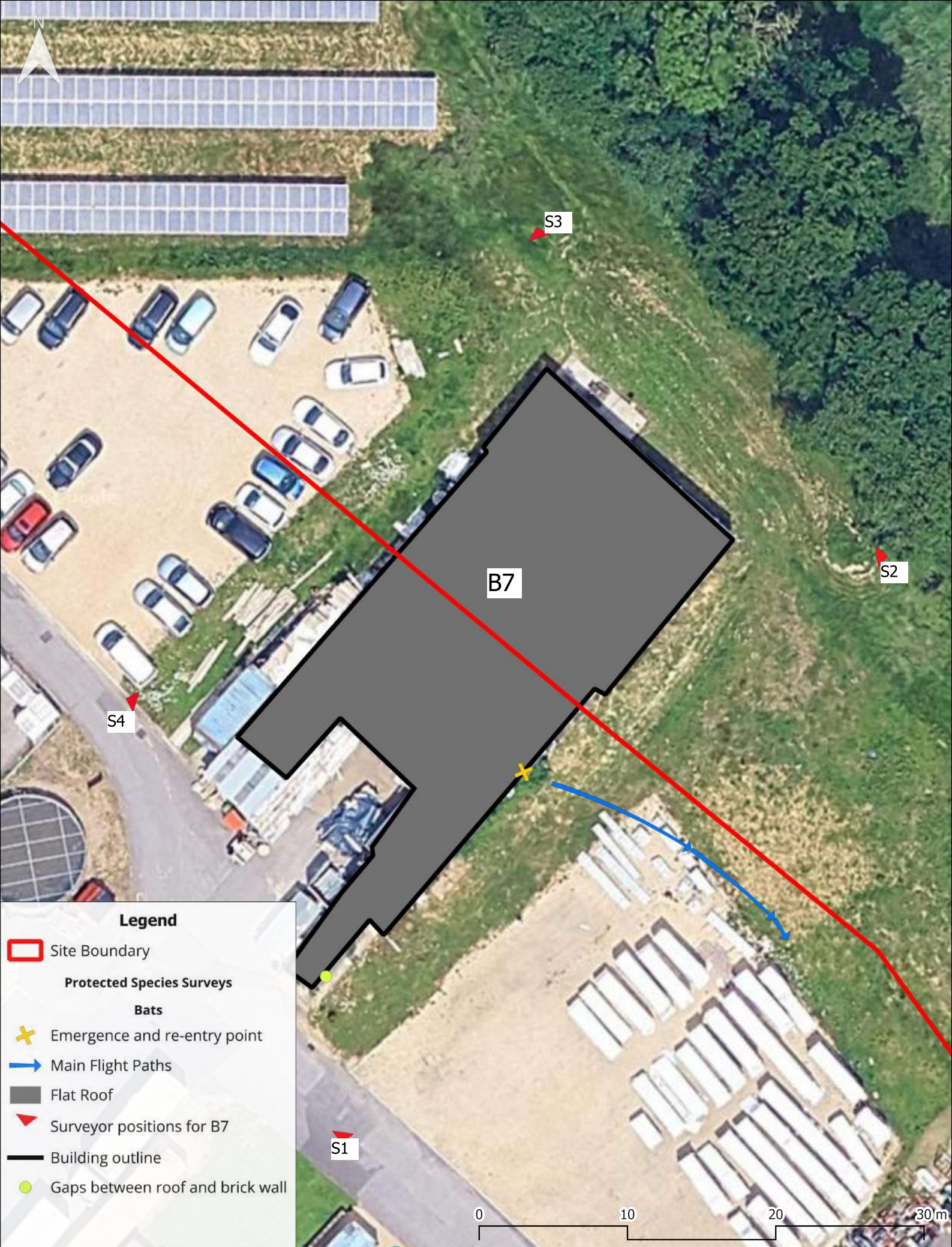


Figure 3: Chalcroft Business Park, Southampton Phase 3 Bat Survey Map B7

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Appendix B

Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland, the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive² is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CROW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

-  Countryside and Rights of Way (CROW) Act 2000;
-  Deer Act 1991;
-  Natural Environment & Rural Communities (NERC) Act 2006;
-  Protection of Badgers Act 1992; and
-  Wild Mammals (Protection) Act 1996.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and

² Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

-  selling, offering or exposing for sale, possession or transporting for purpose of sale.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

-  deliberate killing, injuring or capturing of Schedule 2 species (all bats);
-  deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
-  deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
-  damage or destruction of a breeding site or resting place; and
-  keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Appendix C

Bat Survey Data

Bat Survey Data

First Dusk Emergence Survey on 7th of July 2026 – B2

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
2	14773 – Chalcroft Business Park Phase 3	21:07	21:22	23:22	25	23	1	1	0

Surveyor 1: GJ		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Heard – foraging around site	100%	1
		Total bat passes:	1

Surveyor 2: SH		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen emergence and re-enter building, heard - foraging	76.6%	49
Noctule	Heard	6.25%	4
Soprano Pipistrelle	Heard	1.5%	1
		Total bat passes:	54

First Dusk Emergence Survey on 7th of July 2026 – B5

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
2	14773 – Chalcroft Business Park Phase 3	21:07	21:22	23:22	25	23	1	1	0

Surveyor 1: SG		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen and heard foraging	90.5%	19
Noctule	Heard	4.7%	1
Soprano Pipistrelle	Heard	4.7%	1

Surveyor 2: BC		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen emerging from building and foraging around site	96.8%	31
Soprano Pipistrelle	Heard	3.12%	1
		Total bat passes:	32

Second Dusk Emergence Survey on 28th of July 2026 – B2

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
2	14773 – Chalcroft Business Park Phase 3	20:44	20:59	22:59	22	21	5	1	0

Surveyor 1: BC		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen emerging from building and foraging around site	88.8%	16
Soprano Pipistrelle	Heard	5.6%	1
Noctule	Heard	5.6%	1
		Total bat passes:	18

Surveyor 2: SB		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Heard	92.8%	13
Noctule	Seen and heard - foraging	7.14%	1
		Total bat passes:	14

Second Dusk Emergence Survey on 28th of July 2026 – B5

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
2	14773 – Chalcroft Business Park Phase 3	20:44	20:59	22:59	22	21	5	1	0

Surveyor 1: CR		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen and heard – emerging from building	97.3%	36

Noctule	Heard	2.7%	1
		Total bat passes:	37

Surveyor 2: AH		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen and heard – foraging and commuting	95.3%	41
Noctule	Heard - foraging	4.6%	2
		Total bat passes:	43

Final Dusk Emergence Survey on 20th of August 2026 – B2

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
2	14773 – Chalcroft Business Park Phase 3	20:01	20:16	22:16	18	16	7	3	0

Surveyor 1: ZT		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen emerging and heard	100%	7

		Total bat passes:	7
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Surveyor 2: CR		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
		Total bat passes:	0

Final Dusk Emergence Survey on 20th of August 2026 – B5

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
2	14773 – Chalcroft Business Park Phase 3	20:01	20:16	22:16	18	16	7	3	0

Surveyor 1: BC		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen emerging and re-entering and heard	100%	13
		Total bat passes:	13

Surveyor 2: LD		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen emerging and re-entering and heard – foraging and commuting	97.7%	43
Soprano Pipistrelle	Heard	2.3%	1
		Total bat passes:	44

Single Dusk Emergence Survey on 14th of July 2026 – B3

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
3	14773 – Chalcroft Business Park Phase 3	21:02	21:17	23:17	25	22	1-2	3	0

Surveyor 1: SG		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Heard	66.7%	2

Noctule	Heard	33.3%	1
		Total bat passes:	3

Surveyor 2: CR		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seena and Herad – foraging and commuting	92.3%	12
Noctule	Heard	7.7%	1
		Total bat passes:	13

Surveyor 3: BC		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Heard– foraging and commuting	83.3%	5
Noctule	Heard	16.6%	1
		Total bat passes:	6

Single Dusk Emergence Survey on 14th of July 2026 – B7

Number of Surveyors	Site and Job no:	Start Time	Sunset Time	Finish Time	Temperature (°C) at start	Temperature (°C) at end	Cloud Cover (Oktas 1-8)	Windspeed (Beauforts 1-12)	Rain
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4	14773 – Chalcroft Business Park Phase 3	21:02	21:17	23:17	25	22	1-2	3	0
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Surveyor 1: SH		Bat Detector Used: Echo Meter Touch 2 Pro		
Species	Activity observed	% of Total Passes	Number of Passes	
Common Pipistrelle	Seen and heard – foraging and commuting	79.5%	31	
Noctule	Heard	20.5%	8	
		Total bat passes:	39	

Surveyor 2: GJ		Bat Detector Used: Echo Meter Touch 2 Pro		
Species	Activity observed	% of Total Passes	Number of Passes	
Common Pipistrelle	Seen and heard – foraging and commuting	100%	124	
		Total bat passes:	124	

Surveyor 3: AH		Bat Detector Used: Echo Meter Touch 2 Pro		
Species	Activity observed	% of Total Passes	Number of Passes	

Common Pipistrelle	Seen and heard – foraging and commuting	95.7%	67
Noctule	Heard	2.8%	2
Soprano Pipistrelle	Heard	1.43%	1
		Total bat passes:	70

Surveyor 4: SB		Bat Detector Used: Echo Meter Touch 2 Pro	
Species	Activity observed	% of Total Passes	Number of Passes
Common Pipistrelle	Seen and heard – foraging and commuting	86.7%	13
Noctule	Heard	13.3%	2
		Total bat passes:	15



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