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89 Kingsway Road, Chandler's
Ford, Hampshire, SO531FD.

Preliminary Roost Assessment (PRA) & Bat Activity Surveys (BAS)

89 Kingsway Road,

Chandler's Ford,

Hampshire,

SO531FD.



Survey and report by: Vesper Conservation & Ecology Limited

Report produced by Robert West BA(Hons), PGDip, MCIEEM

Non-Technical Summary:

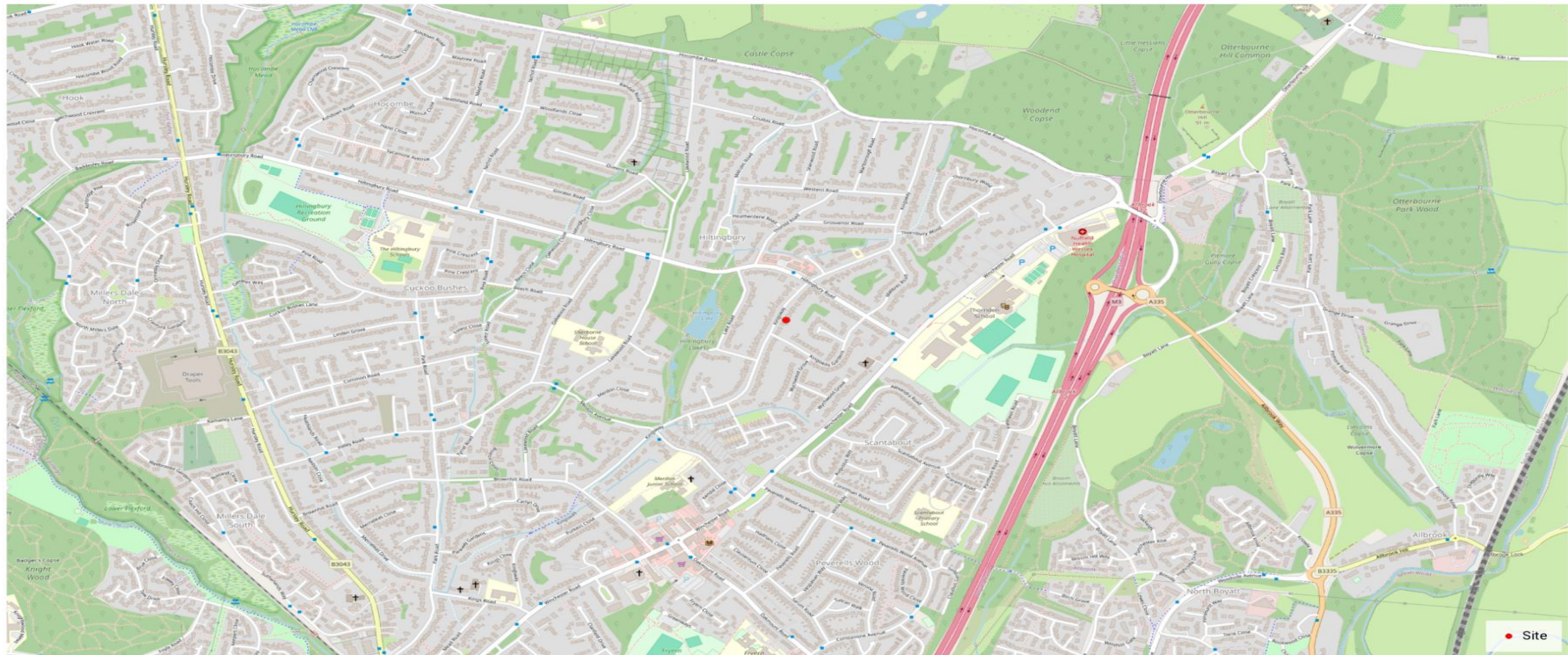
Site name and location	89 Kingsway Road, Chandler's Ford, Hampshire, SO531FD. SU 44305 21854
Scope of works	PRA survey undertaken on 15th April 2025 This report is valid for a year from the date on the front page
Assessment and survey methods	The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) (2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
Lead Surveyor	Robert West BA (Hons), PGDip. MCIEEM
Purpose of Works	The purpose of this survey is to inform a planning application for: To increase the size of the property
Summary of Surveys and evaluation	- The building has one large roof void that covered the whole of the building, there are bat droppings at the northwestern and southeastern end of the building. - The DNA analysis has shown them to be from Brown Long eared bats. - The bat activity surveys showed that a single Brown long eared bat emerged and re-entered into the small rear dormer under the eaves and hanging tiles The building is a bat roost
Recommendations	- It is recommended that the addition of two bat access tiles one into the eastern and one into the western elevation of the new roof, with access cut into the felt beyond. - The work can be carried out under a working method statement, as long as the directions are followed then disturbance of bats will be kept to a minimum

1. Introduction

- 1.1 This report was commissioned by the owners to determine if there were any ecological issues associated with the proposed extension to their property.
 - 1.2 89 Kingsway Road, Chandler's Ford, Hampshire, SO531FD. The national grid reference number is SU 44305 21854.
 - 1.3 89 Kingsway Road is situated in Chandler's Ford which is just north of Southampton, the property is situated on a road which is lined with trees and is close to the Hiltingbury Lakes which has a lake as well as a large area of woodland. The area is very much an Urban part of Southampton.
 - 1.4 A search of data from the Hampshire Bat Group has shown that there are records of both pipistrelle species (*Pipistrellus pipistrellus*, *Pipistrellus pygmaeus*), Long eared bats (*Plecotus auritus*), Serotine (*Eptesicus serotinus*) and Myotis species in the area, there are 5 granted EPS licences within 1km of the site these are for Common/Soprano Pipistrelle, Brown Long Eared, Natterer's and Serotine bats.
 - 1.5 There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2019 (as amended). (see appendix)
 - 1.6 The PRA survey was carried to the standards set down in the Bat Conservation Trusts Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition, 2023) and guidance from the Chartered Institute for Ecologists and Environmental Managers (CIEEM).
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Location



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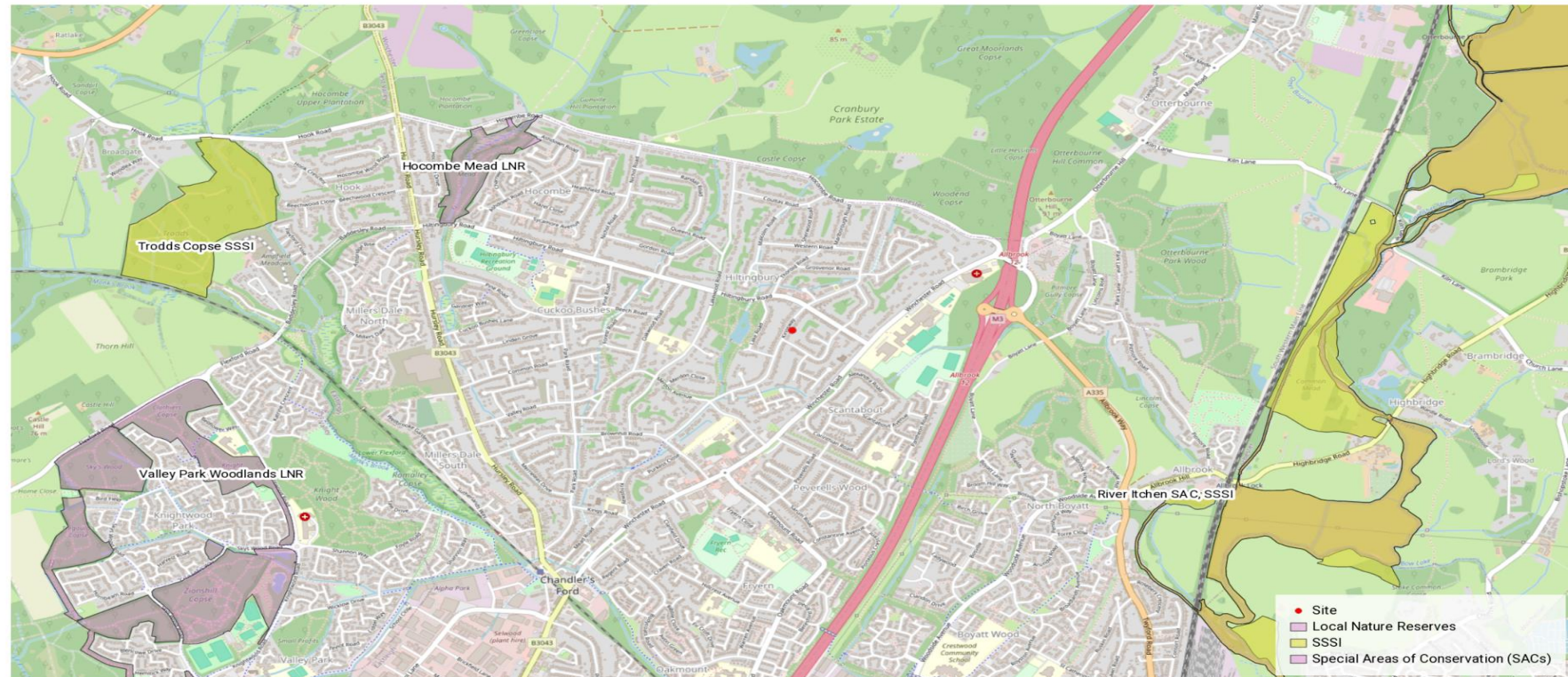
500 m
Scale 1:13923 (at A4)



Map 1: Site Location (landapp 2025)



Designated Sites



Map 2: Designated sites (landapp 2025)

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Priority Habitats



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200 m
Scale 1:11836 (at A4)



Map 3: Priority Habitats (landapp 2025)

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2. Field Survey

External Inspection: Bats (see pictures in appendix)

- 2.1 An external inspection of 89 Kingsway Road was undertaken on the 15th April 2025 by experienced ecologist and bat surveyor Robert West (NE license number 2018-33612-CLS-CLS). This inspection was undertaken to identify any potential ingress/egress points within the roof and the body of the structure and any other potential for bat activity.
 - 2.2 The house is brick built and is detached property and was built around 1950 and has numerous extensions, the building has an attached garage. The property sits within its own grounds with a large rear garden and garden and herbaceous borders at the front.
 - 2.3 There are no SSSI designated sites within 1km of the site but there are 4 within about 5km of the site, none of them will be affected by this proposed development.
 - 2.4 There are no priority habitats on site, but the property is within 500m of priority woodland at the Hiltingbury lakes, there are mature trees on site, but none will be affected by this proposed development.
 - 2.5 The building has numerous pitches and gables, the roof of the building is covered with tight fitting concrete pan tiles which have a number of vents that go into the roof void, these vents have no mesh blocking access.
 - 2.6 The ridge is made from the same material and for the most part the pugging is intact, there is a small missing piece of pugging on the rear hip and a lifted tile on the hip behind that.
 - 2.7 The tile verges are in the most part tight, there are a few gaps around the garage.
 - 2.8 At the rear there is a dormer with tile hanging, this has gaps at the corners and under the barge boards which could allow access into the building.
 - 2.9 The attached garage building has the same roof covering as the rest of the building, which seems to be in good condition.
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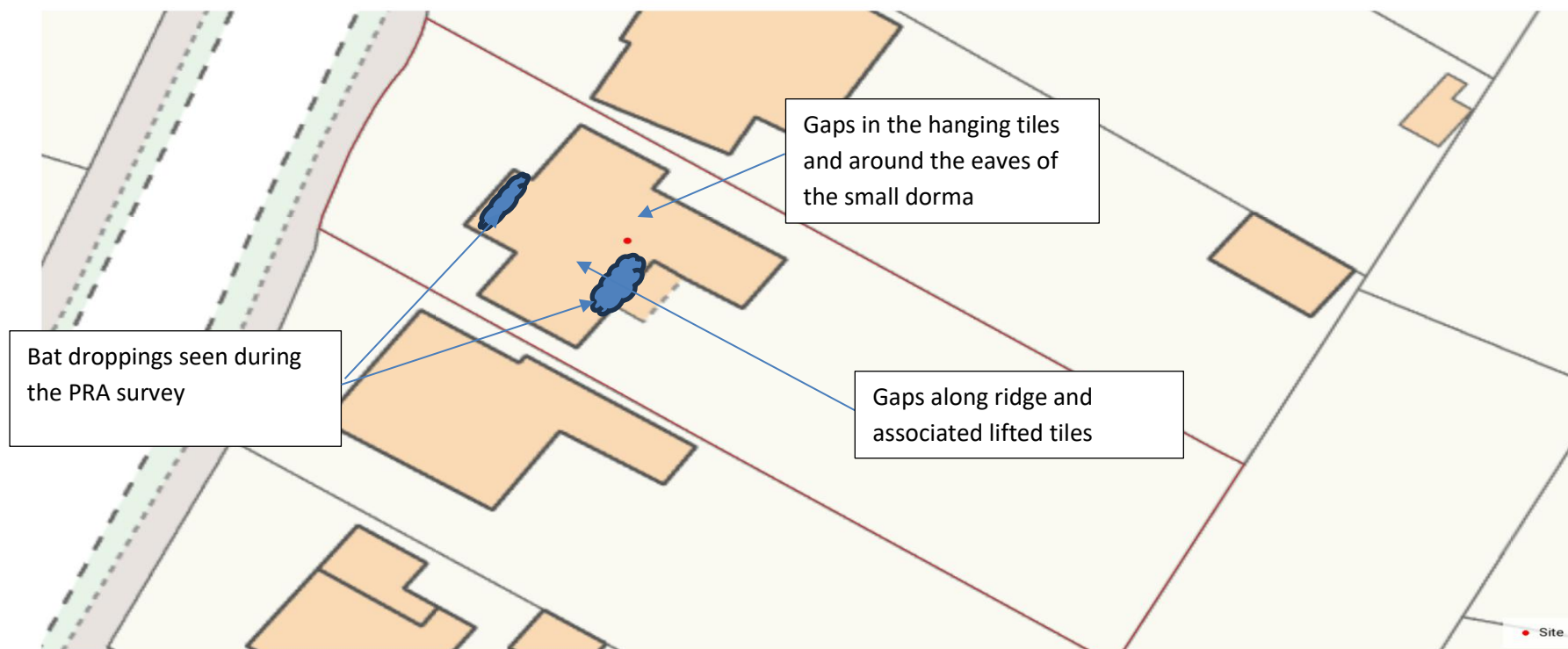
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- 2.10 The chimneys are in good order with no missing cement the lead flashing is in good order with no obvious gaps or holes that would allow access into the building.
 - 2.11 The eaves and soffits are UPVC, they are in good order with no obvious gaps or holes around the building

Internal inspection (*see pictures in appendix*)

- 2.12 There is a single roof space that cover the whole of the main house access was good throughout, the floor of the roof was partial boarded.
- 2.13 The roof floor is covered with a thick layer of insulation which goes right into the eaves. There are no obvious gaps or holes that allow light into the roof space.
- 2.14 The tiles are backed with bitumen felt, this is in good condition, the roof has several vents cut into the felt which could allow ingress into the building.
- 2.15 The ridge of the main roof void is 3m, the roof void is clear of any dense cobwebbing. There are no signs of birds within the roof, there are small numbers of mouse droppings and a single wasp nest.
- 2.16 Bat droppings were found at the rear of the property under the ridge beam, there are about 50 droppings in total, some were taken for DNA analysis. Older bat droppings were found against the front gable; this gable has been replaced at some point in the recent past.



Bat Survey



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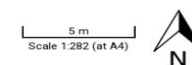


Figure 1: Showing the area where bat droppings were found

Order Number: 3427



vesperconsecol@hotmail.co.uk

Samples submitted

Sample Code	Multi-species?	Sample Type	Date Sample Found	Species Group	Site postcode/ post town /grid ref	Site description / comments (Optional)	Suspected identity of species
SEL-3427-1	No	Faecal	15/04/2025	C. Bats	SU 44305 21854		possible BLE

Analysis Results

Sample Code	DNA Extraction Code	Species Identified	ID Method	Ct value	% match
SEL-3427-1	EG-2025-0697	Plecotus auritus (Brown long-eared bat)	qPCR	26	

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Figure 2: Showing the DNA analysis results

3 Bat Activity Surveys

3.1 Three activity surveys were undertaken to establish the use of the site by roosting and foraging bats (11/06/25, 09/07/25 & 30/07/25). Surveys were undertaken in accordance with the Bat Conservation Trusts Guidelines for Bat Surveys (4th Edition, 2023), as endorsed by Natural England.

3.2 The surveys were undertaken under good weather conditions:

	Time st	Time fin	Temp h/l	Wind	Cloud	Rain
11/06/25	20:59	22:50	18.1/ 17.1	0	0%	no
09/07/25	03:20	05:20	19.1/ 12.5	0	0%	no
30/07/25	20:40	22:40	22.7/16.5	1	10%	no

3.3 Due to the size of the building and its regular shape three surveyors were used and sited around the house to cover all possible elevations of the building. All the surveyors used Anabat Walkabout or EM touch Pro bat detectors. All the surveyors have 10 plus years of experience they were also using thermal cameras (Pixfra Arc 613).

3.4 During the first survey (**11/06/25**) 4 species were recorded (Common & Soprano Pipistrelle, Serotine and Noctule bats). **No bats** were seen emerging from the building. There was a lot of activity around the property and along the road. (See figure 3) (Dr Des Purdy and Pete Allen).

3.5 During the second survey (**09/07/25**) 5 Species of bat were recorded (Common/Soprano Pipistrelle, Serotine, Brown Long eared and Myotis sp. bats), **1 x Brown Long eared bats** re-entered the building in to the small dorma

on the eastern elevation (rear). The foraging activity was recorded around the building and along the road. (See figure 4) (Rob West and Pete Allen).

- 3.6 During the third survey (**30/07/25**) 4 species were recorded (Common & Soprano Pipistrelle, Serotine and Brown Long eared bats), **1 x Brown Long eared** bat were seen emerging from the small dormer on the eastern elevation (rear). There was a lot of foraging along the road and in the rear garden (See figure 5). (Rob West and Pete Allen)
- 3.7 During the activity surveys bats were seen emerging from the building. The number of the emerging Brown Long eared bats suggests this is a non-maternity day roost.



Bat Survey



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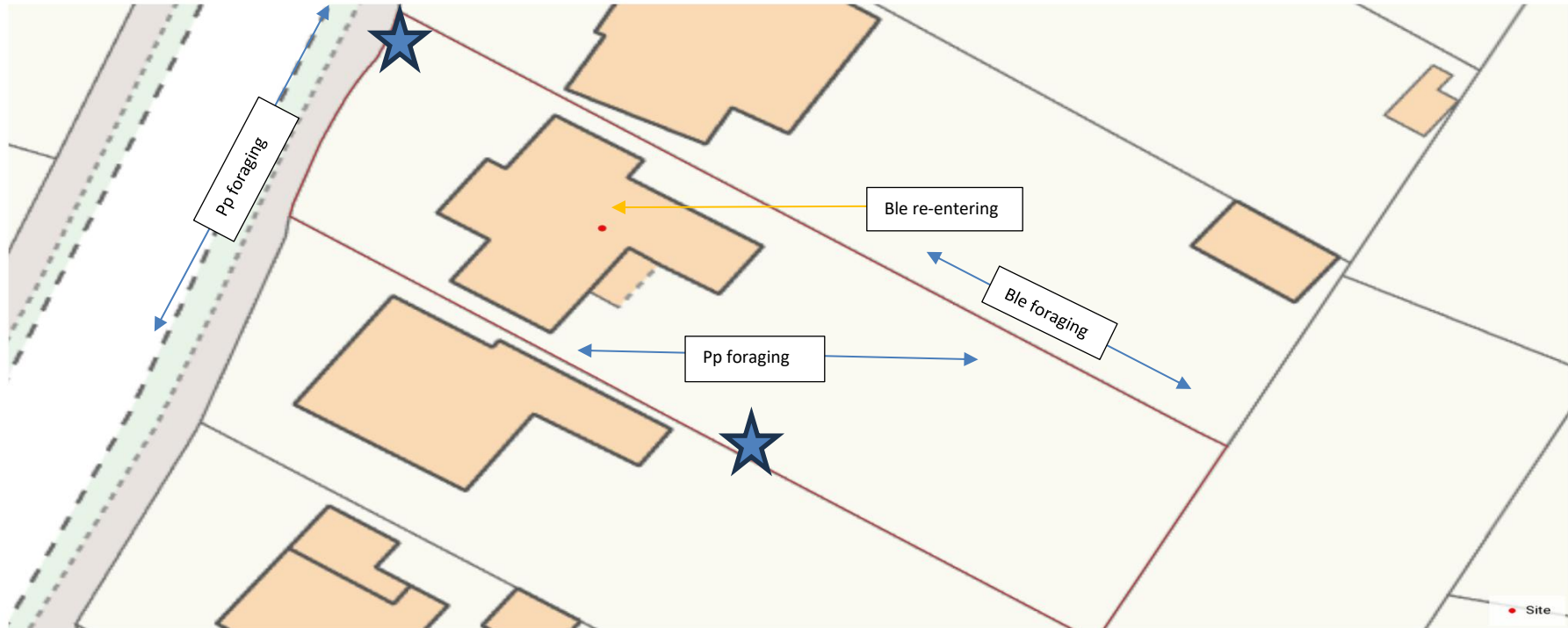
Figure 3: BAS 11/06/2025



=Surveyor Position



Bat Survey



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5 m
Scale 1:282 (at A4)



Figure 4: BAS 09/07/2025



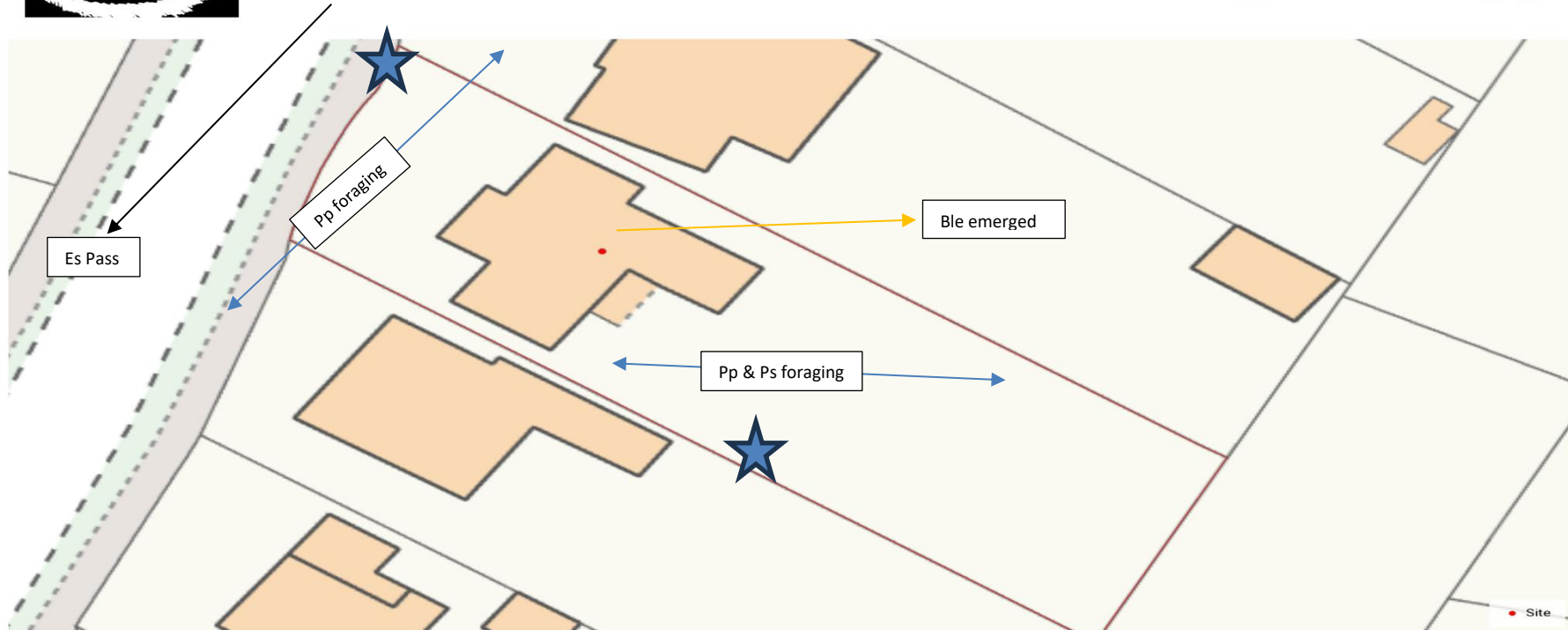
=Surveyor Position

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Bat Survey



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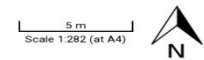


Figure 5: BAS 30/07/2025



=Surveyor Position

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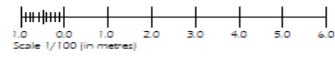


Figure 6: Showing where the Brown Long eared bat was seen re-entering/emerging

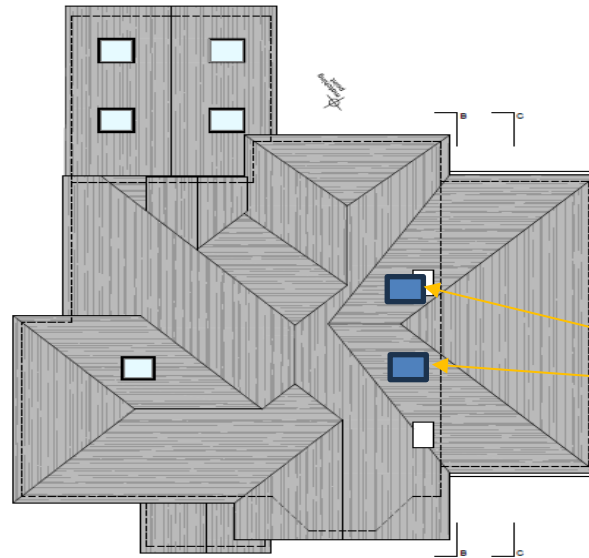
Survey conclusion

- 3.8 The preliminary roost assessment survey carried out on 15th April 2025 by Vesper Conservation & Ecology Limited showed that building is a bat roost with bat droppings been found within the roof void.
 - 3.9 There are no priority habitats and or designated sites on or near by that would be affected by the proposed works
 - 3.10 The bat activity surveys showed that a single Brown Long eared bat was seen re-entering and emerging from the rear small dormer.
 - 3.11 The building is not considered to be suitable for hibernating bats, as the buildings insulation and ventilation would make the roof temperature unstable through the winter months.
 - 3.12 Due to the nature of the roof and size of the roost within the building it is not thought that this is more than a day roost. The location of the droppings within the building show that the roost is away from the proposed effected area as such the works could be done under a method statement.
 - 3.13 The **addition of two bat access tiles into the new roof** on the eastern and western elevations, these should have a hole cut in the felt behind to allow access into the roof void beyond. (figure 8)
-

Notes
Report any discrepancies to the author.
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Scale 1/100 (in metres)



ROOF PLAN



The Habibat Access Tile is a roof tile which has been modified to allow bats either under the roof felt or under the roof void.

Revision Notes:		
Rev:	Date:	Description:
A	13 03 25	client changes
B	18 03 25	client changes
C	21 03 25	client changes
D	07 04 25	client changes
E	01 05 25	client changes

Date: February 2025		
Scale @ A3: 1/100		
Drawing Status: Design	Drawn: JC	Checked: dmm

Project: Extension and Alterations to 89 Kingsway, Chandlers Ford
Drawing Title: Roof Plan as Proposed

Client: Mrs E and Mr D Muller		
Project: 2296	Dwg No: D02	Rev: E

Temple Ford Design Ltd architects	
	
T 023 8027 6363 E templeforddesign@gmail.com W templeforddesign.co.uk	

Figure 8: Proposed bat enhancements

Working Method statement:

- 4.1 The proposed work will breach into the roof void when the new roof is attached. The impacts on the roosting bat within the building can be reduced by timings of the work (ie breaching into the roof in the winter months) and creating a sheeted off area so not disturb the internal roof void.
 - 4.2 The roof is not considered a stable environment and as such not suitable for hibernating bats due to the ventilation and the lack of insulation of the roof of the void.
 - 4.3 A toolbox talk will be delivered to the building contractors, explain ways of working and the protocol IF bats are discovered during the works.
 - 4.4 Before any works are undertaking an internal inspection to check for bats must be undertaken and any bats within the work area to be removed to a safer area within the roof void. This will be carried out by a suitable licensed ecologist (or their agent) using a torch, endoscope net and or other suitable equipment.
 - 4.5 Just before the construction period starts the area of roof near to the proposed works will have a plastic sheet installed so to separate the work area from the rest of the main roof to reduce any disturbance during. This will be done under supervision of an ecologist to make sure limited noise, and light is used in the main roof area.
 - 4.6 All tile removal in the proposed breach area will be supervised by a suitable qualified ecologist or their agent. The roof strip will be done by hand with each tile inspected before and after removal. Once the area of tiles has been adequately stripped then works can carry on with limited supervision. (a suitable qualified ecologist should be easily contactable if bats are discovered)
 - 4.7 Work on the roof should be undertaken as quietly as possible i.e. no extraneous noise (loud radios etc).
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- 4.8 Once the new roof construction has been finished then the sheeting can be removed, this should be first checked by a suitable qualified ecologist or their agent.

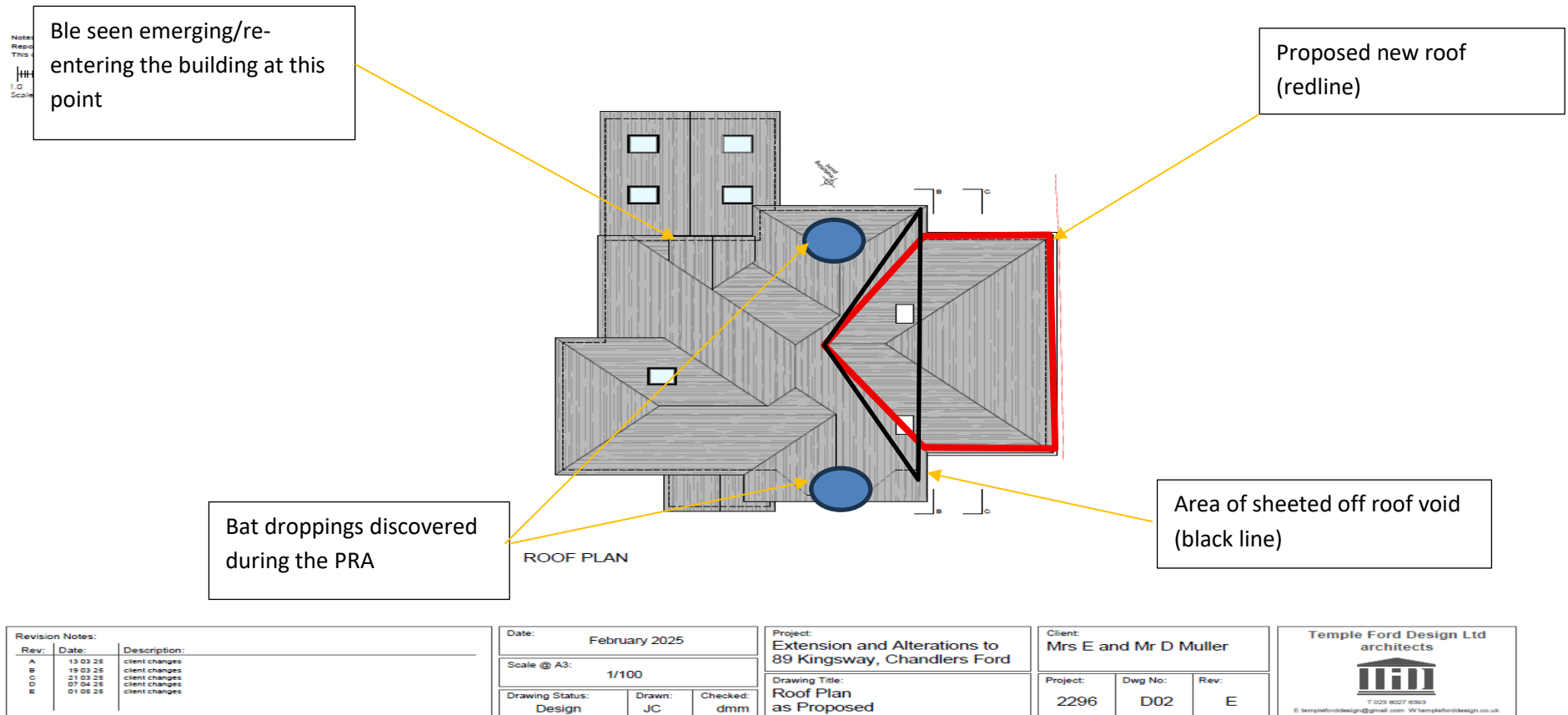


Figure 9: Showing the area of sheeting and proposed works

Appendices:

Bats and the law

Natural England offers further detailed advice which can be applied to planning applications that affect protected species.

Bats

There are 18 species of bat in the UK, 7 of which are UK BAP priority species and Species of Principal Importance in England under S41 of the NERC Act 2006. All bats and bat roosts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Bats are also a European Protected Species protected under the Habitat Regulations 2017.

It is an offence to:

- Intentionally or deliberately kill, injure or capture bats;
- Intentionally, deliberately or recklessly disturb bats in such a way as to be likely to significantly affect the ability of any significant group of bats to survive, breed, or rear or nurture their young or the local distribution of or abundance of a species of bat;
- Intentionally, deliberately or recklessly damage, destroy or obstruct any place used for shelter or protection (i.e. bat roosts); or
- Possess, sell or transport a bat, or anything derived from it.

For more information please read:

Natural England. 2016. *Standing Advice for Protected Species*. Available from: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>

Birds

48 species of bird on the UK BAP exist in England. These species, plus the Hen Harrier, are also listed as Species of Principal Importance in England under S41 of the NERC Act 2006. All birds are protected under the Wildlife and Countryside Act 1981 (as amended), making it an offence, with certain exceptions (e.g. game birds), to intentionally kill, injure or take any wild bird and to take, damage or destroy their nests or eggs.

Schedule 1 of the Wildlife and Countryside Act 1981 affords extra protection for a number of species and applies harsher penalties for offences. Any intentional or reckless disturbance of a Schedule 1 bird, whilst it is nesting or rearing dependant young, constitutes an offence.

Reptiles

All four of the widespread British species of reptile, including the Common Lizard *Lacerta vivipara*, Slow-Worm *Anguis fragilis*, Grass Snake *Natrix natrix* and Adder *Vipera berus*, are also UK BAP priority species and Species of Conservation Concern in England. They are protected under Schedule 5 (Sections 9.1, 9.5a, 9.5b) of the Wildlife & Countryside Act 1981 (as amended) from intentional killing, injury and trade. The habitat of the four widespread reptiles is not legally protected; however the replacement of habitat lost through development may be required through the planning system. Mitigation for these species is not subject to licensing by Natural England but should nonetheless be planned to minimise disturbance.



Picture 1: The front elevation



Picture 2: Showing the western elevation



Picture 3: Showing soffit and eaves.



Picture 4: Showing the side elevation and flashing around chimney



Picture 5: Showing the eaves on the front gable wall



Picture 6: Showing the internal roof structure of the house.



Picture 7: Showing the bat droppings on the insulation



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