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35 Gordon Road, Chandlers  
Ford, SO53 5AN

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Vesper Conservation & Ecology Limited

25/09/2024

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Preliminary Roost Assessment (PRA) bat survey:

**35 Gordon Road,**

**Chandlers Ford,**

**SO53 5AN**



Survey and report by: Vesper Conservation & Ecology Limited

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

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### Non-Technical Summary:

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site name and location            | 35 Gordon Road, Chandlers Ford, SO53 5AN<br>SU 43656 22279                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Scope of works                    | <b>PRA survey undertaken on 11th September 2024</b><br>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: <ul style="list-style-type: none"><li>• To create a two-storey rear extension.</li></ul>                                                                                                                                                                                                                                                                                                                                                         |
| Summary of Surveys and evaluation | <ul style="list-style-type: none"><li>• The roof has cement pan tiles there are no obvious gaps or holes and or gaps that would allow ingress into the building.</li><li>• There are a couple of gaps at the apex of both gables.</li><li>• There are droppings in the roof void DNA has shown them to be from Common Pipistrelle bats.</li><li>• The site has good connectivity to the wider landscape. The building is a bat roost at this time.</li></ul>                                                         |
| Recommendations                   | <ul style="list-style-type: none"><li>• <b>3 bat activity surveys are recommended</b> on this site at this time, these can only be undertaken between May and September in good weather with a minimum of 3 weeks between each survey</li><li>• Depending on the results of the BAS then a bat mitigation license may be required, depending on scope of works etc.</li><li>• From the BAS a mitigation plan will be drawn up so to inform the planning process and the application for a EPS bat license.</li></ul> |

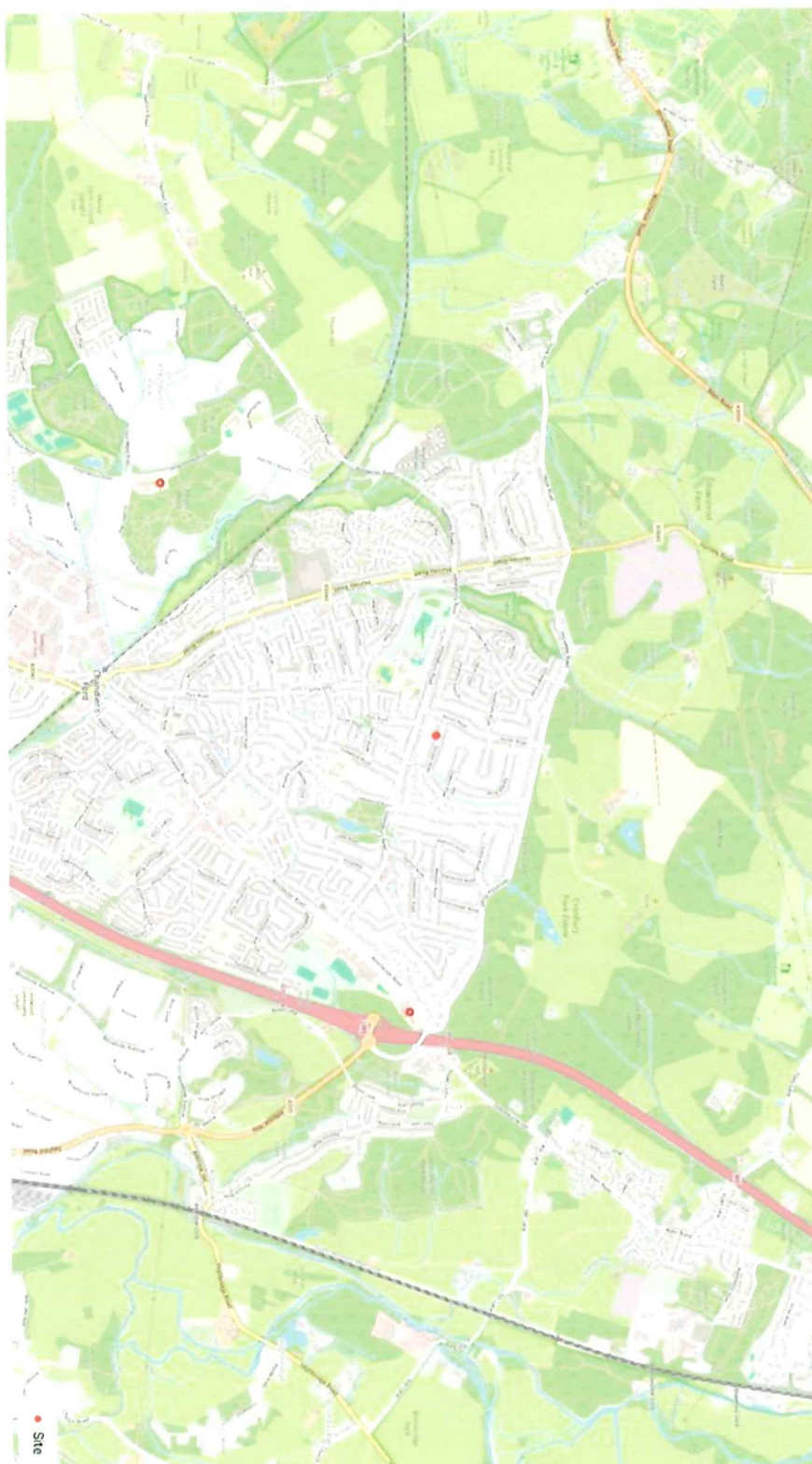
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## 1. Introduction

- 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 35 Gordon Road, Chandlers Ford, SO53 5AN, the national grid reference number is SU 43656 22279.
  - 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 1km of the site, that is Holcombe Mead LNR which is 500m to the northwest.
  - 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 (4<sup>th</sup> 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.<br><br>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.<br><br>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.<br><br>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.<br><br>The site is close to and connected to known roosts. |

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

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## **2. Field Survey**

### ***External Inspection: Bats (see pictures in appendix)***

- 2.1 An external inspection of 35 Gordon Road was undertaken on the 11th September 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, there is an attached car port area with corrugated plastic sheeting on the eastern elevation. There are new footings going in for a rear extension under permitted development.
- 2.3 The building's 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 with small air vents in, the eaves and soffits are tight with no obvious gaps or holes that would allow ingress into the building.
- 2.6 The tile verges are in good order with no missing pugging and no obvious gaps or holes that would allow ingress into the building.
- 2.7 The building has an exterior chimney, the chimney and the lead flashing around the top has a number of gaps that could allow ingress into the building.
- 2.8 The gable walls are covered with UPVC cladding which has gaps around the edges and at the apexes that could allow ingress into the building.
- 2.9 At the front there is a double width dormer window, which has a felt flat roof which is in good order, the dormer cheeks are covered in tight fitting hanging tiles with no obvious gaps or holes. There is a single width dormer on the rear

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elevation this has a felt roof which is in good order, the cheeks are covered in hanging tiles, there are gaps around the corner tiles that would allow ingress.

- 2.10 The external inspection shows that the house has a high potential for bats to be roosting within.

**Internal inspection (*see pictures in appendix*)**

- 2.11 The roof space covers the middle of the roof void as there are rooms built into the roof, there are eave areas as well.
- 2.12 The roof void above the rooms has insulation on the floor and is about 1.2m to the ridge access was moderate throughout as the water tank is difficult to get past and there are no crawl boards.
- 2.13 The tiles are backed with F1 bitumen felt, there are no obvious gaps or holes in the felt.
- 2.14 There is no light coming in from the eaves or anywhere else as the insulation is tucked right into the eaves.
- 2.15 There are bat droppings against the eastern gable wall and on the insulation below, there are a few droppings within the roof space beyond this area. DNA has shown them to be from Common Pipistrelle bats. (figure 1 & 2)
- 2.16 The eaves roof spaces have no obvious signs of bats within them, there are signs birds have been in the roof void.
- 2.17 The internal inspection shows that this building is a bat roosting.

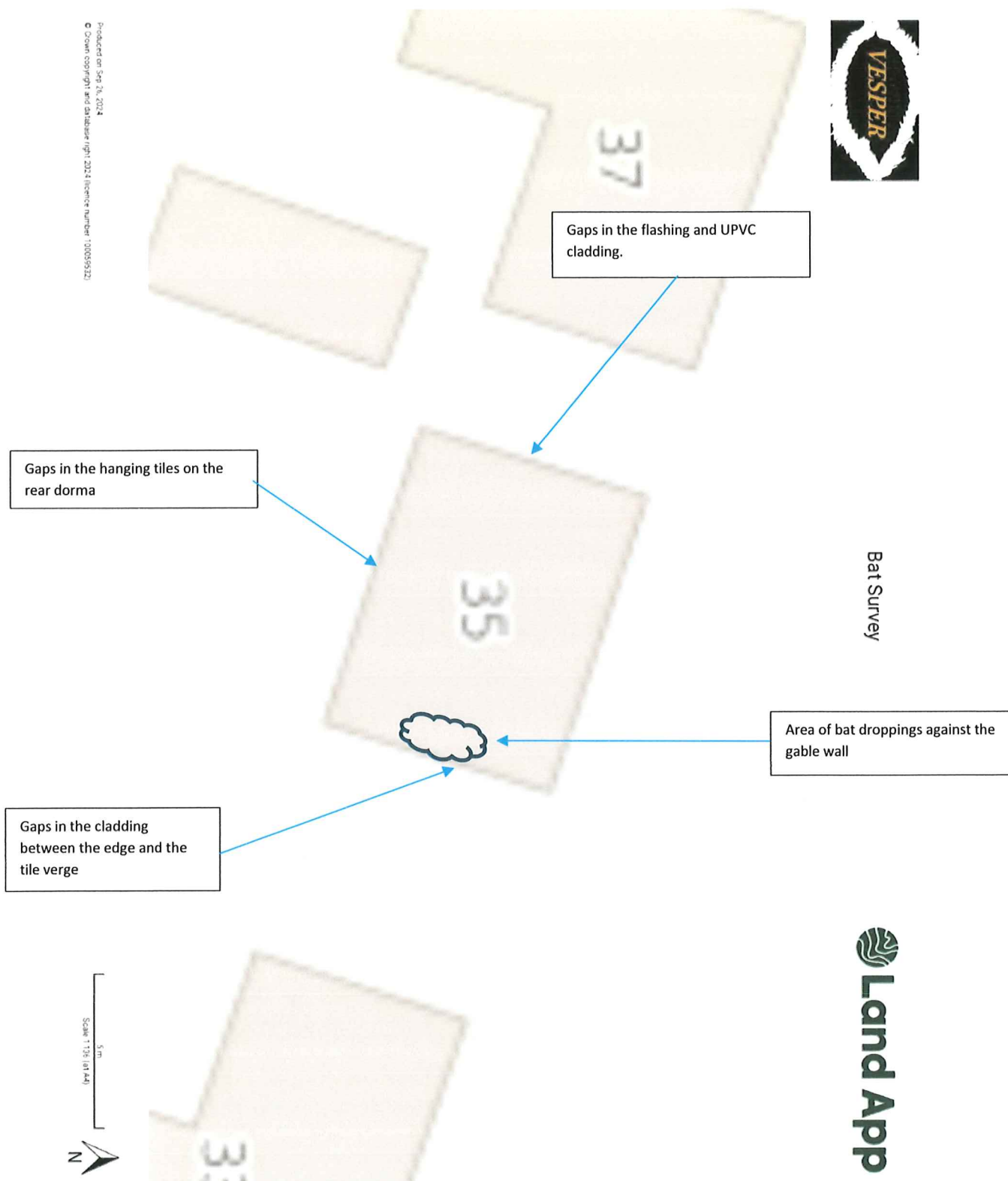


**Figure 1:** Showing PRA survey results

Order Number: 3003



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**Samples submitted**

| Sample Code | Multi-species? | Sample Type | Date Sample Found | Species Group | Site postcode/<br>post town<br>/grid ref | Site description /<br>comments<br>(Optional) | Suspected<br>identity of<br>species |
|-------------|----------------|-------------|-------------------|---------------|------------------------------------------|----------------------------------------------|-------------------------------------|
| SEL-3003-1  | No             | Faecal      | 11/09/2024        | C. Bats       | SO53 5AN                                 | 35 Gordon Road                               |                                     |

**Analysis Results**

| Sample Code | DNA<br>Extraction Code | Species Identified                                    | ID Method | Ct value | % match |
|-------------|------------------------|-------------------------------------------------------|-----------|----------|---------|
| SEL-3003-1  | EG-2024-1796           | Pipistrellus pipistrellus<br>(Common pipistrelle bat) | qPCR      | 24       |         |

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**Figure 2:** Showing DNA results

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### 3 Survey conclusion:

- 3.1 The preliminary survey carried out on 11th September 2024 by Vesper Conservation & Ecology Limited showed that the 35 Gordon Road is a bat roost at this time.
- 3.2 There are records of bats in the area and there have only been 3 granted bat mitigation licenses within 2km of the site for species such as Common and Soprano pipistrelles and Brown long eared bats.
- 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 **3 bat activity surveys are undertaken** to ascertain the type and size of roost within the building as set down in the Bat Conservations 'Bats Surveys for Professional Ecologists: Good Practice Guidelines'.
- 3.5 This building would require **2 surveyors** to cover all of the angles around the building. From these survey results a mitigation plan can be drawn up to inform planning and if a Protected species license is needed. The surveyors should be equipped with Full Spectrum bat detectors and Night Vision Aids and appropriate lighting. (figure 3)
- 3.6 If a Protected species license is required, an application to natural England would be needed and these take a minimum of 30 working days to be granted but often longer in the busy times. This can only be applied for once you have your planning permission granted.

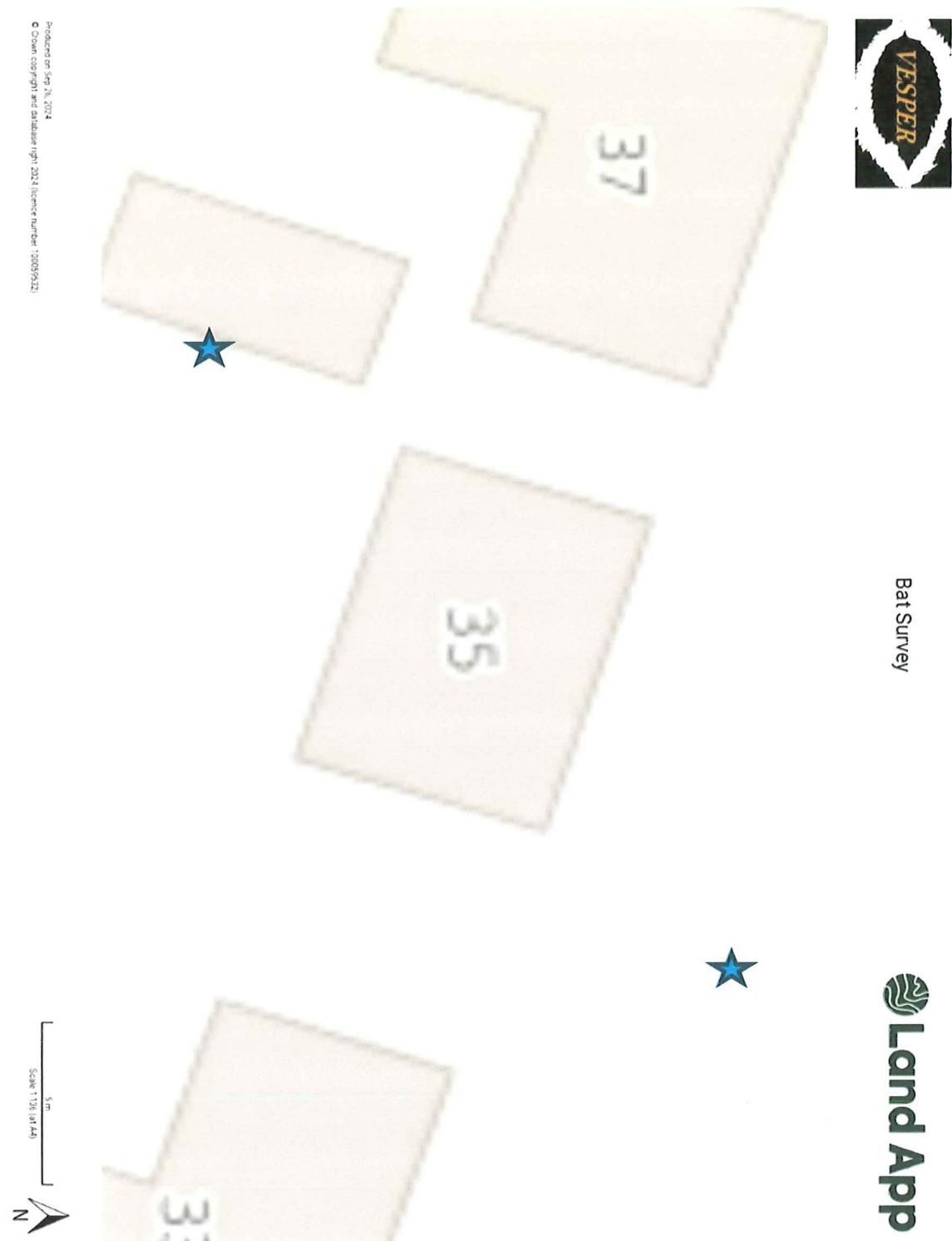


**Figure 3:** Recommended area where bat surveyors would need to be

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## 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:

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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.



**Picture 3:** Showing the gaps around the UPVC cladding and the lead flashing.



**Picture 4:** Showing the bat droppings at the eastern gable.



**Picture 5:** Showing the internal structure of the building and the thick layer of insulation.