



enims

Project

2 Western Road, West End, SO30 3EL
Preliminary Roost Assessment

Project No

EC2174

Client

Linkert Homes

Date

July 2024



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Report consultants

Preliminary Bat survey:

Fraser Gurney

Final Version completed by:

Jay Yates

Technical check completed by:

Pete Satchell

Project Manager Disclosure:

The advice which we have prepared and provided is true to the best of our knowledge and utilises information available at the time. The advice has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

Quality check completed by:

Helen Satchell

Date

July 2024

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Summary

enims Ltd. have been commissioned to conduct a Preliminary Roost Assessment (PRA) of a bungalow (B1) and associated garage (B2), located at 2 Western Road, West End, SO30 3EL (UK Grid Ref: SU 47193 14191). The predominant aim of the preliminary assessment was to establish whether the buildings at site had the potential to support roosting bats.

The proposed details of the potential development are currently unknown at the time of writing; however, it is understood that this assessment will be used to support a planning application for the site.

A site survey was undertaken on the 20th of June 2024, which included a search made for direct evidence of bat activity. The internal space of B1 could not be accessed during the site visit due to client access limitations at the time of the survey.

B1 was a residential detached bungalow constructed from a combination of rendered and unrendered brick, with wooden soffit and fascia, plastic fascia, plastic guttering, metal window and door frames. The roof of B1 is pitched and covered with clay roof tiles, solar panels and has a brick chimney with lead flashing.

Potential roosting features (PRF) for bats were present on B1 as gaps under roof tiles and external soffit and fascia. Two bat droppings were identified below a PRF of a hole in the soffit on the southern aspect of B1. The gaps under roof tiles have potential to allow bat access into a possible internal roof void. It is concluded that B1 has **high potential** to support roosting bats as bat roosting features are present, evidence of bat habitation was identified in the form of droppings, there is good surrounding foraging habitat, and any internal roof space has the precautionary potential to support a number of bats.

B2 was a garage associated with the main building, constructed from wooden panels, with plastic window frames on the eastern aspect, a wooden soffit and pitched roof covered with clay tiles. The internal space of B2 is one open room with exposed wooden framing. PRF's were only present underneath gaps in the roof tiles and between the roof lining and roof tiles. It is concluded that B2 has **low potential** to support roosting bats due to the internal space being well lit and only a limited number of small spaced PRF's being identified, and no evidence of bat habitation was identified.

The trees present onsite on the southern border have potential to support roosting bats through features such as knotholes and may provide bat commuting routes to the adjacent Telegraph Wood. The trees onsite should be retained and protected where possible. If the trees are to be impacted by any works, including any management works, such as crown lifting for access, then individual tree assessments for potential roost features would be required with the potential for further survey needed.

Further Survey Effort/Ecology Requirements

Further surveys are recommended in order to confirm the presence or likely absence of bats on site.

For B1 this should comprise three dusk emergence survey visits between May and September inclusive, with only one visit in September.

For B2 this should comprise one dusk emergence survey visit between May and August inclusive. Should roosting behaviour by bats be observed in B2, then additional survey visits would be required.

1 Introduction

1.1 Background to Commission

enims Ltd was commissioned by Linkert Homes in June 2024 to undertake a Preliminary Roost Assessment (PRA) at 2 Western Road, West End, SO30 3EL. This is in order to support a future planning application of the site.

As all native bat species are material planning considerations, which must be accounted for before a planning decision is made, it is important to establish their presence or likely absence prior to the removal of any buildings which may potentially act as roosts. For this reason external and internal inspections were required in order to determine whether the buildings had potential to support roosting bats.

1.2 Site Description

The site at 2 Western Road is an approximately 0.1Ha residential property located in West End, Hampshire, SO30 3EL (UK Grid Ref: SU 47193 14191). The property consists of a residential bungalow with associated garage, driveway and garden. The site is surrounded by residential properties, vegetated gardens and street roads to the north, east and west of site and a woodland named "Telegraph Woods" is noted to the south of site. The site falls within the administrative authority of Eastleigh Borough Council. Plans of the application site can be seen in Figures 1 and 2, Appendix A.

1.3 Project Overview

The proposed details of the work are currently unknown at the time of writing; however, it is understood that the assessment will be to support for a planning application for the site, and as such all structures and habitats at the site could be affected by any works.

1.4 Legislation

All native bat species are fully protected, due to the protection afforded by Section 9 of the Wildlife and Countryside Act 1981 (as amended), through the species' inclusion under Schedule 5.

All native bat species are also defined as European Protected Species (EPS), through their inclusion within Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) / Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (commonly referred to as the Habitats Regulations); the UK implementation of the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In brief, these legislative instruments make it an offence to deliberately or recklessly capture, injure, or kill any bat. Roosts are also protected from damage or destruction, and it is an offence to deliberately disturb a bat, whether roosting or otherwise.

In addition, the following native bats are identified as Species of Principal Importance in England, under Section 41 of the Natural Environment and Rural Communities Act 2006:

- Barbastelle Bat - *Barbastella barbastellus*
- Bechstein's Bat - *Myotis bechsteinii*
- Noctule - *Nyctalus noctula*
- Soprano Pipistrelle - *Pipistrellus pygmaeus*
- Brown Long-eared Bat - *Plecotus auritus*
- Greater Horseshoe Bat - *Rhinolophus ferrumequinum*
- Lesser Horseshoe Bat - *Rhinolophus hipposideros*

1.5 Local Policy

The National Planning Policy Framework (DfCLG, 2021) requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when making planning decisions. Paragraph 174 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils”.

Paragraph 180 sets out the principles that local planning authorities should apply when determining planning application and states that:

“Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”.

2 Methodology

2.1 Desk Study

Records of bat species within the site, and up to 2km from the site boundary were obtained from the National Biodiversity Atlas website (<https://records.nbnatlas.org>). Records of granted Natural England species licences from within 2km of the application site were also searched for using the MAGIC website.

Given the small-scale and localised nature of any proposed works at the small residential property, the web-based data resources and search areas set out above are considered appropriate for this initial assessment (CIEEM 2018).

Scientific names are given following the species first mention. Thereafter, only common names are used.

2.2 Site Survey

The inspections aim was to collate evidence, to determine whether the building(s) had the potential to support bat roosts, or showed direct indications of current/previous use by roosting bats. All surveys were carried out in strict accordance with the Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023).

During the survey, a search was made for direct evidence of bat activity, such as corpses, droppings, urine stains and scratch marks. Potential access points, particularly those free of cobwebs and other obstructions, were also recorded, irrespective of whether there was direct evidence of use in the vicinity. Equipment included high-powered torches and binoculars.

The daytime inspection was conducted on the 20th of June 2024. The weather conditions during the survey visit were sunny with temperatures of 20°C.

2.3 Impact Assessment

When assigning a level of bat roosting potential (negligible, low, moderate or high) to a feature, the descriptions in Table 1 were considered.

Table 1. Criteria for the potential of features and habitats to support roosting and foraging/commuting bats (Collins 2023).

Suitability	Description of roosting habitat	Commuting or foraging habitat
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e 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 year (i.e 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 of more potential roost sites that could be used by individual bats opportunistically at any time of the year. However,	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, i.e., not very well

Suitability	Description of roosting habitat	Commuting or foraging habitat
	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.e., unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could still be used by individual hibernating bats).	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 situation) or 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 or 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.
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 a 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.

In instances where a building or feature is assessed as having low, moderate or high potential to support roosting bats, further survey is required to confirm the presence or likely absence of roosting bats. A subsequent full impact assessment can then be undertaken. If the PRA itself confirms the presence of roosting bats, further survey is still required, in order to understand the characteristics of the roost, and therefore accurately complete an impact assessment.

2.4 Personnel

The site survey was undertaken by Fraser Gurney, a Consultant Ecologist within enims Ltd. Fraser is experienced in undertaking habitat assessments, bat ecology and field survey techniques and has assisted on ecological supervision of works under bat mitigation licences.

3 Survey Results

3.1 Desk Study

NBN Atlas revealed records of common pipistrelle (*Pipistrellus pipistrellus*) and noctule bat (*Nyctalus noctule*) within 2km of the site.

MAGIC Maps returned four records of a European Protected Species Mitigation Licence (EPSML) for bats within 2km of the site, for brown long-eared bat (*Plecotus auratus*), common pipistrelle, serotine (*Eptesicus serotinus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). Details for EPSML are as follows.

- 2016-22944-EPS-MIT– granted 0.4km northeast of the site for destruction of a non-breeding brown long-eared bat and common pipistrelle resting place from 2016-2026.
- 2019-42509-EPS-MIT - granted 0.9km north of the site for destruction of a non-breeding common pipistrelle and serotine resting place from 2019-2029.
- 2016-22386-EPS-MIT– granted 1.6km northeast of the site for destruction of a non-breeding brown long-eared bat, common pipistrelle and soprano pipistrelle resting place from 2016-2020.
- EPSM2013-5805 – granted 1.6km southeast of the site for destruction of a non-breeding common pipistrelle resting place from 2013-2015.

3.2 Site Survey

3.2.1 Main Building (B1)

B1 was a residential detached bungalow constructed from a combination of rendered and unrendered brick, with painted wooden soffit and fascia, plastic fascia, plastic guttering, and metal window and door frames (App. B Photo 1-3). The roof of B1 is pitched and covered with clay roof tiles, solar panels and has a brick chimney with lead flashing. A small flat asphalt section of the roof was noted on the south aspect of B1.

The internal space of B1 was not able to be accessed due to client access restrictions at the time of the survey.

Potential roosting features (PRF) for bats were present on B1 as gaps under roof tiles and gaps and holes in the external soffit and fascia (App. B Photo 4-7). Two bat droppings were identified below a PRF of a hole in the soffit on the southern aspect of B1 (App. B Photo 8). The gaps under roof tiles have potential to allow bat access into the internal roof void. Access to the internal space to confirm the presence of an internal roof void was not possible, a precautionary view is that a roof void is likely to be present and has potential to support a number of bats.

The deciduous woodland of Telegraph Woods adjacent to the south of site, is likely to provide good foraging habitat for bats and its proximity to B1 increases the likelihood of bats roosting at site.

It is concluded that B1 has high potential to support roosting bats as bat roosting features are present, evidence of bat habitation was identified, there is good surrounding foraging habitat, and any internal roof space has the precautionary potential to support a number of bats.

High potential for roosting bats.

3.2.2 Garage (B2)

B2 was a garage associated with the main building, constructed from wooden panels, with plastic window frames on the east aspect, a wooden soffit and pitched roof covered with clay tiles (App. B Photo 9-11). The internal space of B2 is one open room with exposed wooden framing (App. B Photo 12).

PRF's were only present underneath gaps in the roof tiles and between the roof lining and roof tiles, as the internal space of B2 was well lit from the windows on the eastern aspect. Interior holes in the roof lining were identified to allow access from roof into interior (App. B Photo 13). The northern aspect of B2 could not be inspected as it adjoined to the fence line of a neighbouring property.

No evidence of bat habitation was found in the external or internal features. It is concluded that B2 has low potential to support roosting bats with a limited number of small spaces PRF's identified that could only support a small number of bats.

Low potential for roosting bats.

3.2.3 Trees

PRF's were identified within the trees onsite within the vegetated gardens of B1. PRF's of knotholes were identified within the semi-mature sweet chestnuts (*Castanea sativa*) onsite on the southern boundary (App. B Photo 14-16).

4 Impact Assessment and Recommendations

4.1 Discussion

A number of potential roosting features were noted on the exterior of B1 and there was potential for access into the roof space via gaps in the roof tiles. Evidence of bat presence (droppings) was identified underneath a PRF within the soffit on the south aspect of B1. The internal space could not be accessed on the site visit and so a precautionary view is taken that an internal roof void with potential to support a number of bats is present. It is concluded that B1 has high potential to support roosting bats.

It is concluded that B2 has low potential to support roosting bats due to the internal space being well lit and only a limited number of small spaces PRF's being identified, and no evidence of bat habitation identified.

PRF's of knotholes were identified within the semi-mature sweet chestnuts on site on the southern boundary and is concluded that these trees have potential for roosting bats.

4.2 Potential Impacts of Proposed Works

The proposed details of the work are currently unknown at the time of writing; however, it is understood that this assessment will be used to support for a planning application for the site, and as such all structures and habitats at the site could be affected by the works.

Should bats be present at the time and dependent on the scope of the works, bats could be disturbed, killed or injured and their roost destroyed. As European and nationally protected species, bats are fully protected from such negative impacts.

Removal of the trees at site could lead to physical fragmentation of commuting routes associated with the adjacent Telegraph Wood. In addition, there is potential for roosting, foraging and commuting bats to be disturbed by increased lighting associated with the works, including external post work lighting.

4.3 Further Survey

If the proposed works will result in any disturbance to the structures on site, then further survey is required. Further survey of B1 and B2 would be required to determine the presence or likely absence of bats due to the high and low potential for adverse impacts on bats as a result of any works. Further survey would consist of three (for B1) and one (for B2) dusk emergence surveys which must be conducted May through September, with only one visit in September.

Should evidence of roosting behaviour be observed during the survey visit for Low potential buildings, then a further survey visit would be required before the end of September and be reasonably spaced apart. This would be necessary to support an application for a bat licence from Natural England, which would be required before works could be undertaken.

4.4 Mitigation

The trees present onsite on the southern border have potential to support roosting bats through features such as knotholes and may provide bat commuting routes to the adjacent Telegraph Wood. The trees onsite should be retained and protected where possible. If the trees are to be impacted by the development, including any management works to facilitate the development, such as crown lifting for access, then individual tree assessments for potential roost features would be required with the potential for further survey needed.

Following the further survey work, appropriate mitigation measures for bats will be set out in the accompanying bat roost survey report.

4.5 Ecological Enhancements

Suitable enhancements for bats and the site should be set out in the bat roost survey report upon further survey and when more details of the works are known..

4.6 Data Constraints

The data is valid for 12 months onwards from the date of the site visit, due to the mobile nature of bats.

The internal space of B1 was not able to be accessed due to client access restrictions at the time of the survey. Due to the evidence of potential bat habitation found at site on the external features of B1, further survey was needed. Further survey will determine the presence or likely absence of bats at B1 and therefore this is not considered a serious limitation of the study.

The exterior northern aspect of B2 was not inspected due to being against the fence line if the neighbouring property. This is not considered a serious limitation as the entirety of B2 was visible from the internal space, where any access points would have been seen.

5 Conclusion

The buildings surveyed was concluded to have high (B1) and low (B2) potential to support roosting bats, with bat droppings identified beneath a PRF in the soffit of the southern aspect of B1.

Any proposed works impacting the structures on site has the potential to negatively impact upon roosting bats and their roosts, which would be an offence under national and European legislation.

In line with current best practice guidelines, further survey is recommended. For B1 this should comprise three dusk emergence survey visits between May and September inclusive, with only one visit in September. For B2 this should comprise one dusk emergence survey visit between May and August inclusive. Should roosting behaviour by bats be observed in B2, then additional survey visits would be required.

The trees present onsite on the southern border have potential to support roosting bats through features such as knotholes and may provide bat commuting routes to the adjacent Telegraph Wood. The trees onsite should be retained and protected where possible. If the trees are to be impacted by any works, including any management works, such as crown lifting for access, then individual tree assessments for potential roost features would be required with the potential for further survey needed.

Appropriate mitigation and ecological enhancement measures should be recommended following the results of the further roost survey work.

6 References

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th ed.). Bat Conservation Trust, London.

Multi-Agency Geographic Information for the Countryside. www.magic.gov.uk. Accessed 09/07/2024.

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Appendix A: Site Plans



Figure 1. Location of application site and surrounding landscape



Figure 2. Location of application site - near view showing location of B1, B2 and trees with bat potential. QGIS 2024.

Appendix B: Site Photographs



Photograph 1. B1 south aspect



Photograph 2. B1 west aspect



Photograph 3. B1 east aspect



Photograph 4. B1 - hole in fascia north aspect



Photograph 5. B1 - fascia gap west aspect



Photograph 6. B1 – soffit hole south aspect



Photograph 7. B1 – south aspect soffit hole
(bat droppings below)



Photograph 8. B1 – Bat droppings below soffit
hole in photo 7.



Photograph 9. B2 south aspect



Photograph 10. B2 east aspect



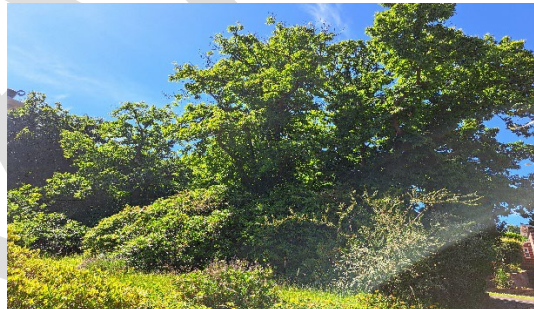
Photograph 11. B2 west aspect



Photograph 12. B2 internal space



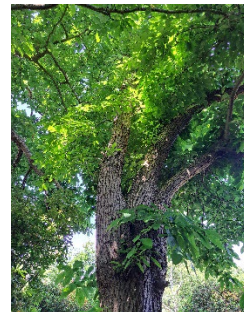
Photograph 13. Holes in roof lining of B2



Photograph 14. Trees on southern site boundary



Photograph 15. Potential roost feature
knothole in tree onsite.



Photograph 165. Potential roost feature
knothole in tree onsite.