
37 Upper Northam Road,
Southampton, SO30 4EA

Preliminary Roost Assessment (PRA) bat survey:

37 Upper Northam Road,

Southampton,

SO30 4EA



Survey and report by: Vesper Conservation & Ecology Limited

Report produced by Robert West BA(Hons), PGDip, MCIEEM

Non-Technical Summary:

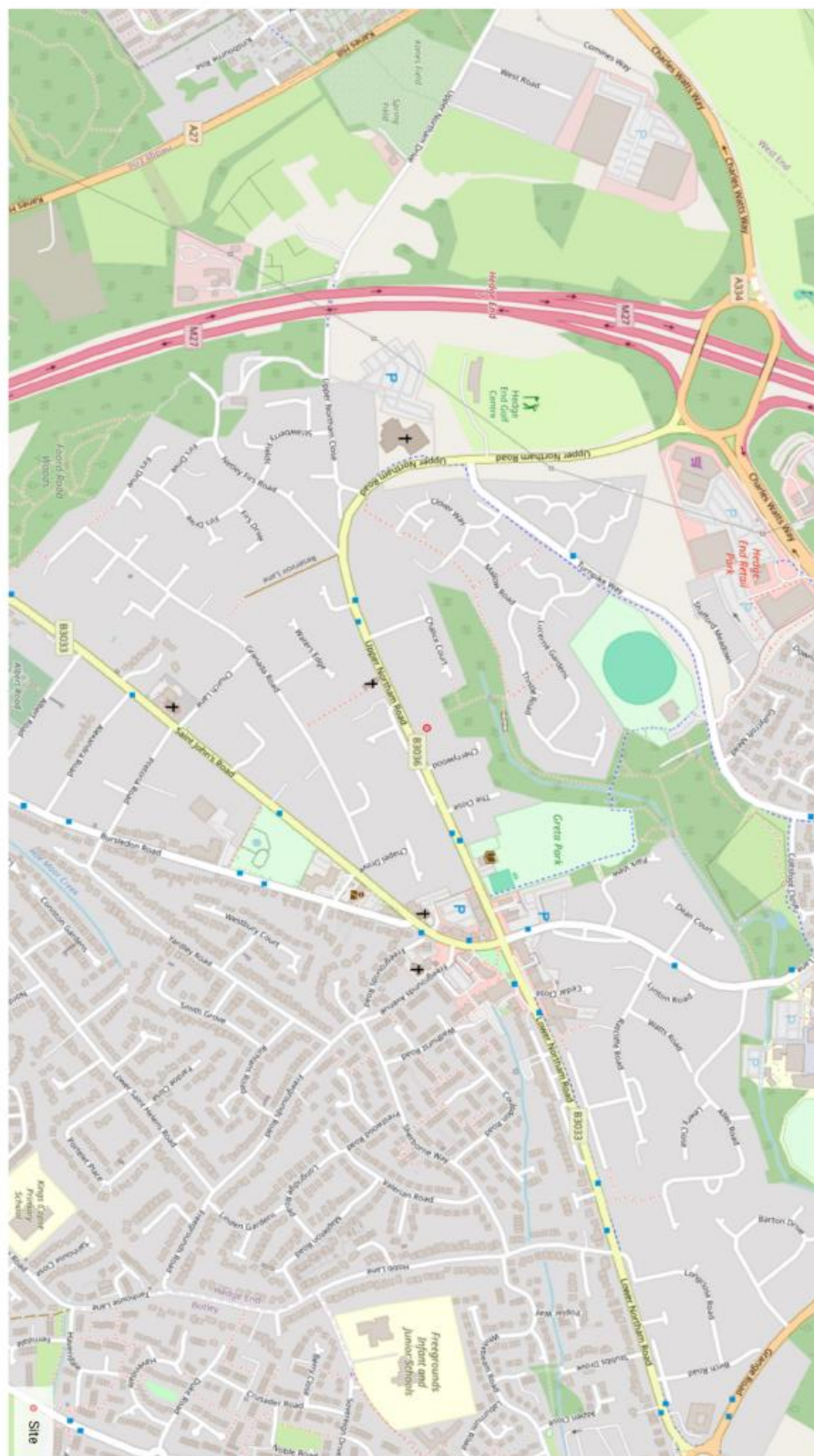
Site name and location	37 Upper Northam Road, Southampton, SO30 4EA SU 48688 12786
Scope of works	PRA bat survey undertaken on 17th June 2024 This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The PRA was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: • No Plans have been seen for this building at this time
Summary of Surveys and evaluation	• The building has no obvious gaps or holes that could be used by bats to roost, the building has tight eaves and roof tiles/ridge, there are no gaps around the lead flashing. • The building has negligible potential for bats at this time.
Recommendations	• It is recommended that this time that no further surveys are required on this building, this however could change if the proposed works are not carried out in a timely manner and or the scope of the works changes. • In the unlikely event of bat or bat evidence been discovered during the construction phase thane all works must stop and a suitably qualified ecologist should be contacted for further advice. • It is recommended that a lighting plan be produced for the building, which should take into consideration the BCT Guidance Note 8 Bats and Artificial Lighting. The lighting plan should take into consideration the proximity to the trees in the neighbouring LNR which could be used by foraging bats.

1. Introduction

- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
 - 1.2 37 Upper Northam Road, Southampton, SO30 4EA, the national grid reference number is SU 48688 12786.
 - 1.3 This property is situated in a built-up area of Hedge End which is just north of the City of Southampton. The area of the house has good connectivity to good quality habitats in the wider landscape. (Map 1)
 - 1.4 There is a single designated site within 1km of the site, this is the Wildern LNR that abuts the site on two sides. (Map 2)
 - 1.5 There are no priority habitats on site that would be affected by the proposed works, the closest priority habitat is the woodland area of Wildern which abuts the site to the north and west. (Map 3)
 - 1.6 A search of data from the local Bat Group has shown that there are records of both pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*), Long eared bats (*Plecotus auritus*), Serotine (*Eptesicus serotinus*) and Myotis species in the area, there have been two granted bat mitigation licenses within 1km of the site, both for Common Pipistrelle day roosts.
 - 1.7 There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019. (see appendix)
 - 1.8 The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
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Location



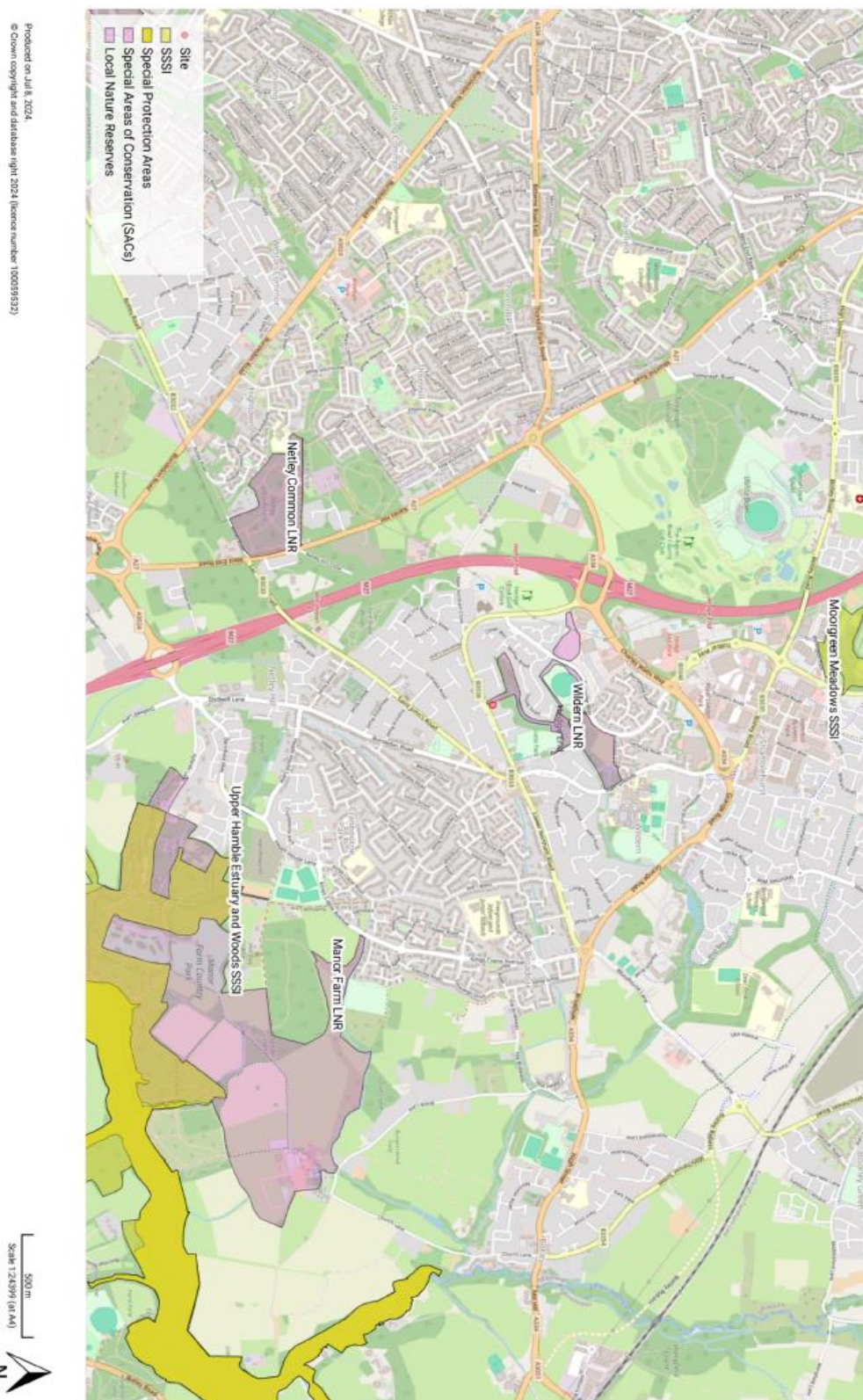
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Map 1: Site Location (landapp 2024)

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Registered office: 2 Wessex Business Park, Colden Common, Winchester, SO21 1WP



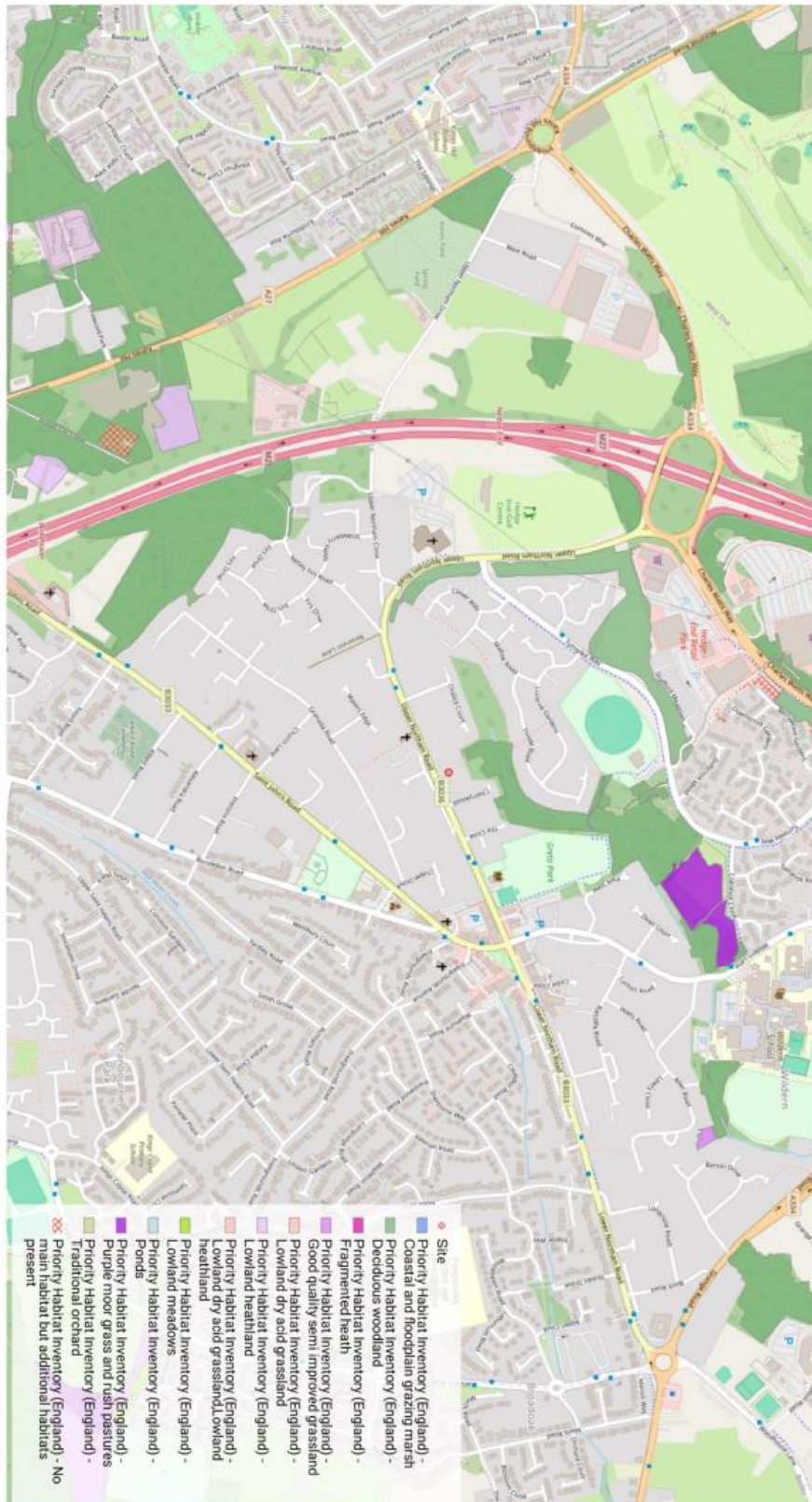
Designated Sites



Map 2: Designated sites (Landapp 2024)



Priority Habitats



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Map 3: Priority Habitats (Landapp 2024)

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Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 or hibernation).	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)	Continuous habitat connected to the wider landscape that could be used by bats for commuting, 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.
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.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats 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. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted from Collins 2016)

2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of 37 Upper Northam Road was undertaken on the 17th June 2024 by experienced ecologist and bat surveyor Robert West (NE license number 2018-33612-CLS-CLS). This inspection was undertaken to identify any potential ingress/egress points within the roof and the body of the structure and any other potential for bat activity.
- 2.2 The house is of brick construction, and it stands within its own grounds with a large front and rear garden, the garden areas have been cut back and has now been kept regularly mown. The site has wooden fences on the eastern and western boundaries, the boundary to the south (abuts the road) is a Rhododendron Hedge
- 2.3 The roof is covered with small tight fitting cement tiles, the ridge and hips are made from the same material, there are no obvious gaps or holes that would allow ingress. All elevations of the roof are covered in moss apart from the southern side.
- 2.4 The rear of the property has a flat roofed extension, this is covered in bitumen felt, this roof is in good condition and there are no obvious gaps or holes that would allow ingress into the building.
- 2.5 The property has two chimney stacks, they are both in good order there is no missing pointing, the lead flashing around the chimneys is tight with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The eaves and soffits are tight, there are signs of rot, but no gaps or holes that would allow ingress into the building at this time

Internal inspection (*see pictures in appendix*)

- 2.7 There is a single roof space that cover the whole of the house. The roof void is parted boarded, and access was good throughout.
- 2.8 The roof structure at least 3m to the ridge, the rear elevation has a truss frame construction.
- 2.9 The tiles are backed with bitumen felt through out the roof void, there are no obvious gaps or holes within the membrane.
- 2.10 The floor of the roof is covered in a thick layer of glass fibre insulation which goes right into the eaves.
- 2.11 There are no obvious physical signs of bat activity in the roof void, there are no droppings, urine stains or other signs that would suggest bats are using the building at this time
- 2.12 Ther are no obvious signs of bird activity within the roof void, there are signs of rodents with mouse droppings dotted around the whole of the roof void.

3 Survey conclusion

- 3.1 The preliminary survey carried out on 17th June 2024 by Vesper Conservation & Ecology Limited showed that house has no obvious features that could be utilised for bat roosting at this time. The building has Negligible potential.
- 3.2 It is recommended that this time that no further surveys are required on this building, this however could change if the proposed works are not carried out in a timely manner and or the scope of the works changes.
- 3.3 In the unlikely event of bat or bat evidence been discovered during the construction phase thane all works must stop and a suitably qualified ecologist should be contacted for further advice.
- 3.4 It is recommended that a lighting plan be produced for the building, which should take into consideration the BCT Guidance Note 8 Bats and Artificial Lighting. The lighting plan should take into consideration the proximity to the trees in the neighbouring LNR which could be used by foraging bats.
- 3.5 No trees or bushes are to be removed so there is no potential to be disturbing nesting birds, the rest is tightly mown lawn with little ecological value. The proposed work is not planned to encroach on to the garden.



Figure 2: Recommended surveyor positions

Appendices:

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019 (as amended). It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. *Standing Advice for Protected Species*. Available from:
<https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.

Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.



Picture 1: The front elevation.



Picture 2: Showing the rear elevation with flat roof extension.



Picture 3: The showing the western elevation.



Picture 4: Showing the internal structure of the roof and the bitumen felt..



Picture 5: Showing the eastern elevation



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