

Report by - KJF Consultancy Ltd

Title - Bat Survey Report on 13 Satchell Lane, Hamble-Le-Rice,
Southampton SO31 4HF

Grid reference - SU 48295 06982 (at the centre of the roof)

Purpose - Advise the Local Planning Authority (LPA) of the result of
2 presence/absence surveys (emergence surveys)

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

Local Planning Authority - 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, CL18 (Bat Survey Licence Level 2)



Membership No. 1494354



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Quality Assurance

Report title	Bat Survey Report on 13 Satchell Lane, Hamble-Le-Rice, Southampton SO31 4HF
Version	V1
Report ref	BSR.V1.13.SL.HLR.S
Report checked by	Jan Forkasiewicz BA (Hons) 
Date produced	04.06.24

Distribution List

Architect	✓
Client	✓

Previous reports by KJF Consultancy Ltd

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

Distribution List

Architect	✓
Client	✓

Robert West of Vesper Conservation & Ecology Limited produced a report titled Phase 1 Bat Survey (PRA) dated 28.03.23 that was submitted as supporting information for the planning application. Mr West carried out the PRA; he found no evidence of bat activity or a bat, but concluded that "*...there was a moderate likelihood of bats roosting on the dwelling due to PRFs; gaps under the ridge, bonnet, and roof tiles.*" Within his report he recommended "*...at least 2 bat activity surveys be carried out to ascertain if bats are roosting.*" KJF Consultancy was asked for their opinion on his report and Karl Forkasiewicz reviewed the report, who did not agree with Mr West and produced a report (review of Phase 1 Bat Survey) as supporting information for the planning application. The LPA Ecologist, Lisa Malter, agreed with Mr West and advised the planning officer that the surveys must be carried out. KJF Consultancy Ltd was instructed to carry out the surveys that were carried out by Mr Forkasiewicz who has been licenced to carry out bat surveys since 2016; Bat Survey Licence Level 2 (CL18). His findings are below.

Having inspected the dwelling, there were only a few PRFs; these were gaps under roof tiles mainly on the roof at the rear and on the roof at the front around a Velux window; negligible PRFs were on the north and south sides of the roof. Mr West recommended the wrong surveys; he should have recommended presence/absence surveys (emergence surveys), not activity surveys. This was not identified by Lisa Malter. I carried out the correct surveys; 2 presence/absence surveys (emergence surveys) on 20.05.24 and 24.06.24. No bats were seen emerging on the Night Vision Aid (NVA) recordings; no further bat surveys need to be carried out before planning permission can be granted. No mitigation measures are required and no recommendations are given.

I note that a letter dated 19.06.24, from Mr and Mrs J Phillips of No. 11 Satchell Lane was placed online 20.06.24, within the LPAs website. The letter is one of the documents listed under the planning application. Firstly, the application was placed online 29.05.24; there is a statutory public consultation period of only 21 days.' However, there are 23 days' between 29.05.24 and 20.06.24. The letter was placed online after the public consultation period; therefore, the letter should not have been placed online. Secondly, point 6 of the letter states "*...We understand from a neighbour, there was a bat expert recently viewing the property in the early evening who confirmed he could see bats entering and leaving the roof of the property.*" I did not state I had seen bats entering and leaving the roof to anyone as this did not happen; the neighbour of Mr and Mrs J Phillips lied to them. Not only should the letter not have been placed online, anything in writing from a layperson regarding bats allegedly entering and leaving a building should have been redacted; not doing so is treating the applicant unfairly.

My survey methodology and any limitations on the surveys are below. The details of the surveys with relevant photographs and the results of the surveys are attached at appendix 1; my credentials are attached at appendix 2.

This report has been produced as supporting information for the planning application.

1. Survey methodology

- 1.1 In accordance with the ^[1]BCT good practice guidelines, the emergence surveys were carried out during the optimal survey period (1st May to 31st August) and during optimal conditions ($\geq 10^{\circ}\text{C}$, no strong wind or rain). To comply with employment law, I carry emergence surveys alone, with Night Vision Aids (NVAs; camcorders with infrared capability). I use ^[2]Canon XA40 Compact Professional UHD 4K Camcorders that have built in infrared capability and a 29.3 - 601mm wide angle lens. To enhance the infrared capability, I place separate powerful infrared (IR) ^[3]lights (illuminators) on the camcorders 'hot shoe.'
- 1.1.1 To record all relevant parts of the roof; I used two NVAs and reviewed the entire NVA recordings the following day to look for any bats emerging. To record calls, I use the Echo Meter Touch 2 Pro bat detector and record observations on a Dictaphone. Essentially, I do everything necessary to ensure emerging bats are not missed so that the findings and result of my surveys provide a degree of certainty.
- 1.1.2 At the start and end of each survey, I record the ambient conditions ($^{\circ}\text{C}$, relative humidity as a % and wind speed as velocity in mph) using a ^[4]metre placed in a suitable location on a tripod. I take photographs of the metre screen at the start and end of each survey and any periods of strong wind and/or rain are discussed within the details and results of the surveys.

[1]Good practice guidelines. 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]<https://store.canon.co.uk/canon-xa40-camcorder/3666C006>

[3]Lights; IR with 20 LEDS, with built-in light sensor and 120° wide angle illumination to 80m.

[4]Metre; HOLDPEAK HP-866A Digital Anemometer Handheld CFM Meter with USB Port (<https://holdpeak-store.com/holdpeak-hp-866a-digital-anemometer-handheld-cfm-meter-with-usb-port/>)

1.2 Where possible, I position myself so that I can see all the NVAs etc. that I place on site; this enables me to check them and ensure they are still operating and recording during the surveys.

1.2.1 Where this is not possible, I occasionally check all the NVAs etc. Any malfunctions are discussed within the findings and result of the surveys. However, given I use very good quality professional NVAs etc; malfunctions are unlikely.

2. Limitations

2.1 There were no limitations on the emergence surveys.

2.2 It is acknowledged that calls from the Brown long-eared bat are very quiet and can be undetected and/or under recorded during emergence surveys.

2.3 The differing activities of bats at different times of the year and the varying capabilities of the various NVAs and bat detectors available are also acknowledged.

3. Result of the emergence survey

- 3.1 The temperature throughout the survey was $\geq 10^{\circ}\text{C}$ and there was no strong wind or rain at any time during the surveys.
- 3.2 No bats were seen emerging on the NVA recordings; the NVAs and detectors continually recorded throughout the survey. No further bat surveys need to be carried out before planning permission can be granted. No mitigation measures are required and no recommendations are given.
- 3.3 The details and results of the surveys are attached at appendix 1. The details include:
- The species of bats recorded during the surveys;
 - The calls recorded;
 - The dates and times of the surveys;
 - Photographs showing the ambient conditions recorded at the start and end of the surveys;
 - Relevant photographs from the NVA recordings; and
 - An aerial photograph showing my location during the surveys and where the NVAs, the bat detector(s) and the metre were placed.
- 3.4 My credentials are attached at appendix 2.
- 3.5 This report should be forward to the LPA as supporting information for planning application H/23/95847.

References

A Field Guide to British Bats by Frank Greenaway and A. M. Hutson (Bruce Coleman Books, Middlesex - 1990).

Bat Conservation Trust (www.bats.org.uk).

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London. ISBN-978-1-7395126-0-6 (<https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>).

Google Earth.

Natural England Standing Advice regarding Bats
(<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>).

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield (https://cieem.net/resource/uk-bat-mitigation-guidelines-2023/?filter_topic=206).

The Conservation of Habitats and Species Regulations. 2017
(<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>).

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
(<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>).

University of Bristol, School of Biological Sciences (www.bio.bris.ac.uk).

The species of bats recorded during the surveys and the calls recorded.

Excluding the Serotine, which is a bat less commonly found, all the calls recorded were from common species of bats that are found widespread through the UK. However, only one call from a Serotine was recorded. No calls were recorded from a 'highly light averse' species e.g. the Brown long-eared bat. However, it is acknowledged that calls from the Brown long-eared bat are very quiet and can be undetected and/or under recorded during emergence surveys.

The recordings give the first 3 letters of the genus and the species; given as 6 uppercase letters together, of each bat recorded (e.g. PIPPIP = *Pipistrellus pipistrellus*). This is followed by the date and time of the recording (e.g. PIPPIP_20230503_210729 = 2023.05.03 and 21:07:29) followed by the length of the recording in seconds (e.g. 00:00:08). The 6 letters of the recordings for all UK species of bats are below.

6 letters		Genus	Species	Common name
MYOALC	=	<i>Myotis</i>	<i>alcahloe</i>	Alcahloe bat
BARBAS	=	<i>Barbastella</i>	<i>barbastellus</i>	Barbastelle
MYOBEC	=	<i>Myotis</i>	<i>bechsteinii</i>	Bechstein's bat
MYOBRA	=	<i>Myotis</i>	<i>brandtii</i>	Brandt's bat
PLEAUR	=	<i>Plecotus</i>	<i>auritus</i>	Brown long-eared bat
PIPIPI	=	<i>Pipistrellus</i>	<i>pipistrellus</i>	Common pipistrelle
MYODAU	=	<i>Myotis</i>	<i>daubentonii</i>	Daubenton's bat
RHIFER	=	<i>Rhinolophus</i>	<i>ferrumequinum</i>	Greater horseshoe bat
PLEAUS	=	<i>Plecotus</i>	<i>austriacus</i>	Grey long-eared bat
MYOMYO	=	<i>Myotis</i>	<i>Myotis</i>	Greater mouse-eared bat
NYCLEI	=	<i>Nyctalus</i>	<i>leisleri</i>	Leisler's bat
RHIHIP	=	<i>Rhinolophus</i>	<i>hipposideros</i>	Lesser horseshoe bat
PIPNAT	=	<i>Pipistrellus</i>	<i>nathusii</i>	Nathusius' pipistrelle
MYONAT	=	<i>Myotis</i>	<i>nattereri</i>	Natterer's bat
NYCNOC	=	<i>Nyctalus</i>	<i>noctula</i>	Noctule
EPTSER	=	<i>Eptesicus</i>	<i>serotinus</i>	Serotine
PIPPYG	=	<i>Pipistrellus</i>	<i>pygmaeus</i>	Soprano pipistrelle
MYOMYS	=	<i>Myotis</i>	<i>mystacinus</i>	Whiskered bat



Ambient conditions at the start Ambient conditions at the end - it was a warm evening with a slightly overcast sky with no periods of strong wind or rain.

NYCNOC_20240520_221811.wav	20/05/2024 22:18	00:00:10	NYCNOC_20240520_221814.wav	20/05/2024 22:18	00:00:02
PIPPIP_20240520_220019.wav	20/05/2024 22:00	00:00:10	NYCNOC_20240520_221226.wav	20/05/2024 22:12	00:00:02
PIPPIP_20240520_215025.wav	20/05/2024 21:50	00:00:12	NYCNOC_20240520_220931.wav	20/05/2024 22:09	00:00:02
PIPPIP_20240520_214945.wav	20/05/2024 21:49	00:00:08	PIPPIP_20240520_220821.wav	20/05/2024 22:08	00:00:02
PIPPIP_20240520_214809.wav	20/05/2024 21:48	00:00:13	PIPPIP_20240520_220142.wav	20/05/2024 22:01	00:00:03
PIPPIP_20240520_213657.wav	20/05/2024 21:37	00:00:06	PIPPIP_20240520_215041.wav	20/05/2024 21:50	00:00:02
PIPPIP_20240520_212752.wav	20/05/2024 21:28	00:00:13	PIPPIP_20240520_214825.wav	20/05/2024 21:48	00:00:03
PIPPIP_20240520_211931.wav	20/05/2024 21:19	00:00:14	PIPPYG_20240520_213008.wav	20/05/2024 21:30	00:00:01
NYCNOC_20240520_210657.wav	20/05/2024 21:07	00:00:09	PIPPIP_20240520_212225.wav	20/05/2024 21:22	00:00:01
NYCNOC_20240520_210641.wav	20/05/2024 21:06	00:00:14	PIPPIP_20240520_211522.wav	20/05/2024 21:15	00:00:01
			NYCNOC_20240520_210551.wav	20/05/2024 21:05	00:00:07

Calls recorded adjacent to the frontage

Calls recorded adjacent to the rear

Survey result - the only bat I saw was a C. pipistrelle passing at the frontage at 21:19 and a C. pipistrelle foraging above the rear gardens of No. 11, 13 and 15 at 21:22, and 21:50, when I was checking the NVA etc. at the rear. Calls from the C. pipistrelle foraging above the rear gardens were constantly recorded between 21:15 and 21:22 (these calls are not shown as there are too many to list). The bat foraging above the rear gardens was occasionally seen on the NVA recording. No bats were seen emerging on the NVA recordings.

Survey date 24.06.24	Sunset 21:23	Start 21:05	Dusk 22:09	End 22:55
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Ambient conditions at the start Ambient conditions at the end - it was a warm evening with a clear sky with no periods of strong wind or rain.

 PIPPIP_20240624_225258.wav	24/06/2024 22:53	00:00:06	 PIPPIP_20240624_221009.wav	24/06/2024 22:10	00:00:04
 PIPPIP_20240624_225116.wav	24/06/2024 22:51	00:00:07	 PIPPIP_20240624_220906.wav	24/06/2024 22:09	00:00:05
 PIPPIP_20240624_225016.wav	24/06/2024 22:50	00:00:06	 PIPPIP_20240624_220755.wav	24/06/2024 22:08	00:00:05
 NYCNOC_20240624_224933.wav	24/06/2024 22:49	00:00:03	 PIPPIP_20240624_220656.wav	24/06/2024 22:07	00:00:05
 PIPPIP_20240624_224840.wav	24/06/2024 22:48	00:00:14	 PIPPIP_20240624_220608.wav	24/06/2024 22:06	00:00:10
 PIPPIP_20240624_224748.wav	24/06/2024 22:47	00:00:10	 PIPPIP_20240624_220503.wav	24/06/2024 22:05	00:00:04
 PIPPIP_20240624_224638.wav	24/06/2024 22:46	00:00:09	 PIPPIP_20240624_220356.wav	24/06/2024 22:04	00:00:06
 NYCNOC_20240624_224403.wav	24/06/2024 22:44	00:00:13	 PIPPIP_20240624_220258.wav	24/06/2024 22:03	00:00:02
 PIPPIP_20240624_224337.wav	24/06/2024 22:43	00:00:09	 PIPPIP_20240624_220202.wav	24/06/2024 22:02	00:00:03
 PIPPIP_20240624_224242.wav	24/06/2024 22:42	00:00:07	 PIPPIP_20240624_215758.wav	24/06/2024 21:58	00:00:04
 PIPPIP_20240624_224109.wav	24/06/2024 22:41	00:00:14	 PIPPIP_20240624_215657.wav	24/06/2024 21:57	00:00:04
 PIPPIP_20240624_223923.wav	24/06/2024 22:39	00:00:14	 PIPPIP_20240624_215559.wav	24/06/2024 21:56	00:00:06
 PIPPIP_20240624_223753.wav	24/06/2024 22:38	00:00:07	 PIPPIP_20240624_215539.wav	24/06/2024 21:55	00:00:09
 PIPPIP_20240624_223658.wav	24/06/2024 22:37	00:00:09	 PIPPIP_20240624_214954.wav	24/06/2024 21:49	00:00:03
 PIPPIP_20240624_223648.wav	24/06/2024 22:36	00:00:09	Calls recorded adjacent to the rear		
 PIPPIP_20240624_223303.wav	24/06/2024 22:33	00:00:10			
 PIPPIP_20240624_223221.wav	24/06/2024 22:32	00:00:11			
 PIPPIP_20240624_223126.wav	24/06/2024 22:31	00:00:14			
 NYCNOC_20240624_223024.wav	24/06/2024 22:30	00:00:04			
 EPTSER_20240624_222709.wav	24/06/2024 22:27	00:00:04			
 PIPPIP_20240624_222638.wav	24/06/2024 22:26	00:00:08			
 PIPPIP_20240624_222509.wav	24/06/2024 22:25	00:00:14			
 PIPPIP_20240624_222142.wav	24/06/2024 22:21	00:00:06			
 PIPPIP_20240624_221741.wav	24/06/2024 22:17	00:00:05			
 NYCNOC_20240624_220230.wav	24/06/2024 22:02	00:00:12			
 NYCNOC_20240624_215620.wav	24/06/2024 21:56	00:00:09			
 NYCNOC_20240624_212344.wav	24/06/2024 21:23	00:00:03			
 NYCNOC_20240624_211219.wav	24/06/2024 21:12	00:00:03			
 NYCNOC_20240624_211135.wav	24/06/2024 21:11	00:00:05			

Calls recorded adjacent to the frontage

Survey result - the only bats I saw at the frontage again were a C. pipistrelle passing twice at the frontage at 22:25 and 22:31 and the Serotine passing at 22:27, and a C. pipistrelle foraging again above the rear gardens at 21:49 and 22:08 when I was checking the NVA etc. at the rear. Calls from the C. pipistrelle foraging above the rear garden again were constantly recorded between 21:49 and 21:55 (these calls are not shown as there are too many to list). The bat foraging above the rear garden was occasionally seen again on the NVA recording. No bats were seen emerging on the NVA recordings.

In accordance with the good practice guidelines, the photographs below were taken from the NVA recordings at the darkest point (well after dusk). The photographs are from the recordings during the first survey; the NVAs etc. were placed in the same locations during the second survey so the photographs would be virtually identical.



Photograph taken from the NVA placed at the frontage.



Photograph taken from the NVA placed at the rear.

The aerial photograph below shows my location ● where I was positioned; I had to walk through the house to check the NVA etc. ● at the rear to ensure they were continually recording. The highlighted areas in red illustrate the NVA recording areas. The locations of the bat detectors (BD ■) and the metre (M) are also shown. NB:- the trees shown were not present when the first survey was carried out and the site had been cleared of all vegetation when the second survey was carried out.



Aerial photograph courtesy of Courtesy of Google

There were only a few PRFs; these were mainly on the roof at the rear and on the roof at the front around a Velux window; negligible PRFs were noted on the north and south sides of the roof. A photograph of the north part of the roof is below; due to the roof of No. 11, it was not possible to take a good photograph of the south side of the roof, however, as shown within the NVA photograph above, the NVA also recording the majority of this part of the roof.



Professional affiliations

I am a Professional Member of The Chartered Institute of Building (MCIOB);

A Chartered Environmentalist (CEnv);

Hold CL18 (Bat Survey Licence Level 2);

I am a Member of the Bat Conservation Trust.

Relevant experience

I have 9 years' experience as a Local Authority Woodland Conservation Officer. During this time, I carried out presence/absence surveys on trees and produced Woodland Management Plans that contained recommendations regarding bats.

I have 13 years' experience as an Ecological Consultant. I have carried out many: PRAs; presence/absence surveys (emergence surveys) on many types of buildings and dwellings; Bat Roost Characterisation Surveys; and dusk to dawn activity surveys. I have produced many reports regarding bats and proposed developments.