

22 TREVOSE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 3EA

BAT SURVEY & MITIGATION REPORT

FEBRUARY 2025

22 TREVOSE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 3EA BAT SURVEY & MITIGATION

1.0 INTRODUCTION

Background

Aluco Ecology Ltd was commissioned to carry out a Preliminary Roost Assessment / Bat Survey of the property 22 Trevoe Crescent, Chandler's Ford, Eastleigh, SO53 3EA, Grid Reference SU436200 / SU4363120014 by the Property Owner working. A bat survey is an investigation of a site for bat use, the presence or potential for bat roosts and any impacts to use from a proposed development.

In summary, survey to date indicate the building has 'Negligible potential' for bats, with no predicted impacts to bats in relation to the proposed scheme based on the survey to date.

The scheme offers opportunity for Biodiversity Net Gain / enhancement for bats and nesting birds and these will be provided.

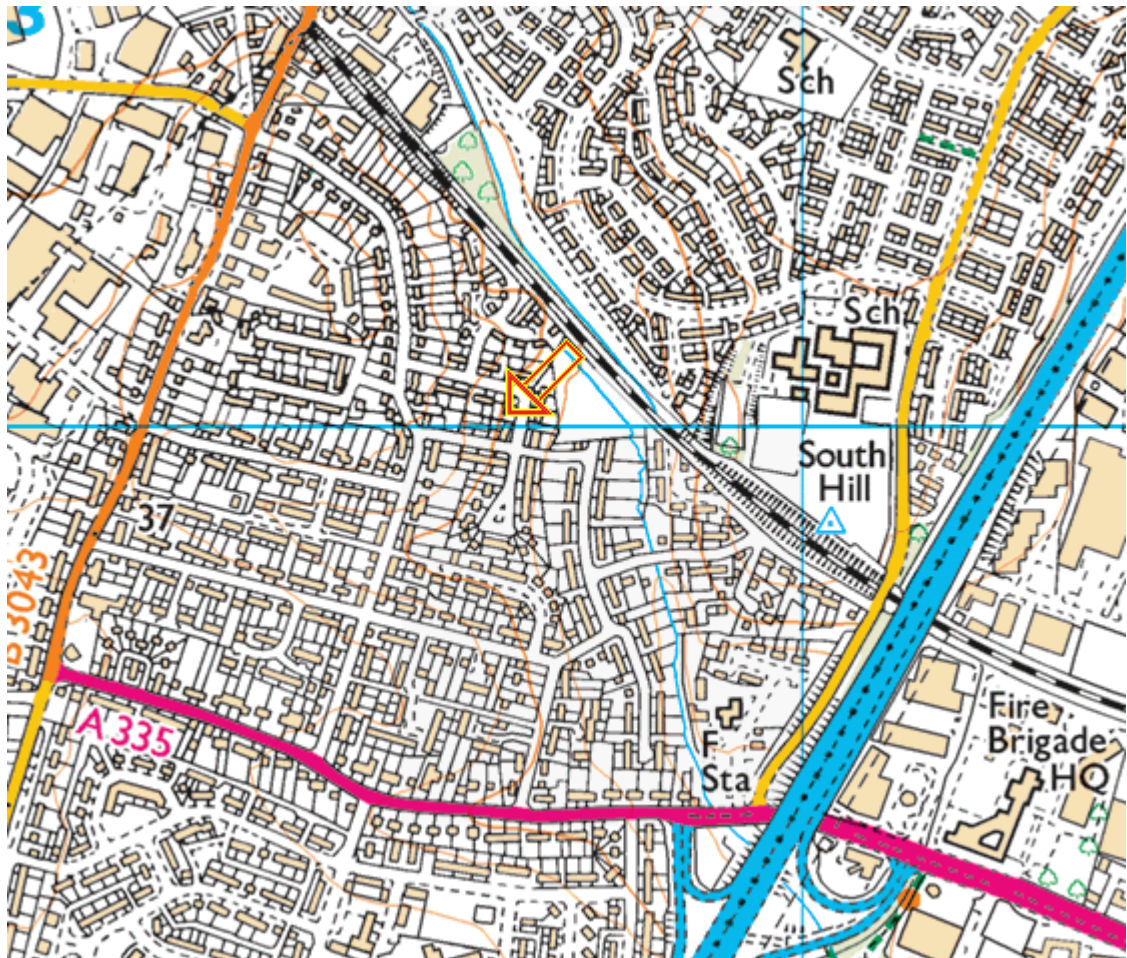
Legislation and Policy

All native species of bat and their roosts are afforded full legal protection in the UK. As such the outcomes of this Assessment will be tested against relevant legislation and policy; namely the Conservation of Habitats & Species Regulations 2017 (as amended) in relation to European protected species (Bats), Wildlife & Countryside Act 1981 (as amended) and Countryside & Rights of Way Act (CROW) 2000.

Consideration should also be given to Environment Act 2021. A core element of this is Biodiversity Net gain through planned development. Local Planning Authorities are beginning to adopt the principals of demonstrated 'net gain' in all planning decisions.

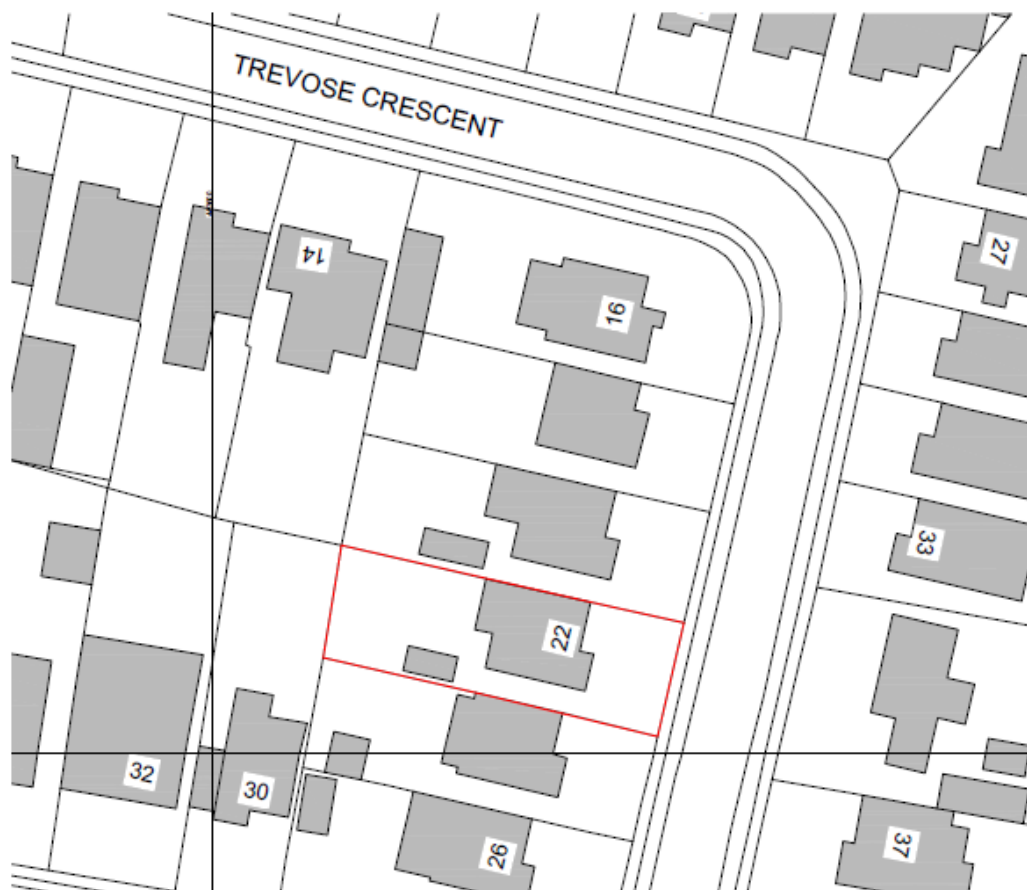
Outline of the Scheme and Site Location

The proposals aim to modify and extend existing bungalow roof and well as other internal modifications. (see **Figures 1-5**).



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Figure 1a Location Plan



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Site Plan @ 1:500



Figure 1b Location Site Plan



Ground Floor Plan

PLANNING EXISTING FLOOR PLANS



DATE	2025
PROJECT	TREVOSE CRESENT
CLIENT	JMArchitecture
DESIGNER	JMArchitecture
DATE	2025
BY	JMArchitecture
FOR	JMArchitecture
BY	JMArchitecture
FOR	JMArchitecture

Figure 2 Existing / proposed Site Plan Elevations



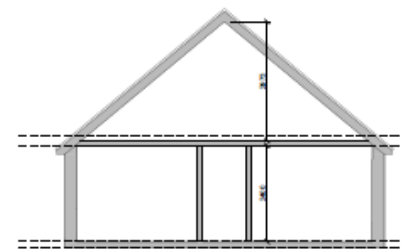
Front Elevation



Side Elevation



Rear Elevation



Section

PLANNING EXISTING ELEVATIONS

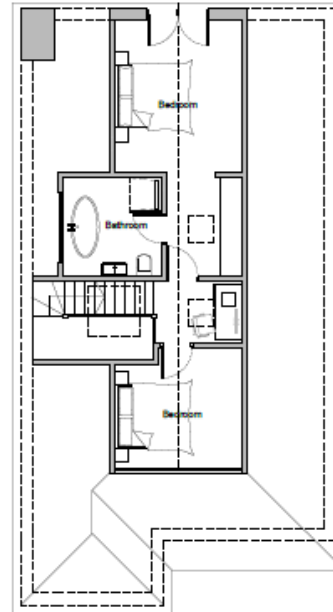


DATE		REV
JWA rchitecture 1000 West 10th Street, Suite 100 Portland, Oregon 97204		
PROJECT	22 Trevoise Crescent, Clonmel, Ireland	
DATE	14/11/2024	
BY	JWA	
DATE	14/11/2024	14/11/2024

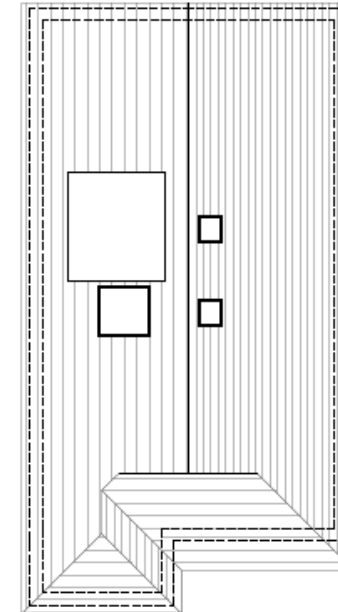
Figure 3 Proposed Site Plans / elevations



Ground Floor Plan



First Floor Plan



Roof Plan

PLANNING PROPOSED FLOOR PLANS



name				date	
 11400 West 10th Avenue Suite 1000 Denver, CO 80202 303.755.1000 jma@jmaarch.com					
subject	Re: [Name/Company] Question For				
date	[Date/Time]				
copy	[Project Name]				
cc	to: [Name]	cc: [Name]	cc: [Name]	cc: [Name]	cc: [Name]

Figure 4a Proposed Site Plans / elevations

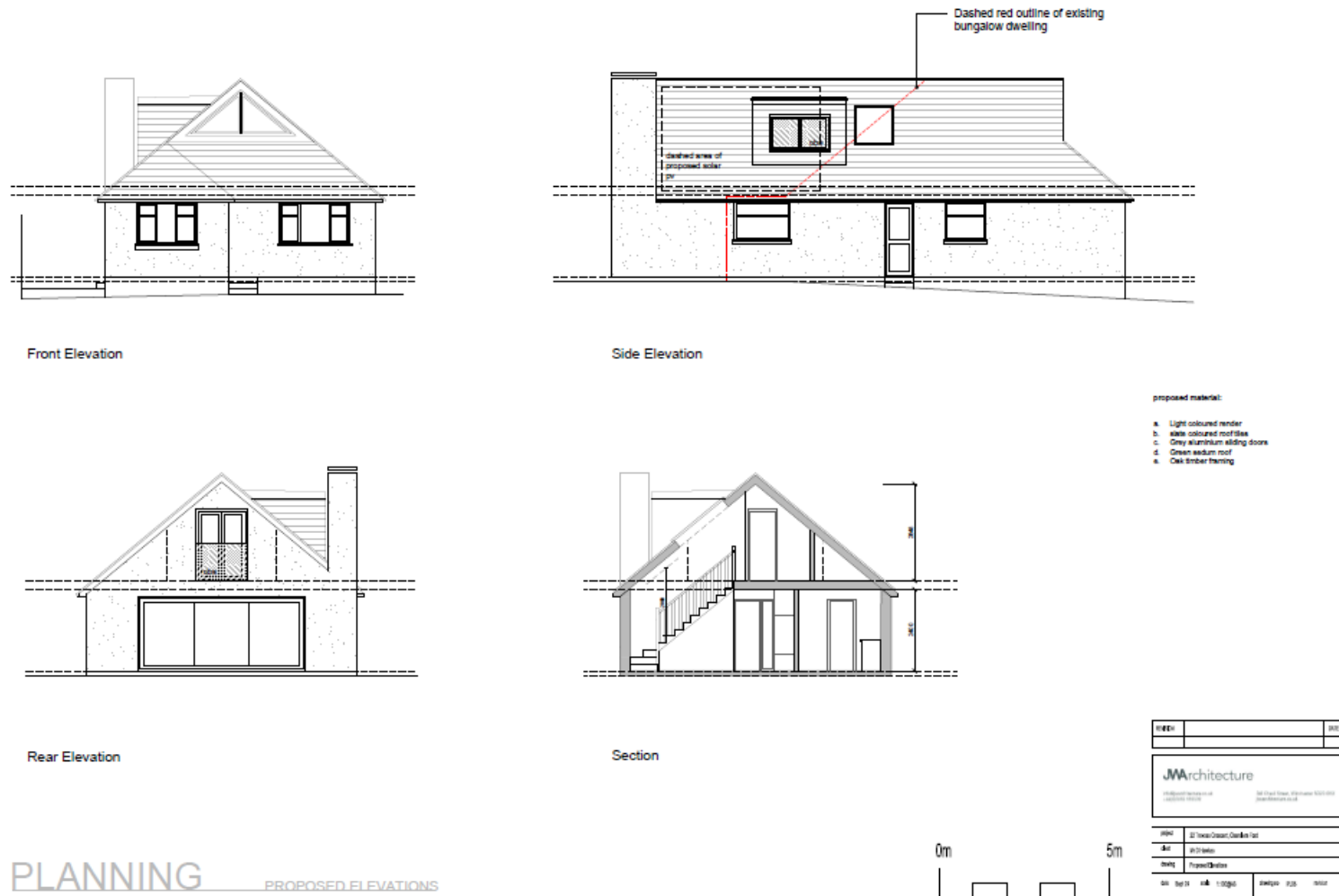


Figure 4b Proposed Site Plans / elevations

2.0 SURVEY METHODOLOGY

The aim of this Bat Survey is to evaluate the potential suitability of the proposed development site in relation to bat use and bat roosts using the Bat Survey Guidelines (Bat Conservation Trust, Collins ed. 2023), which provide guidance on assessing and evaluating development sites and features for bat roost potential. The potential for structures to support roosting or breeding bats is evaluated under the protocol for the visual internal and external inspection (with the categories; Negligible, Low, Moderate, High or Confirmed Roost).

Survey to assess the site for bats and bat roosts was carried out on the 29th January 2025. This involved a survey for any roosting bats or signs that could indicate the use of the building by bats and for potential roost sites and roost access points. Anthony Blunden MCIEEM CEnv (Natural England Licence number 2015-10884-CLS-CLS), principal ecologist of Aluco Ecology with over fifteen years of survey experience, conducted the survey and reporting. As no evidence of roosting bats was recorded, and no potential for roosting was observed, further emergence survey was not considered necessary.

3.0 SURVEY RESULTS

Data search

Information from local European Protected Species (EPS) bat licence applications for nearby buildings indicated there has been 5 bat mitigation licenses granted within 2km of the site. These are in Chandlers Ford with Two sites c925m south with non-breeding roosts of Common Pipistrelle. 1235m North with non-breeding roosts of Common and Soprano Pipistrelle, Serotine and Brown long Eared. 1740m North with non-breeding roosts of Soprano Pipistrelle. 1980m east in Eastleigh with non-breeding roosts of Common Pipistrelle

Daytime Inspection Results

22 Trevoe Crescent is a private detached dwelling located on the west side of the Crescent surrounded by gardens. See **Photos 1 to 4** of the site.

The design and age of the building generally lacks suitable roosting opportunities within with roof the concrete interlocking tile structure and well-sealed soffit and gables. The engineered tiles type used prevents bat access unless damaged. There was no evidence of use within the roof void and very limited crevice opportunity in relation to the construction design. These were inspected in detail from and found to have existing cobwebs indicated not recent other than by the spider. No droppings were recorded internally or externally.

All the surfaces externally and within the void/s were carefully inspected for the presence of bats and droppings. Droppings are often found within voids when the roof

structure is used for roosting. The void/s were generally cobwebbed in upper roof area and little crevice potential due to the materials and construction methods.



Photo 1/2 22 Trevoze Crescent (east and west aspect)



Photo 3/4 22 Trevoise Crescent, (east and west aspect)roof detail



Photo 5/6 22 Trevoe Crescent Tile and soffit gaps generally very small.



Photo 7/8 22 Trevoise Crescent– east aspect -.. No droppings or evidence of use internally or externally.



Photo 9/10 Internal roof area of roof void. No. Dropping evidence recorded



Photo 11/12 Internal area roof areas fully inspected. No Dropping or other evidence of bat use recorded.

4.0 INTERPRETATION, EVALUATION AND MITIGATION

Bat Roost Potential

The building was evaluated using the Potential Suitability of Proposed Development Sites for Bats (including Buildings & Trees) methodology as per the Bat Survey Guidelines (Bat Conservation Trust, Collins ed. 2023),

Given the findings from the survey to date, survey of the house has not recorded any evidence of use.

- No evidence of use internally or externally, including No evidence of use of the roof void of the house.

The building was evaluated using the Potential Suitability of Proposed Development Sites for Bats (including Buildings & Trees) methodology. The elements of the site subject to impacts from the proposals was evaluated to date as having ‘negligible’ potential suitability for bats, with no evidence of bat use to date. Given the scheme design and potential impacts.

Given the scheme design and potential impacts, no further survey is considered to be required at this time. The survey was carried out during a window of time in January 2025 and therefore the survey has provided a window of time of the sites use. Since bats regularly move between different roost sites, particularly to satisfy their varying requirements at different times of the year and weather conditions.

External building dropping evidence can be washed and blown away during the late autumn winter period, but can remain form long periods Spring – Autumn in sheltered and internal areas. Due to these survey limitations an assessment using professional judgement has been used to interpret the findings with a precautionary approach to the assessment of the bat population utilising the building and to carrying out the proposed work. Timing a survey to co-inside with the bats presence in the building is not always possible or practical.

Due to these survey limitations an assessment using professional judgement has been used to interpret the findings with a precautionary approach to the assessment of the building and to carrying out the proposed work. Timing a survey to co-inside with the peak bats presence in the building is not always possible or practical.

It is recommended that, subject to planning permission, work should proceed with care as it is rarely the case that the presence of bats can be ruled out entirely. If any evidence of bats is found prior to or during then all work must stop immediately. It is a legal requirement that Natural England is contacted for further advice.

Other Protected Species

Mitigation measures for birds include carrying out works on the building and nearby vegetation at an appropriate time of year, usually considered to be September-February, or with checking to ensure no nesting birds will be impacted. No other protected species or habitats are predicted to be subject to an impact as a result of the replacement building on this site.

4.0 Additional Mitigation and Enhancement for Biodiversity Gain

It is recommended that bat roosting and bird nesting opportunities can be incorporated into the scheme for biodiversity enhancement in consideration of the Environment Act 2021. A core element of this is biodiversity net gain through planned development. Local Planning Authorities are beginning to adopt the principals of demonstrated ‘net gain’ in all planning decisions.

Given the occurrence of bats such as Pipistrelle Roosts local to the areas and nesting birds, this will provide additional roost and nesting potential within the zone of influence of the project.

Summary of the mitigation strategy

In order to minimise impact on local bat populations and bat roosting opportunities, the following measures are proposed to be implemented:

- Prior to starting works all contractors will be briefed by the bat worker to ensure that they are aware of the presence of bats, their legal protection and procedures should a bat be found at any stage of the building work, all building workers must be made aware that there is a bat roost and informed that bats may be present. See <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Prior to starting works a Pre-works inspection survey will be undertaken Any significant change will require reassessment of the methodology.
- 1 x 2fr concealed Roost units will be built into the new gable wall (see **Figure 7**). A Woodcrete type (a long-lasting maintenance free material) bird nest box high >3m in adjacent tree or northern wall on the site. The enhancements within this report may be subject to a planning condition.
- All roost sites should not be illuminated by any site lighting during construction and operation. Please refer to Institution of Lighting Professionals, Guidance GN08/23 Bats and artificial lighting in the UK for further information. Luminaires be low level and directional to light essential walkways and doorways etc only and should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to Bats

Mitigation and Enhancement.

Roosts opportunity incorporated into the scheme. 2fr roost unit inbuilt into the new wall and woodstone bird nest box in the garden see **Figure 5)**

Figure 5a Woodcrete type bird nest box	 Vivara Pro Seville 32mm WoodStone Nest Box
Schwegler Bat Roost Unit 2FR Dimensions: height 47.5 x width 20 x depth 12.5 cm, Entrance: width 15 x height 2 cm, Weight: ca. 9,8 kg	

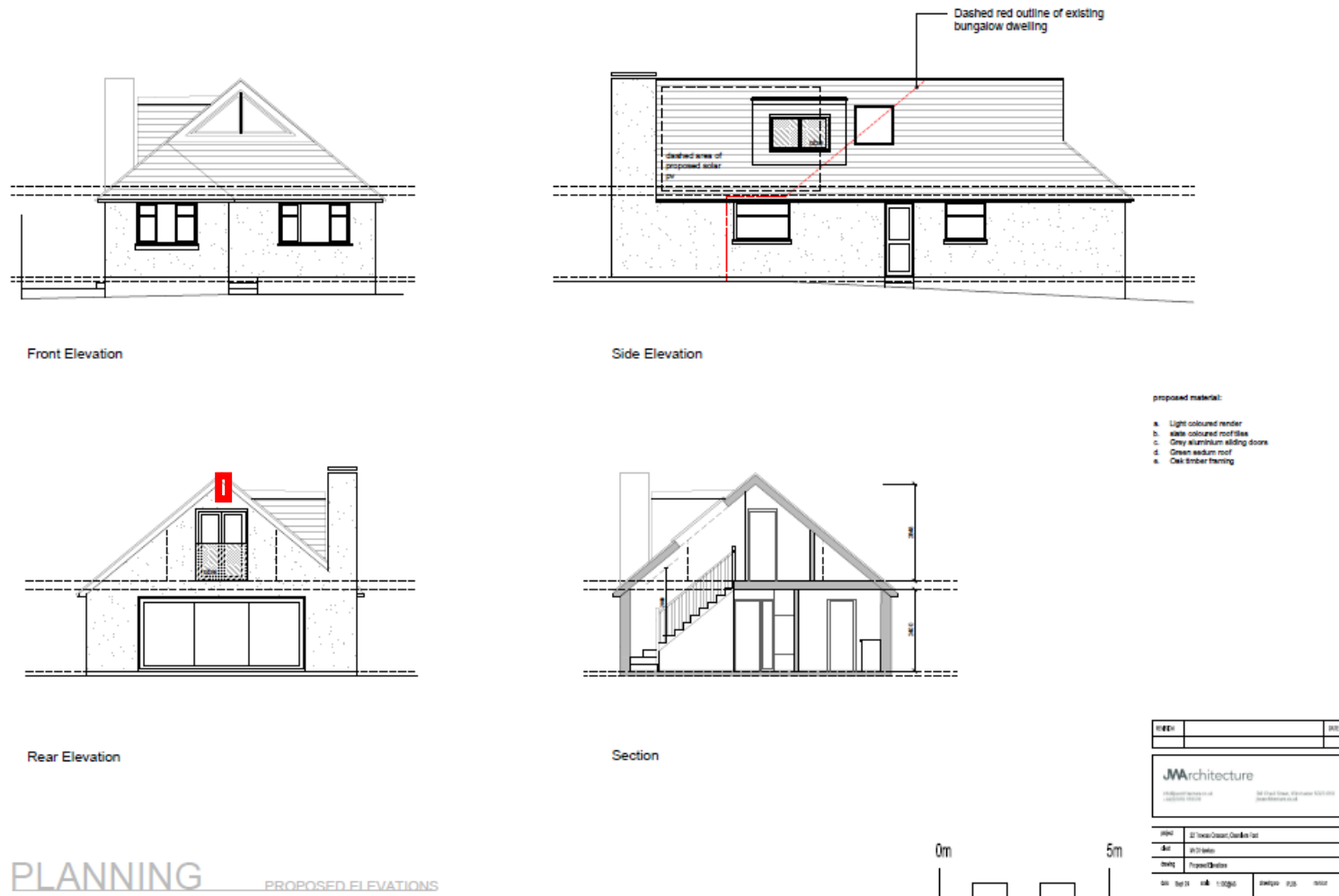


Figure 5b Mitigation / enhancement **1** 2fr Roost Unit (hidden under render)

REFERENCES

Bat Conservation Trust (BCT) (2016) Bat Surveys Good Practice Guidelines

BCT & ILP (2023) Guidance Note GN08/23 Bats and Artificial Lighting in the UK, Bats and the Built Environment Series

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

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.

Report Author

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Aluco Ecology Ltd