

Report by - KJF Consultancy Ltd

Title - Review of Phase 1 Bat Survey (PRA) on
13 Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HF

Reason for the report - Supporting information for a proposed development and to
advise the Local Planning Authority (LPA) of the findings of the review and the
recommendations given

Proposed development - Single/two storey front extension to incorporate balcony,
single storey side extension, new roof with gable ends to provide habitable
accommodation, two and single storey rear extensions, elevational alterations
and enlargement to front parking area

LPA - Eastleigh Borough Council

LPA reference - H/23/95847

LPA Case Officer - Claire Campbell-Best

Architect - Tony Holt Design

Client - Steve Simpson

Author - Karl Forkasiewicz MCIOB, CEnv, ACIEM



Membership No. 1494354



Registration No. 4482



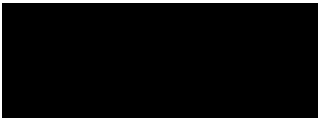
Membership No. 6484

Copyright© and Disclaimer: title to this report is only passed to a second party when KJF Consultancy Ltd, has received full payment from the Client. No part of this report may be reproduced by a third party without the prior consent of KJF Consultancy Ltd. KJF Consultancy Ltd is not responsible in any way for implementing the advice and/or recommendations within this report. KJF Consultancy Ltd is not responsible in any way for Health and Safety matters arising through this report. KJF Consultancy Ltd is not responsible in any way for Local Planning Authority implications/conditions following this report. All information contained within this report was considered correct at the time of writing. KJF Consultancy Ltd cannot be held responsible for any changes made subsequent to the date of this report.

Data Protection: KJF Consultancy Ltd (Registered Company No. 5232907) adheres to the Data Protection Act 1989 (as amended or superseded). We review the length of time we keep any personal data. We also consider the purpose or purposes we hold any information for, before deciding whether (and for how long) to retain it, securely delete/shred any information that is no longer needed for the purpose or purposes and update, archive or securely delete/shred any information if it goes out of date. Further information on data protection can be obtained from the Information Commissioner's Office.

Declaration of compliance with professional code of conduct: "The information contained within this report which I have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. I confirm that the opinions expressed are my true and professional bona fide opinions."

Quality Assurance

Report title	Review of Phase 1 Bat Survey (PRA) on 13 Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HF
Version	V1
Report ref	RPRA.V1.13.SL.HLR.S
Date produced	20.10.23
Report checked by	Jan Forkasiewicz BA (Hons) 
Report validation	This report is only valid for the proposed development

Distribution List

Architect	✓
Client	✓

Previous relevant KJF Consultancy Ltd Reports (not applicable)

1. Summary, findings and conclusion

1.1 KJF Consultancy Ltd was instructed to give an opinion on the need for bat activity surveys on 13 Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HF. It is proposed to make modifications (including extensions) to the dwelling; the planning application reference is H/23/95847. A review of a report produced by Vesper Conservation & Ecology Limited that is one of the planning application documents online, was carried out by Karl Forkasiewicz, who has been licenced to disturb and handle bats since 2016 (Bat Survey Class Licence CL18). His credentials are given at 2 and his review of the report is below.

1.1.1 In March 23, Vesper Conservation & Ecology Limited carried out a Phase 1 Bat Survey (PRA), in accordance with the ^[1]good practice guidelines in force at the time. Having read the report online, the dwelling does not contain a known bat roost, no evidence of bat activity was found or a bat but there was a moderate likelihood of bats roosting on the dwelling due to PRFs; gaps under the ridge, bonnet, and roof tiles. It was concluded that due to the numbers of gaps, at least 2 bat activity surveys should be undertaken to ascertain if bats are roosting, and if they were, a further survey would need to be carried out.

1.1.2 In addition to an assessment of any PRFs, an assessment of any foraging habitats for bats within a site must also be carried out, to give an opinion on the likelihood of bats foraging over a proposed development site and close to any buildings/structures. 2.4 of their report states... *"At the front of the property there is a small over grown garden, the garden has lots of gravel areas with concrete slabs dotted around, there is sparse vegetation throughout, there is a tarmacked drive way up to the side of the house and under the car port. The neighbouring gardens are well maintained. On one side the garden is bounded by a small wooden fence, on the other side there is a cherry laurel hedge. "* 2.5 of their report states... *"The rear garden is on two levels, the area nearest the house is put down to a patio area and there are three steps up to the garden area. This area has two old and dilapidated structures one is a metal framed greenhouse the other is a wooden shed that has no roof. The garden and its borders have been left unmanaged for some time, there has been growth of woody ruderal species such as bramble, the grass is long and there are piles of vegetation piled around the garden. Photographs of the front and rear gardens are contained in the report.*

[1]Good practice guidelines; Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1.

1.1.3 An opinion is not given in the report on the likelihood of bats foraging above the proposed development site and close to the dwelling. Given the descriptions of the front and rear gardens, and having viewed the photographs of the gardens, no foraging habitats for bats are within the site. Referring to ^[2]Table 4.1 of the good practice guidelines that were in force at the time that Vesper Conservation & Ecology Limited carried out the Phase 1 Bat Survey (PRA), there are... *"Negligible habitat features on site likely to be used by commuting or foraging bats."* Referring to Table 4.1 of the new ^[3]good practice guidelines that are now in force, there are... *"No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats)."* Therefore, although there are PRFs, bats will not forage above the site or close to the dwelling at any time of the year, which negates the need for the bat activity surveys. I did not consider any other species.

1.1.4 However, as a precautionary measure only, and for good practice, the action that must be taken in the unlikely event of discovering a bat if planning permission is granted, is given below:-

In the unlikely event of a bat being discovered at any time during works; the bat will be left undisturbed and all works must stop to avoid a breach of the law. The Contract Manager will seek advice from the appropriate Natural England licensing team (Bristol 0300 060 3900) and works will stop until the Contract Manager receives written confirmation from Natural England that works can continue or when a Bat Mitigation Licence has been granted by Natural England.

1.1.5 This report should be forwarded to the LPA as supporting information for the proposed development and planning application H/23/95847.

1.1.6 If planning permission is granted, a condition should be attached to the decision notice e.g.

"in the unlikely event of discovering a bat at any time during the works, the action detailed in the report by KJF Consultancy Ltd dated 20.10.23 must be followed."

^[2]Table 4.1; Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

^[3]Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

2. Author's credentials

2.1 Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIOB);
- Chartered Environmentalist (CEnv);
- Professional Member of The Chartered Institute of Ecology and Environmental Management (ACIEEM);
- Licenced to disturb and handle Bats (Bat Survey Class Licence CL18);
- Member of the Bat Conservation Trust.

2.2 Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I carried out numerous bat surveys on trees and within woodlands, and produced Woodland Management Plans that contained recommendations regarding bats.
- I have 12 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have inspected many buildings/structures for evidence of bat activity/bats, and carried out many Preliminary Bat Roost Assessments, presence/absence surveys (dusk emergence/^[4]dawn entry surveys), Bat Roost Characterisation Surveys, and dusk to dawn surveys.
- I have produced many reports regarding bats and proposed developments.

2.2.1 Details of my Insurance and Continual Professional Development for the last 2-years' can be provided on request.

2.2.2 If requested, some of the details within the information may be redacted to comply with the Data Protection Act.

[4]Dawn entry surveys; the Good Practice Guidelines (4th edition) now place an emphasis on dusk emergence surveys using Night Vision Aids, in place of dawn entry surveys.

References

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.