

Bat Emergence Surveys

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

July 2025



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Report Conditions

The methods and recommendations set out in this report are based on the following guidance:

- The report follows the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)
- The Ecological Impact Assessment follows the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2024)
- Surveys have been carried out and recommendations provided following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023) and the Bat Mitigation Guidelines (CIEEM, 2023)

Site	Pinewood, 23B Grange Road, Hedge End, Southampton, Hampshire, SO30 2FL
Client	George Callard
Report	Bat Emergence Surveys
Survey dates	29 th May 2025 19 th June 2025
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Draft issued	10 th July 2025
Final issued	11 th July 2025
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Executive summary

Ecology Works Limited was commissioned by George Callard to undertake a suite of Bat Emergence Surveys at Pinewood, 23B Grange Road, Hedge End, Southampton, Hampshire, SO30 2FL. The survey is required in support of a planning application with Eastleigh Borough Council to extend the house. This report should be read in conjunction with the Preliminary Roost Assessment report (Arbtech, April 2025) and is based on the findings of the Bat Emergence Survey. It details the status of bats at the site and provides an assessment of the potential bat-related constraints to the proposed development.

The site comprises a single residential dwelling with a private hard-surfaced garden. The house was found to have moderate suitability for roosting bats during the Preliminary Roost Assessment, and, accordingly, two Bat Emergence Surveys were conducted of the house, in line with BCT guidelines.

The Bat Emergence Surveys took place in the peak bat activity season, with visits completed during May and June 2025. Two surveyors were supported by infrared Night Vision Aids and professional quality ultrasonic bat detectors to record any bats emerging from the building.

No bat roosts were recorded roosting at Pinewood, although a number of bats were recorded commuting and/or foraging around the site during the surveys. It will not be necessary to obtain a licence from Natural England in respect of bats in order for the work to proceed. In the unlikely event of a bat being found in the areas directly affected by the proposal, work would need to cease immediately while an ecologist is consulted.

The house has limited suitability for nesting birds. In the absence of mitigation, there would be impacts to breeding birds as a result of the proposal. In order to avoid nesting bird offences from being committed under the Wildlife and Countryside Act 1981, the avoidance measures set out in this report should be followed in line with the mitigation hierarchy. The Preliminary Roost Assessment report should be referred to in relation to other ecological constraints to the proposals.

Taking all of the above into account, and provided the recommendations are secured at planning and implemented, the proposal should be compliant with the National Planning Policy Framework and local policies including policies DM11 and DM13 of the adopted Eastleigh Borough Local Plan 2016–2036.

1 Introduction

1.1 Background

Ecology Works Limited was commissioned George Callard to undertake Bat Emergence Surveys at Pinewood, 23B Grange Road, Hedge End, Southampton, Hampshire, SO30 2FL. The surveys, which were recommended in the Preliminary Roost Assessment report¹, are required in support of a householder planning application with Eastleigh Borough Council² to extend the house. This report is based on the findings of the Bat Emergence Surveys. It details the status of bats at the site and provides an assessment of the potential bat-related constraints to the proposed development.

This report details the findings of the Bat Emergence Surveys conducted at the property by Ecology Works Limited in May and June 2025. It provides details on the status of roosting bats and nesting birds at the site and includes recommendations for measures to avoid, mitigate or compensate for impacts to these species, in line with the mitigation hierarchy. It also details specific enhancement measures required to deliver biodiversity enhancements, in line with policy. This report should be read in conjunction with the Preliminary Roost Assessment report, and does not attempt to reproduce any of the findings of the preliminary work.

1.2 Site description

The site lies within the suburban area of Hedge End, Southampton, and is centred on National Grid Reference SU 49524 13525. It comprises a single residential dwelling with a private garden. The garden is hard-surfaced with gravel, interspersed with occasional low-growing vegetation, offering limited ecological value on-site.

Residential housing borders the site on all sides, with areas of amenity grassland positioned to the north and east. West End Football Club lies immediately west of the property. The surrounding environment includes a network of scattered trees, linear hedgerows and occasional tree belts.

Beyond the immediate surroundings, the landscape features a patchwork of urban housing, public green space, farmland, woodland fragments and local water features, offering a variety of habitat types within the broader ecological context. The area is well-developed. A Site Location Plan is provided in Appendix 1.

1.3 Site proposals

Development proposals entail erection of a single storey side extension, front porch and front dormer. There may be new external lighting. This report is based on the most up-to-date site plans available at the time of writing. Site proposals are provided in Appendix 2.

¹ Dolby, A. (2025) Pinewood, 23B Grange Road, Hedge End, Southampton, SO30 2FL - Preliminary Roost Assessment. Arbtch, Chester.

² Planning reference number H/25/98918 <https://planning.eastleigh.gov.uk/s/public-register>



2 Policy and legislation

2.1 Planning policy

2.1.1 National planning policy

Requirements of planning decisions in respect of biodiversity in England are laid out in the National Planning Policy Framework, (NPPF) 2023³, which states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal. Other relevant excerpts are listed below:

- Paragraph 11 states that *“Plans and decisions should apply a presumption in favour of sustainable development”*. However, Paragraph 188 explains that *“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site”*.
- Paragraph 180 states that the planning system should both contribute to and enhance the natural environment by *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”*.
- Paragraph 186 details biodiversity principles, including:
 - Where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for.
 - Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Reference is made to the protection of irreplaceable habitats, such as ancient woodland.
 - Where irreplaceable habitats are to be lost, planning permission would normally be refused unless there are exceptional reasons and adequate compensation in place.
 - It is also stated that *“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”*.
 - Under the NPPF, protection of sites proposed as Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites or acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

Circular 06/05⁴ offers guidance on interpretation of planning and nature conservation law in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development*

³ HM Government (2023) *National Planning Policy Framework*. Department for Communities and Local Government. HMSO

⁴ HM Government (2005) ODPM Circular 06/05 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System. HMSO.



proposal that, if carried out, would be likely to result in harm to the species or its habitat". Paragraph 99 states "it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted".

2.1.2 Local planning policy

Local policy is provided by the adopted Eastleigh Borough Local Plan 2016–2036. This a number of policies relating to the natural environment and biodiversity, with those most relevant to this report summarised below:

Policy DM11 – Nature Conservation

A key nature protection policy which:

- *Protects International, National, and Local Wildlife Sites.*
- *Mandates adequate assessment of impacts on ecological networks, ancient woodland, veteran trees, protected species.*
- *Requires biodiversity net gain (minimum 10%) with mitigation and compensation following the ecological hierarchy.*

Policy DM13 – General Development Criteria – Transport

Includes measures to reduce wildlife disturbance from transport, such as avoiding light pollution in sensitive habitats and clearing corridors suitable for wildlife movement.

2.2 Legislation

2.2.1 European Protected Species

British bats are afforded full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, these species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Schedule 2 defines European Protected Species (EPS). These animals and their habitats receive additional protection via the Countryside and Rights of Way (CROW) Act, 2000, and under the Bonn Convention, of which the UK is part. Taken together, these make it an offence to:

- kill, injure or take such an animal
- possess any part of such an animal (alive or dead)
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding
- intentionally or recklessly disturb these species whilst using any place of shelter or protection
- deliberately disturb these species in such a way as to be likely to impair their ability to:



- survive, to breed or reproduce, or to rear or nurture their young
- in the case of animals of a hibernating or migratory species, to hibernate or migrate
- to significantly affect the local distribution or abundance of the species in question (this is therefore interpreted to protect the foraging, commuting, breeding and terrestrial habitat of these species)
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead animal of these species, or any part of, or anything derived from them

A bat roost is considered any structure or place which a bat uses for shelter or protection. Bats can be loyal to roosts, returning year on year; legal opinion is therefore that protection of roosts applies whether or not bats are present at the time of survey or construction work. There is no definition of the timescale for how long a disused bat roost remains a roost.

If an offence outlined in the list above may be committed as a result of planned works, such as re-roofing, extension or demolition for bats, such work would need to be carried out under licence from Natural England. Works or mitigation activities involving interference with these species must be carried out by a suitably-licensed individual (with a current, relevant Natural England licence).

2.2.2 Birds

In the UK, all wild birds are afforded protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy a nest (while in use or during its construction) or eggs. Some species receive further protection via inclusion in Schedule 1 of the Act, which makes it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young. Schedule 1 species include, for example, barn owl *Tyto alba*.



3 Methods

3.1 Desk study

3.1.1 Zone of influence

The desk study was carried out within the zone of influence, which is an area around the site set by the assessor that may be affected by the proposals because of factors such as alterations to habitats, lighting, noise, the water table or human presence. For the purpose of the bat survey, the zone of influence has been set at a 1km radius around the site. This is increased to 2km for bats, which are highly mobile.

3.2 Bat Emergence Survey

Two dusk emergence surveys were undertaken using two surveyors in accordance with BCT guidelines for structures with moderate suitability for roosting bats. The surveys were designed and coordinated by licensed bat ecologist and Natural England Registered Consultant Frances King-Smith BSc (Hons) CEcol MCIEEM (Natural England Level 2 Class Licence ref. 2020-48552-CLS-CLS, RC152). Frances is a Chartered Ecologist and full member of the Chartered Institute of Ecology and Environmental Management, and has 18 years' experience in bat handling, identification, surveys, licensing and mitigation. The surveys were led by suitably trained and experienced lead bat surveyors Chris Brown and Chloe Atkins, assisted by Tony Butcher and Annie Butcher.

Surveyors were stationed on the south-western and north-eastern elevations of the property in order to cover the range of suitable features present. The surveyors recorded any bat activity on or around the potential roosting entry/exit features identified using Wildlife Acoustics Echo Meter Touch Pro 2 detectors with Amazon Fire HD 8 tablets to record bats and identify species through call frequencies. Two Night Vision Aids (NVAs) comprising Nightfox Whiskers with integrated infrared lighting and additional Nightfox XC5 infrared torches were paired with the surveyors. The NVAs recorded the entire survey. Photographic stills from each NVA location are provided in Appendix 3, along with a bat survey plan showing surveyor and NVA locations.

The NVA footage was carefully reviewed at x2 speed on QuickTime™ player to check for any bat emergences from the building that might have been missed due to low light levels on the survey. Any possible bat emergences and possible emergences were noted on the survey sheet, and footage was further scrutinised around the times these were noted. Bat emergences are trimmed into short clips and saved as a record. Bat calls are logged and recorded as sonograms for later confirmation of species, where necessary, using Kaleidoscope™ and SonoBat 30.

3.2.1 Survey details

The survey dates, times and weather conditions are presented in Table 1.



Table 1. Survey details

Date	Survey timings	Weather conditions	
		Start	End
29 th May 2025	Start time: 20:52 Sunset: 21:07 Finish time: 22:37	17.4°C 80% cloud cover Force 1 breeze, dry	15.1°C 0% cloud cover Force 1 breeze, dry
19 th June 2025	Start time: 21:07 Sunset: 21:22 Finish time: 22:52	22.0°C 5% cloud cover Force 1 breeze, dry	20.0°C 10% cloud cover Force 1 breeze, dry

3.3 Limitations

3.3.1 Bat emergence survey

In accordance with good practice guidelines, the survey was undertaken during the peak period in bat activity and during suitable weather conditions. The results presented here are therefore considered to be an accurate representation of the general use of the property by roosting bats. The surveys record the emergence of bats at the time of the survey visits and therefore only provide a snapshot of bat roosting activity at the site at that time. Bats may be present at other times.

Footage was fully reviewed from both survey locations for both survey dates. During the transfer to storage of files from 29th May 2025, the batch of footage and stills from the north-eastern corner was lost due to a corrupted SD card. This is not considered a limitation because the footage had already been reviewed when the issue occurred. However, there is not a darkest point still for this location included in the appendix of the report.

There were no significant limitations to the surveys undertaken.



4 Results

4.1 Bat Emergence Survey

Based on the findings and recommendations of the Preliminary Roost Assessment, two Bat Emergence Surveys were conducted for Pinewood. The surveys recorded foraging and commuting activity of at least four bat species: common pipistrelle *Pipistrellus pipistrellus*, Nathusius' pipistrelle *Pipistrellus nathusii*, serotine *Eptesicus serotinus* and soprano pipistrelle *Pipistrellus pygmaeus*. The results are shown in Table 2.

Table 2. Bats recorded foraging and commuting during the Bat Emergence Surveys

Survey date	Species	Roost emergences	Foraging and commuting bats recorded		
			First recording	Last recording	Passes recorded
29 th May 2025	Common pipistrelle	None	21:21	22:24	26
	Serotine		22:08	22:09	2
	Unidentified bat sp.		21:23	21:23	5
19 th June 2025	Common pipistrelle	None	21:50	22:52	44
	Nathusius' pipistrelle		22:40	22:49	10
	Soprano pipistrelle		22:17	22:27	2

4.2 Bat results summary

No species were recorded roosting in the property, and no bats emerged during any of the emergence surveys.

From approximately 21:23 on 29th May 2025, a quick succession of five bats were seen passing along the southern side of the site curtilage from south-west to north-east. These were not heard on the detectors but are likely to have been pipistrelle species bats emerging from a local roost south-west of the site.

During both surveys, four bat species were recorded foraging and commuting over and around the house and garden, with 84 bat calls recorded in total across the surveys and surveyor locations. This shows a limited diversity of bat species in the local area, with activity levels low overall, given the optimal survey conditions.

4.3.1 Other species

No birds were recorded nesting in the building. No other protected or notable species were recorded.



5 Ecological Impact Assessment

5.1 Ecological effects of proposal

5.1.1 Bats

The proposal will see extension of the property. This does not impact any known bat roosts, and the risk of encountering bats during construction work are minimal. It is not anticipated that this proposal will have any direct impacts on bats.

An increase in external lighting at the site could have an indirect impact on foraging and commuting bats and their prey in close proximity, particularly given the likely presence of a roost nearby.

All bats are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.

5.1.2 Birds

No breeding birds were recorded within the property during the surveys. It is possible that common garden bird species could nest within the site in habitats such as trees, hedgerows, ornamental planting or bramble-scrub. Removal of vegetation could cause disturbance and/or direct harm to breeding birds, eggs, nests and young if present during any works undertaken during the main nesting season of March to August, inclusive.

Breeding birds, their eggs, nests and young are protected at all times in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.



6 Recommendations

6.1 Bats

The assessment has found that Pinewood does not support roosting bats. The site has undergone bat emergence surveys, and no further work should be necessary unless the surveys, which are valid for one year, become out-of-date prior to construction work commencing.

Based on the current survey results, it is not anticipated that any site supervision work by an ecologist would be required, however, care will be taken by site staff during the stripping of tiles and other features, and in the unlikely event that any bats are encountered during the work, construction activity will cease immediately while a Natural England bat licence is applied for by a bat licensed ecologist.

In order to avoid impacts to foraging and commuting bats, external lighting on the extended building will be minimal, and no lighting will be angled directly towards boundary vegetation. Any lighting necessary will be limited to motion-activated and task-related lighting. The bulbs used will be at the warmer end of the spectrum, avoiding white LED lighting, which causes greater disturbance to bats and their prey. BCT guidance⁵ will be followed when choosing suitable lighting for the scheme.

The three tests

Under the Habitats Regulations, the competent authority (Eastleigh Borough Council), must apply the three 'tests of derogation'. The following information is provided to support the Council with this process:

1. *The development is in the interest of public health and safety or is required for other imperative reasons of overriding public interest.*

This is a householder project aiming to improve and expand living facilities for the owners. This demonstrates that the development is required for Imperative Reasons of Overriding Public Interest (IROPI).

2. *There is no satisfactory alternative to the development.*

As the building is the owners' home, and requires extension to meet their needs, there is no satisfactory alternative to the work required to the house. The option of doing nothing would not meet the need for this proposal.

3. *The development will not be detrimental to the maintenance of the Favourable Conservation Status of the local bat populations concerned within their natural range.*

⁵ Bat Conservation Trust (2018) Guidance Note 08/18: Bats and Artificial Lighting in the UK. Bat Conservation Trust, London



A full suite of high standard bat emergence surveys conducted in the optimal season has shown a likely absence of roosting bats at Pinewood. The lighting recommendations provided above will ensure that the local population of bats, which forage and commute near the site will be maintained at a Favourable Conservation Status in perpetuity.

The Council can therefore be satisfied that all three derogation tests are met for this proposal.

6.1.1 Birds

It is not anticipated that there would be any impact on breeding birds resulting from the proposed works, as none were recorded during the surveys undertaken. However, if stripping of tiles and other suitable areas takes place during the main bird nesting season of March to August, inclusive, care will be taken by the site manager to check for bird droppings, which may indicate bird access and the likely presence of a nest. If any active nests are recorded, these will be left with a 5m undisturbed buffer until the nesting cycle has concluded naturally (i.e. the young have fledged and the nest is no longer in use). These measures will ensure that potential impacts to breeding birds are avoided.

6.2 Enhancements

The proposal offers an opportunity to provide ecological enhancements in line with the NPPF and the Eastleigh Local Plan. In order to deliver this, the site will be enhanced for breeding birds with the installation of two Ibstock Swift Bricks or equivalent at the eaves of the house, ideally at a height of 5m or more. The nest boxes will be installed by the contractors during the construction process and will support the local swift *Apus apus* community by providing valuable nesting and roosting habitat.



7 Conclusion

No bat roosts were recorded at Pinewood, and there should be no impacts to roosting bats as a result of the proposal. In the unlikely event of a bat being found during construction, work will cease while a licence is sought from Natural England. Sensitive lighting measures have been recommended to avoid any impacts to foraging and commuting bats at the site.

The building has suitability for breeding birds, and suitable avoidance measures have been recommended. No other protected or notable species are likely to be impacted by the work and there are no other ecological constraints to the proposals.

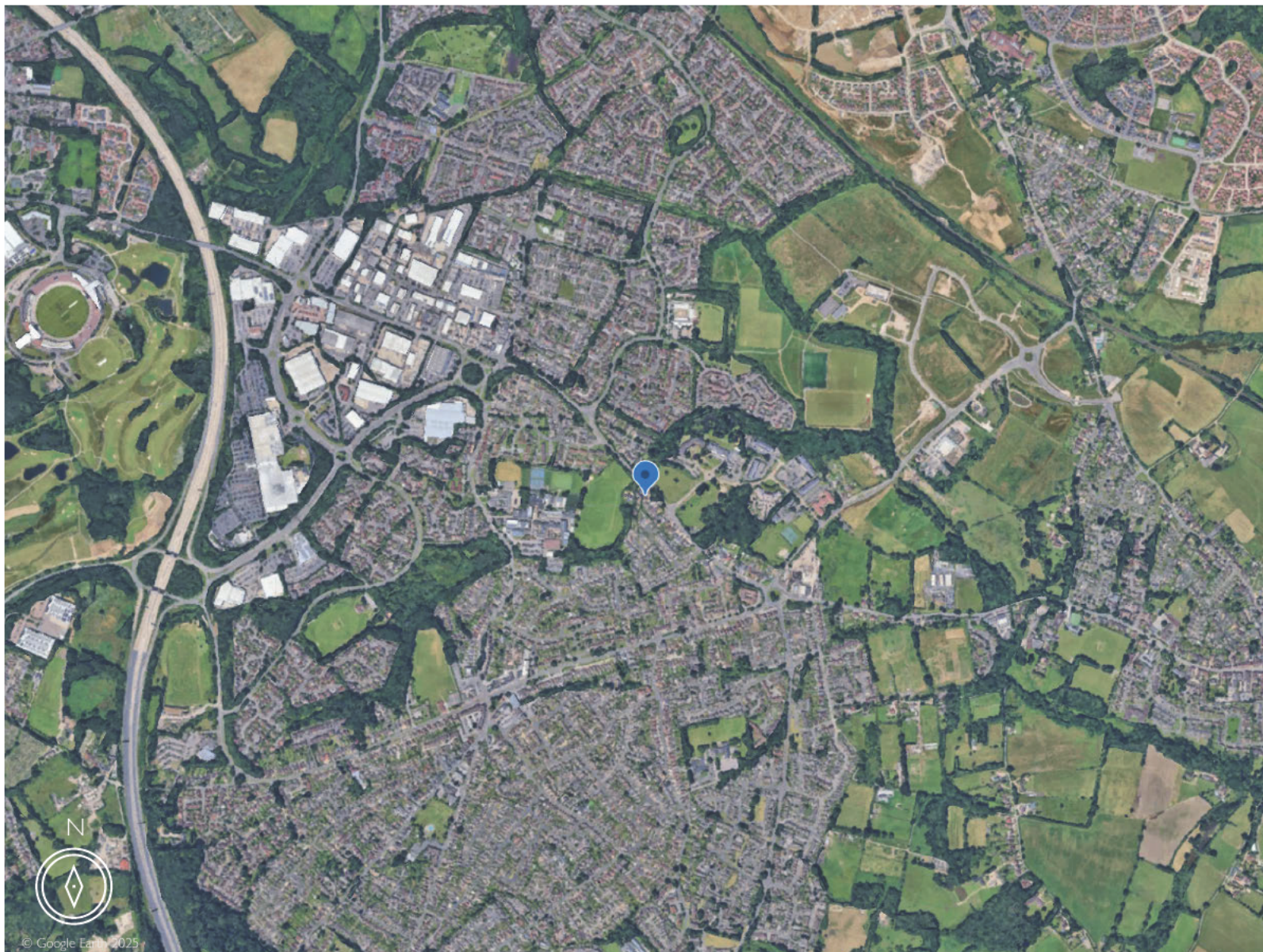
Taking all of these factors into account, and provided the mitigation and enhancement measures detailed in this report are secured, the proposal will be compliant with policies DM11 and DM13 of the adopted Eastleigh Borough Local Plan 2016–2036.



8 References

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- Institute for Environmental Assessment (IEA). (1995) Guidelines for Baseline Ecological Assessment. IEMA, Lincoln.
- MHCLG, (2021). National Planning Policy Framework. Ministry of Housing, Communities and Local Government, London.
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Appendix 1 Site Location Plan



Key:

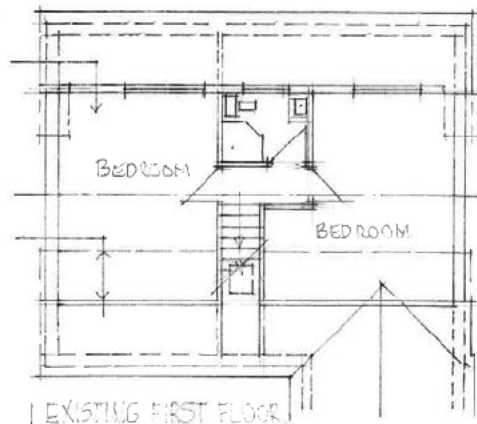
 Site location

Site	Pinewood, Hedge End
Report	Bat Emergence Surveys
Map	Site Location Plan
Date	July 2025

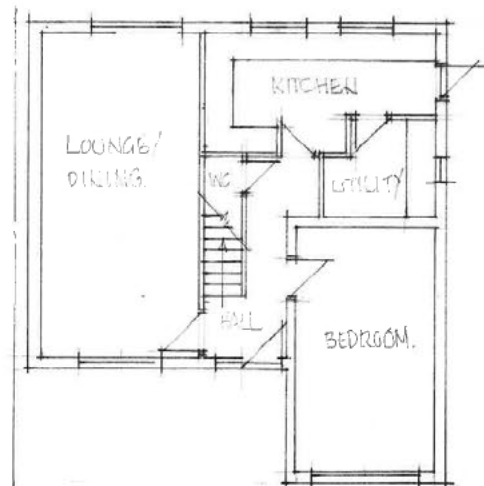
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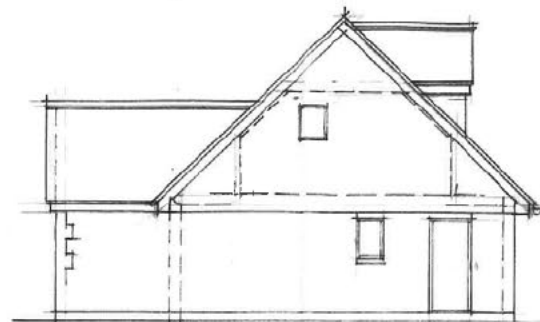
Appendix 2 Existing and Proposed Plans



EXISTING FIRST FLOOR



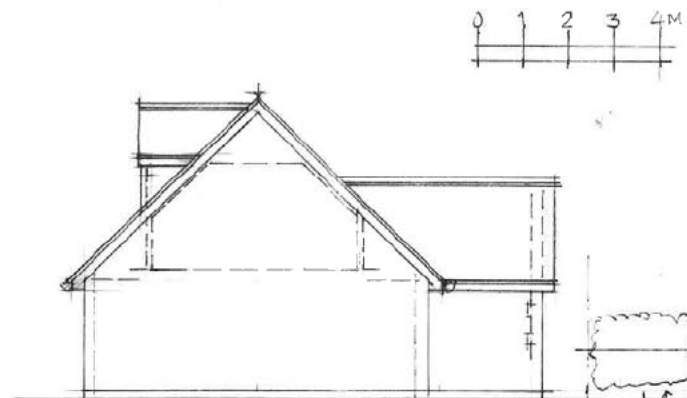
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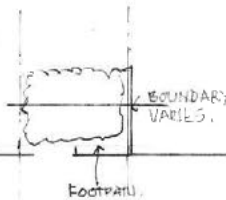
SIDE ELEVATION 1:100 @ A3



FRONT ELEVATION.

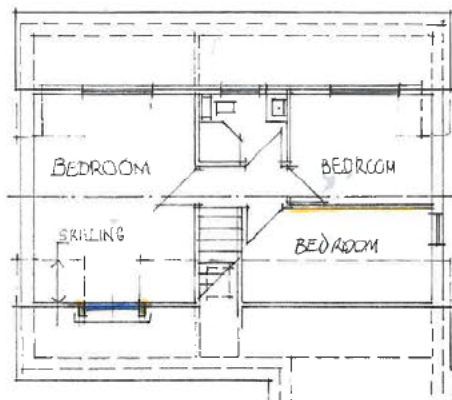


SIDE ELEVATION 1:100

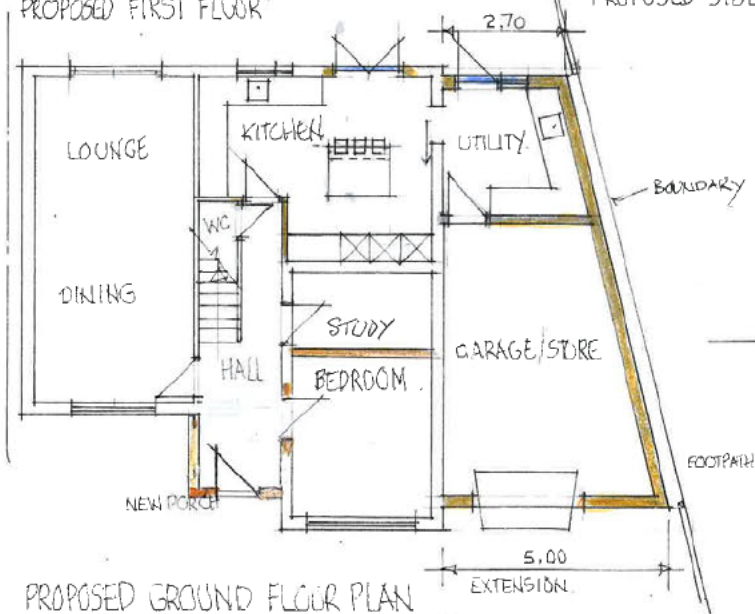


REAR ELEVATION. 1:100

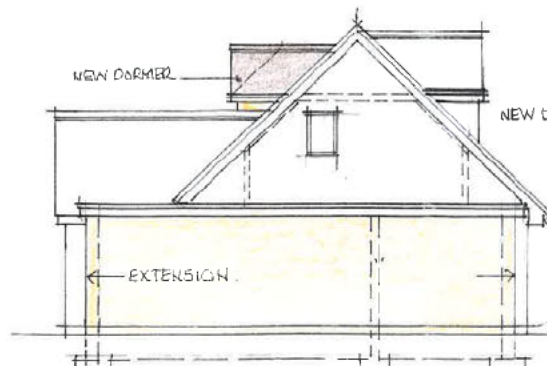
EXISTING PLANS AND ELEVATIONS. ADJ 23B, 'PINEWOOD', GRANGE RD, HEDGE END, SO30 2FL



PROPOSED FIRST FLOOR



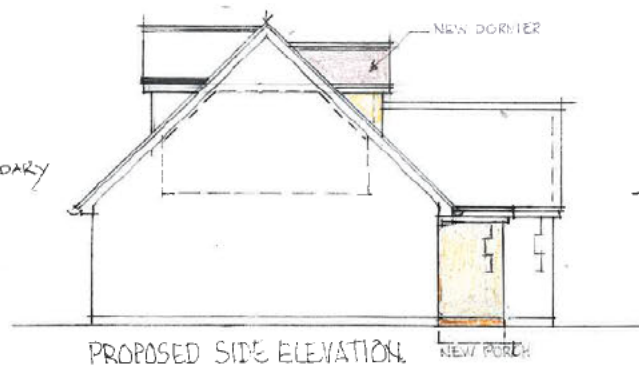
PROPOSED GROUND FLOOR PLAN



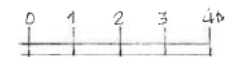
PROPOSED SIDE ELEVATION 1:100 @ A3



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



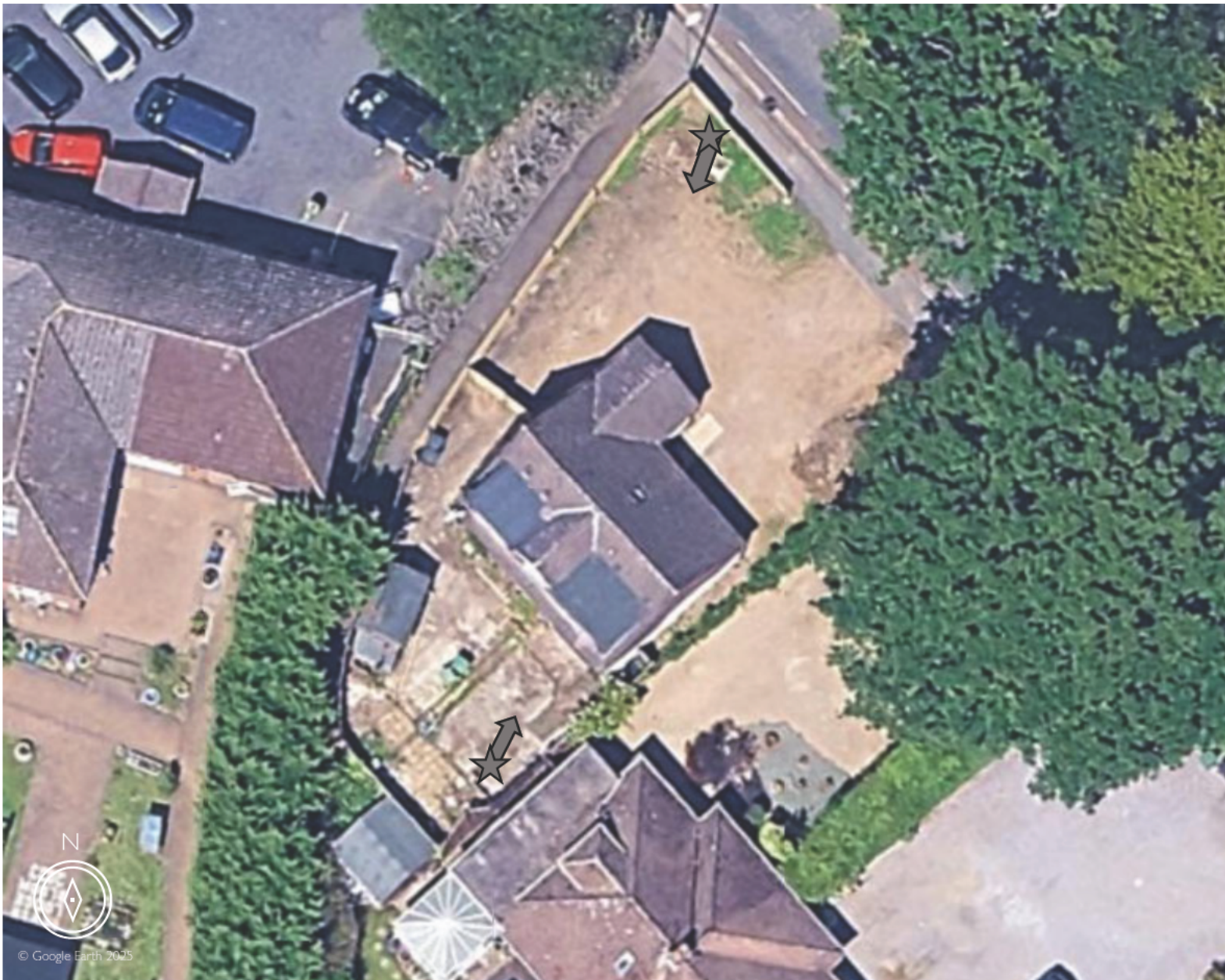
- MATERIALS - TO BE AGREED WITH PLANNING DEPT



PROPOSED REAR ELEVATION 1:100 @ A3

PROPOSED PLANS AND ELEVATIONS
 NO. 23 B, 'PINEWOOD' GRANGE RD, HEDGE END, SO30 2FL.

Appendix 3 Bat Survey Locations and NVA Stills



Key:



Surveyor location



Night Vision Aid location

Overall results:

No bats emerged from the house during the two dusk emergence surveys undertaken

At least four bat species were recorded foraging and commuting around the site.

Site	Pinewood, Hedge End
Report	Bat Survey Report
Map	Bat Survey Locations
Date	July 2025

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NVA Stills

29th May 2025



South-western corner



North-eastern corner view from NVA at start of survey.
Unfortunately the end still was lost at this location due to a corrupted SD card.

19th June 2025



Western corner



Eastern corner