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Preliminary Roost Assessment

Survey site:

2 Kinsbourne Close, Southampton, SO19 6HD

Client:

Kevin Groves

Report date:

15th April 2025

Project:

This report is prepared to inform a planning application for Eastleigh Borough Council. The proposal can be described as a:
'loft conversion and side dormer installation'.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

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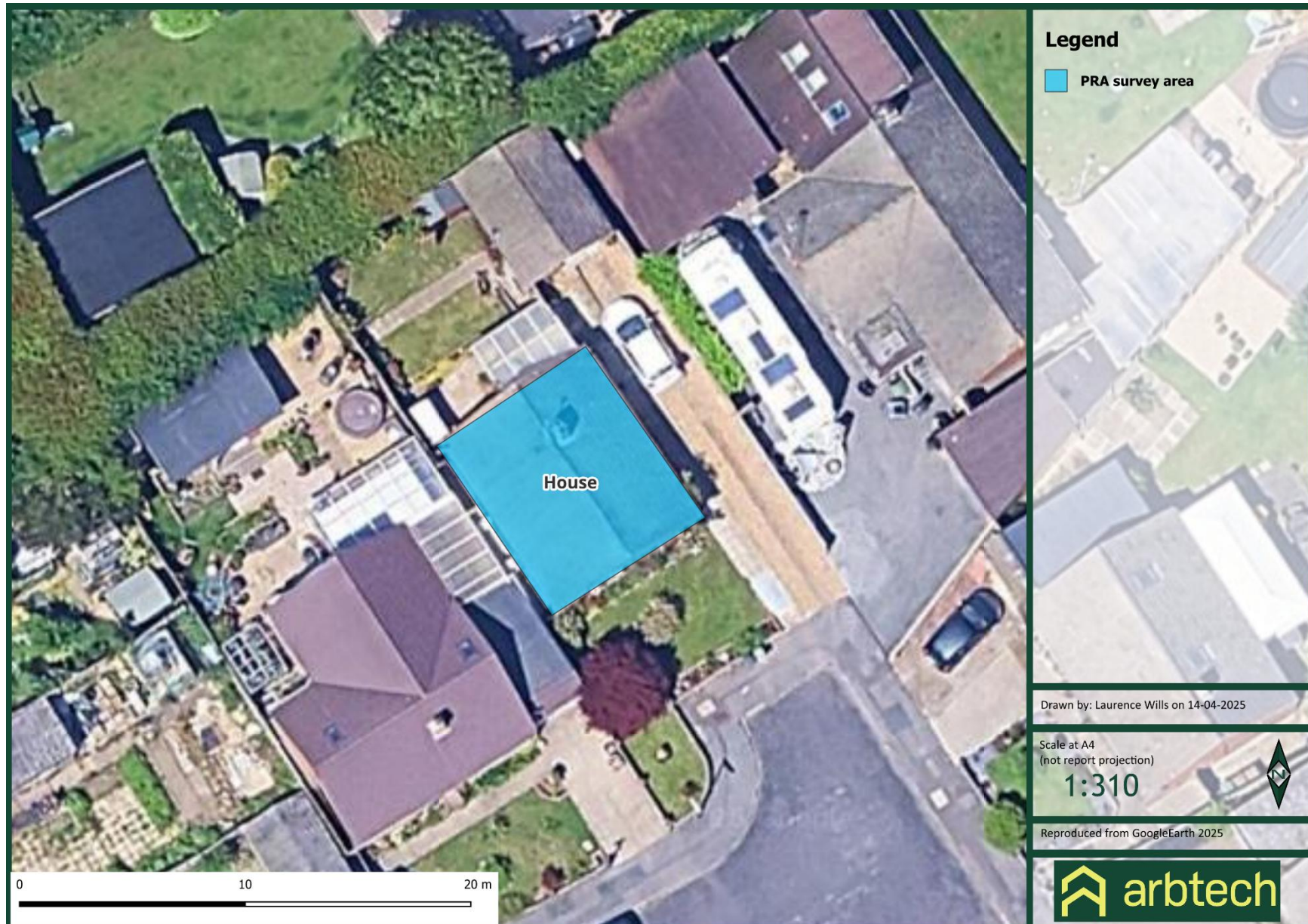
The site survey was undertaken by Laurence Wills ACIEEM BSc (Hons), Senior Ecologist, Natural England Class 2 licenced bat ecologist (Licence Number available on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
09/04/2025	15	55	10	2.3	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix A, location plan in Appendix B, existing and proposed plans in Appendix C and photos in Appendix D.					
Background and Site Location					
Summary of site and desk Study		Site description The site is located within a semi-urban area of Southampton, Hampshire (national grid reference: SU 47518 12625). The site comprises a bungalow with a detached garage, amenity gardens at the front and rear and a hardstanding driveway. A large mature hedgerow is present in the north. Similar residential properties are adjacent the site, with some scattered mature trees and small hedgerows providing limited connectivity. Within the wider environment, a pocket of woodland is present within the north, with small open grassland present within to the east. The local and wider landscape is considered to be limited for bat commuting and foraging potential. To the author’s knowledge, no previous ecology reports have been produced for this site. Data search A desk data search was undertaken of bat European Protected Species Licences (EPLS) within 2km of the site and the results are provided in the table below:			

	Bat species	Year licence obtained	Distance from site
	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	2013	1.1km northeast
	Common pipistrelle	2014	1.3km southwest
	Common pipistrelle	2015	1.5km southeast
	Common pipistrelle, soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), brown long-eared bat (<i>Plecotus auritus</i>)	2019	1.9km southeast
	A search for statutory designated sites within 2km of the site was undertaken and Netley Common and Wildern Local Nature Reserves (LNR's) are located 750m to the south and 950m to the northeast of the site, respectively. UK BAP Priority Habitat – ‘Deciduous Woodland’ is present 115m north of the application site. Due to the level of urban infrastructure, the habitat is not considered to be impacted or have an influence on onsite bat species.		
Field survey results			
Survey Findings	House - Building description A table is provided below with internal and external descriptions (photos provided in Appendix D):		
	External	Internal (loft void)	
	• The building is constructed from brick elevations. • A pitched roof is present with concrete roof and ridge tiles. • uPVC soffits are present at the eaves. • An internal chimney is present with lead flashing. • Clay hanging tiles are present on the south gable elevation. • uPVC window and door frames are present. • A brick built single storey extension is present on the rear elevation with a plastic/uPVC slanting roof.	• An enclosed rectangular loft void is present measuring approximately; 7.6m in length, 7.2m in width and 1.9m in height to the apex. • The roof is constructed from timber ridge, purlin and support strut beams. • No internal felt is located on the interior tiles. • Partial boarding is present with full fibreglass insulation. • No water tank or storage items are present. • An internal chimney is present.	
Bat Evidence A thorough search for bat evidence was undertaken within the loft void and external features of the building and no evidence was recorded.			

	Access Points / Roosting Provisions No potential access points or roosting provisions were recorded on or within the building. All hanging tiles and roof tiles were inspected and sat flush, resulting in no potential access points within these locations. Conclusion The building has been assessed in line with the Bat Conservation Trust (BCT) guidelines and considered to hold 'negligible' potential for roosting bats due to the absence of potential access points or roosting provisions.
<i>Foreseen Impacts</i>	No foreseen impacts are anticipated with the proposed plans and roosting bats.
<i>Recommendations</i>	Roosting bats No further surveys are recommended. Lighting Mitigation Due to the surrounding urban environment, a specific lighting plan is not deemed necessary due to the surrounding area already containing a large level of artificial light. The buildings are not considered to be situated within an area that would be regularly utilised for bat species. The building is deemed to be a sufficient distance to optimal habitats within the wider environment, such as the woodland to the north.
Nesting Birds	
<i>Summary of Survey Findings</i>	Site Survey A survey was undertaken to identify any nesting birds within the internal and external building on site. No evidence of nesting birds was recorded during the survey and the building is not considered to hold the potential to support nesting birds.

	<i>Biodiversity enhancements</i> In line with National Planning Policy Framework (NPPF) and the local plan, biodiversity enhancements will be required as part of the proposed plans.
<i>Foreseen Impacts</i>	The proposed development to the buildings is not anticipated to impact on nesting birds.
<i>Recommendations</i>	<i>Further surveys</i> No further actions are recommended based on the proposed plans. <i>Biodiversity enhancement</i> A minimum of one bird nest tube/nests will be installed during the construction phase of the proposed works and can be discreetly positioned. The bird feature(s) will be installed at eaves level and ideally face a northerly aspect. Suitable bird boxes include (but not limited to): • Vivara Pro WoodStone House Sparrow Nest Box. • PRO UK Rendered Build-In Swift Box.

Appendix A: PRA plan



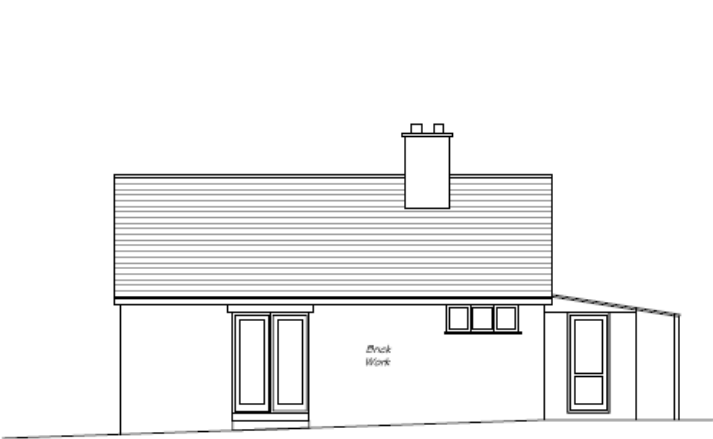
Appendix B: Location map



Appendix C: Existing and Proposed Plans



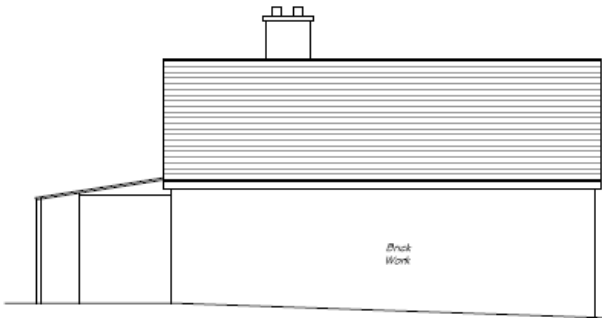
EXISTING REAR
ELEVATION.



EXISTING SIDE
ELEVATIONS.



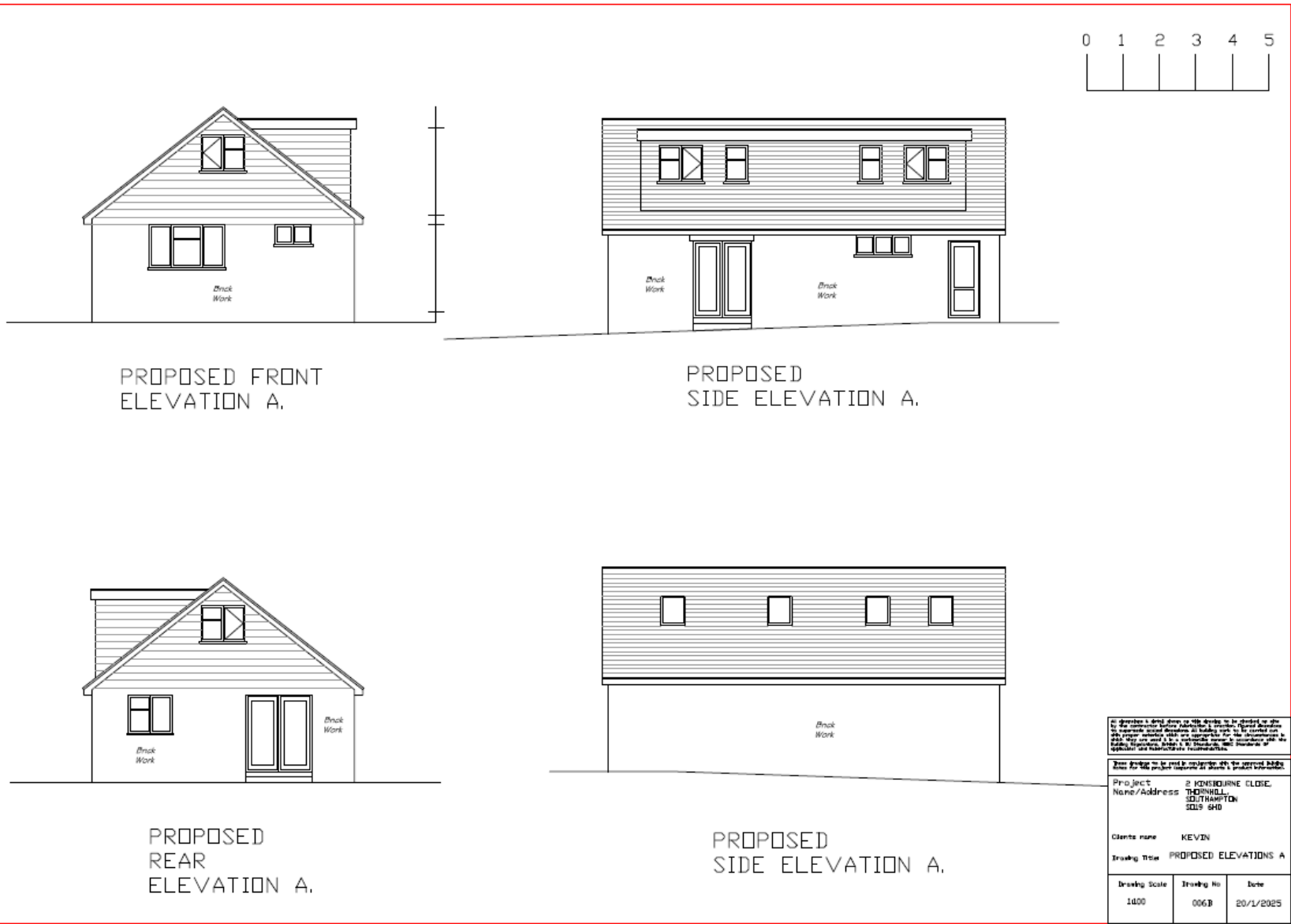
EXISTING
FRONT
ELEVATION.



EXISTING SIDE
ELEVATIONS.



We warrant to carry out the work to be done in accordance with the Building Regulations and the relevant Building Control requirements. We warrant that the work will be carried out in accordance with the Building Regulations and the relevant Building Control requirements. We warrant that the work will be carried out in accordance with the Building Regulations and the relevant Building Control requirements. We warrant that the work will be carried out in accordance with the Building Regulations and the relevant Building Control requirements.		
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Project Name/Address	2 KINSBOURNE CLOSE, THORNTON, SOUTHAMPTON SO19 6HD	
Clients name	KEVIN	
Drawing Title	EXISTING ELEVATIONS	
Drawing Scale	Drawing No	Date
1:100	002	20/1/2025



Appendix D: Photos



Photo 1: Front and side elevations of the building.



Photo 2: Rear elevation of the building.



Photo 3: Rear gable end.



Photo 4: Side elevation.



Photo 5: Internal loft void of house.



Photo 6: Internal loft void of house.

Kevin Groves

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Photo 7: Internal loft void of house.

Preliminary Roost Assessment

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Status	Issue	Name	Date
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