



Client Name	Mr Lee
Site Name	2 Lower New Road
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Summary

South Coast Ecology Ltd were commissioned by Mr Jacob Lee to undertake a Preliminary Ecological Appraisal (PEA) at the 2 Lower New Road property.

The PEA was to ascertain the baseline ecological conditions to assess the likely impacts in the absence of mitigation relating to converting the loft, including reconfiguring the roof, and single storey extension. It consisted of both a desk study and field survey, paying particular attention as to the likelihood of roosting bats being present.

It is considered unlikely any legally protected and/or notable species will be negatively impacted by proposals. This report provides the findings and appropriate recommendations to ensure proposals are in line with legislation and policy.

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1.0 Introduction

1.1 Background

As defined by CIEEM a Preliminary Ecological Appraisal (PEA) is the process of assessing the ecological features present, or potentially present, within a site and the zone of influence of any proposal(s). It comprises a desk study and a walkover survey.

South Coast Ecology Ltd were commissioned by Mr Lee to undertake a Preliminary Ecological Appraisal (PEA) at 2 Lower New Road. This was to assess the baseline Ecological value of the area of impact and any likely impacts associated with proposals.

The information gained has been collated and presented within this report.

1.2 Aim

The aim of this PEA is to:

- identify the habitats on site and record species encountered,
- classify suitability for legally protected and/or notable species,
- identify likely ecological constraints associated with a project,
- identify any mitigation measures likely to be required,
- identify any additional surveys that may be required, and
- identify the opportunities to deliver ecological enhancement.

1.3 Objective

The overall objective of this report is to ensure proposals are in line with local and national policy and legislation (**Appendix I**), resulting in a net gain for biodiversity.

1.4 Report Lifespan

This report will remain valid for 18 months after the execution of the survey work. After this point an updating site visit will be required by a professional ecologist to ensure the findings and recommendations remain in line with the status of the site (CIEEM, 2019).

1.5 Site Description

The site is located on Lower New Road, West End, SO30 3FL (Grid reference SU 46839 14515) (**Figure 1**). The site is bound by neighbouring residential properties and garden space to the north and south with parking to the east and Lower New Road to the west. The surrounding area is highly developed dominated by residential housing and retail units associated with the nearby High Street although public green space and Centenary Copse lie to the west.

Figure 1. Location of site (GoogleMaps, 2026).



1.6 Proposals

The proposals involve changing the roof to facilitate conversion and a single storey extension at the rear (**Figure 2**).

Figure 2. Proposals (HJ Concepts, 2026).



2.0 Methodology

The survey work was undertaken by Tristanna Boxall BSc (Hons) MCIEEM Senior Ecologist (Natural England license Class Level 1 for GCN and Dormice and Class Level 2 for bats) with over 13 years experience.

2.1 Desk Study

Given the scale of proposals and area of impact it was not considered proportionate to submit a full data request, instead online resources were utilised to attain applicable information.

2.1.1 Site Information

Web-based aerial photos and Ordnance Survey maps were utilized to gather initial information about the site and surrounding area, giving an indication of the type of habitats and species likely to be present.

Given the nature of proposals, a search for nearby ponds was not undertaken.

2.1.2 Designated Site Information

A search for designated nature conservation sites was undertaken using online resources. The location of each designated site, distance from the redline boundary, connectivity to the project site and reason(s) for designation were recorded.

2.1.3 Species Records

A search for granted licenses within 2km of the site allows an assessment of the likelihood of such species being present on site and/or being impacted directly or indirectly by proposals.

2.1.4 Habitat Information

Existing information on the habitat types within the site boundary and the surrounding area was gained via the use of online resources.

2.2 Site Visit

This took place on 30th September 2026. Weather conditions consisted of temperatures of 19°C, 100% cloud cover and no wind or precipitation. The habitats present were recorded along with species encountered. UK Habitat Classification (UKHab) methodology was utilised.

A thorough and systematic search for evidence of legally protected and notable species was undertaken whilst on site. The habitats were assessed as to their potential to support such species.

2.3 Preliminary Roost Assessment (Day Time Bat Walkover)

The purpose of this aspect of the survey was to observe, assess and record any habitats suitable for bats to roost, commute and forage. The assessment

of the building to support roosting bats was undertaken by Tristanna Boxall BSc (Hons) Class Level 2 Natural England License holder.

The survey consisted of a thorough search of the externals of the property for features likely to support a roost. A high-powered torch and binoculars were used for this.

The internal assessment consisted of gaining access into the loft and conducting a thorough and systematic search for evidence of bats utilising a high-powered torch.

The survey methodology was in line with best practise guidelines (Collins, J. ed. 2023).

2.4 Impact Assessment

2.4.1 Valuation

As part of this assessment Ecological receptors have been assigned importance in terms of biodiversity conservation value on a geographic scale. Value is assigned based on legal protection and national and local biodiversity policy:

- International and European
- National
- Regional
- County
- Local
- Site

2.4.2 Magnitude of Effect

The magnitude of effect represents the degree of change in an ecological receptor. These are either temporary or permanent, direct or indirect and adverse or beneficial.

2.4.3 Significance of Effect

This combines the above factors to determine the significance of effects. Impacts are categorised as Major, Moderate, Minor or Negligible.

2.5 Limitations

The survey represents the site at the time of survey. Lack of evidence of a particular species does not confirm absence. Similarly, species may take up residence and/or begin to utilize the site and/or area impact following the completion of the survey.

This survey does not constitute an assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

3.0 Results

3.1 Desk Study

3.1.1 Designated Site Information

The River Itchen and Moorgreen Meadows Special Site of Scientific Interest (SSSI) lie 1.8km northwest and 1.01km northeast respectively.

3.1.2 Species Records

Three EPS license returns relating to bats, mitigating impacts towards Common Pipistrelle, Brown Long-eared and Serotine bats were identified within 2km. In addition an application relating to Dormice was noted.

3.1.3 Habitat Information

No priority habitat was recorded on, or directly adjacent to, site.

No waterbodies were recorded within 500m.

3.2 Site Visit

Buildings (u1b5)

A key feature on site is the 2 Lower New Road property (**Figure 3**). It is of brick and render construction with machine cut clay tiles on the roof. There is also a timber frame open structure at the rear (**Figure 4**).

Figure 3. Front elevation of the 2 Lower New Road property (September, 2026).



Figure 4. Rear elevation of the 2 Lower New Road property (September, 2026).



Built-up areas and gardens (u1)

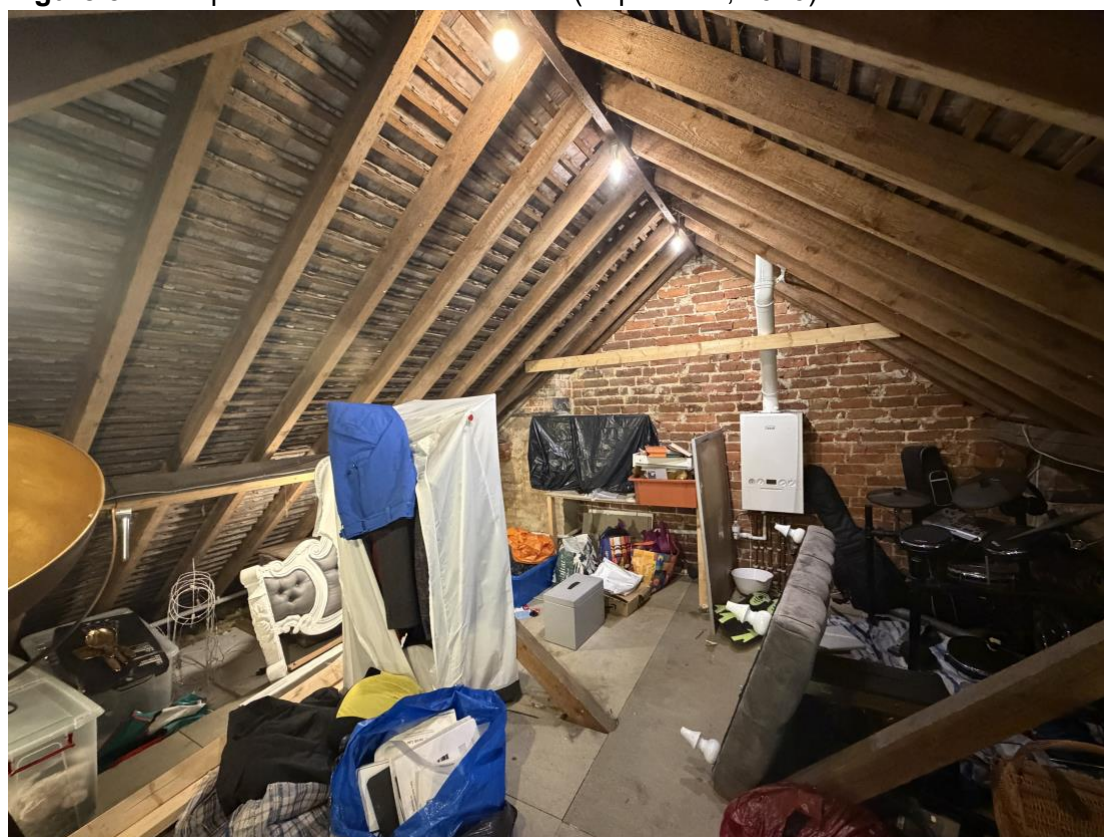
The area surrounding the property consists of a gravel drive and garden at the rear comprising decking and lawn evident in **Figure 4** above with mature trees at the rear.

3.3 Preliminary Roost Assessment (Day Time Bat Walkover)

Externally the tiles were found to be in good condition. Moss coverage is present, especially at the rear, obstructing any potential gaps between the tiles. Gaps were noted on the hip of the roof however the internal assessment identified that the tiles are not underlined as a result, not only is there no crevice for bats to utilise, but it was also possible to see beneath all of the tiles. No evidence of bats was recorded. The soffits were found to be intact and tightly sealed at the wall. Finally, the render provides a clear canvas for potential evidence of bats (i.e. droppings) and no such evidence was recorded.

During the internal assessment (**Figure 5**) and thorough and systematic search for evidence of bats was able to take place with no such evidence identified.

Figure 5. Loft space of 2 Lower New Road (September, 2026).



4.0 Evaluation

4.1 Assessment of the importance of designated sites

The SSSIs are of national importance.

4.2 Assessment of the likely importance of the habitats present

Given the ornamental nature of the habitats on site, the habitats are considered to be limited to site value.

4.3 Assessment of the likely presence of protected and priority species

4.3.1 Bats

It is considered unlikely roosting bats are present. Therefore, the site is likely limited to site value for commuting and/or foraging bats.

4.3.2 Nesting Birds

The wider garden is likely to support foraging and nesting birds and is therefore likely of site value. Certain species, such as Sparrows, will also utilise dwellings for nesting and thus there is potential a nest could be established and thus be of site value.

4.4.3 Hedgehogs

It is considered there is potential for commuting and/or foraging Hedgehogs. As a result, the site has potential to be of site value.

4.4 Likely Impacts in the Absence of Mitigation

4.4.1 During Construction (Habitats)

Given the distance of nearby designated sites and a lack of pollution pathways It is considered likely impacts will be negligible. Similarly, the mature trees at the rear of the garden are set back a sufficient distance and so impacts will likely be negligible.

4.4.2 During Construction (Wildlife)

There is a risk that Hedgehogs could become trapped and therefore harmed or injured by falling into trenches and/or excavations during construction. Therefore, works have potential for moderate, temporary adverse impacts at site level.

Similarly, if works to the roof were to take place during nesting bird season, and a nest were present, this would likely lead to nest disturbance and subsequent abandonment. This would have a temporary negative impact at site level.

4.4.3 Once Operational (Wildlife)

Any increases in lighting have potential to result in a negative impact at site level.

4.4.4 Once Operational (Designated Sites)

Given proposals will not result in an increase in residents, and resulting potential impacts such as increased recreational pressure, it is considered there will be negligible impacts.

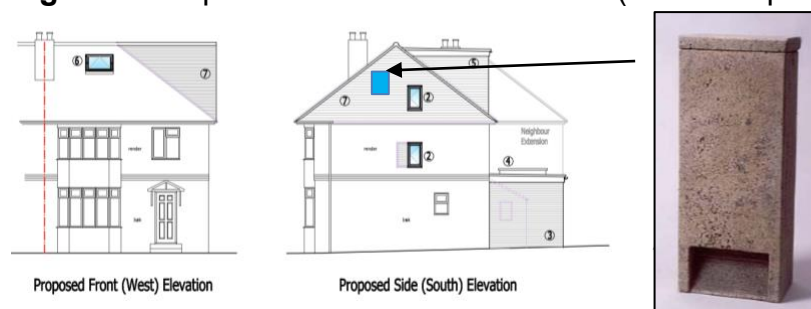
5.0 Recommendations

5.1 Bats

5.1.1 Bat Feature

An integrated bat box should be incorporated into the new gable (**Figure 6**). The Schwegler 1FR is incorporated into the brickwork and then cladding over the top, just leaving the access visible. The bats are contained within the box itself and the entrance at the bottom allows droppings to fall out, meaning they are maintenance free.

Figure 6. Proposed location of bat feature (HJ Concepts, 2026).



Ideally bituminous roofing felt should be utilised. Some non-bitumen coated roofing membranes (NBCRMs) have passed a 'snagging propensity test' and will have a certificate that proves the roofing membrane has passed a 'snagging propensity test'.

5.1.2 Lighting

The following is from guidance published by the Institution of Lighting Professionals (ILP) (2023) relating to bats and lighting and should be considered when choosing luminaires and their potential impact:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate

5.2 Hedgehogs

During works, escape ramps can be left in overnight trenches which will allow any animals that fall into the excavations to safely vacate of their own accord.

If new fencing is required, small gaps should be installed in new boundary fences (**Figure 7** below). This will allow continued connectivity.

Figure 7. Hedgehog access..



5.3 Nesting Birds

It is recommended at least two woodcrete bird nest box be erected on site.

6.0 Conclusion

It is considered unlikely the property supports roosting bats. It is considered unlikely further legally protected and/or notable species will be impacted by proposals providing the measures in Section 5 are followed. The habitats on site are considered to be of limited ecological value. It is considered by installing a feature for roosting bats and bird boxes the scheme has potential to enhance the site for local wildlife.

7.0 References

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

Gunnel, K., Grant, G. and Williams, C. (2012) 'Landscape and urban design for bats and biodiversity' BCT.

HMSO (1981). The Wildlife & Countryside Act 1981. HMSO, London.

HMSO (2000). The Countryside and Rights of Way Act 2000. HMSO, London.

HMSO (2006) Natural Environment and Rural Communities Act 2006. HMSO, London.

HMSO (2017) The Conservation of Habitats and Species Regulations 2017. HMSO, London.

HMSO (2021) The Environment Act 2021. HMSO, London.

Institution of Lighting Professionals (ILP) (2023) 'Bats and Artificial Lighting at Night' Guidance Note 08/23.

APPENDIX I – Legislation and Policy

Legislation

The Wildlife and Countryside Act (1981) (as amended)

The primary legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

The Wildlife & Countryside Act (1981) states that it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot's Feather (*Myriophyllum aquaticum*).

The Countryside and Rights of Way Act (2000)

This Act strengthens the Wildlife & Countryside Act by the addition of "reckless" offences in certain circumstances, such as where there is the likelihood of protected species being present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

Protection of Badgers Act (1992)

This relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents the wilful killing, injury, ill treatment or taking of Badgers and / or interference, damage to or destroying a Badger sett and disturbing a Badger while it is occupying a sett including causing a dog to enter a sett.

Natural Environment and Rural Communities Act (2006)

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (the “Habitats Regulations 2017”) consolidate and update the Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations 2010”).

The Conservation of Habitats and Species Regulations 2017 transposed the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe.

It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

Schedule 2 - European Protected Species (animals)

Common name	<i>Scientific name</i>
Bats (all species)	Vespertilionidae
Eurasian Beaver	Castor fiber
Large Blue Butterfly	Maculinea arion
Wild Cat	Felis silvestris
Dolphins, porpoises and whales (all species)	Cetacea
Dormouse	Muscardinus avellanarius
Pool Frog	Rana lessonae
Sand Lizard	Lacerta agilis
Fisher's Estuarine Moth	Gortyna borelii lunata
Great Crested Newt	Triturus cristatus
Common Otter	Lutra lutra
Lesser Whirlpool Ram's-horn Snail	Anisus vorticulus
Smooth Snake	Coronella austriaca
Sturgeon	Acipenser sturio
Natterjack Toad	Bufo calamita
Marine Turtles	Caretta caretta Chelonia mydas Lepidochelys kempii

Eretmochelys imbricata
Dermochelys coriacea

The Conservation of Habitats and Species Regulations 2019 (EU Exit) made changes upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This legislation ensures the existing protections of the Wildlife and Countryside Act 1981 continue.

The Environment Act (2021)

The Environment Act 2021 includes the protection of water quality, clean air and biodiversity. Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain. The legislation specifies biodiversity enhancement and includes a requirement for authorities to publish biodiversity reports including local nature recovery strategies.

Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

Policy

National The National Planning Policy Framework (NPPF) (2026)

The NPPF (2026) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The objective of Policy 19 'Conserving and enhancing the natural environment' is to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats and species.

N1: Identifying environmental opportunities and safeguards

1. Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:

a. Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geodiversity or biodiversity value

in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;

b. Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);

c. Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within Protected Landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate development with environmental restoration, but should not necessarily preclude the allocation of land for development; and

d. Set out standards for green infrastructure provision, in a way which complements

and/or incorporates those for recreational land (as set out in policy HC1). These should draw upon Natural England's Green Infrastructure Standards for England tailored as necessary to local circumstances.

N3: Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be

inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees

officers where necessary, so that the right trees are planted in the right places;
and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

N6: Areas of particular importance for biodiversity and geodiversity

1. To support the conservation of important habitats and species development proposals affecting:

a. A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:

i. An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests; and/or

ii. The impact of development on the relevant protected features of the protected site

is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.

b. A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:

i. There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or

ii. The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or

iii. The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.

c. A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site or equivalent in the development plan, should only be supported if:

i. There would not be a significant adverse effect on the integrity of the site; or

ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.

2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused,

unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned.