

36 Missenden Acres

Preliminary Roost Assessment

Prepared on behalf of Matt and Lindsey Richardson

April 2025

36 Missenden Acres
Ecology 8804
Version 01

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1.0 Executive Summary

- 1.1 The Client is proposing to apply for planning permission for the extension of the existing garage and porch of the residential dwelling at 36 Missenden Acres, Hedge End, SO30 2RE. Pro Vision were commissioned to provide the ecological assessment for this application.
- 1.2 The garage recorded on site was assessed in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2023). The building was assessed as having no potential to support a bat roost due to lack of access points or potential roost features.
- 1.3 The site presents an opportunity to enhance the site by providing additional roosting sites for bats, in compliance with national and local planning policy. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Background

- 2.1 Pro Vision Ecology were commissioned in March 2025 to carry out a Preliminary Roost Assessment (PRA) of the garage section of the residential dwelling at 36 Missenden Acres, Hedge End, SO30 2RE. For the Site location refer to **Appendix A**. This report will contribute to a forthcoming planning application to be submitted by the Client to Eastleigh Borough Council for the extension of the existing garage (**Appendix B**).
- 2.2 The current proposals for the property at 36 Missenden Acres are for an extension of the northern elevation of the garage.
- 2.3 This report summarises the findings of the PRA. The results set out within this report are valid for eighteen months from the issue date.

Site Description

Surrounding area

- 2.4 The application site at 36 Missenden Acres is located within the suburban area of Hedge End. The majority of the surrounding area comprises residential dwellings. A band of woodland extends to the northeast of the site, around the grounds of Botley Grange. A public open space is located to the south of the site.

Development site

- 2.5 The garage is connected to the residential dwelling of 36 Missenden Acres. The residential dwelling comprises a two-storey dwelling with an associated private garden and driveway.

Brief

- 2.6 To conduct a PRA of the garage at 36 Missenden Acres and to inform the Client of any ecological implications of their proposals and advise them of mitigation and enhancements.

Relevant Legislation

- 2.7 Bats are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence, inter alia, to:
- deliberately capture, injure or kill any such animal;
 - deliberately disturb any such animal, including in particular any disturbance which is likely:
 - to impair its ability to survive, breed, or rear or nurture their young;
 - to impair its ability to hibernate or migrate;

- to affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

2.8 In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*);
- Lesser horseshoe bat (*Rhinolophus hipposideros*);
- Bechstein's bat (*Myotis bechsteinii*);
- Barbastelle (*Barbastella barbastellus*);
- Greater mouse-eared bat (*Myotis myotis*).

2.9 In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

3.0 Methodologies

Desk Study

- 3.1 A data-gathering exercise was undertaken to obtain records of the presence of bat species within two kilometres of the site. These records were provided by Hampshire Bat Group (HBG). In addition to this a search was undertaken to obtain records of granted European Protected Species Licences (EPSLs) within two kilometres of the development, using the Defra interactive website MAGIC.

Phase I Bat Survey

- 3.2 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the building was conducted by ecologist David Casson on 18th March 2025. The weather conditions during the survey were an ambient temperature of 9°C, 0/8 cloud cover, 3/12 wind and dry. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 1** below.

Table 1: Assessment of buildings to support roosting bats.

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year.
Negligible	Negligible features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
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.

- 3.3 Any droppings recorded were collected and sent to Swift Ecology for DNA analysis. Samples were tested for multiple bat species and small mammals.

Survey Limitations

- 3.4 The main section of roof void was not fully accessible due to being used for storage, however, the composition of the interior of the building was determinable and a suitable assessment has been made.
- 3.5 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the building on site for bats, features that have the potential to support crevice dwelling species were also noted as it is not possible to definitively conclude that bats are absent from these areas.

4.0 Results and Analysis

Desk Study

- 4.1 The HBG data search returned 450 records post-2009, species recorded include:
- Barbastelle (*Barbastella barbastellus*)
 - Serotine (*Eptesicus serotinus*)
 - Myotis bat (*Myotis* spp.)
 - Daubenton's (*Myotis daubentonii*)
 - Natterer's (*Myotis nattereri*)
 - Leisler's (*Nyctalus leisleri*)
 - Noctule (*Nyctalus noctula*)
 - Pipistrelle bat (*Pipistrellus* spp.)
 - Nathusius' pipistrelle (*Pipistrellus nathusii*)
 - Common pipistrelle (*Pipistrellus pipistrellus*)
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)
 - Long-eared bat (*Plecotus* spp.)
 - Brown long-eared bat (*Plecotus auritus*)
- 4.2 The Defra run website, MAGIC, was consulted for a list of granted EPSLs. Three records of granted EPSLs within two kilometres of the site were noted for common pipistrelle and allowed for the destruction of resting places. The closest of which is located one kilometre southwest of the development site.
- 4.3 The presence of bat records in the area indicate that bats might use the site for foraging, commuting, and roosting if suitable habitat and roosting locations are present.

Preliminary Roost Assessment

- 4.4 The property comprises a residential dwelling with a connected garage, a private garden and driveway. The garage is the only section of the dwelling being impacted by the works.

External inspection

- 4.5 The garage is a single-storey section of the residential dwelling (**Figure 1**) which has been converted into two rooms. The garage comprises brick elevations, a pitched roof of clay roof and ridge tiles. uPVC garage doors are present on the northern elevation, uPVC soffit boxes and guttering are present around the eaves of the garage. A small porch is present on the eastern elevation of the dwelling (**Figure 2**) and has the same composition as the garage with uPVC soffits and a uPVC cladding section on the northern elevation.



Figures 1 and 2: Garage and porch section, respectively.

Internal Inspection

- 4.6 The interior of the garage has been converted into a living space, with two roof voids present. The main roof void is present above the majority of the garage and is open from the northern section of the garage (**Figure 3**). Access was not possible due to the section of the void being used for storage. Internal lighting is present in this section and the garage is regularly used which will likely cause high levels of disturbance to the roof void.
- 4.7 A second, smaller roof void is present above the western section of the garage (**Figure 4**). The void is approximately one metre high, five metres wide and one metre long. A small section of void, less than 0.5 metres high and 0.5 metres wide extends over the porch.



Figures 3 and 4: Open section of void over garage and smaller roof void, respectively.

- 4.8 The roof voids are lined with bitumen roofing felt with a typical timber truss design. The floors are partially boarded and have insulation present. The small roof void is well sealed with no visible access points into the void. No evidence of bats was recorded in the voids.

Summary

- 4.9 No evidence of bats was recorded during the survey. The garage building is in good condition and relatively newly built, there are no external potential roost features and no access/egress points across the garage section of the building. Whilst access into the void was not possible, the lack of access points present on the exterior of the building indicates that no bats will be able to access the void. Due to the lack of access points and exterior potential roost features, it is considered that the building has no potential for roosting bats and no further action is required.
- 4.10 The development may result in increased lighting, the trees to the south of the site are likely used by foraging and commuting bats, mitigation measures are provided in **Section 5.0**.

5.0 Requirements and Recommendations

Impacts and Required Mitigation for the Proposed Development

Bats - Lighting

- 5.1 The garage has been assessed as having no potential for roosting bats and no further surveys are required. There is potential for the south of the site to be used by the local bat population for foraging and commuting.
- 5.2 If any lighting is proposed, it should adhere to the following principles (ILP, 2023):
- Not result in an increase of 1-3 lux on the trees to the south of the site.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the building.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

Enhancement Measures for the Proposed Development

- 5.3 In accordance with the Natural Planning Policy Framework (NPPF, 2023), development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. To secure net gains an external bat box can be installed on the retained southern elevation of the garage, along the current green corridor.

6.0 References and Bibliography

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

ILP (2023) *Guidance note 8/23 Bats and Artificial Lighting at Night*

JNCC (2004). *Bat Workers Manual*, 3rd Edition. JNCC.

National Planning Policy Framework (2023). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Appendices

Appendix A: Site Location

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

Any discrepancies between this and any other consultant's drawings should be reported to Pro Vision immediately.

Whilst reasonable endeavours have been made to ensure the accuracy of the application boundary, in the production of this plan, there may be some discrepancy between the OS data, Topographical Data and Land Title data.

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ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	03.04.25	Planning issue	LL	RD



Key:

— Application Site Boundary

Site Area: 570 m²



Planning Issue

CLIENT:	Matthew & Lindsey Richardson		
PROJECT:	36 Missenden Acres, Hedge End		
DRAWING:	Site Location Plan		1:1250
NUMBER:	51700-XX-P1-01		A4
ISSUE:	v1		03.04.25

Appendix B: Site proposals



Planning Issue

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The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

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V1	03.04.25	Planning Issue	LL	RD

CLIENT:	Matthew & Lindsey Richardson	
PROJECT:	36 Missenden Acres, Hedge End	
DRAWING:	Proposed Site Plan	1:200
NUMBER:	51700-XX-P1-02	A3
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