
1 Regent Road, Chandlers Ford,
SO53 2GT

Preliminary Roost Assessment (PRA) bat survey:

1 Regent Road,

Chandlers Ford,

SO53 2GT



Survey and report by: Vesper Conservation & Ecology Limited

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

Non-Technical Summary:

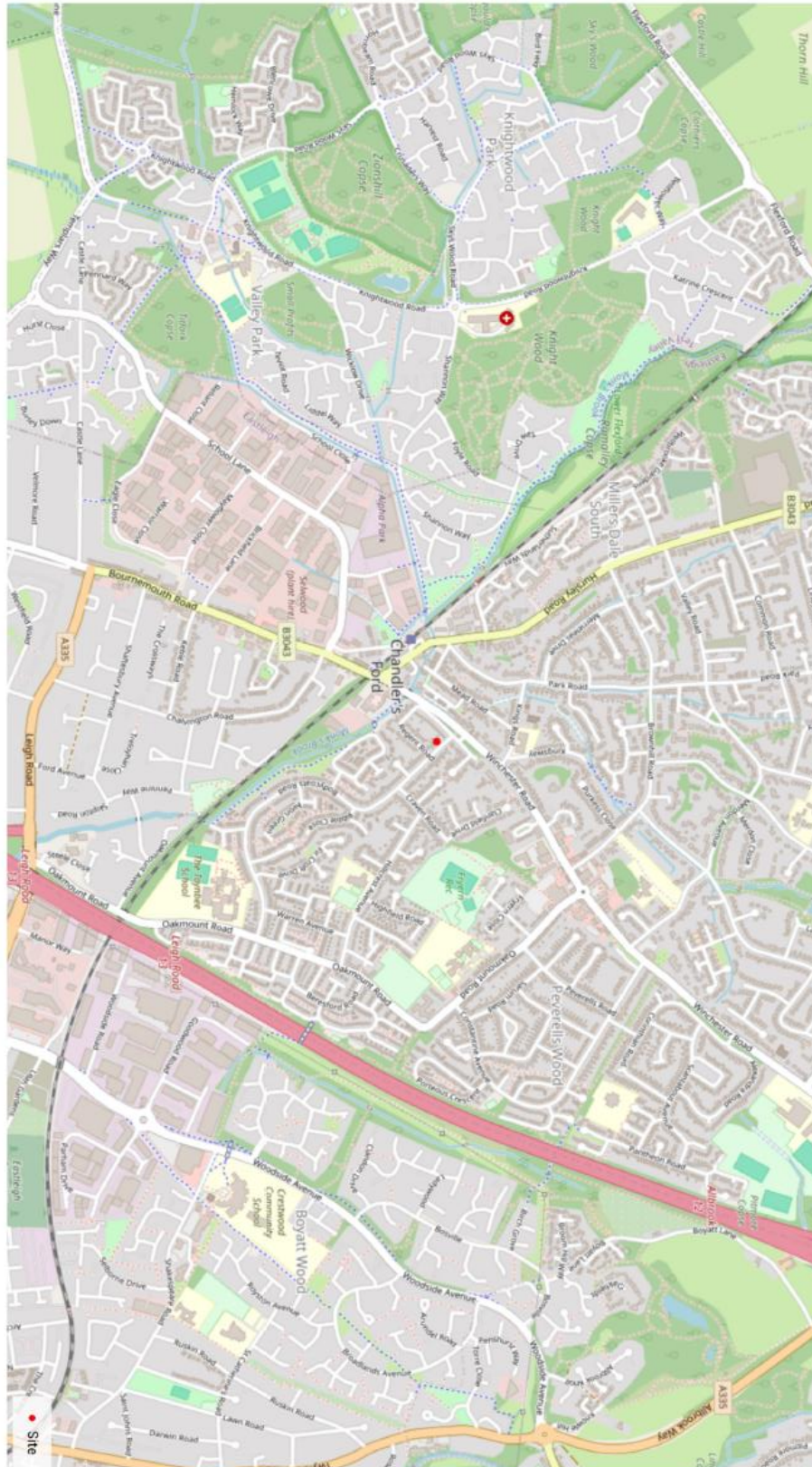
Site name and location	1 Regent Road, Chandlers Ford, SO53 2GT SU 43580 20668
Scope of works	PRA survey undertaken on 07th October 2024 This report is valid for no more than 1 year from the date on the front cover.
Assessment and survey methods	The PRA survey was carried to the standards set down in 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).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: • To create a side extension.
Summary of Surveys and evaluation	• The roof has cement pan tiles there are no obvious gaps or holes and or gaps that would allow ingress into the building. • The ridge and hip tiles are tight with no obvious gaps or holes. • Eaves and soffits are UPVC and tight with no gaps • The building has negligible potential for bats to be roosting at this time
Recommendations	• No further surveys are recommended for this property at this time, this can change if • In the highly unlikely event of bats been discovered during the construction phase then all work must STOP, and a suitably qualified ecologist should be contacted for further advice.

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 1 Regent Road, Chandlers Ford, SO53 2GT the national grid reference number is SU 43580 20668.
 - 1.3 This property is situated in the Hampshire town of Chandlers Ford to the North of the city of Southampton. The property sits in a very urban area which has many tree-lined streets with good access to the wider countryside.
 - 1.4 There is a single designated site within 2km of the site, that is Valley Park Woodlands LNR which is 1km to the west.
 - 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed development of the site.
 - 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 3 granted mitigation licences within 2km of the site, these are for Common and Soprano Pipistrelle and Brown long eared bats.
 - 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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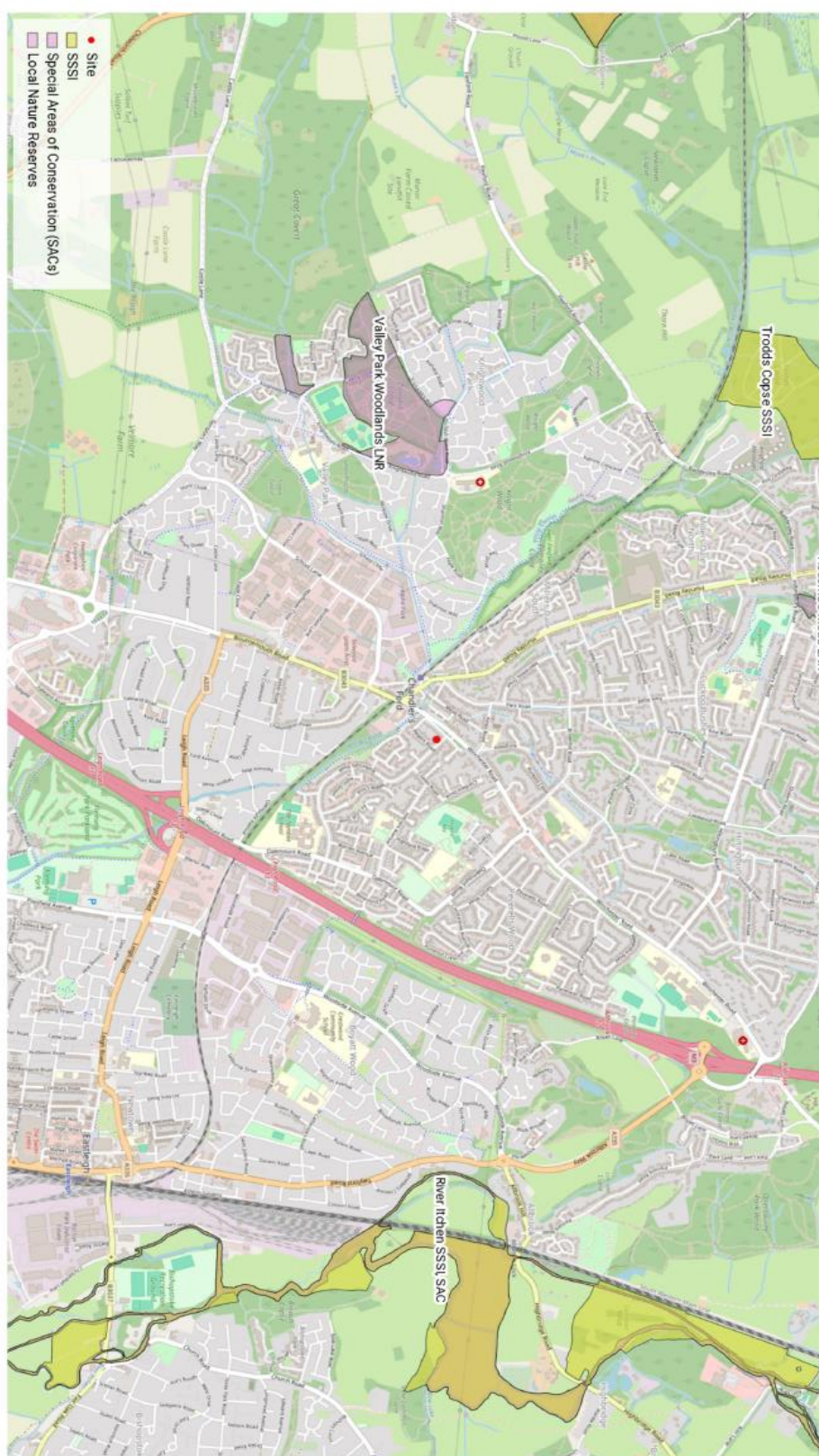


Map 1: Site Location (landapp 2024)

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Designated Sites



Map 2: Designated sites (Landapp 2024)

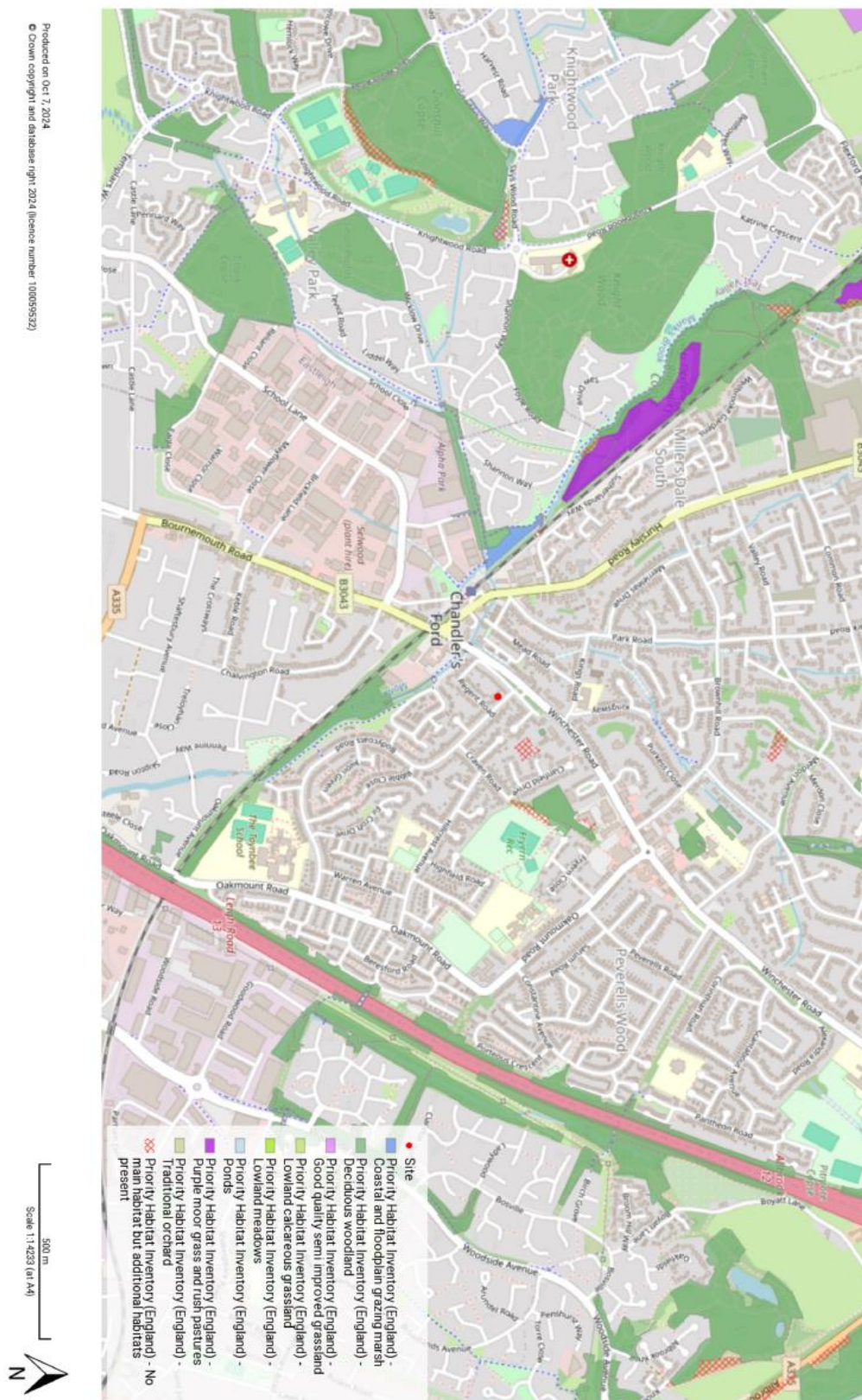
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Priority Habitats



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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 1 Regent Road was undertaken on the 07th October 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 building is brick and block built with a cavity wall, it is a semi-detached building and has a detached garage building to the side.
- 2.3 The buildings roof is covered with tight fitting cement interlocking pan tiles, there are no loose or missing tiles, there are no obvious gaps in the tile bed.
- 2.4 The ridge and hip tiles are of the same construction, all of the pugging is intact with no obvious gaps or holes that would allow ingress into the building.
- 2.5 The eaves are constructed from UPVC, the eaves and soffits are tight with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The lead flashing around the chimney and stench pipe are tight with no obvious gaps or holes that would allow ingress into the building.
- 2.7 The rear of the building has a UPVC conservatory which is in good condition with no obvious gaps or holes that would allow ingress into the building.
- 2.8 The garage building has corrugated asbestos sheets which are in good order, there are no obvious gaps or holes that would allow ingress into the building. The eaves are tight with no obvious gaps or holes. The wooden cladding at the front of the garage is tight fitting with no obvious gaps or holes.
- 2.9 The external inspection shows that the house and garage have a negligible potential for bats at this time.

Internal inspection (*see pictures in appendix*)

- 2.10 The roof space covers the whole of the building and access was good throughout.
- 2.11 The roof void is about 2m to the ridge the floor is covered with a thick layer of glass fibre insulation which extends into the eaves.
- 2.12 The tiles are backed with a woven breathable membrane as the roof has been redone in 2014.
- 2.13 There are no obvious gaps in the tile bed or at the eaves where bats could enter the building. There were no physical signs of bats within the building, there were no physical signs of any rodents or birds using the roof either.
- 2.14 The garage building has no roof void and is open to the roof material, there are no physical signs of bats using the building at this time.
- 2.15 The internal inspection shows that the building has negligible potential for roosting bats at this time.

3 Survey conclusion:

- 3.1 The preliminary survey carried out on 07th October 2024 by Vesper Conservation & Ecology Limited showed that the 1 Regent Road has negligible potential for bats to be roosting at this time.
- 3.2 There are records of bats in the area and there have only been 1 granted bat mitigation licenses within 1km of the site for species such as Common and Soprano pipistrelles, Serotine and Brown long eared bats. There has also been a 1 grant Dormouse mitigation license within 1km of the site.
- 3.3 The buildings materials were in good order with no loose or missing bits of roof material, the eaves are tight with no gaps or holes that would allow ingress into the building.
- 3.4 It is recommended that **no further surveys** are required at this time, although this can change if the works are not carried out in a timely manner and or the scope of works changes.
- 3.5 The building is a single storey bungalow which does not lend itself to the incorporation of bat roosting features such as integrated bat boxes.

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 and the garage building



Picture 3: Showing the garage building.



Picture 4: Showing the internal structure of the roof and the breather membrane.



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