

8 Nichol Road,
Chandler's Ford,
Eastleigh, Hampshire,
SO53 5AS

Bat Survey Report

May 2024

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Bat Survey Report
8 Nichol Road, Chandler's Ford, Eastleigh, Hampshire, SO53 5AS
for
Mr & Mrs Groves

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This report represents sound industry practice; reports and recommends correctly, truthfully and objectively; is appropriate given the local site conditions, scope of works proposed and resources allocated to us by the client; and avoids invalid, biased, and exaggerated statements.

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EXECUTIVE SUMMARY

1. This report provides details from bat surveys carried out by Hampshire Ecological Services Ltd for Mr & Mrs Groves in connection with a proposal to construct two-storey front and rear extensions; alter the roof to provide additional first floor accommodation; and construct a single-storey side extension to incorporate an open carport at 8 Nichol Road, Chandler's Ford, Eastleigh, Hampshire, SO53 5AS (approximate Ordnance Survey Grid Reference SU435223). The site consists of a two-storey house, a detached garage and a shed, with surrounding gardens. The location of the site is shown in *Figures 1* and *2* and a plan of the buildings surveyed are shown in *Figure 3* in *Section 6*.
2. An internal and external survey of the buildings was carried out by ecologist Sophie Stirrat ACIEEM accredited under bat licence 2015-17894-CLS-CLS on the 29th April 2024.
3. The house is a two-storey rendered brick building with a pitched, tiled roof. Full details of the building are given in *Table 4.2.1* in *Section 4.2*. No bats or evidence of bats was found and the majority of the roof appears well-sealed and in good condition. However, there are a few exterior features that provide potential roosting locations for bats, principally associated with hanging tiles on the dormer on the east elevation (see *Images 4.3.1.1* & *4.3.1.2* in *Section 4.3*). Therefore, the building is classed as having low bat roost suitability and in line with Gov.uk [Bats: surveys and mitigation for development projects](#) and BCT's *Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition*, a bat activity survey (dusk emergence survey) was carried out to determine the presence or likely absence of bats using the building as a roost.
4. Details of the date of the bat activity survey, weather and personnel carrying out the survey is given in *Sections 3.2.1* and *3.2.2*.
5. No bats were observed emerging and/ or re-entering the house during the bat activity survey (dusk emergence survey). Therefore, no mitigation or compensation measures are needed and works can take place without further survey or constraints regarding bats (subject to any planning constraints).
6. Common pipistrelles, soprano pipistrelles, noctules, long-eared bats and serotine bats were observed flying in the vicinity of the buildings and foraging on the site, indicating the weather was suitable for bat activity. The full data from the survey is given in *Appendix C* and a plan showing the foraging and commuting bats (observations only) is given in *Figure 4* in *Section 6*.
7. The garage is a single-storey building, with a half-pitched half-flat roof. Full details of this building are given in *Table 4.2.1* in *Section 4.2*. The roof appears well-sealed and in good condition with no potential bat access points and no external or internal features that could be used by roosting bats. Therefore, it is classed as having negligible suitability to be used by roosting bats. In addition, no bats or evidence of bats was found. Therefore, works to this building

- may commence without further survey or constraints regarding bats (subject to any planning constraints).
8. The shed is single-storey building with a pitched roof. Full details of this building are given in *Table 4.2.1* in *Section 4.2*. The roof appears well-sealed and in good condition with no potential bat access points and no external or internal features that could be used by roosting bats. Therefore, it is classed as having negligible suitability to be used by roosting bats. In addition, no bats or evidence of bats was found. Therefore, works to this building may commence without further survey or constraints regarding bats (subject to any planning constraints).
 9. There are mature trees in the garden and just beyond the north and east boundaries. These provide sheltered bat foraging habitat in the immediate vicinity of the buildings. They also connect the site to scattered areas of trees, which in turn connect the site to areas of high-quality foraging habitat in the wider landscape such as Hocombe Mead SINC and LNR (c.671m to the north-west) and Hiltingbury Lakes (c.350m to the south-east). Woodland and lakes provide high-quality foraging habitat for a number of different species of bat. These areas will be unaffected by the development and all links will be maintained. In addition, the trees on and adjacent to the site will be retained and as such no impacts to commuting and foraging bats (and hence bat populations in the local area) are anticipated.
 10. Changes in lighting can affect foraging and commuting bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, security lights should operate on a timer, to avoid any negative impact on bats. The site is in a highly lit (residential) area and as such it may not be possible to reduce light levels in the garden and onto nearby gardens due to existing light spill. If this is the case any new lighting should not increase the level currently experienced and, if at all possible, should reduce any light spill due to the type of lighting used and the use of protection such as hoods and cowls.
 11. All of the trees, shrubs and hedges on site provide suitable habitat for nesting birds. The destruction of active bird nests is prohibited under the *Wildlife and Countryside Act 1981* (as amended). No vegetation is currently proposed to be removed. Should this change, any affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive). If this is not possible, and vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation. If any active nests are found during works, a 5m buffer zone should be established around them and be temporarily fenced off to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use).
 12. It is a requirement under national planning policy to provide ecological enhancements to sites requiring planning permission in order to provide a net gain in biodiversity. Therefore, the following enhancement measures are proposed:
 - The extension will be enhanced for bats using one integrated bat box/bat brick (*e.g.* a PRO UK Build-in WoodStone Bat Box, Habitat™ Bat Box, an Ibstock Enclosed Bat Box, a

- Schwegler Bat Tube, or similar), which provides a cavity that is incorporated into the external build structure to offer roosting space for bats;
- One swift box will be attached to the exterior wall of the house on the north elevation to provide new nest sites. Swift boxes can be supplied and installed by Hampshire Swifts <https://www.hampshireswifts.co.uk> and a new soffit design is also available (this box is also suitable for sparrows which are also an IUCN Red List Bird of Conservation Concern and listed on Section 41 of the *Natural Environment & Rural Communities Act 2006*); and
 - One 32mm hole bird box, such as a Vivara Pro Seville 32mm Woodstone Nest Box, suitable for blue tits and great tits will be attached to one of the mature trees in the rear garden (or attached to the exterior wall of the building).
13. The bird boxes to be erected within the site, with additional details on siting them to increase chances of occupancy, are summarised in *Table 5.6.4.1* and the proposed enhancement measures are shown in *Figures 5 & 6* in *Section 6*.
14. Other enhancements for wildlife that the owners of the site may choose to employ are given in *Appendix D*. However, these are not proposed as enhancements for the purposes of the planning application, but only for information purposes.
15. This survey data is valid for a maximum of 12 months. Bats frequently move around and adopt new roosting sites, therefore if more than 12 months elapse it may be advisable to conduct further survey work to obtain up-to-date information, thereby ensuring protected species compliance.
16. According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is neither designated nor immediately adjacent to any designated areas of nature conservation. However, there are designated sites nearby (see *Table 4.1.1.1* in *Section 4.1.1*). None of these will be directly affected by this small-scale development and all links will be maintained.
17. The site is within 5km of the River Itchen SAC. As a result of its proximity to these designated sites, the impacts of these small-scale works on the SAC must be considered. The works will cause an increase to the building size but not to the number of people occupying the building, as the house is a residential property and is staying under the same ownership. Therefore, there will be no increase in the recreational pressure, or pollution, on the nearby internationally designated sites.
18. According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there have been six bat European Protected Species (EPS) licences granted within 2km of the site. It is unlikely that the current proposals will impact these bat populations.

2 INTRODUCTION

2.1 General

This report provides information from bat surveys carried out by Hampshire Ecological Services Ltd for Mr & Mrs Groves in connection with a proposal to construct two-storey front and rear extensions; alter the roof to provide additional first floor accommodation; and construct a single-storey side extension to incorporate an open carport at 8 Nichol Road, Chandler's Ford, Eastleigh, Hampshire, SO53 5AS (approximate Ordnance Survey Grid Reference SU435223). The location of the site is shown in *Figures 1 and 2 in Section 6*.

2.2 Site description

The site consists of a house, detached garage and shed with surrounding gardens. The buildings surveyed are shown on the plan in *Figure 3 in Section 6*.

The site is on the east side of Nichol Road, on the north side of Chandler's Ford. The immediate surroundings consist of residential housing, with scattered areas of woodland in all directions. In the wider landscape, the urban area of Chandler's Ford extends in all directions. Hocombe Mead SINC and LNR are c.671m to the north-west and Hiltingbury Lakes are c.350m to the south-east.

2.3 Proposed activities

This survey was carried out in connection with a proposal to carry out the following works:

- construct a two-storey front extension;
- construct a two-storey rear extension;
- alter the roof to provide additional first-floor accommodation; and
- construct a single-storey side extension to incorporate an open carport.

2.4 Current planning status

Planning permission is being applied for at this site.

2.5 Objectives of the survey and report

The survey by Hampshire Ecological Services Ltd included internal and external inspections of the buildings to identify bat roost suitability and to systematically search for bats and evidence of bats. The aim was to identify if bats were present or likely to use the site for roosting. Subsequently, one bat activity survey was carried out. The aim was to identify if bats were present or likely to use the site for roosting.

The survey and the report writing were carried out in accordance with *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition* (Collins, 2023). Any deviations from the guidelines are justified in the relevant sections.

Additionally, all ecological surveys should be completed in line with Natural England's *Standing Advice for Local Authorities*

(<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx>), which states:

- Natural England will not comment on applications that are submitted without the relevant protected species surveys if there are no other issues (i.e. in relation to SSSIs or landscape).
- Natural England will not comment on scoping surveys that recommend further surveys where these have not been undertaken and submitted with the scoping reports.

2.6 Structure of this report

This report is structured as follows:

- *Section 1* contains the executive summary;
- *Section 2* contains an introduction;
- *Section 3* describes the survey methods;
- *Section 4* describes the results;
- *Section 5* evaluates the findings;
- *Section 6* contains the figures including:
 - *Figure 1* gives aerial photographs showing the site location;
 - *Figure 2* gives an Ordnance Survey map showing the location of the site;
 - *Figure 3* gives a site plan showing the buildings surveyed;
 - *Figure 4* illustrates the bat activity recorded during the dusk emergence survey; and
 - *Figures 5 & 6* give the indicative locations of the proposed enhancements measures.
- *Section 7* gives photographs of the site;
- *Section 8* lists the references;
- *Appendix A* gives information on relevant legislation;
- *Appendix B* gives information on bat ecology;
- *Appendix C* gives the data from the bat activity survey; and
- *Appendix D* lists other enhancements for wildlife (for information, not part of the planning application).

3 METHODS

3.1 Desk study

The *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk) was used to search for designated sites on or adjacent to the site including Local Nature Reserves (LNRs), National Nature Reserves (NNRs), Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. The search area was 5km for SAC and SPA sites and 2km for LNRs, NNRs, Ramsar sites and SSSIs, as specified in Hampshire's *Biodiversity Checklist*. The search area is also 500m for Sites of Importance to Nature Conservation (SINCs) and ancient semi-natural and ancient replanted woodlands.

In addition, the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk) was used to search for granted European Protected Species (EPS) licences in relation to bats within 2km of the site.

A data search from the Hampshire Biodiversity Information Centre (HBIC) has not been commissioned by the client in relation to this site.

3.2 Field survey

3.2.1 Date, time and weather

An external and internal inspection of the buildings was carried out during the daytime on the 29th April 2024. The weather conditions during the survey were 10°C and dry with 30% cloud cover and a breeze (Beaufort scale 2).

Subsequently, one bat activity (dusk emergence) survey was carried out. Details of the weather, date and times of this survey are given in *Table 3.2.1.1*.

Table 3.2.1.1. Date, times and weather conditions during the bat activity survey.

Date	Start time	End time	Sunset/sunrise	Temperature at start & end (°C)	Wind (Beaufort scale)	Cloud Cover (%)
29/05/24	20:53	22:38	21:08	14°C at the start and 12°C at the end	Still	50

The surveys commenced fifteen minutes before sunset and continued for an hour and a half after sunset (long after bats would have exited). The weather was suitable for bat emergence and foraging during all the surveys.

3.2.2 *Personnel*

The internal and external inspections were carried out by Sophie Stirrat ACIEEM, who is an associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). She is experienced in undertaking bat roost surveys and is accredited under Bat Class Licence Registration number 2015-17894-CLS-CLS.

The bat activity survey was carried out by Adam Rye BSc (Hons), Tom Lock and Harry Fawcitt. Adam Rye BSc (Hons) is accredited under Bat Class Licence Registration numbers 2015-11159-CLS-CLS. All surveyors are experienced in carrying out bat surveys using detectors.

This report was reviewed by John Poland CEnv MCIEEM CBiol MSB, who is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), a Chartered Environmentalist (CEnv), a Chartered Biologist (CBiol) and multi-species licence holder with 23 years of experience in ecological consultancy and Victoria Russell MCIEEM who is also a full member of the CIEEM and multi-species licence holder with over 25 years of experience in ecological consultancy.

All staff adhere to the Chartered Institute of Ecology and Environmental Management's (CIEEM) *Code of Professional Conduct*.

3.2.3 *Assessment of current bat roost suitability*

Because bats are crevice-dwelling mammals it is often difficult to thoroughly inspect buildings for bats and evidence of bats. Examples are where bats roost between the roofing felt and tiles or slates, around window frames and behind bargeboards. These areas cannot be inspected, but a surveyor would know that bats might roost here because there are places where bats could gain entry. A pipistrelle bat is small enough to fit into a match box and can roost in gaps just 14-20mm wide.

The buildings were assessed for their **bat roost suitability** according to the following factors that influence the likelihood of bat roosting:

- Surrounding habitat: whether there are potential flight-lines and bat foraging areas nearby.
- Construction detail: the type and construction of architectural features such as attics, bargeboards, soffit boxes, lead-flashing, cavity walls and hanging tiles that could be used by roosting bats. Some construction details and materials are more favourable to bat occupation than others.
- Building condition: whether the building has no roof or has a sound roof without any potential bat access points.
- Internal conditions: bats favour sheltered locations with a stable temperature regime, protection from the elements and little wind/light/rain penetration.
- Potential bat access points: whether there is flight and crawl access.
- Potential roosting locations: the presence of bat-accessible voids, cracks and crevices.

The risk of bat roosts being present will be lower where structures have:

- Urban setting with little greenspace.

- Heavy disturbance.
- Small, cluttered roof void (particularly for brown long-eared bats).
- Modern construction with few gaps or crevices that bats can fly or crawl through (although pipistrelles may still be present).
- Prefabricated steel or sheet materials.
- Active industrial premises.

The above list provides generic criteria and there are exceptions to consider. For example, pipistrelle roost sites are often found in modern housing estates and therefore the absence of bats from such locations should not always be assumed.

Some information on bat ecology is included in *Appendix B*.

3.2.4 *Systematic inspection for bats or evidence of bats*

The buildings were assessed for its/ their suitability to support roosting bats using the following access and inspection equipment: high-quality 10x42 binoculars; a 1,000,000 candlepower Clulite™ CB2 torch; an LED pen torch; an Explorer Premium™ wireless inspection camera with recordable monitor; and a 3.8m surveyors' ladder. Binoculars were employed to view higher areas such as potential access points on the outside of the buildings. A description of the buildings was recorded on a survey sheet and digital photographs were taken as a permanent record.

Visual, systematic examinations were made for bats and evidence of bats in the buildings, both internally and externally, of the following:

- roof beams, especially the ridge beam;
- cracks, crevices and sheltered voids;
- the floors and stored items;
- external features such as cracks and holes in the walls;
- wall and door surfaces;
- window and door frames; and
- wall bases.

Evidence of roosting bats includes droppings, feeding remains and dead bats, but also staining from urine and fur-oils, scratch marks, odour, the presence of bat-fly (Nycteribiid) pupal cases, and in some cases, the absence of cobwebs.

Bat droppings can prove beyond doubt that bats use a building and can help to identify roosting locations because piles often accumulate beneath roosting sites or entrance points. The location, size, shape, texture and colour of the droppings can be used to aid species identification. DNA analysis of droppings is also possible and samples are taken where necessary. The number and condition (age) of droppings can indicate the size of the roost and when it was last used.

Following the internal and external inspections, the buildings were assigned a level of suitability for being used by roosting bats. This was based on the criteria in *Table 3.2.4.1* (Collins, 2023).

Table 3.2.4.1. Bat Roost Suitability.

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (<i>i.e.</i> a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (<i>i.e.</i> no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).
Negligible*	No obvious habitat features on site 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.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
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 numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
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.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
*Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).		

3.2.5 Bat activity surveys

The bat activity surveys followed standard survey protocol in *Bat Surveys – Good Practice Guidelines, 4th edition* (Collins, 2023).

The surveyors were located with good views of the potential bat access points identified during the initial site visit. The timing of the visits, from early evening until after dark, was aimed at detecting active bats in the vicinity. When it was too dark for visual observation, electronic bat detectors were used to listen for the ultrasonic sounds produced by bats either flying in the vicinity or emerging from the building. Surveyors were also equipped with a Pulsar Axion XQ38 thermal imager to supplement observations when light levels were too low for human eyesight. This detects heat and is more effective than standard night-vision equipment.

The surveyors recorded all bat activity encountered, but particular attention was focused on any bats emerging or re-entering. The results were documented by noting the time, bat species and behaviour (e.g. commuting, foraging, social interaction *etc.*). The surveyors were in constant contact via hand-held radios so that information could be easily exchanged regarding bat activity. The time between all surveyors' devices was synchronised so time data was recorded precisely.

Bat detectors are used so that surveyors can identify most bat species in the field, using the heterodyne output in combination with bat shape, flight pattern and behaviour. Surveyors were equipped with Echo Meter Touch™ detectors for real-time analysis and BatBox Duet™ detectors connected to solid-state recorders (Edirol Roland-05) to record bat calls for later sonogram analysis using BatSound™ computer software (should it be required). Frequency-division, whereby the ultrasound is divided by 10 into an audible range, has a considerable advantage over time-expansion

for survey work as it allows recordings to be taken in real time. This ensures that all bat activity is recorded.

Queried recordings were later replayed and analysed through BatSound™ software to ensure that any activity accidentally missed during the survey was recorded and times and location calculated. The species of bat was confirmed at this stage where possible. Bat detector surveys provide one of the most effective methods of identifying bat species and activity patterns. However, it is not always possible to identify bats down to species level, even with subsequent sound analysis.

The latest *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th edition (September 2023) removes the need for pre-dawn surveys and support the use of night-vision equipment as used above.

RESULTS**4.1 Desk study****4.1.1 Designated sites**

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is not designated or immediately adjacent to any designated areas of nature conservation. However, there are designated sites nearby. These are listed in *Table 4.1.1.1*.

Table 4.1.1.1. Statutory designated sites; non-statutory designated sites and ancient semi-natural and ancient replanted woodlands within the designated search areas of the site.

Level of designation	Designation	Name	Distance & direction from site
International	SPA	-	-
	Ramsar	-	-
	SAC	River Itchen	c.2845m east
National	SSSI	Trodds Copse	c.1370m west
	NNR	-	-
County	LNR	Hocombe Mead	c.671m north-west
Local	SINC	Hocombe Mead	c.671m north-west
		Hiltingbury Lakes	c.692m south-east
		Unknown	c.896m south-west
		Monks Brook	c.1219m south-west
		Unknown	c.1065m west
		Unknown	c.851m north
	Ancient woodland	-	-

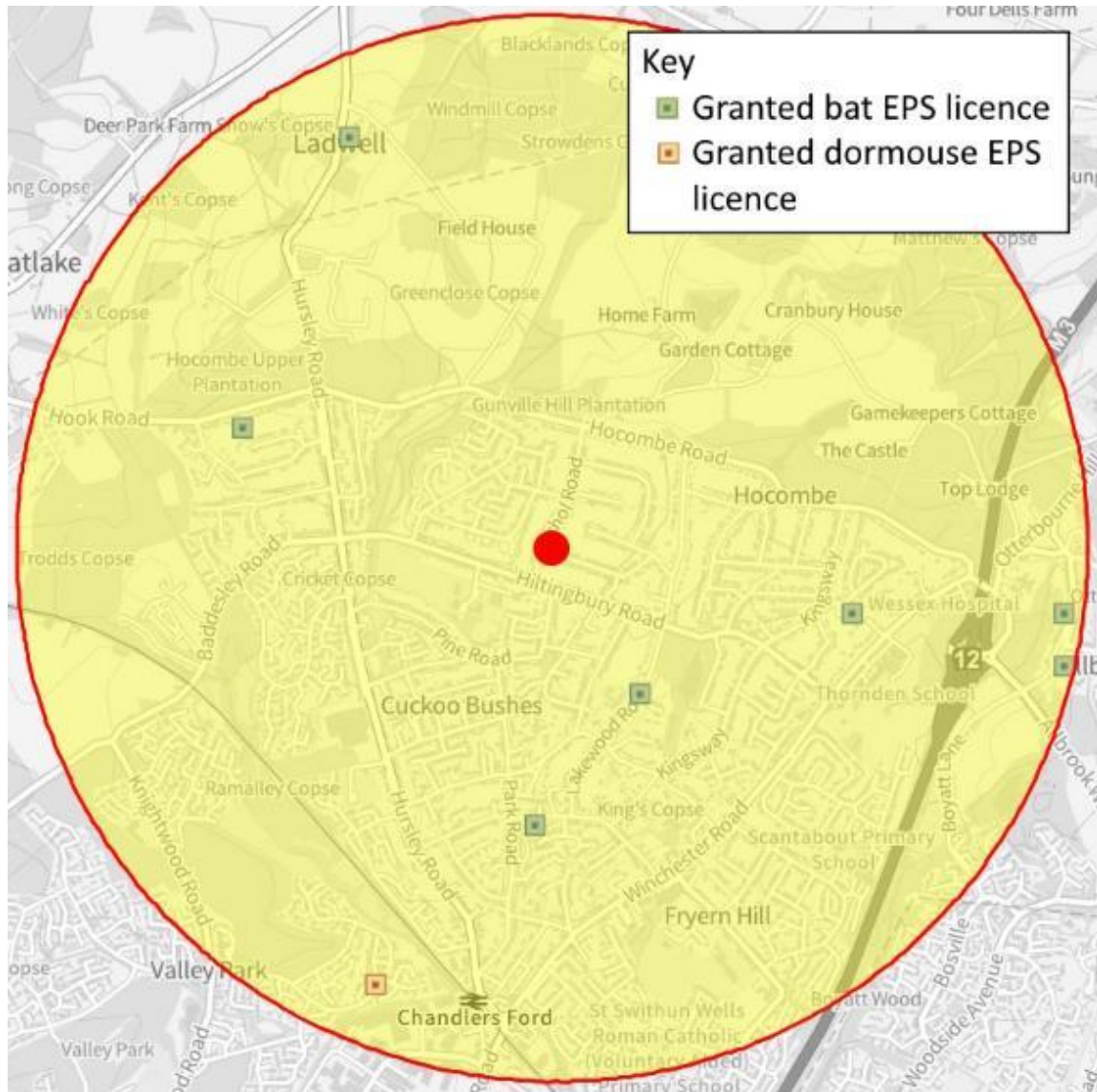
4.1.2 Bats

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there have been eight bat and two dormice European Protected Species (EPS) licences granted within 2km of the site. These are listed in *Table 4.1.2.1* and their locations are shown in *Figure 4.1.2.1*.

Table 4.1.2.1. Granted European Protected Species (EPS) licences within 2km of the site

Species subject of licence	Type of habitat affected	Date licence was granted	Distance & direction from site
Common pipistrelle, soprano pipistrelle	Resting place	01/03/2016	c.11753m east
Common pipistrelle, soprano pipistrelle, brown long-eared	Resting place	27/04/2017	c.1959m east
Common pipistrelle, soprano pipistrelle, brown long-eared, Natterer's	Resting place and breeding site	17/04/2012	c.1991m east
Soprano pipistrelle	Resting place	02/01/2021	c.653m south-east
Common pipistrelle, soprano pipistrelle, brown long-eared, serotine	Resting place	22/03/2017	c.1067m south
	Unknown	04/01/2018	
Dormouse	Resting place and breeding site	02/04/2013	c.1770m south
		13/11/2014	
Brown long-eared	Resting place	16/04/2018	c.1246m west
Common pipistrelle, brown long-eared	Unknown	22/03/2018	c.1713m north-west

Figure 4.1.2.1. Location of sites with granted bat EPS licences within 2km of the site (site location marked by a red dot).



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4.2 Survey of buildings

The construction details and photographs of the buildings are summarised in Table 4.2.1. Additional photographs showing the garden and nearby mature trees are given in Section 7.

Table 4.2.1. Summary of the buildings' construction details.

Type/Name	House	Garage	Shed
Description	A two-storey rendered brick building with a pitched, tiled roof.	A single-storey brick building.	A single-storey brick building partially covered with wooden cladding and partially rendered.
No. of storeys	2	1	1
Roof type	Pitched	Half is pitched, half is a flat-roof	Flat
Roof cladding	Tile	The pitched half is tile while the flat-roofed half is roofing felt	Roofing felt
Ridge	Tile	Tile	N/A
Wall type	Rendered brick	Rendered brick	Wooden cladding and rendered brick.
Exterior	Dormers (south and north elevations), chimney (west elevation)	Removeable lean-to shed (east elevation)	-
Photos	North elevation 	North elevation 	North elevation N/A- against the site boundary.

Photos cont.	East elevation 	East elevation 	East elevation 
	South elevation 	South elevation 	South elevation 

Photos cont.	West elevation 	West elevation 	West elevation 
Building dimensions	c.6.8m wide x c.12.5m long	c.6.2m wide x c.5.8m long	c.2.3m wide x c.1.5m long
Roof void description	Uncluttered with a floor lined with fibreglass insulation	N/A - open to the rafters	N/A - open to the rafters
Frame	Wooden rafters and ridge beam	N/A	N/A
Roof lining	Bitumen roofing felt	None	None
Roof void dimensions 	c.3.5m wide x c.12.5m long	N/A - open to the rafters	N/A - open to the rafters

Roof void height	c.0.5m	N/A - open to the rafters	N/A - open to the rafters
Potential roosting locations	The bitumen roof lining has ripped in places and could allow bats to access the roof void. 	None	None
Bat evidence	None	None	None
Bat suitability	Low	Negligible	Negligible

4.3 External potential bat access points

4.3.1 House

The majority of the roof appears well-sealed and in good condition. However, there are a few exterior features that provide potential roosting locations for bats, principally associated with hanging tiles on the dormer on the east elevation. Therefore, the building is classed as having low suitability to be used by roosting bats, following the criteria in *Table 3.2.4.1*.

The locations and details of the potential exterior roosting features are illustrated in *Images 4.3.1.1 & 4.3.1.2*.

Image 4.3.1.1. Location of potential external roost locations on the east elevation of the house.



Image 4.3.1.2. Location of potential external roost locations on the south elevation of the house.



4.3.2 *Garage*

The roof appears well-sealed and in good condition with no potential external or internal roosting features for bats. Therefore, the building is classed as having negligible suitability to be used by roosting bats, following the criteria in *Table 3.2.4.1*.

4.3.3 *Shed*

The roof appears well-sealed and in good condition with no potential external or internal roosting features for bats. Therefore, the building is classed as having negligible suitability to be used by roosting bats, following the criteria in *Table 3.2.4.1*.

4.4 *Commuting and foraging habitat*

There are mature trees in the garden and just beyond the north and east boundaries. These provide sheltered bat foraging habitat in the immediate vicinity of the buildings. They also connect the site to scattered areas of trees, which in turn connect the site to areas of high-quality foraging habitat in the wider landscape such as Hocombe Mead SINC and LNR (c.671m north-west) and Hiltingbury Lakes (c.350m south-east).

Bats follow linear landscape features such as lines of trees, hedges, buildings and waterways in order to commute from their roost sites to their feeding grounds. Likewise they use these features to navigate between feeding areas and alternative roosts.

4.5 *Evidence of bats*

No bats or evidence of bats was found.

4.6 *Bat activity surveys*

No bats were observed emerging from or re-entering the house.

Common pipistrelles, soprano pipistrelles, noctules, long-eared bats and serotine bats were recorded flying in the vicinity of the buildings and on the site indicating the weather was suitable for bat activity. The full data from the bat activity survey is given in *Appendix C* and a plan illustrating the bat activity (observations only) during the survey is given in *Figure 4* in *Section 6*.

4.7 *Other ecological constraints*

4.7.1 *Birds*

All trees, shrubs and hedges on site provide suitable nesting habitat for birds.

5 **INTERPRETATION AND EVALUATION**

5.1 **Constraints**

5.1.1 *Constraints on survey data*

Detailed searches often result in the discovery of evidence of bats. However, although such surveys can identify the presence of bats it is more difficult to prove absence due to the crevice-dwelling nature of these elusive mammals. Bat droppings may be missed where there is debris to obscure them (and also, very old droppings generally crumble away to dust).

Evidence of crevice-dwelling bats, such as pipistrelles, is often not discovered on preliminary roost appraisals.

It is often difficult to thoroughly inspect buildings for bats and evidence of bats without a destructive search, which is not generally legal, practical or acceptable.

The loft access hatch was too small to safely enter the void. However, it was possible to fit into the hatch up to the shoulders and fully assess the roof void using binoculars and a Clulite.

5.1.2 *Constraints on the mitigation, compensation and enhancement measures*

There is a limit to the amount of enhancement measures that are possible (and reasonable) on a small householder site.

As the garage and the shed, both have negligible bat roost suitability no mitigation or compensation measures are needed. As the house has had a bat activity survey (dusk emergence survey) and had no bats emerging and/ or re-entering, no mitigation or compensation measures are needed.

5.2 **Potential impacts of the proposed development on bat roosts**

5.2.1 *Desk study*

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), the site is neither designated nor immediately adjacent to any designated areas of nature conservation. However, there are designated sites nearby (see *Table 4.1.1.1* in *Section 4.1.1*). None of these will be directly affected by this small-scale development and all links will be maintained.

The site is within 5km of the River Itchen SAC (c.2845m east). The River Itchen SAC is designated because it is a watercourse with *Ranunculus fluitantis* as well as the presence otter and of several protected invertebrates, fish including southern damselfly, freshwater crayfish, brook lamprey, Atlantic salmon and bullhead.

As a result of its proximity, the impacts of this small-scale development on the SPA must be considered. The works will cause an increase to the building size but not to the number of people occupying the building, as the house is a residential property and is staying under the same ownership. Therefore, there will be no increase in the recreational pressure, or pollution, on the internationally designated sites.

According to the *Multi-Agency Geographic Information for the Countryside* website (www.magic.gov.uk), there have been six bat European Protected Species (EPS) licences granted within 2km of the site. It is unlikely that the current proposals will impact these bat populations.

5.2.2 *Commuting and foraging bats*

There are mature trees in the garden and just beyond the north and east boundaries. These provide sheltered bat foraging habitat in the immediate vicinity of the buildings. They also connect the site to scattered areas of trees, which in turn connect the site to areas of high-quality foraging habitat in the wider landscape such as Hocombe Mead SINC and LNR (c.671m to the north-west) and Hiltingbury Lakes (c.350m to the south-east). Woodland and lakes provide high-quality foraging habitat for a number of different species of bat. These areas will be unaffected by the development and all links will be maintained. In addition, the trees on and adjacent to the site will be retained and as such no impacts to commuting and foraging bats (and hence bat populations in the local area) are anticipated.

Changes in lighting can affect foraging and commuting bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto any vegetation (particularly the trees), and security lights should operate on a timer, to avoid any negative impact on bats.

Any lighting installed should avoid spillage of greater than 0.1 lux (typical moonlight/ cloudy sky) onto any vegetation. However, it is in a highly lit area and as such this may not be possible due to existing light spill. If this is the case any new lighting should not increase the level currently experienced and, if at all possible, should reduce any light spill due to the type of lighting used and the use of protection such as hoods and cowls.

The use of non-UV LED lighting (preferably using warm spectrum wavelengths) is strongly recommended to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

5.2.3 *Buildings*

House

No bats or evidence of bats was found and the majority of the roof appears well-sealed and in good condition. However, there are a few exterior features that provide potential roosting locations for bats, principally associated with hanging tiles on the dormer on the east elevation. Therefore, the building is classed as having low bat roost suitability. Therefore, in line with Gov.uk [Bats: surveys and mitigation for development projects](#) and BCT's *Bat Surveys for Professional Ecologists Good*

Practice Guidelines 4th edition, a bat activity survey was carried out to determine the presence or likely absence of bats using the building as a roost.

No bats were observed emerging and/ or re-entering the house during the bat activity survey (dusk emergence survey). Therefore, no mitigation or compensation measures are needed and works can take place without further survey or constraints regarding bats (subject to any planning constraints).

Enhancement measures will be required to be incorporated into the building and/ or wider site to comply with national and local planning policy that requires a net gain in biodiversity.

Garage

The roof of the garage appears well-sealed and in good condition with no potential bat access points and no external or internal features that could be used by roosting bats. Therefore, it is classed as having negligible suitability to be used by roosting bats. In addition, no bats or evidence of bats was found. Therefore, works to this building may commence without further survey or constraints regarding bats (subject to any planning constraints).

Shed

The roof appears well-sealed and in good condition with no potential bat access points and no external or internal features that could be used by roosting bats. Therefore, it is classed as having negligible suitability to be used by roosting bats. In addition, no bats or evidence of bats was found. Therefore, works to this building may commence without further survey or constraints regarding bats (subject to any planning constraints).

5.2.4 *Alternative roosting potential*

There are buildings nearby that could provide alternative roosting for bats (see *Figure 1* in *Section 6*). In addition, there are several mature trees in the vicinity which could provide bat roosting opportunities.

5.3 *Other ecological constraints*

5.3.1 *Birds*

All of the trees, shrubs and hedges provide suitable habitat for nesting birds. The destruction of active bird nests is prohibited under the *Wildlife and Countryside Act 1981* (as amended). No vegetation is currently proposed to be removed or cut back. If plans change, any affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive). If this is not possible, and vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation.

If any active nests are found prior to or during works, a 5m buffer zone should be established around them and be temporarily fenced off to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use).

5.4 Survey report expiry

This survey data is valid for a maximum of 12 months. Bats frequently move around and adopt new roosting sites, therefore if more than 12 months elapse it may be advisable to conduct further survey work to obtain up-to-date information to advise work, thereby ensuring protected species compliance.

Given the mobility of bats, it is recommended that a walkover of the site to update the survey information is undertaken prior to the development commencing if this does not occur before the end of May 2025.

5.5 Further survey

No further surveys are proposed.

5.6 Enhancement measures

5.6.1 General

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain (BNG) from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years. This sits alongside:

- a strengthened legal duty for public bodies to conserve and enhance biodiversity,
- new biodiversity reporting requirements for local authorities, and mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.

From the 20th July 2021, the Government published the revised National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2021). The document sets out the government's planning policies for England and how these are expected to be applied. This replaces a previous version which was published in June 2019. It states: "*at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*"

It also states "*opportunities to incorporate biodiversity in and around developments should be encouraged*" as part of the consideration for "*presumption in favour of sustainable development*".

The updated National Planning Policy Framework (NPPF) also states (paragraph 170) that: "*Planning Policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*"

The updated Planning Policy Guidance (PPG) for the Natural Environment, updated in July 2019 states (paragraph 020) that:

“Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand.”

The updated PPG provides examples of how biodiversity net gain can be achieved. Measures suggested include “creating new habitats” and “enhancing existing habitats”.

It is proposed that the enhancements to provide biodiversity net gain will also be in the form of the following:

- new bat roost provision;
- sensitive lighting (for bats and other wildlife); and
- new bird nesting provision.

These enhancements are detailed in the following sections.

Other enhancements for wildlife that the owners of the site may choose to employ are given in *Appendix C*. However, these are not proposed as enhancements for the purposes of the planning application, but only for information purposes.

All proposed enhancement measures are subject to supplied plans.

5.6.2 *New bat roost locations*

The new extension will be enhanced for bats using at least one integrated bat box/ brick (*e.g.* a PRO UK Build-in WoodStone Bat Box, a Habitat™ Bat Box, an Istock Enclosed Bat Box, a Schwegler Bat Tube, or similar), which provides a cavity that is incorporated into the external build structure to offer roosting space for bats (or an external bat box will be attached to an exterior wall of the existing house or new extension).

5.6.3 *Lighting*

Changes in lighting can affect foraging and commuting bats. Therefore, no works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto the new roost exit point (see *Section 5.6.2*) and any lighting installed should avoid spillage of greater than 0.1 lux (typical moonlight/ cloudy sky) near to or directly onto the new roost entrance so that light disturbance is not a problem. However, it is in a highly lit area and as such this may not be possible due to existing light spill. If this is the case any new lighting should not increase the level currently experienced and, if at all possible, should reduce any light spill due to the type of lighting used and the use of protection such as hoods and cowls. This is because lighting can impact bat populations directly by disturbing roosts and reducing their foraging area, or indirectly by severing commuting routes from roosts. Therefore, the following (modified from *Bats and lighting in the UK* (ILP 2023)) should be undertaken:

- **Aim of light** The light should be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any retained vegetation. A shield or hood can be used to control or restrict the area to be lit.

Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats, as well as people and other wildlife.

For any security lighting, the following should also apply:

- **Power** It is rarely necessary to use a lamp of greater than 2000 lumens (150W) in security lights. The use of a higher power is not as effective for the intended function and will be more disturbing for bats.
- **Movement sensors** Many security lights are fitted with movement sensors which, if well installed and aimed, will reduce the amount of time a light is on each night. This is more easily achieved in a system where the light unit and the movement sensor are able to be separately aimed.
- **Timers** If the light is fitted with a timer this should be adjusted to the minimum to reduce the amount of 'lit time'.
- **Alternatives** The requirement for security lighting in each instance should be carefully considered and only used where absolutely necessary to deter crime.

The use of non-UV LED lighting (preferably using warm spectrum wavelengths) is strongly recommended to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

5.6.4 *Birds*

A swift box will be built into the exterior wall of the new extension (or attached to the exterior wall). Swift boxes can be supplied and installed by Hampshire Swifts <https://www.hampshireswifts.co.uk> and a new soffit design is also available (this box is also suitable for sparrows which are also an IUCN Red List Bird of Conservation Concern and listed on Section 41 of the *Natural Environment & Rural Communities Act 2006*). In addition, a woodstone bird box suitable for use by blue tits and great tits will be attached to one of the mature trees in the rear garden (or attached to the exterior wall of the house). These bird boxes will provide new nest sites. The bird boxes are detailed in *Table 5.6.4.1*.

Table 5.6.4.1. Bird boxes to be erected within the site with additional details on siting them to increase chances of occupancy.

Type & quantity	Typical species	No.	Height	Additional information
Vivara Pro Seville 32mm Woodstone Nest Box 	Blue tits, great tits	1	2-4m	- Position on a building or tree, angled north-east (away from prevailing winds) and tilt forward slightly. - Chances of occupation can be increased by positioning boxes near vegetation.
Ibstock Eco-habitat  or Swift boxes from Hampshire Swifts 	Swifts	1	≥ 5m	- Can either be incorporated into the build structure or mounted onto a building. - Position out of direct sunlight (below eaves on the north elevation), away from windows and in a straight line. - Should be in an open area so that it is less accessible to predators and birds are not obstructed as they leave the nest.

5.7 Requirement for Habitats Regulations licence

A bat European Protected Species (EPS) licence or Bat Earned Recognition (BER) licence or Bat Mitigation Class (if qualifying) site registration from Natural England is not necessary before work commences on the house. In the unlikely event that bats are found during works, work will stop and a bat licence will be applied for. A licence from Natural England permits activities that may otherwise be offences under the *Conservation of Habitats & Species Regulations 2017*, such as the destruction of roost sites.

Figure 1. Aerial photographs showing the location of the site.

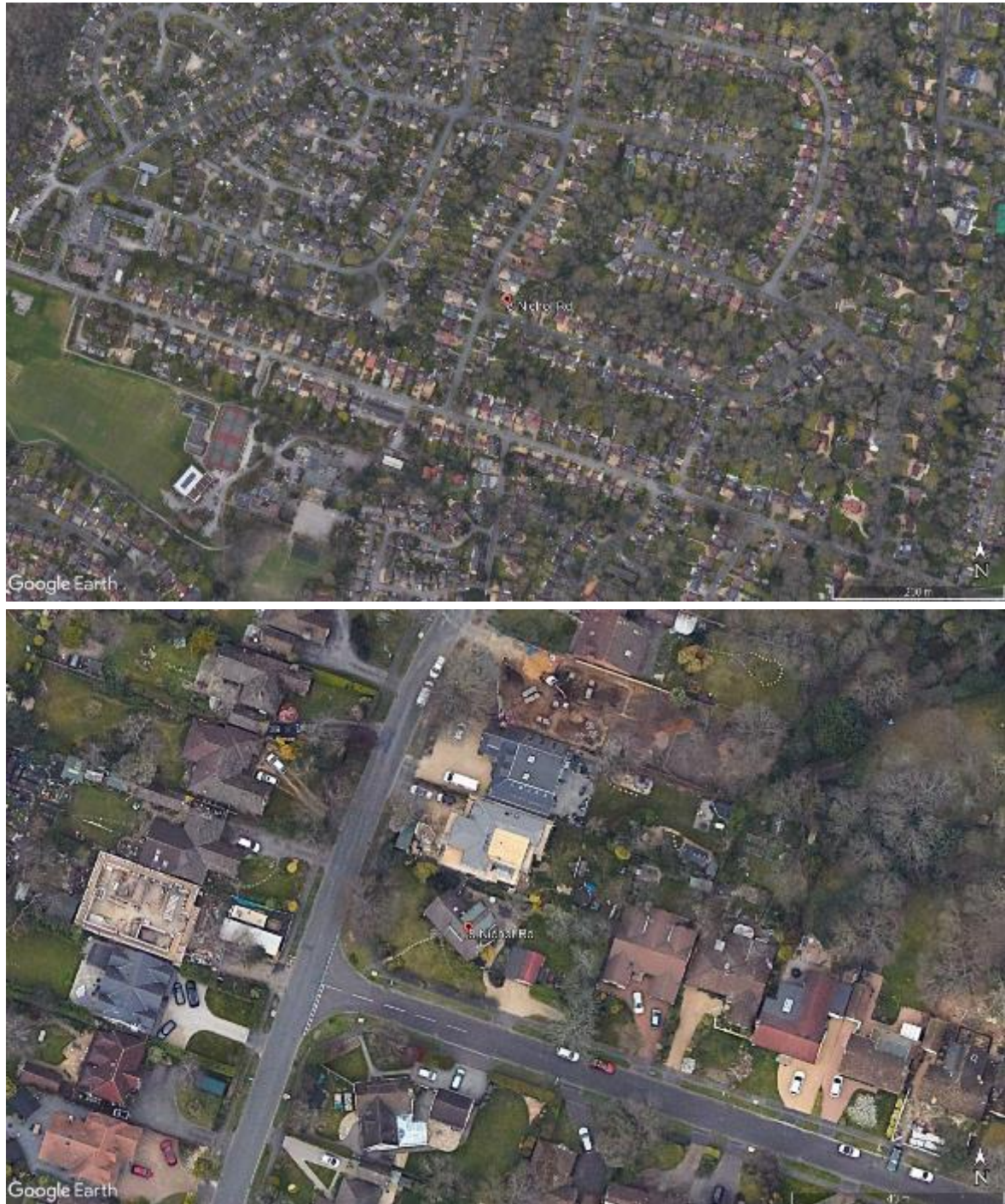


Figure 2. An Ordnance Survey map showing the site location, as indicated by the red arrow.



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Figure 3. Plan of the site with the buildings surveyed highlighted in red.



Figure 4. Plan showing bat activity (observations only) for the dusk emergence survey carried out on the 23rd May 2023. Arrows show direction of flight (where known).

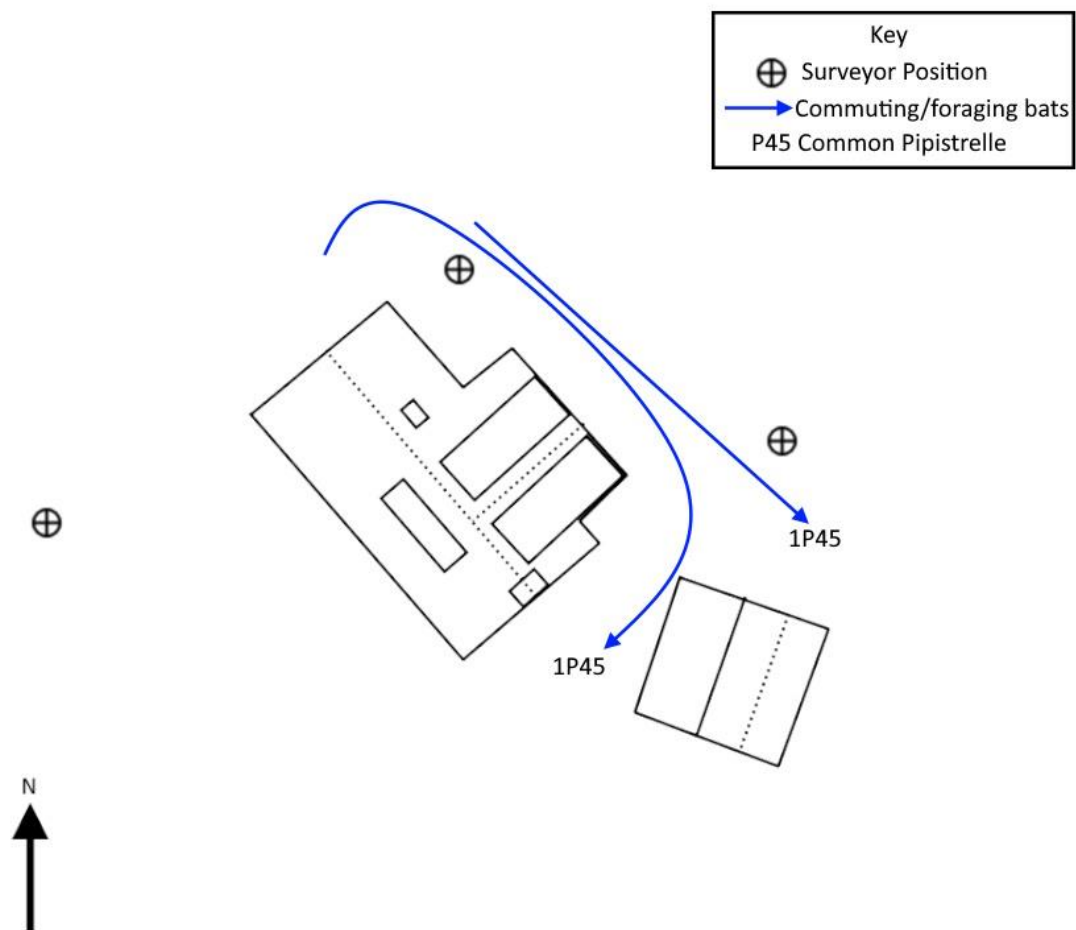


Figure 5. Plan showing the indicative locations of the proposed enhancement measures (not to scale).

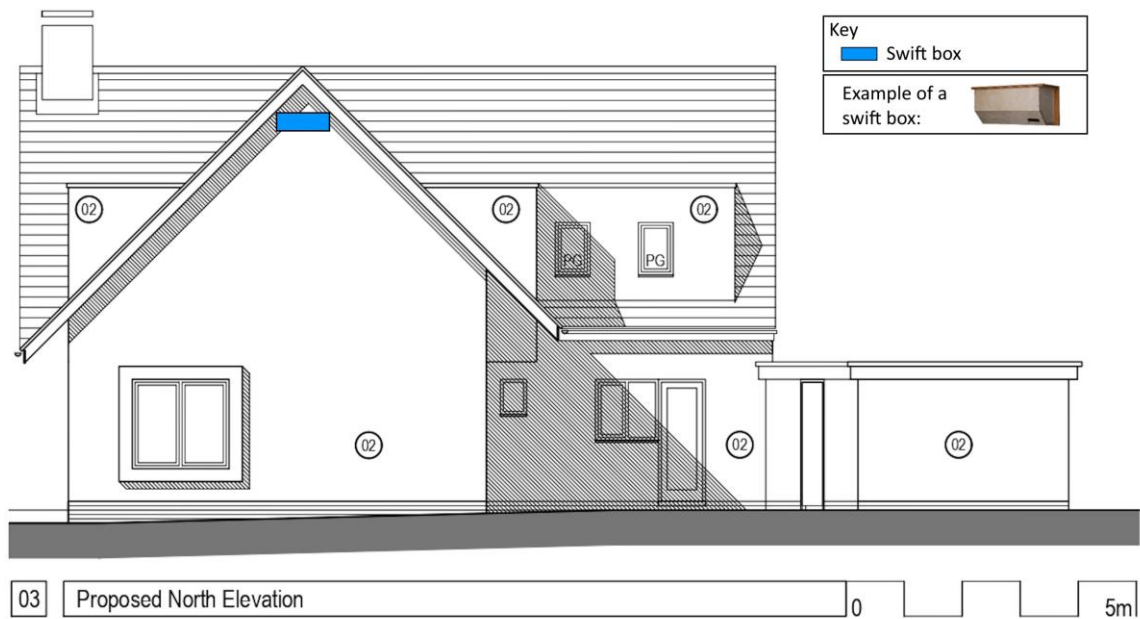


Figure 6. Plan showing the indicative locations of the proposed enhancement measures (not to scale).

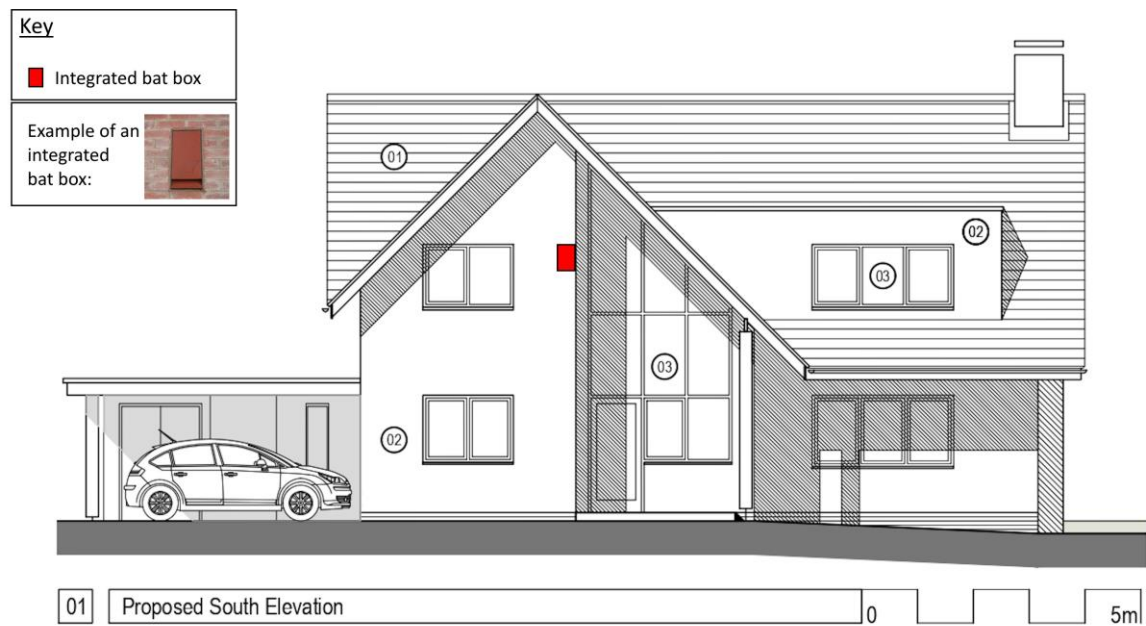


Photo 1. Mature trees just beyond the north-east boundary.



Photo 2. Mature trees, shrubs and hedges along the north boundary.



Photo 3. Mature pedunculate oak (Quercus robur) in the west (front) garden.



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Ministry of Housing, Communities & Local Government (2021). *National Planning Policy Framework*. London

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Natural England (2013). *Remedial timber treatment products suitable for use in bat roosts*. Natural England.

Office of the Deputy Prime Minister (2005). *ODPM Circular 06/2005. Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. ODPM, London.

9.1 Legal context

All species of British bat are protected by the *Wildlife and Countryside Act 1981* (as amended) extended by the *Countryside and Rights of Way Act 2000*. This legislation makes it an offence to:

- intentionally kill, injure or take a bat;
- possess or control a bat;
- intentionally or recklessly damage, destroy or obstruct access to a bat roost; and
- intentionally or recklessly disturb a bat whilst it occupies a bat roost.

Bats are also European Protected Species listed on the *Conservation of Habitats & Species Regulations 2017*. This legislation makes it an offence to:

- deliberately capture, injure or kill a bat;
- deliberately disturb a bat (in such a way as to be likely to significantly affect: (i) the ability of a significant group of bats to survive, breed or rear/nurture their young; or (ii) the local distribution or abundance of the species concerned);
- damage or destroy a breeding site or resting place of a bat; and
- possess, control, transport, sell, exchange a bat, or offer a bat for sale or exchange.

All bat roosting sites receive legal protection even when bats are not present (bats tend to reuse the same roost).

Where it is necessary to carry out an action that could result in an offence under the *Conservation of Habitats & Species Regulations 2017* it is possible to apply for a European Protected Species (EPS) licence from Natural England. Licences are only issued where Natural England are satisfied that three derogation tests are met. These are: that the activity is for **imperative reasons of overriding public interest**; that there must be **no satisfactory alternative**; and that **favourable conservation status of the species must be maintained**.

Consideration of these three derogation tests was previously left to Natural England as part of their deliberations on whether to grant a licence for the development activity after a planning consent has been issued. However, the regulations now require that **all** public bodies, i.e. **Local Planning Authorities** (LPAs), have regard to the requirements of the European Habitats Directive when carrying out their functions. As a result, LPAs **must** address the three derogation tests when considering a planning application that could impact upon any European Protected Species (EPS).

9.2 *National planning context*

9.2.1 *General*

Surveys should be completed in line with Natural England's *Standing Advice for Local Authorities* (<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/default.aspx>), which states:

- Natural England will not comment on applications that are submitted without the relevant protected species surveys if there are no other issues (*i.e.* in relation to SSSIs or landscape).
- Natural England will not comment on scoping surveys that recommend further surveys where these have not been undertaken and submitted with the scoping reports.

In addition to the above, *Section 40* of the *Natural Environment and Rural Communities Act* (2006) imposes a new duty on all public authorities to have regard for biodiversity.

9.2.2 *Biodiversity Net Gain (BNG)*

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain (BNG) from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years. This sits alongside:

- a strengthened legal duty for public bodies to conserve and enhance biodiversity,
- new biodiversity reporting requirements for local authorities, and mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.

From the 20th July 2021, the Government published the revised National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2021). The document sets out the government's planning policies for England and how these are expected to be applied. This replaces a previous version which was published in June 2019. It states: "*at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*"

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective;
- a social objective; and
- an environmental objective.

The environmental objective is to "*contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*".

Planning policies and decisions should contribute to and enhance the natural and local environment by *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”* and *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”*.

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.

Development resulting in 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.

It states that *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity”*.

It should be noted that the *“presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”*.

The NPPF also encourages *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”* and aims to *“promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”*. This applies to non-statutory designated sites including Sites of Importance for Nature Conservation (SINCs) and equivalent county wildlife sites.

Early engagement with all necessary stakeholders, including expert bodies, is encouraged by the NPPF.

Bats use different roosting sites throughout the year according to their life cycle requirements.

Hibernation during the winter months requires roosting sites that are cool and humid. As conditions improve through the spring, bats become increasingly active and tend to use transitional roosting sites. During the summer months, females give birth in maternity roosts. Maternity roosts tend to be warm and temperature-stable, which aids rapid development of the young, which are weaned in late summer. In the autumn, adult bats congregate in mating roosts and also use transitional roosting sites. Autumn is the time when both adults and juveniles have to build up fat reserves in preparation for hibernation through the winter months.

Bats also use roosts during the night as feeding perches. Species that catch large prey items such as moths (*e.g.* brown long-eared bat) often enter buildings to hang up and eat their prey before emerging again to forage. Such feeding perches tend to be obvious from scatterings of bat droppings with moth wings, which the bats discard.

Bats are at their most vulnerable during the summer in their maternity roosts, when disturbance can jeopardise their breeding success. Bats give birth to only one pup per year and young do not breed until the second or third year after birth. This means that if maternity colonies are disturbed there can be serious implications for the conservation status of populations.

Bats are also vulnerable during the winter hibernation period, when disturbance can reduce their chance of survival through the winter at a time when food is in short supply.

This is why there are often only narrow timeframes for bat survey and mitigation work.

APPENDIX C: BAT ACTIVITY SURVEY DATA

Date	29/05/2024			
Temp	14°C at start and 12°C at the end			
Weather	50% cloud coverage, mild, still			
Ecologists	Adam Rye, Harry Fawcitt, Tom Lock			
Observer	Time	No.	Species	Observation
-	20:53		-	Ecologists commenced observations
-	21:08		-	Sunset
AR	21:11	1	Noctule	Heard not seen
AR	21:21	1	Common Pipistrelle	Heard not seen
AR	21:30	1	Soprano Pipistrelle	Heard not seen
TL	21:34	1	Serotine	Heard not seen
AR	21:44	1	Long-eared bat	Heard not seen
TL	21:48	1	Serotine	Heard not seen
HF, AR	21:54	1	Common Pipistrelle	Commuting south-east along the north-east elevation and in the back garden
HF, AR, TL	21:56	1	Common Pipistrelle	Foraging/commuting around North side of house
TL	21:57	1	Serotine	Heard not seen
TL	21:58	1	Serotine	Heard not seen
AR	21:59	1	Serotine	Heard not seen
HF, AR	22:02	1	Serotine	Heard not seen
TL	22:18	1	Common Pipistrelle	Heard not seen
TL, HF	22:20	1	Common Pipistrelle	Heard not seen
AR	22:21	1	Noctule	Heard not seen
TL	22:21	1	Common Pipistrelle	Heard not seen
-	22:38	-	-	Ecologists ceased observations

These are not proposed as enhancements for the purposes of the planning application, but only for information purposes.

12.1 Lawn seed mix composition

The seed mixes in Table 12.1.1 are from Emorsgate Seeds and are suitable for lawns. Emorsgate are only given as an example and a local supplier is preferable. The mixes contain slow growing grasses, some with a selection of wildflowers that respond well to regular short mowing. The EG9 grass mixture for hedges and woodland contains a selection of grasses that are tolerant of a degree of shade.

Table 12.1.1. Emorsgate seed mix species composition.

EL1	
Species	Common Name
Flowering Species	
<i>Galium verum</i>	Lady's Bedstraw
<i>Leontodon hispidus</i>	Rough Hawkbit
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Lotus corniculatus</i>	Birdsfoot Trefoil
<i>Primula veris</i>	Cowslip
<i>Prunella vulgaris</i>	Selfheal
<i>Ranunculus acris</i>	Meadow Buttercup
<i>Trifolium pratense</i>	Wild Red Clover
Grasses	
<i>Agrostis capillaris</i>	Common Bent
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca rubra</i>	Slender-creeping Red-fescue
<i>Phleum bertolonii</i>	Smaller Cat's-tail
EG1	
Species	Common Name
<i>Agrostis capillaris</i>	Common Bent
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca rubra</i>	Slender-creeping Red-fescue
<i>Phleum bertolonii</i>	Smaller Cat's-tail
<i>Poa pratensis</i>	Smooth-stalked Meadow-grass
EG9	
Species	Common Name
<i>Agrostis capillaris</i>	Common Bent
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
<i>Brachypodium sylvaticum</i>	False Brome
<i>Cynosurus cristatus</i>	Crested Dogtail

<i>Deschampsia cespitosa</i>	Tufted Hair-grass
<i>Festuca rubra</i>	Red Fescue
<i>Poa nemoralis</i>	Wood Meadow-grass

12.2 *Ornamental planting to attract wildlife*

Plants that attract insects are generally helpful and trees, shrubs and flowering plants can provide cover for wildlife. Therefore, to enhance the ecological value of the site, any replacement landscaping in the gardens should incorporate a mixture of native and non-native species of value to wildlife. This mixture will be planted to encourage a diversity of insects, which in turn will attract different species. Flowers that bloom throughout the year, including both annuals and herbaceous perennials, are beneficial. Night-flowering blossoms attract night-flying insects, which in turn provide prey for bats. Examples of suitable plant species that could be planted to encourage wildlife include those in *Tables 12.2.1* and *12.2.2*. Approximate flowering periods are listed in the tables.

Table 12.2.1. Native and non-native species that could be incorporated into the landscaping.

Species	Common Name	Approximate flowering period
<i>Achillea millefolium</i>	Yarrow	Early summer
<i>Aubretia</i> species	Aubretia	Spring to early summer
<i>Berberis darwinii</i>	Darwin's Barberry	Spring
<i>Iberis sempervirens</i>	Candytuft	Summer to autumn
<i>Centaurea montana</i>	Cornflower	Spring to summer
<i>Centaurea scabiosa</i>	Knapweed	Summer to autumn
<i>Centranthus ruber</i>	Red valerian	Summer to autumn
<i>Cornus sanguinea</i>	Dogwood	Summer
<i>Dianthus barbatus</i>	Sweet William	Summer
<i>Echinacea</i> species	Echinacea	Summer to autumn
<i>Erysimum</i> species	Wallflowers	Spring to early summer
<i>Glebionis segetum</i>	Corn marigold	Spring to summer
<i>Hebe</i> species	Hebes	Summer to autumn
<i>Hedera helix</i>	Ivy	Autumn
<i>Hesperis matronalis</i>	Dame's-violet	Spring to summer
<i>Hyacinthoides non-scripta</i>	English Bluebell	Spring
<i>Hylotelephium spectabile</i>	Ice plant 'Pink lady'	Early autumn
<i>Hypericum</i> species	St John's wort	Spring
<i>Ilex aquifolium</i>	Holly	Spring to summer
<i>Jasminum officinale</i>	Common White Jasmine	Summer to autumn
<i>Lavandula angustifolia</i>	Garden Lavender	Summer
<i>Leucanthemum vulgare</i>	Ox-eye daisy	Summer
<i>Limnanthes douglasii</i>	Poached egg plant	Summer
<i>Lonicera caprifolium</i>	Perfoliate Honeysuckle	Summer
<i>Lonicera etrusca</i>	Italian Honeysuckle	Summer to autumn
<i>Lonicera japonica</i>	Japanese Honeysuckle	Spring
<i>Lonicera periclymenum</i>	Honeysuckle	Summer to autumn
<i>Lunaria annua</i>	Honesty	Spring
<i>Malus domestica</i>	Apple	Spring
<i>Malus sylvestris</i>	Crab Apple	Spring
<i>Malva</i> species	Mallow	Summer to autumn
<i>Matthiola longipetala</i>	Night-scented stock	Summer
<i>Myosotis sylvatica</i>	Wood forget-me-not	Spring
<i>Nicotiana</i> species	Tobacco plant	Summer
<i>Oenothera</i> species	Evening primroses	Summer to autumn
<i>Papaver rhoeas</i>	Corn poppy	Summer
<i>Phacelia</i> species	Phacelia	Summer to autumn
<i>Primula vulgaris</i>	Primrose	Spring
<i>Rosa</i> species	Rose	Summer
<i>Rubus fruticosus</i> agg.	Bramble	Spring to summer
<i>Saponaria officinalis</i>	Soapwort	Summer

<i>Saxifraga fortunei</i>	Cherry pie	Summer to autumn
<i>Scabiosa</i> species	Scabious	Summer
<i>Silene dioica</i>	Red campion	Spring
<i>Silene noctiflora</i>	Night-scented Catchfly	Summer to autumn
<i>Silene vulgaris</i>	Bladder Campion	Summer
<i>Verbena</i> species	Vervain	Summer to autumn
<i>Viburnum lantana</i>	Wayfaring-tree	Spring to summer
<i>Viburnum opulus</i>	Guelder-rose	Summer

Table 12.2.2. Examples of suitable garden herbs that could be planted in and around the site to encourage wildlife.

Species	Common Name	Approximate flowering period
<i>Angelica</i> species	Angelica	Summer to autumn
<i>Borago officinalis</i>	Borage	Spring to early autumn
<i>Calendula officinalis</i>	English marigolds	Summer to autumn
<i>Foeniculum vulgare</i>	Fennel	Summer to early autumn
<i>Hesperis matronalis</i>	Dame's-violet, often sold as Sweet Rocket	Spring to summer
<i>Hyssopus officinalis</i>	Hyssop	Summer to early autumn
<i>Matthiola bicornis</i>	Night-scented Stock	Spring to autumn
<i>Melissa officinalis</i>	Lemon balm	Summer
<i>Monarda</i> species	Bergamot	Summer to early autumn
<i>Nicotiana</i> species	Tobacco-plant	Spring to autumn
<i>Oenothera</i> species	Evening-primroses	Summer
<i>Origanum vulgare</i>	Marjoram	Summer
<i>Rosmarinus officinalis</i>	Rosemary	Spring
<i>Saponaria officinalis</i>	Soapwort	Summer to autumn
<i>Silene noctiflora</i>	Night-scented Catchfly	Summer to autumn
<i>Silene vulgaris</i>	Bladder Campion	Spring to summer
<i>Tanacetum parthenium</i>	Feverfew	Summer to early autumn
<i>Thymus</i> species	Thyme	Summer

New hedges could be planted around the edges of the site. These should consist of a mixture of native species such as *Acer campestre* (Field Maple), *Carpinus betulus* (Hornbeam), *Cornus sanguinea* (Dogwood), *Corylus avellana* (Hazel), *Crataegus monogyna* (Hawthorn), *Fagus sylvatica* (Beech), *Fraxinus excelsior* (Ash), *Prunus spinosa* (Blackthorn), *Quercus robur* (Pedunculate Oak), *Viburnum lantana* (Wayfaring-tree) and *Viburnum opulus* (Guelder-rose). These species will provide a mixture of leaf shapes and colours through the seasons. In addition, the hedges will contain *Ilex aquifolium* (Holly) and *Taxus baccata* (Yew) to provide an evergreen component for the winter months, and to provide a contrast to the colours of the other plants during the spring, summer and autumn.

Under-sowing new hedges with Emorsgate seed mix EH1 Hedgerow mixture (or equivalent) provides cover for wildlife such as hedgehogs as well as providing an attractive feature while the new hedges become established. Seed mixes suitable for shade are given in *Table 12.2.3*.

Table 12.2.3. Seed mixes suitable for shaded areas.

EH1	
Species	Common Name
Wild Flowers	
<i>Alliaria petiolate</i>	Garlic Mustard
<i>Arctium minus</i>	Lesser Burdock
<i>Centaurea nigra</i>	Common Knapweed
<i>Chaerophyllum temulum</i>	Rough Chervil
<i>Galium album</i>	Hedge Bedstraw
<i>Geum urbanum</i>	Wood Avens
<i>Lathyrus sylvestris</i>	Narrow-leaved Everlasting-pea
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Primula veris</i>	Cowslip
<i>Prunella vulgaris</i>	Selfheal
<i>Saponaria officinalis</i>	Soapwort
<i>Silene dioica</i>	Red Campion
<i>Silene latifolia</i>	White Campion
<i>Silene vulgaris</i>	Bladder Campion
<i>Torilis japonica</i>	Upright Hedge-parsley
Grasses	
<i>Agrostis capillaris</i>	Common Bent
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
<i>Brachypodium sylvaticum</i>	False Brome
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Deschampsia cespitosa</i>	Tufted Hair-grass
<i>Festuca rubra</i>	Slender-creeping Red-fescue
<i>Poa nemoralis</i>	Wood Meadow-grass
EW1	
Species	Common name
<i>Alliaria petiolata</i>	Garlic Mustard
<i>Allium ursinum</i>	Ramsons
<i>Anthriscus sylvestris</i>	Cow Parsley
<i>Arctium minus</i>	Lesser Burdock
<i>Arum maculatum</i>	Lords-and-Ladies
<i>Chaerophyllum temulum</i>	Rough Chervil
<i>Cruciata laevipes</i>	Crosswort
<i>Digitalis purpurea</i>	Foxglove
<i>Filipendula ulmaria</i>	Meadowsweet
<i>Geum urbanum</i>	Wood Avens

<i>Hyacinthoides non-scripta</i>	Bluebell
<i>Iris foetidissima</i>	Gladdon
<i>Prunella vulgaris</i>	Selfheal
<i>Silene dioica</i>	Red Campion
<i>Teucrium scorodonia</i>	Wood Sage
<i>Torilis japonica</i>	Upright Hedge-parsley
Grasses	
<i>Agrostis capillaris</i>	Common Bent
<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass
<i>Brachypodium sylvaticum</i>	False Brome
<i>Cynosurus cristatus</i>	Crested Dogstail
<i>Deschampsia cespitosa</i>	Tufted Hair-grass
<i>Festuca rubra</i>	Red Fescue
<i>Poa nemoralis</i>	Wood Meadow-grass

12.3 **Bird boxes**

It is not advisable to place many boxes with identical dimensions, because individuals of the same species may not tolerate each other's presence, especially in built-up areas with limited food resources.

Table 12.3.1. Bird boxes with additional details on siting them to increase chances of occupancy.

Type/ example	Typical species	Height	Additional information
Vivara Pro WoodStone House Sparrow Nest Box  	House sparrows	$\geq 2\text{m}$	- Can either be incorporated into the build structure or mounted onto a building. - Should be fixed onto a sturdy building, not onto fences or garden sheds due to its weight. - Position away from windows. - Position out of direct sunlight (below eaves on the north elevation), especially if not built into the build structure.
Ibstock Eco-habitat  or Swift boxes from Hampshire Swifts 	Swifts	$\geq 5\text{m}$	- Can either be incorporated into the build structure or mounted onto a building. - Position out of direct sunlight (below eaves on the north elevation), away from windows and in a straight line. - Should be in an open area so that it is less accessible to predators and birds are not obstructed as they leave the nest.
Vivara Pro Seville 32mm Woodstone Nest Box 	Blue tits, great tits	2-4m	- Position on a building or tree, angled north-east (away from prevailing winds) and tilt forward slightly. - Chances of occupation can be increased by positioning boxes near vegetation.
Vivara Pro Barcelona WoodStone Open Nest Box 	Robins, wrens	$\leq 2\text{m}$	- Mount on a tree or large shrub - Conceal amongst foliage to keep well-hidden from predators.
Vivara Pro Seville 28mm Woodstone Nest Box 	Blue tits, coal tits	2-4m	- Position on a building or tree, angled north-east (away from prevailing winds) and tilt forward slightly. - Chances of occupation can be increased by positioning boxes near vegetation.

WoodStone Swallow Nest Bowl (Plywood board mounted) 	Swallows	$\geq 2\text{m}$	• Mount within a building with an open door or window • Leave a distance of at least 6cm between the top of the nest and the ceiling.
Vivara Pro WoodStone House Martin Nest 	House martins	$\geq 5\text{m}$	• Position out of direct sunlight (below eaves on the north elevation), away from windows and in a straight line. • Should be in an open area so that it is less accessible to predators and birds are not obstructed as they leave the nest.
Integrated barn owl roost/ false dormer box 	Barn Owl	$\geq 3\text{m}$	• Integrated into the sloped roof ideally as a false dormer. • The base of the internal space must be flat and at least 45cm below the entrance hole. • There must be an easy-to-grip platform outside the hole for fledglings to stand. • The box must not allow owls access into the garage/ carport inside the building to prevent disturbance by human activity. • A closed access hatch into the box from inside the building is advised, to allow essential clearance of built up nest material or waste.
Barn Owl Trust Nest Box 	Barn Owl	$\geq 5\text{m}$	• Mounted on a 'telegraph style' pole. • Best positioned facing open grassland for foraging opportunities and away from the prevailing weather.

12.4 Insects

Insect boxes (hotels or towers) and bricks should be installed in a sunny location close to vegetation. Bee-friendly and insect friendly plants should be located nearby so that the bees and insects using the boxes have food. Lavender, honeysuckle and buddleia are all pollinator-friendly plants. The boxes suggested in *Table 11.4.1* (especially the BeePot planter) have been chosen so that they form an attractive feature as part of the landscaping. Solitary bees are non-aggressive and as such are suitable for gardens with pets and children.

Table 12.4.1. Examples of insect boxes that could be erected on site.

Type	Species	Height	Additional information
	Solitary bees	>1m from the ground	The Bee Brick should be positioned in a warm sunny spot, in a south-facing wall, with no vegetation in front of the holes
	Solitary bees	>1m from the ground	The BeePot should be positioned in a warm sunny spot, preferably on a south-facing wall, with no vegetation in front of the holes
	Butterflies, solitary bees, lacewings and ladybirds	>1m from the ground	The different sections of the Insect Tower have been designed to provide a habitat for a variety of insect species. Suitable for mounting on buildings, trees or fences.
	Solitary bees and a range of other insects	Between 0.75m and 1.5m above ground	The selected canes and the holes are the optimum size for solitary bees but other insects may overwinter in the nester.
	A wide range of insects	Between 0.75m and 1.5m above ground	Adding natural materials such as drilled canes, hollow stems or bark in the triangular spaces will encourage more insects to the hotel.

Bee and Bug Biome 	A wide range of insects	>1m from the ground	Best placed near vegetation. Provides plenty of nooks and crannies for insects such as ladybirds, earwigs and lacewings.
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