



Project: 25_PEA_07_27
Site: Four Winds, Allington Lane, Fair Oak, Eastleigh, SO50 7DD
Client: Luke Richards



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Project Number:	25_PEA_07_27
Report Type:	Preliminary Ecological Appraisal Report (PEAR)
Site Address:	Four Winds, Allington Lane, Fair Oak, Eastleigh, SO50 7DD

Role:	Name:	Date:
Customer	Luke Richards	N/A
Surveyor	Antony Aslam	29/07/25
Consultant	Antony Aslam	09/07/25

Revision History		
Date:	Version number:	Summary of changes:
12/08/25	1.0	First Draft
12/08/25	1.0	First Issue

[Supplementary Document - Preliminary Bat Roost Assessment. \(SP-1\)](#)
[Supplementary Document - Potential Roosting Features. \(SP-2\)](#)

Summary:	
Site Surveyed	Land at Four Winds, Allington Lane, Fair Oak, Eastleigh, SO50 7DD National Grid Reference: SU 4817 3896
Purpose & Brief	Preliminary ecological appraisal commissioned by Luke Richards
Development Proposals	The proposed development comprises the demolition of two existing ancillary structures (Buildings B1 and B2) to facilitate the construction of a new residential annexe and a detached storage outbuilding within the curtilage of the property.
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site. Assessment of likely significant effects as far as can be reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	Roosting bats Nesting birds
Recommendations For Further Survey Works	Bat presence / absence surveys Pre-works nesting bird check Production of wildlife sensitive lighting scheme
Opportunities For Ecological Enhancements	Bat boxes Bird boxes Native species planting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Appendix 1: Site Location and Assessment Boundary

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Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with Hampshire Biodiversity Information Centre (HBIC).

Client Documents:

This report has been completed on the assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of 06/06/25.

Plans provided by the client as of 06/06/25
Proposed-rebuild-of-garage-and-lodge.pdf

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at Four Winds, Allington Lane, Fair Oak, Eastleigh, SO50 7DD.
- 1.2 The survey was comprised of a desktop study, which was undertaken in July and a site survey, which was carried out by Antony Aslam on 29/07/25.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 0.4 hectares and is centred on grid reference 'SU 4817 3896'.
- 1.7 The site is situated in the Eastleigh Borough Council control area. The site is located on the south side of the town and is accessed via a private driveway.
- 1.8 The site, located at Four Winds, Allington Lane, Fair Oak, Eastleigh (SO50 7DD), comprises a large detached residential dwelling set within a substantial garden plot in a rural location, surrounded predominantly by agricultural land and open fields. The property is accessed via a private, gated driveway leading to an extensive gravelled turning area. The grounds consist of a mixture of hardstanding surfaces, mown amenity lawn, patio areas, ornamental planting beds, and mature boundary hedgerows, predominantly composed of hawthorn (*Crataegus monogyna*), all of which contribute to the suburban-rural interface habitat mosaic. Scattered throughout the site are native and naturalised tree species, including aspen (*Populus tremula*), willow (*Salix* spp.), and English oak (*Quercus robur*), several of which possess Potential Roost Features (PRFs) in the form of pruning wounds, cavities and split branches, though none are scheduled for removal or direct impact.

The site contains a number of built structures within the domestic curtilage. Building B1 is a single-storey outbuilding constructed of brick and featuring a pitched roof of corrugated asbestos sheeting, with additional wooden and brick lean-to extensions. It exhibits PRFs including gaps beneath the roof sheeting and felt linings, as well as crevices within the aged brickwork. Building B2 is a timber-framed annexe with a pitched, felt-covered roof. It is of more recent construction and tightly sealed, offering negligible potential for use by bats. Both B1 and B2 are scheduled for demolition under the current proposals. The principal dwelling (B3) is located centrally within the plot and is unaffected by the proposed works.

DEVELOPMENT PROPOSALS

- 1.9 The proposed development comprises the demolition of two existing ancillary structures (Buildings B1 and B2) to facilitate the construction of a new residential annexe and a detached storage outbuilding within the curtilage of the property.

SCOPE OF WORKS

1.10 The aims of this assessment were to:

- identify the likely ecological constraints associated with the proposed development;
- identify suitable mitigation measures (if required);
- determine whether further surveys are necessary;
- identify opportunities for ecological enhancement;

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information concerning land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC and HBIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Antony Aslam on 29/07/25. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Antony has been completing preliminary ecological appraisals for a number of years and regularly undertakes surveys of this scale. He has received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS-enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 29/07/25. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.8 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or

scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. PRFs of built structures are listed in Table 2.8.1. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

Potential roosting features (PRFs) in built structures	
External	Internal
- Access/egress through windowsills, window panes and walls; - Behind peeling paintwork or lifted rendering; - Behind hanging tiles; - Weatherboarding; - Eaves; - Soffit boxes; - Fascias; - Lead flashing; - Gaps under felt (even including those of flat roofs); - Under tiles/slates; - Existing bat boxes; - Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls	- Behind wooden panelling; - In lintels above doors and windows; - Behind window shutters and curtains; - Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows; - Inside cupboards and in chimneys accessible from fireplaces; - Within attic roof voids; - The top of gable end or dividing walls; - The top of chimney breasts; - Ridge and hip beams and other roof beams; - Mortise and tenon joints; - All beams; - The junction of roof timbers, especially where ridge and hip beams meet; - Behind purlins; - Between tiles and the roof lining; - Under flat felt roofs

GROUND LEVEL TREE ASSESSMENT (GLTA)

2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Antony Aslam during the site survey on 29/07/25. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

2.10 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lighting strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.reproduced from Table 6.6. (Collins, 2023.)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

2.11 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

SUITABILITY ASSESSMENT

2.12 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.12.1 and 2.12.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.12.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. The suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be discounted, the site includes very limited or poor-quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

Table 2.12.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight paths and foraging habitats
None	No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on-site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on-site are likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and unsuitable features on occasion.	No obvious habitat features on-site likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used regularly or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree 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 habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape and is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape is likely to be used regularly by foraging bats. The site is close to and connected to known roosts.

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.13 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

- 2.14 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.
- 2.15 The site maps shown in Appendix 3 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

- 3.5 This report has been commissioned in order to comply with Policy DM11, Nature conservation.

<https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/local-plan/local-plan-adoption>

NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There are 2 designated sites within the 2km search area.

Table 4.1.1: Designate sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
River Itchen SAC	SU467174	303.98	1.02
River Itchen SSSI	SU 496 261	748.4309	1.81

*Data from DEFRA MAGIC

LOCAL HABITAT

4.2 There were more than 110 priority habitats that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Coastal and floodplain grazing marsh	0.21
Coastal and floodplain grazing marsh	0.25
Coastal and floodplain grazing marsh	0.38
Coastal and floodplain grazing marsh	0.46
Coastal and floodplain grazing marsh	0.98
Coastal and floodplain grazing marsh	1.22
Coastal and floodplain grazing marsh	1.07
Coastal and floodplain grazing marsh	1.08
Deciduous Woodland	0.28
Deciduous Woodland	0.45
Deciduous Woodland	0.75
Deciduous Woodland	0.75
Deciduous Woodland	0.82
Deciduous Woodland	0.83
Deciduous Woodland	0.84

Deciduous Woodland	0.69
Deciduous Woodland	0.75
Good quality semi improved grassland	0.69
Good quality semi improved grassland	0.84
Good quality semi improved grassland	0.91
Good quality semi improved grassland	1.61
Purple moor grass and rush pastures	1.56
Purple moor grass and rush pastures	1.7
Lowland meadows	1.53
Lowland meadows	1.73
Lowland meadows	1.74
Lowland meadows	1.86

*Data from DEFRA MAGIC

4.3 There are 2 standing water bodies situated within a 500m radius of the survey site.

HISTORICAL SPECIES RECORDS

4.4 Protected species records relating to the site and 2km search area were obtained from the HBIC as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.

4.5 A full list of identified species recorded within the 2km search area can be requested from HBIC.

4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

4.7 There were 501 records of bats found within 2km of the site including serotine (*Eptesicus serotinus*), Brandt's bat (*Myotis brandtii*), Daubenton's bat (*Myotis daubentonii*), whiskered bat (*Myotis mystacinus*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), Nathusius' pipistrelle (*Pipistrellus nathusii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared bat (*Plecotus auritus*).

4.8 There were 94 records of amphibians and reptiles found within 2km of the site including slow worm (*Anguis fragilis*), common toad (*Bufo bufo*), grass

snake (*Natrix helvetica*), great crested newt (*Triturus cristatus*), and common lizard (*Zootoca vivipara*).

- 4.9 There were 124 records of terrestrial mammals (excluding bats) found within 2km of the site including water vole (*Arvicola amphibius*), West European hedgehog (*Erinaceus europaeus*), brown hare (*Lepus europaeus*), otter (*Lutra lutra*), badger (*Meles meles*), harvest mouse (*Micromys minutus*), hazel dormouse (*Muscardinus avellanarius*), and Eurasian water shrew (*Neomys fodiens*).

Table 4.8.1: Previous protected species licences for bats mapped within a 2km radius of the survey site

Reference, Date and Species	Approx. Distance from Site (km)
2020-48450-EPS-MIT - 01/08/2020 - SPIP	0.36 NE
2019-39954-EPS-MIT - 20/03/2019 - CPIP, SPIP	0.22 E
2019-39527-EPS-MIT - 27/02/2019 - BLE, CPIP, NATT	1.02 SE
2015-16719-EPS-MIT - 02/11/2015 - CPIP	1.35 SW

*Data from DEFRA MAGIC

5 Site Survey

- 5.1 The site survey was undertaken on 29/07/25. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 29/07/25	
Weather Conditions:	Weather conditions during the survey were mild, with a temperature of approximately 18°C. There was light precipitation (47% humidity), and light winds were blowing from the south-southwest.

*Data from BBC Weather.

UK HABITAT SURVEY

5.2 Site and building description:

The site, located at Four Winds, Allington Lane, Fair Oak, Eastleigh (SO50 7DD), comprises a large detached residential dwelling set within a substantial garden plot in a rural location, surrounded predominantly by agricultural land and open fields. The property is accessed via a private, gated driveway leading to an extensive gravelled turning area. The grounds consist of a mixture of hardstanding surfaces, mown amenity lawn, patio areas, ornamental planting beds, and mature boundary hedgerows, predominantly composed of hawthorn (*Crataegus monogyna*), all of which contribute to the suburban-rural interface habitat mosaic. Scattered throughout the site are native and naturalised tree species, including aspen (*Populus tremula*), willow (*Salix* spp.), and English oak (*Quercus robur*), several of which possess Potential Roost Features (PRFs) in the form of pruning wounds, cavities and split branches, though none are scheduled for removal or direct impact.

The site contains a number of built structures within the domestic curtilage. Building B1 is a single-storey outbuilding constructed of brick and featuring a pitched roof of corrugated asbestos sheeting, with additional wooden and brick lean-to extensions. It exhibits PRFs including gaps beneath the roof sheeting and felt linings, as well as crevices within the aged brickwork. Building B2 is a timber-framed annexe with a pitched, felt-covered roof. It is of more recent construction and tightly sealed, offering negligible potential for use by bats. Both B1 and B2 are scheduled for demolition under the current proposals. The principal dwelling (B3) is located centrally within the plot and is unaffected by the proposed works.

The eastern elevation of Building B1 comprises a timber-framed extension clad with vertical timber boarding. This elevation exhibits several structural gaps at the bargeboards and along the timber-plinth junction, particularly where weathering has degraded the materials, potentially allowing access for crevice-dwelling bat species such as *Pipistrellus* spp. The roofline here interfaces with the original brick structure, creating linear features and potential ingress points beneath the asbestos sheeting and felt layers.

The northern elevation is a brick-built lean-to, abutting the original structure and showing signs of weathered mortar joints and crevices at the brickwork interface. These brickwork voids, especially in the upper courses and at points where structural movement has resulted in cracks or displacement, offer low to moderate potential roosting opportunities for solitary or transitional bat use. No direct evidence of bat activity (e.g., droppings, feeding remains) was recorded internally or externally during the survey.

The southern elevation presents exposed brickwork typical of utilitarian outbuildings, with fewer ecological features. While cobwebbing and general weathering were present, the structure appeared largely sealed with limited cavities or access points of interest to protected species. The ground level along this elevation is heavily trafficked and unvegetated, reducing its attractiveness to ground-dwelling species or foraging invertebrates.

The western elevation forms the rear aspect of the original building and incorporates aged corrugated asbestos sheeting forming the pitched roof. Visible daylight through sections of displaced roof material and gaps beneath ridge capping and gable ends present PRFs for light-tolerant bat species. However, the level of internal cobwebbing, absence of droppings, and non-insulated loft void suggest minimal historic use. The roof itself is in a degraded state, with under-cloaking felt partially detached, which may allow bat ingress but reduces thermal stability, thus limiting its suitability for maternity colonies.

The pitched roof is constructed of corrugated asbestos sheets with areas visibly lifting and several irregular gaps where the sheets overlap or have become dislodged. These features result in crevice-style PRFs that could be utilised by small bats for temporary day roosts or night-time shelter. The roof is unlined throughout most of its interior, offering little insulation, and has extensive cobwebbing indicative of long-term disuse by larger animals. Internally, corner access is partially possible, but no internal signs of bat presence were found.

The eastern elevation of Building B2 comprises well-maintained horizontal timber cladding with no visible weathering, structural damage or gaps that could support entry or roosting by bats. The base of the cladding is firmly sealed to the concrete footing, eliminating opportunities for access by small mammals, reptiles, or amphibians. The overall condition of the structure provides negligible ecological value.

The northern elevation is similarly clad in intact timber panelling with no observable cavities or crevices. The junction between wall and roof is tight-fitting, and eaves offer no open gaps or soffit access. Minor cobweb build-up at ground level and beneath the cladding is consistent with typical outdoors exposure but does not indicate ecological usage. No features suitable for bat access or nesting birds were identified.

The southern elevation features a doorway and window unit, both well-sealed within the timber façade. There are no structural voids, raised roofing edges, or disrupted junctions that would support roosting or sheltering opportunities. The elevation faces the internal garden and is regularly used, further reducing its suitability or attractiveness for protected species.

The western elevation continues the theme of intact timber cladding with no observable deterioration or gaps suitable for wildlife access. The external appearance indicates recent construction or sustained maintenance, which has resulted in a robust, sealed structure unsuitable for bats or nesting birds. Vegetation is minimal around this elevation, limiting its use as a corridor or foraging area for terrestrial fauna.

The pitched roof is covered uniformly in bitumen felt, showing no signs of lifting, tearing, or weather-related damage. All edges, ridges, and junctions are well-bonded, offering no PRFs or ingress points. Internally, the loft void is tightly insulated and sealed, with minor cobwebbing but no evidence of bat presence or use. The structure's thermal and physical conditions provide negligible suitability for roosting bats or other protected fauna.

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
Habitat 1: u1b - developed land; sealed surface	HAB 1 comprises areas of built environment, including residential buildings, hardstanding, and domestic patio space. The surfaces are predominantly impervious, consisting of poured concrete, paving slabs, and compacted gravel set within a domestic context. Surrounding structures and patio borders are well-maintained, with little to no accumulation of debris or organic matter that might support ruderal flora or structural colonisers. No vascular plant growth was observed within the hardstanding joints or cracks at the time of survey, indicating regular maintenance and low ecological value.	 Photo 1 - B1



Photo 2



Photo 3

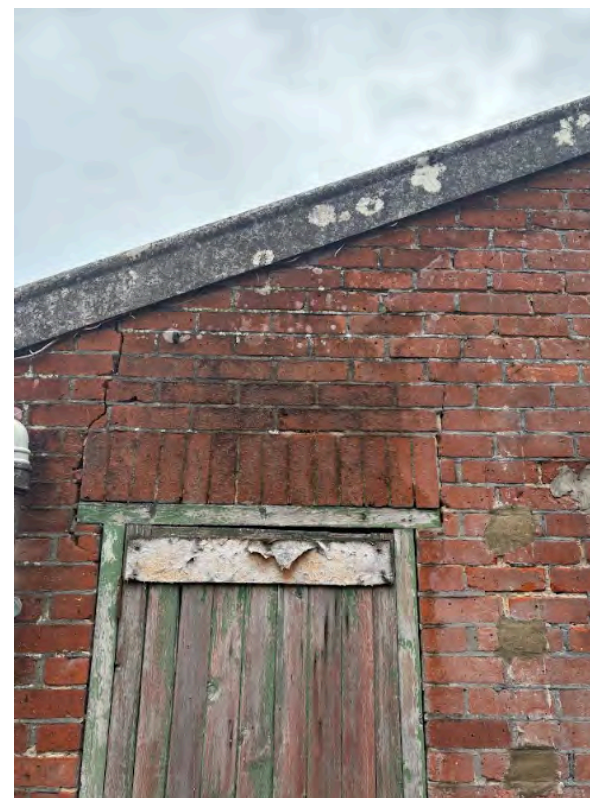


Photo 4 - PRFs of B1



Photo 5



Photo 6



Photo 7 - B2



Photo 8 - B3



Photo 9

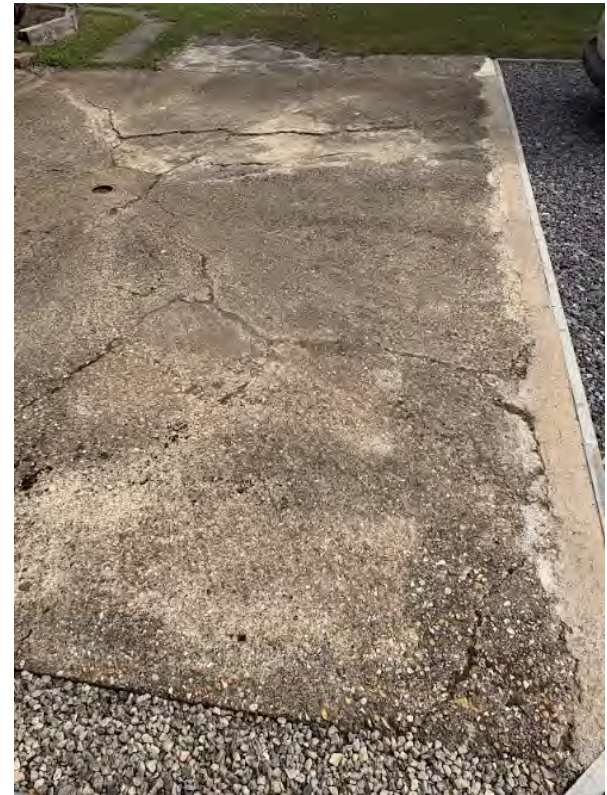


Photo 10

Habitat 2: u1c - artificial unvegetated, unsealed surface	HAB 2 consists of a gravel driveway and associated compacted gravel pathways that run through parts of the site. These areas are unsealed yet subject to frequent domestic use, leading to compaction and minimal vegetative colonisation. The aggregate is coarse to medium-grade and laid over a hard sub-base, typical of private residential access routes. The gravel surface is largely free of organic debris and does not support significant floral growth, though small localised patches of disturbance-tolerant species such as annual meadow-grass (<i>Poa annua</i>), creeping cinquefoil (<i>Potentilla reptans</i>), and dandelion (<i>Taraxacum officinale</i> agg.) were noted in more compacted or less-trafficked margins. Given the low structural complexity and lack of permanent vegetation, the habitat offers minimal value to invertebrates or small mammals and provides no cover or resources for breeding birds or reptiles. The ecological value is negligible, although potential exists for colonisation by pioneer species over time in less disturbed microhabitats. In its current state, the habitat remains heavily modified and of low ecological significance.	 Photo 11
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Photo 12



Photo 13

Habitat 3: u1 - vegetated garden	This habitat comprises the surrounding vegetated garden of grass, ornamental planting and boundary hedgerow. Amenity grassland within the curtilage of the property comprises a regularly mown lawn of low sward height, consistent with residential garden use. The sward is dominated by perennial ryegrass (<i>Lolium perenne</i>) and common bent (<i>Agrostis capillaris</i>), with abundant presence of broadleaved species including daisy (<i>Bellis perennis</i>), white clover (<i>Trifolium repens</i>), and creeping buttercup (<i>Ranunculus repens</i>). Lesser amounts of ribwort plantain (<i>Plantago lanceolata</i>) and self-heal (<i>Prunella vulgaris</i>) are also present, particularly along the transitional edges with planted borders and pathways. The lawn shows evidence of moderate trampling and recreational use but is structurally homogenous, offering limited botanical diversity and negligible potential for protected species. No anthills, bare patches or damp areas were noted. The habitat is managed and isolated from surrounding semi-natural habitats, reducing its potential to act as an ecological corridor. Ornamental shrub planting (HAB 2) is established along the margins of the property, primarily adjacent to built structures and bordering the driveway and patio areas. The planting is composed of a mix of non-native and native species maintained in a formal garden setting. Dominant species observed include cherry laurel (<i>Prunus laurocerasus</i>), butterfly bush (<i>Buddleja davidii</i>), and spotted laurel (<i>Aucuba japonica</i>), interspersed with occasional hydrangea (<i>Hydrangea macrophylla</i>) and cultivated varieties of rose (<i>Rosa</i> spp.). The shrub layer is structurally simple, with a uniform height due to regular pruning, and lacks a developed	 Photo 14
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understorey. Ground cover in these beds is sparse, with some leaf litter and low-growing ornamental species such as hosta (*Hosta* spp.) and creeping jenny (*Lysimachia nummularia*). This habitat offers limited ecological value but may provide occasional shelter or foraging opportunities for common bird species and invertebrates, particularly where nectar-bearing ornamental species such as Buddleja are present.

The hedgerows are composed primarily of hawthorn (*Crataegus monogyna*), elder (*Sambucus nigra*), and bramble (*Rubus fruticosus* agg.), forming a discontinuous but functional shrub layer. The ground flora is restricted in diversity due to shading, though areas of common nettle (*Urtica dioica*), ivy (*Hedera helix*), and lords-and-ladies (*Arum maculatum*) are present.



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Habitat 4: u1 + 27 - Traditional Orchard

HAB 4 comprises a small, traditionally managed plum orchard situated in the rear garden of the property. The orchard consists of a loose grid of semi-mature and mature plum trees (*Prunus domestica*), with trees showing varying canopy density but consistent management, indicative of occasional pruning and harvesting. The trees are spaced evenly, allowing light penetration to support a patchy grass-dominated understorey.

The ground layer includes common species typical of neutral garden grasslands, such as perennial ryegrass (*Lolium perenne*), daisy (*Bellis perennis*), creeping buttercup (*Ranunculus repens*), and common dandelion (*Taraxacum officinale* agg.), alongside localized patches of bare earth.

The orchard boundaries are defined by wooden fencing and ornamental planting, with limited structural connectivity to adjacent semi-natural habitats. There is no evidence of traditional orchard-associated features such as standing deadwood, fallen limbs, unmanaged hedgerows, or nectar-rich understory flora that would support a higher ecological value. Nonetheless, the orchard offers moderate value for invertebrates, birds, and pollinators due to the flowering and fruiting nature of the trees during seasonally active periods. Overall, the habitat is considered to be of low to moderate ecological value under UK Habitat Classification standards.



Photo 21



Photo 22



Photo 23



Photo 24

Habitat 5: g4 - scattered trees	The deciduous boundary scattered trees (HAB 5) provides a visual and ecological buffer from adjacent agricultural land. Species include mature English oak (<i>Quercus robur</i>), goat willow (<i>Salix caprea</i>) and Aspen (<i>Populus tremula</i>). Several of the mature trees support features such as rot holes, flaking bark, and split limbs that offer moderate potential for roosting bats and nesting birds. The trees function as a connective corridor within the wider landscape and contribute to the site's ecological connectivity. However, none are directly impacted by the proposed works. <i>Species, Diameter at Breast Height (DBH), Grid reference, PRFs</i> T1 - Aspen, 66cm, SU48371793, pruning wound T2 - Aspen, 65cm, SU48411794 T3 - Aspen, 58cm, SU48411794 T4- Aspen, 68cm, SU48411796, pruning wound T5 - Ash, could not access T6 - Willow, 75cm, SU48361798 T7 - Oak, 100cm, SU48361797, ivy covered T8 - Oak, 120cm, SU48351795, cavities and split branches T9 - Oak, 110cm, SU48361794	 Photo 25 - T1
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Photo 26 - T2 and T3



Photo 27 - T4



Photo 28 - T5



Photo 29 - T6



Photo 30 - T7



Photo 31 - T8



Photo 32 - T9

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

5.4 Building B1 supports several Potential Roost Features (PRFs) suitable for crevice-dwelling bat species such as common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). These PRFs include narrow gaps beneath lifted felt lining on the pitched roof, voids created by displaced corrugated sheeting, and structural crevices within aged brickwork and degraded mortar joints. While no direct evidence of roosting (e.g., droppings or staining) was observed during the survey, the features are consistent with occasional or transitional roost use and warrant further investigation where demolition is proposed. The building's low level of human disturbance and proximity to connecting woodland enhances its suitability as a potential bat resource.

T1, T4 and T8 have PRFs in the form of pruning wounds, cavities and split branches, but are not affected by the works.

6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.12.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Protected Species Likelihood:

Protected feature or species: Roosting bats

Likelihood of occurrence or suitability: Moderate

Comments and justifications: PRFs identified in Building B1 include lifted felt lining, gaps below corrugated sheeting, and brickwork crevices; moderate foraging potential in adjacent trees and hedgerows. No direct evidence recorded during survey.

Impacts due to the proposed development: Loss of PRFs through demolition of B1.

Required mitigation measures: Preliminary roost assessment followed by dusk/dawn emergence surveys in active season if works affect B1. If roosts are confirmed, Natural England bat licence to be secured and appropriate mitigation, such as bat boxes and sensitive timing of works, implemented.

Protected feature or species: Foraging and commuting bats

Likelihood of occurrence or suitability: Moderate

Comments and justifications: Tree edges and garden borders provide linear features and moderate insect prey base; site forms part of broader rural matrix.

Impacts due to the proposed development: Minimal, as core foraging features are retained.

Required mitigation measures: Maintain vegetative boundaries and limit artificial lighting, especially along site edges. Use bat-sensitive lighting strategies in line with BCT guidance.

Protected feature or species: Badger (Meles meles)

Likelihood of occurrence or suitability: Low

Comments and justifications: No evidence of setts or foraging activity recorded; habitat marginally suitable due to adjacent hedgerows and woodland; no latrines or tracks observed.

Impacts due to the proposed development: Unlikely unless animals pass through site occasionally.

Required mitigation measures: Maintain site perimeter permeability. Toolbox talk to contractors and precautionary checks during site clearance.

Protected feature or species: Hedgehog (Erinaceus europaeus)

Likelihood of occurrence or suitability: Moderate

Comments and justifications: Suitable garden habitat with edge cover and hedgerows may support foraging and movement; species widespread locally.

Impacts due to the proposed development: Risk of injury or disturbance during groundworks or habitat removal.

Required mitigation measures: Clear vegetation sensitively under ecological supervision; maintain ground-level access points in any new fencing.

Protected feature or species: Amphibians

Likelihood of occurrence or suitability: Low

Comments and justifications: No standing water on site; garden lawn offers negligible breeding habitat; site isolated from mapped ponds within 250m.

Impacts due to the proposed development: Negligible.

Required mitigation measures: None required.

Protected feature or species: Reptiles

Likelihood of occurrence or suitability: Low

Comments and justifications: Limited rough grassland or refugia; amenity lawn subject to regular mowing and disturbance.

Impacts due to the proposed development: Unlikely to affect reptiles.

Required mitigation measures: Maintain tidy site and continue regular mowing prior to works.

Protected feature or species: Dormouse (Muscardinus avellanarius)

Likelihood of occurrence or suitability: Negligible

Comments and justifications: Site is outside core dormouse range (South East England); boundary vegetation lacks structural diversity or continuity to wider woodland networks.

Impacts due to the proposed development: None.

Required mitigation measures: None required.

Protected feature or species: Nesting birds

Likelihood of occurrence or suitability: High

Comments and justifications: Shrub borders, boundary hedgerows and structures such as BI offer nesting opportunities for common bird species.

Impacts due to the proposed development: Risk of disturbance or destruction of active nests.

Required mitigation measures: Vegetation clearance and demolition to be undertaken outside nesting bird season (March–August). If unavoidable, pre-works check by ecologist.

Protected feature or species: Invertebrates

Likelihood of occurrence or suitability: Moderate

Comments and justifications: Fruit trees may provide seasonal nectar sources but site is largely managed garden; some deadwood and ornamental shrubs may attract generalist species.

Impacts due to the proposed development: Minor wide-scale loss of marginal habitat.

Required mitigation measures: Retain mature fruit trees where possible; incorporate nectar-rich native planting and avoid pesticide use

in landscaping scheme.

Protected feature or species: Invasive non-native species

Likelihood of occurrence or suitability: Negligible

Comments and justifications: No Schedule 9 species such as Japanese knotweed or Himalayan balsam recorded on site.

Impacts due to the proposed development: None identified.

Required mitigation measures: Continued vigilance during construction. Immediate management if detected.

Protected feature or species: Terrestrial mammals (other protected)

Likelihood of occurrence or suitability: Low

Comments and justifications: No evidence of other protected terrestrial mammals such as harvest mouse or polecat; habitats not optimal.

Impacts due to the proposed development: Not anticipated.

Required mitigation measures: None required.

Protected feature or species: Common and widespread mammals

Likelihood of occurrence or suitability: Moderate

*Comments and justifications: Site used informally by species such as grey squirrel (*Sciurus carolinensis*), fox (*Vulpes vulpes*), and rabbit (*Oryctolagus cuniculus*); presence expected in rural settings.*

Impacts due to the proposed development: Minor and temporary during construction.

Required mitigation measures: Avoid trapping/burrowing areas and remove entrapment hazards during works.

Potential Impacts & Mitigation Recommendations:

The proposed development at Four Winds, Allington Lane, Fair Oak, Eastleigh (SO50 7DD) is located within a predominantly rural context, comprising a residential dwelling with associated garden habitats and scattered outbuildings, surrounded by open agricultural land. Habitats present are largely of low ecological value, including amenity grassland and ornamental planting, interspersed with boundary trees which provides some local ecological connectivity. Based on an assessment of potential habitats and species presence in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018) guidelines and relevant statutory guidance (Natural England), potential impacts are considered to be limited and can be appropriately managed through proportionate mitigation as outlined below:

- *Demolition of Building B1 has the potential to impact roosting bats. PRFs such as lifted roofing felt, brick crevices and gaps beneath corrugated sheets warrant further survey effort. A bat activity survey should be undertaken at the appropriate season to determine actual bat use in accordance with Bat Conservation Trust guidelines (Collins, 2016).*
- *Vegetation on site provides suitable bird nesting habitat, particularly within boundary hedgerows, shrubs and on structures. To avoid offences under the Wildlife and Countryside Act 1981 (as amended), no clearance should occur between March and August unless preceded by a nesting bird check.*
- *Hedgehogs and other common mammals may traverse the site. Site clearance should proceed under ecological supervision with vegetation cut in phases to allow escape. Boundary treatments should incorporate access gaps to maintain wildlife permeability.*
- *Artificial lighting should be managed sensitively, particularly in areas adjacent to boundary woodland and hedgerows, using downward-facing and time-limited fittings to avoid disturbance to foraging and commuting bats.*
- *Building materials should be stored off ground and excavations covered overnight or provided with egress options to prevent harm to wildlife, particularly small mammals.*
- *No evidence of invasive non-native species was observed, but contractors should remain vigilant and report any sightings immediately for correct management, ensuring compliance with The Invasive Alien Species (Enforcement and Permitting) Order 2019.*

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Negligible	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	None	None required.
Protected habitats	Negligible	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None	None required.
Protected plant species	Low	There are no known records of protected plant species within 2km of the site. No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species. However, their presence cannot be entirely discounted.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Invasive plant species	Low	No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.	Invasive plant species have the potential to impact protected species and habitats	If invasive plant species are found, it is recommended to consider appropriate methods of removal.

7 Biodiversity Enhancements

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife.

BATS

- 7.2 It is recommended to install two bat boxes on-site. Bat boxes should be positioned in areas of low human disturbance, in spaces that are unshaded for most of the day.
- 7.3 Chambered bat boxes should be positioned 3-5 metres above ground level, orientated southwards. There should be a clear path between the entrance and suitable habitat.
- 7.4 A crevice bat box is suitable for smaller bat species. These boxes should also be positioned 3-5 metres above ground level, orientated southwards.

BIRDS

- 7.5 It is recommended to place two new bird boxes on-site.
- 7.6 A traditional nest box should be placed 3 metres above ground level in an area of low disturbance. The box should be sheltered away from prevalent weather conditions, commonly associated within the UK, such as strong sunlight, prevailing winds and rain.
- 7.7 It is recommended that open-nest boxes be placed in areas of low/tolerable human disturbance, which will deter predators.

INVERTEBRATES

- 7.8 It is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.
- 7.9 Nectar-rich wildflowers should be planted within close proximity to the bee bricks/invertebrates boxes to create new opportunities for pollinators.

8 Conclusions

- 8.1 The site at Four Winds, Allington Lane, Fair Oak, Eastleigh, SO50 7DD is to be redeveloped with the demolition of two existing ancillary structures (Buildings B1 and B2) to facilitate the construction of a new residential annexe and a detached storage outbuilding within the curtilage of the property.
- 8.2 The development will result in a loss of developed land; sealed surface and gravel.

ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- 8.4 Buildings B1 was considered to have moderate potential for roosting bats due to the presence of several PRFs which may be suitable for individual crevice dwelling bat species to utilise opportunistically (including gaps in external and internal brickwork, slipped roof tiles, lifted lead flashing, gaps between internal felt lining and roof).). The proposed works will result in the loss of PRFs, thus, further bat surveys will be required to determine bat presence/absence and inform on suitable mitigation measures.
- 8.5 Further mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development.

MITIGATION STRATEGIES

- 8.6 Two bat presence/absence survey of B1 is to be carried out between May and August. The survey should consist of either two dusk emergence surveys or two dawn re-entry surveys. The surveys must be undertaken by a suitably qualified ecologist. The survey report must outline bat presence/absence and suitable mitigation measures (if required). Further surveys may be required if bat presence/absence cannot be determined during the initial site visit.
- 8.7 A tool box talk should be given to all relevant personnel by a suitable qualified ecologist before any works commence on-site to outline ecological constraints and the required mitigation measures.
- 8.8 The existing amenity grassland should be retained at a short sward prior to any demolition/construction works commencing on-site in order to ensure that the habitat does not become more favourable to amphibians and/or reptiles.
- 8.9 Construction works should be limited to daylight hours (excl. dawn and

dusk) in order to prevent disturbance to nighttime foraging activity.

- 8.10 Vegetation removal must be undertaken using hand tools. Cut vegetative materials should be checked and removed from site immediately.
- 8.11 Any trenches or other excavations left open overnight should be well covered to deter Badgers from entering. If this is not possible, any trenches or other excavations left open overnight should either be provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any wildlife that falls in to escape.
- 8.12 During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.
- 8.13 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
- 8.14 A new bat roost should be created on-site to offset the loss of PRFs. It is recommended that the roost be suitable for crevice dwelling species which are most likely to utilise the existing structures. Where possible, bat roosts should be incorporated into the proposed built footprint to ensure that permanent features are created.

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10 Limitations

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Antony Aslam
Ecologist

A Aslam



Prepared by: Antony Aslam MSci QCIEEM
Checked by: Gwennan Butler BSc MSc

Appendix 1: Site Location and Assessment Boundary



Figure A1.1: Extract from Google Maps showing the site location. (Google, 2025).

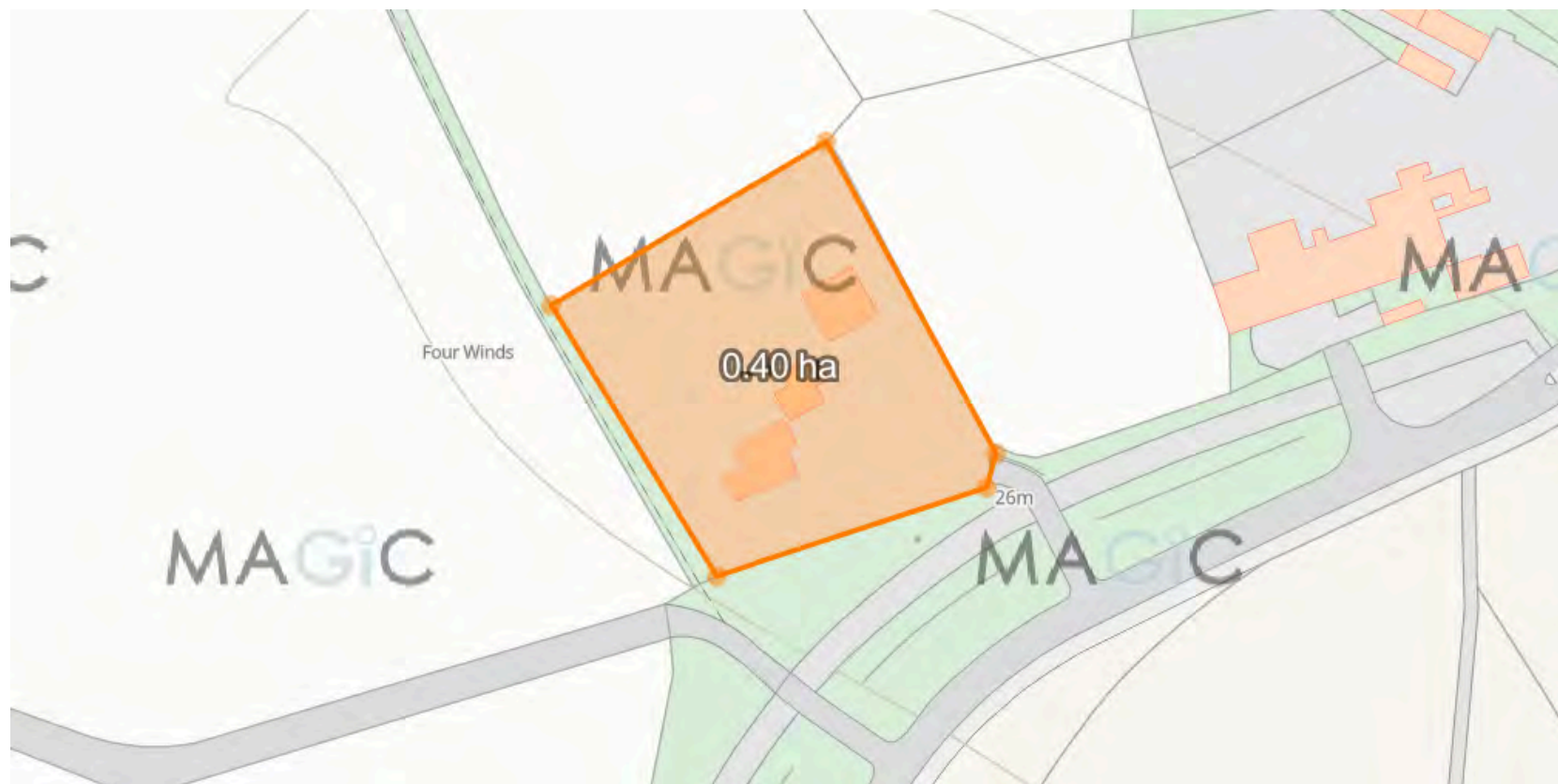


Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGiC, 2025.)

Appendix 2: Desktop Study

*Data from DEFRA.

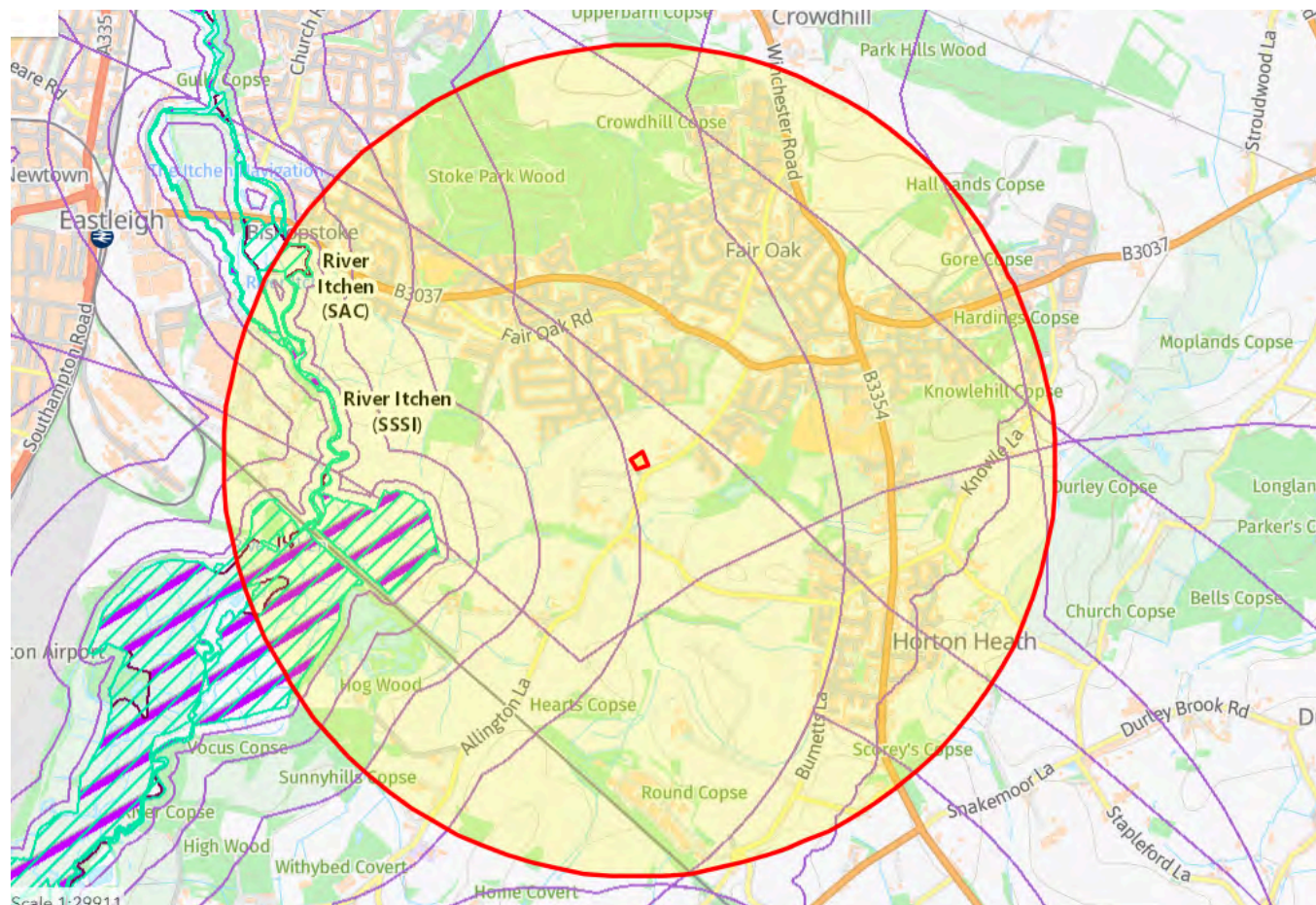


Figure A2.1: Location of designated sites situated within a 2km search radius of the site.

*Data from DEFRA.

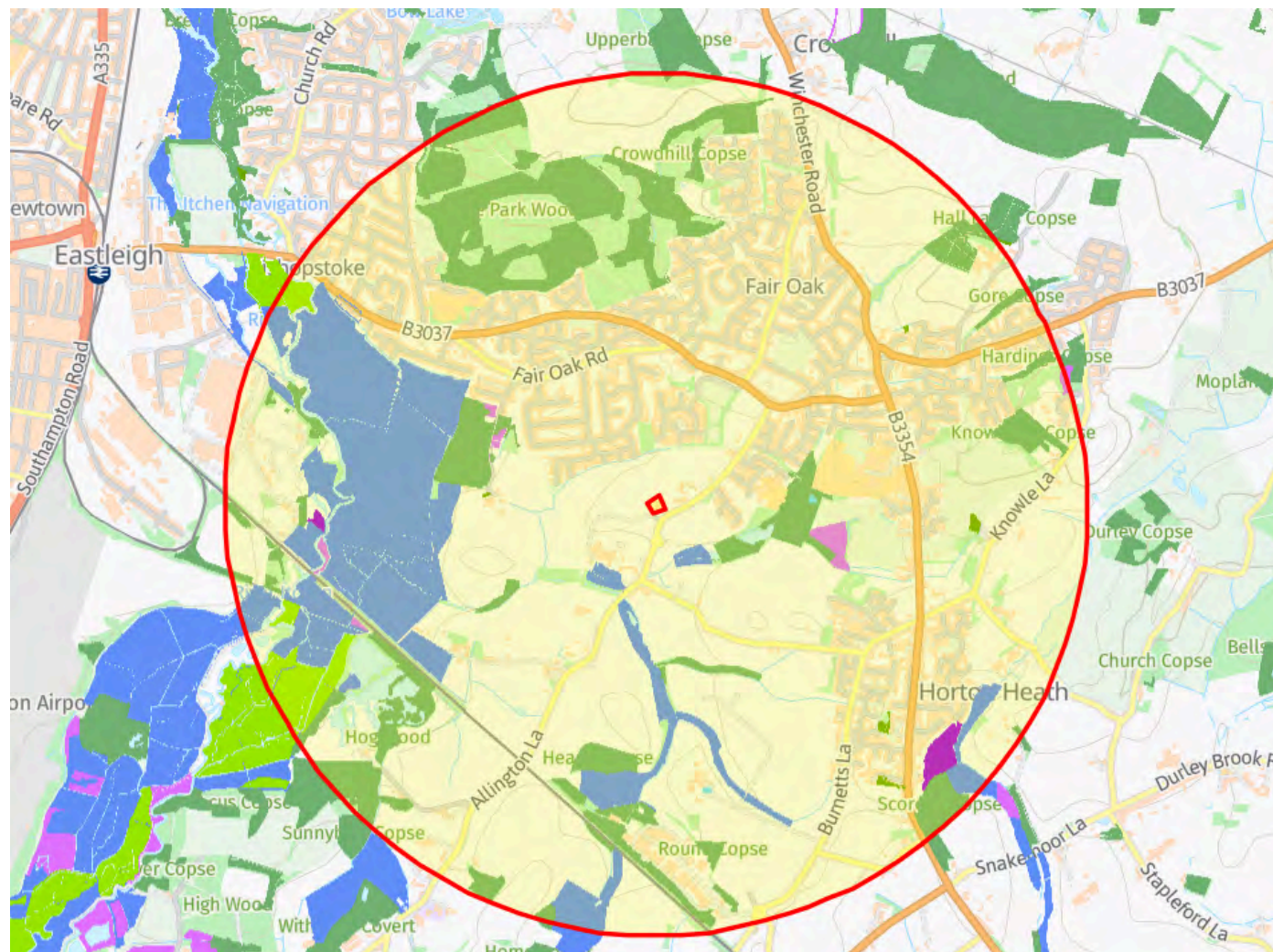


Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site.

*Data from Bing Maps

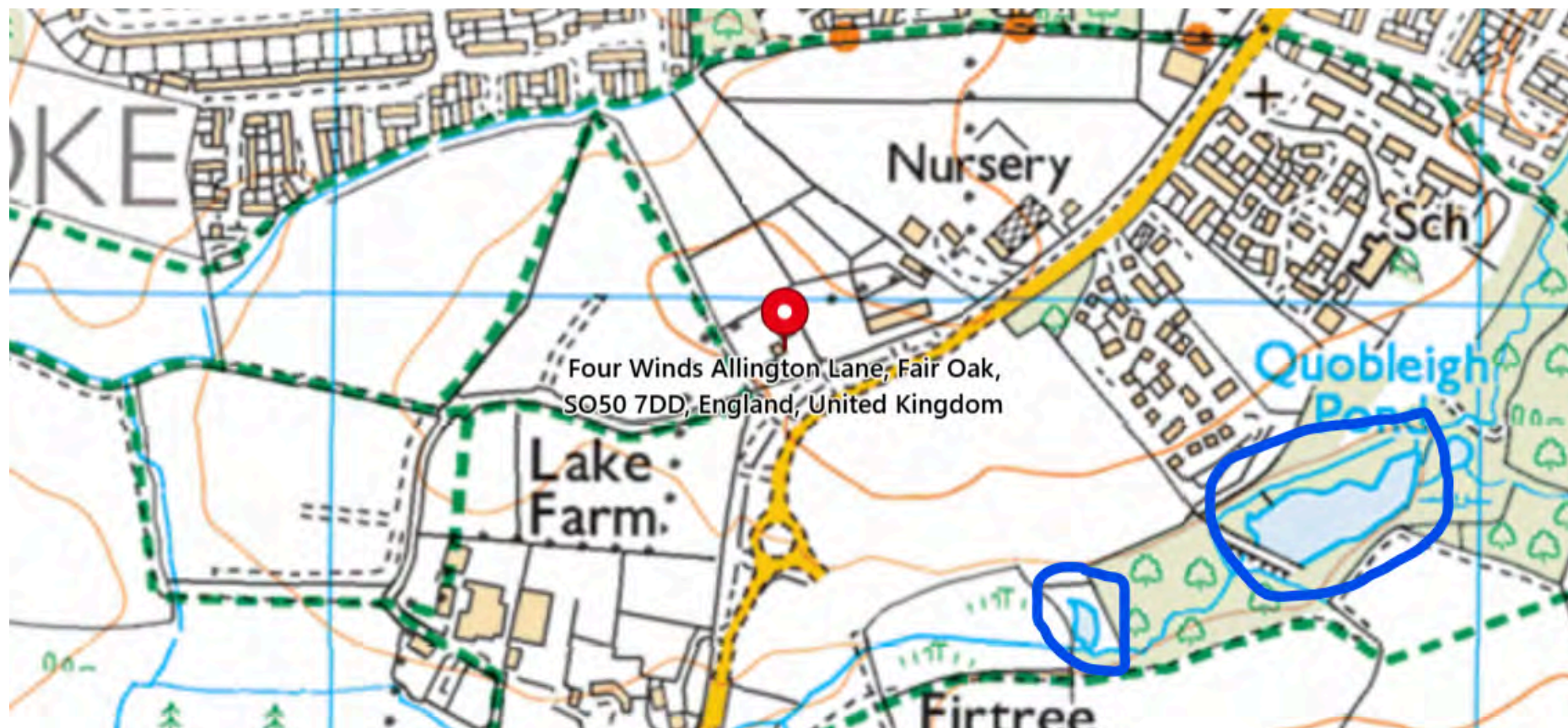


Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

Appendix 3: Site Maps

A3.1 The Site Habitat Map was produced per the UK Habitat Classification Manual (Butcher et al., 2020).

