

Preliminary Roost Assessment

Survey site:

23B, Pinewood, Grange Road, Hedge End, Southampton, SO30 2FL

Client:

Mr George Callard

Survey date:

18th April 2025

Project:

This report is prepared to inform a planning application with the Eastleigh Borough Council. The proposal is described as:

Single story side extension, front dormer and porch

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

The site survey was undertaken by Anna Dolby, BSc (Hons) (Accredited Agent: Natural England Protected Species Licence Numbers: [Bats] (2018-33540-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
18/04/2025	13	63	100%	0.4	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 and BERS plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		Site Context The site is located Hedge End, Southampton at the National Grid Reference SU 49524 13525 It is formed of one residential dwelling and unvegetated garden, set in a residential area. The garden comprises a mixture of gravel surface and sparse vegetation. The site is surrounded by residential dwellings and associated gardens, amenity grassland to the north and east, with West End Football Club to the west. The local area has a number of scattered trees, tree lines and hedgerows, providing potential commuting and foraging routes for bats. The wider landscape includes further residential dwellings, amenity grassland, arable land, pockets of woodland and watercourses. A site location plan is provided in appendix 2. To the author’s knowledge, no previous ecology reports have been produced for this site. Desk Study			

EPSLs

A search of the magic database returned four European Protected Species Licences (EPSL) for bats within a 2km radius.

Table 1. Bat EPSLs within a 2km radius of the site.

EPSL Licence	Bat species affected	Roost records
EPSM2013-5805 ~1.07km southwest	Common pipistrelle	Destruction of a resting place
2016-23119-EPS-MIT ~1.73km northeast	Common pipistrelle	Destruction of a resting place
EPSM2012-5125 ~1.73km southeast	Common pipistrelle	Destruction of a resting place
2015-9288-EPS-MIT ~1.84km southwest	Common pipistrelle	Destruction of a resting place

Designated Sites

2km radius:

There are four statutory sites within a 2km radius of the site:

Wildem Local Nature Reserve (LNR) ~0.45km southwest

The site is a mosaic of ponds, two flooded meadows, woodlands, and a valley mire all linked by the streams which flow through the site. Notable species include various finches, lesser redpoll, brambling, great spotted woodpeckers, nuthatches, green woodpecker and treecreeper.

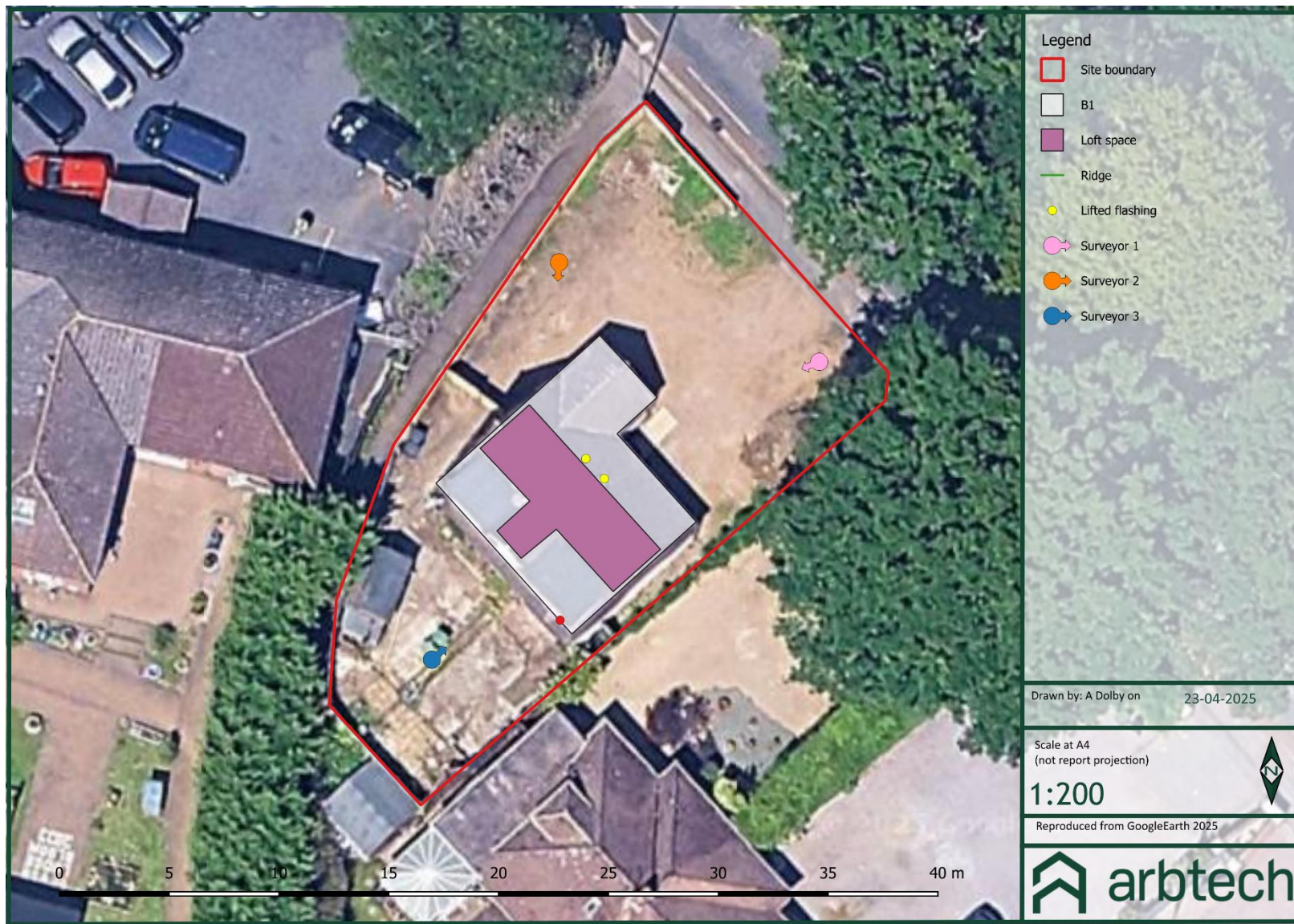
	<u>Moorgreen Meadows Site of Scientific Interest (SSSI) ~1.27km northwest</u> The site comprises neutral meadows, alder woodland and a small tributary of the River Hamble on the Bracklesham Beds of the Hampshire Basin. The habitats present are suitable for commuting and foraging bats. <u>Manor Farm LNR ~1.37km south</u> The site includes wildflower meadow, woodland and a river. Notable species includes curlews and skylarks. <u>Upper Hamble Estuary and Woods SSSI ~1.91km south</u> The site comprises the uppermost section of the estuary of the River Hamble and its flanking zones of saltmarsh, reedswamp and ancient semi-natural woodland. Notable species include reed and sedge warblers, great crested grebes, grey heron and a variety of shorebirds. 10km radius: There are no Special Areas of Conservation (SAC) for bats within a 10km radius. <i>Notable Habitats</i> There are several notable habitats within a 2km radius, suitable for foraging and commuting bats, the closest being deciduous woodland ~0.039km north of the site. Other notable habitats include coastal and floodplain grazing marsh, lowland meadows, purple moor grass and rush pasture, lowland heathland, ancient woodland and traditional orchard.
Field survey results	
<i>Summary of Survey Findings</i>	<i>Foraging and Commuting Bats</i>

	Habitats on site are assessed to provide foraging and commuting opportunities for bats in the form of unvegetated garden. These habitats are likely to attract invertebrate prey species. However, due to the general managed nature of habitats on site and presence of more extensive habitats locally, the site is not assessed to represent a significant resource for foraging and commuting bats. <i>Roosting bats</i> B1: <u>External inspection (shown in photos 1-7)</u> B1 is a two-story residential dwelling with white rendered elevations and hanging tiles on each elevation. There are multiple missing and broken tiles, with numerous gaps providing suitable roosting potential. It has a roof of varying types, including dormer and gable, with clay tiles. The roof tiles are tight to the building, with no gaps observed. There are several windows on each elevation and on the roof, most of which have lifted lead flashing, providing crevices for roosting bats. A PVC soffit box is present on each elevation, with only one gap observed along the western elevation at the two-story element. <u>Internal inspection (shown in photos 8-11)</u> Internally, B1 is approximately 8.74m (length north to south), 4.55m (width east to west) and 1.34m (height). There was a lack of natural light coming through into the loft space. Wooden beams and wool lining cover the floor of the loft, with brick gable ends. The underside of the roof is covered by bitumen lining supported by wooden beams. No gaps or evidence of bats was found within this space; however, a metal structural beam was at the centre of the loft hatch (shown in photo 8), which limited access. Therefore, evidence and gaps within this space could have been missed.
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	Suitability assessment: B1 is assessed to provide moderate suitability for roosting bats. No gaps were identified within the loft void, however, there are numerous features within the hanging tiles on each elevation, including gaps in the lead flashing and soffit box along the western elevation.
<i>Foreseen Impacts</i>	As the proposals include changes to the external elevations, which consists of construction of a new dormer, side extension and front porch, this could also result in disturbance, death or injury of bats. Due to the location of the hanging tiles along the northern elevation, the side extension could restrict access for roosting bats.
<i>Recommendations</i>	<i>Foraging and Commuting Bats</i> No further surveys are required. <i>Roosting Bats</i> Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Three surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located.

	Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to complete the construction of a side extension, dormer and porch, as it would involve the disturbance and destruction of roosts. Enhancements are dependent on the outcome of further surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys; however, birds could use B1 for nesting.
<i>Foreseen Impacts</i>	The proposed development could result in the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. <u>Biodiversity Enhancement Opportunities:</u> The installation of one bird box on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.

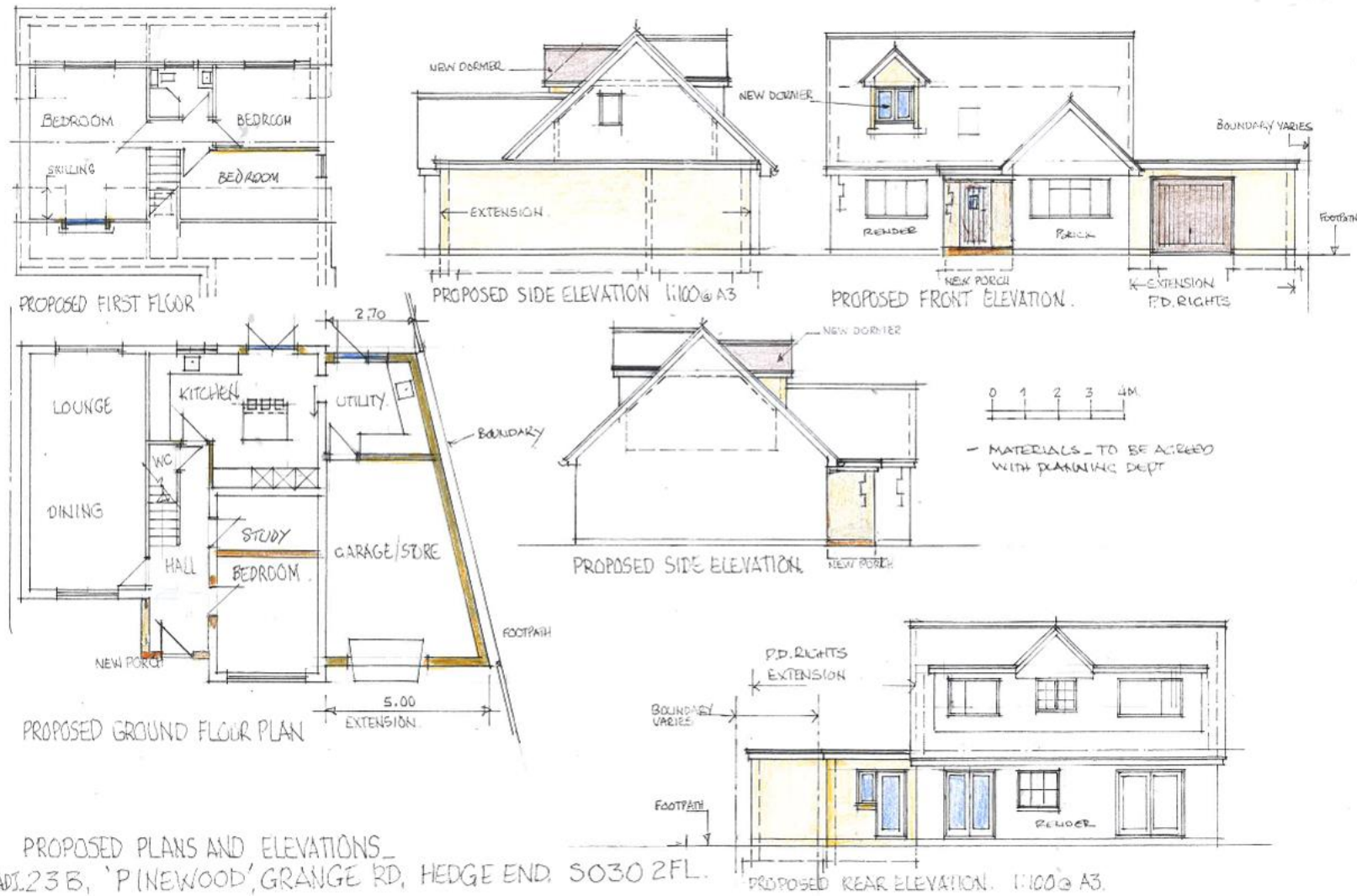
Appendix 1: PRA and BERS plan



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos

Photo 1: Showing the eastern elevation of B1.



Photo 2: Showing the gaps in the hanging tiles along the eastern elevation.



Photo 3: Showing the northern elevation of B1.



Photo 4: Showing the gaps and missing hanging tiles along the northern elevation.



Photo 5: Showing the southern elevation of B1.



Photo 6: Showing the western elevation of B1.



Photo 7: Showing a hole in the soffit box, along the western elevation.



Photo 8: Showing the access to the loft, with a metal beam through the centre.



Photo 9: Showing the internal loft space, looking south.



Photo 10: Showing the internal loft space, looking north.



Photo 11: Showing the internal loft space, looking west.



Photo 12: Showing the garden, with the neighbours shed.



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