



29, Hocombe Road, Chandler's Ford SO53 5SN

Preliminary Roost Assessment (PRA) &
Preliminary Ecological Appraisal (PEA)

Date: 11/11/25

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Non-Technical Summary

Site name and location	29, Hocombe Road, Chandler's Ford SO53 5SN Grid reference: SU 44573 22480
Scope of works	PRA bat survey undertaken on 31st October 2025 This report is valid for no more than 1 year from the date on the front cover.
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: • The plan to create a new dwelling on site replacing the existing building with associated landscaping
Summary of Surveys and evaluation	• The building is are covered with tight tiles which are tight with no obvious gaps or holes that would allow ingress in the building. • The tile verges and flashings are tight with no obvious gaps or holes that would allow ingress into any of the buildings. • The eaves and soffits are tight with no obvious gaps or holes that would allow ingress into any of the buildings. • The buildings on site have negligible potential for bats to be roosting. • The site has close-cropped well-maintained lawns and associated ornamental shrub planting. • The site has no pond, there isn't a pond with in 50m of the site, the closet is 160m to the northeast. • Thes site is with in a DDL zone, although there are no suitable habitats on site. • The site has negligible potential for GCN.
Recommendations	• It is recommended that no further surveys for either bat or GCN are required at this time. • It is recommended that the addition of a single Verona Build-In Woodstone Bat Box inbuilt into the wall on the southern elevation at least 3m from the ground with a clear flight line. (figure 3) • It is recommended that a single Habibat terraced sparrow



box be incorporated into the new walls on the eastern elevation as high as possible up at the apex of the gable wall. (figure 3)

- It is recommended that any works to the bushes and shrubs around the existing building should be undertaken outside of the bird nesting season (March to August), but; if it cannot be undertaken during that time then a suitably qualified ecologist should assess if the bushes have any nesting birds.
- It is recommended that **a suitable lighting scheme** is prepared with consideration to the BCT Best Practices for Lighting Design Guidance note GN/O8 23.
- It is recommended that all materials being brought into site should be **kept on pallets off the ground**. All the footings for the new building should be covered tightly every night to stop any animals becoming trapped in the footings.
- In the highly unlikely event of bats or GCN been discovered during the construction phase then all work must stop, and a suitably qualified ecologist should be contacted for further advice.

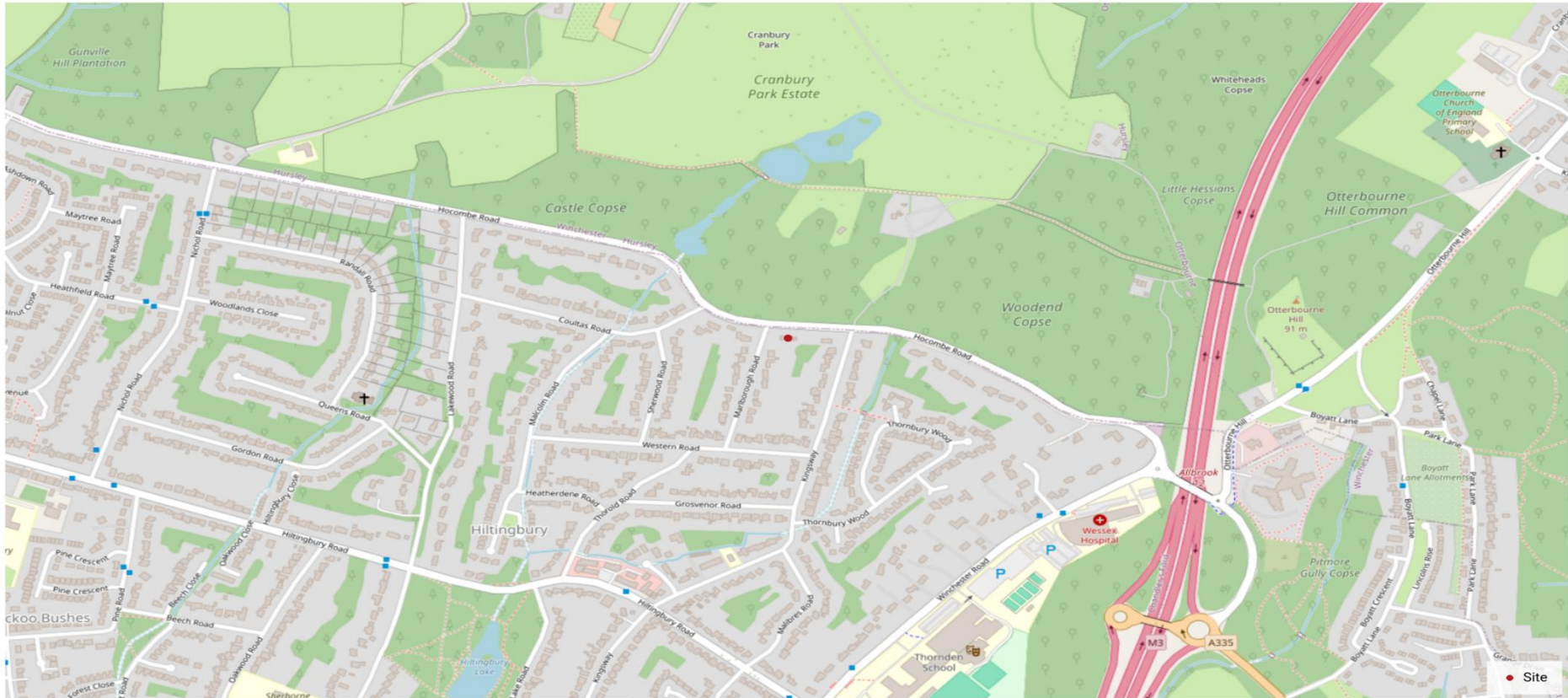
1. Introduction

- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
- 1.2 Property address is 29, Hocombe Road, Chandler's Ford SO53 5SN, the national grid reference number is SU 44573 22480.
- 1.3 This property is situated in the built-up area of Chandlers ford there are tree lined street and good habitats further afield, the connectivity to the wider landscape is good. (Map 1)
- 1.4 There are two designated sites within 1km of the site. The sites are River Itchen SAC, SSSI and Hocombe Mead LNR. There are further designated site 2km and more from the site. (Map 2)
- 1.5 The site has no priority habitats, and the close by habitats will not be affected by the proposed works. The site has good connectivity (for bats) to the wider landscape, the site sits near roads and pavements. (Map 3)
- 1.6 A search of data from the local 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 have been four (4) granted bat mitigation licences within 1km of the site, for the following species Common/Soprano Pipistrelle, Brown Long eared and Natterer's bats. No GCN mitigation license returns within 1km
- 1.7 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. (See appendix).
- 1.8 The PRA, PEA surveys were 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).

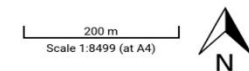




Location



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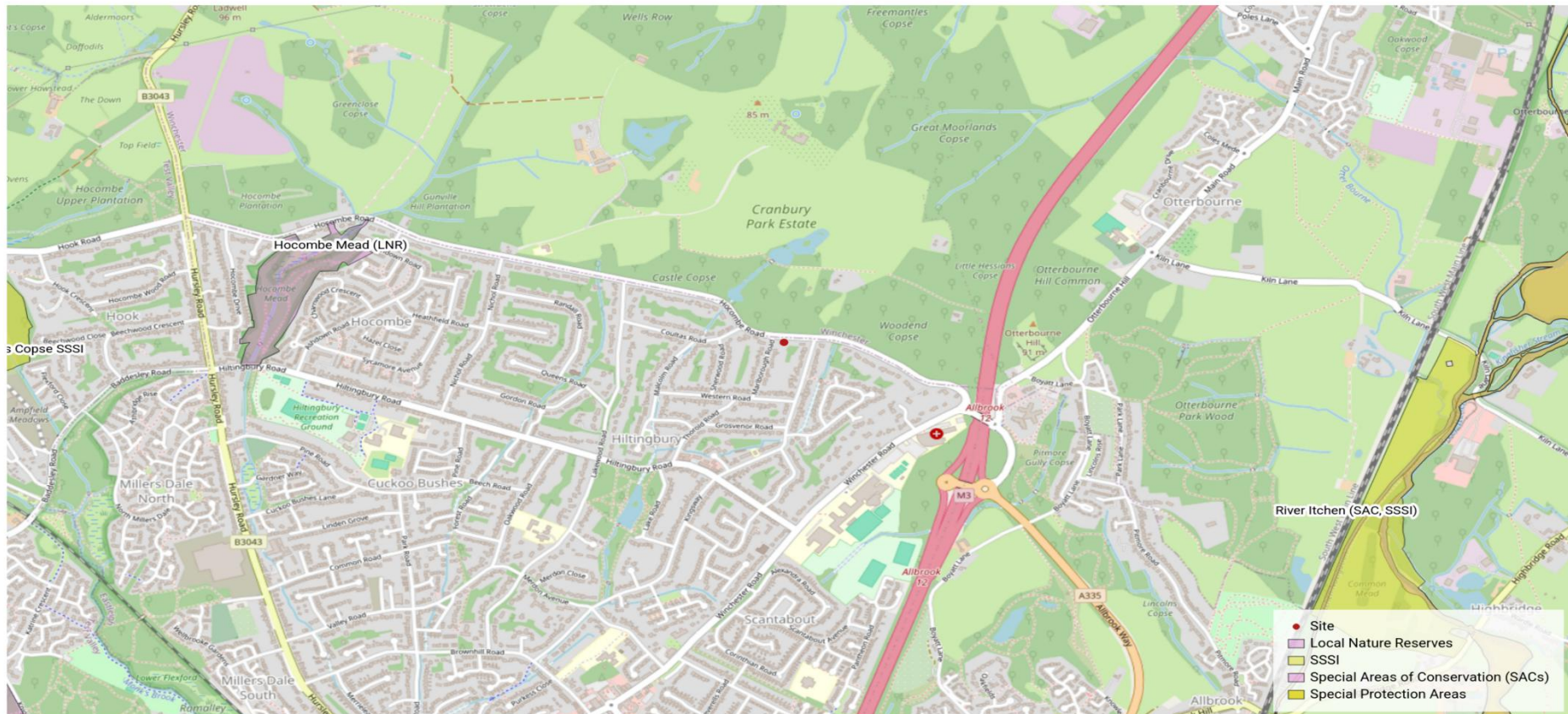


Map 1: Site Location (LandApp 2025)

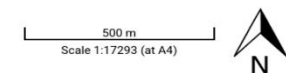




Designated Sites



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Map 2: Designated sites (LandApp 2025)





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200 m
Scale 1:6682 (at A4)



Map 3: Priority Habitats (LandApp 2025)

Suitability	Description of roosting habitats	Description of commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
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 on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity or hibernation).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland) 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, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure 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 habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree- lined watercourses and grazed parkland. The site is close to and connected to known roosts.

Table 1: Bat roost suitability (Adapted form Collins 2016)

2. Field survey

External inspection/survey: (see pictures in appendix)

- 2.1 An external inspection of '29 Hocombe Road' was undertaken on the 31st October 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 and to look at the ecological value of the garden around the building.
- 2.2 The site is 0.23ha in size and consists of well-maintained garden with short mown lawns and introduced shrubs around the building. Around the site there is a native and nonnative hedgerows with lines of trees along the street frontages which hang over into the garden. (See figure 1)

UKHabitat type	Area recorded (hectares)
U1 828 Vegetated Garden	0.23ha
U1d 847 Introduced Shrubs	0.0026ha
U1b5 Buildings	0.02ha
W1 32,37,200,201,203	0.0095ha
H2b ornamental hedge	26m

Table 1: Habitats on site

- 2.3 The site is not connected to any suitable habitats for the terrestrial stages of Great Crested Newts (GCN), there are 6 ponds within 500m of the site, the closest being 160m to the northeast (pond 6). There are no ponds on site or within 50m of the site boundary. (See figure 2)
- 2.4 The building is a brick-built structure that is detached and sits within its own grounds; the building has an attached garage building constructed from the same/similar materials.
- 2.5 The roof is covered in tight fitting small clay machine made tiles, there are no loose, missing or raised tiles that would allow ingress into the building's structure.
- 2.6 The ridge and hips are all made with clay bonnet tiles, and they are in good order with no missing or loose tiles and all the cement infill is still intact with no obvious gaps or holes that would allow ingress into the building.
- 2.7 The tiles verges are tight with no obvious gaps or holes that would allow ingress into the building.
- 2.8 The eaves on all of the buildings are constructed from wood; they are tight with no obvious gaps or holes that would allow ingress into any of the buildings.
- 2.9 The northern elevation of the property has a gable wall which is part clad with wooden weather boarding. This weather boarding has been painted and is in good

condition, there are no obvious gaps or holes that would allow ingress into the building.

- 2.10 The house has a number of shrubby trees and bushes around it which could be used for bird nesting, no obvious nest were noted during the survey.

Internal inspection (see pictures in appendix)

- 2.11 The building has a single roof void that covers the whole of the building, access was good through out and the roof void was boarded.
- 2.12 The riles are backed with a bitumen felt, there are no gaps or holes that would allow ingress into the building.
- 2.13 The roof void has a single ridge beam that goes east to west, it is about 2m to the ridge. The ridge beam has a lot of cob webbing throughout the roof void.
- 2.14 The floor of the roof void has a mixture of glass fibre insulation and vermiculite insulation, the insulation goes into the eaves, there is no light or breeze coming from the eaves.
- 2.15 There was no physical evidence of bats within the roof void, there was evidence of mouse activity within the roof void. No wasp nests or bird activity was noted in the roof.
- 2.16 The garage building has no roof void and is open from the area below and the tiles are backed with a bitumen felt, no physical evidence was recorded in the garage building.



Habitat Baseline

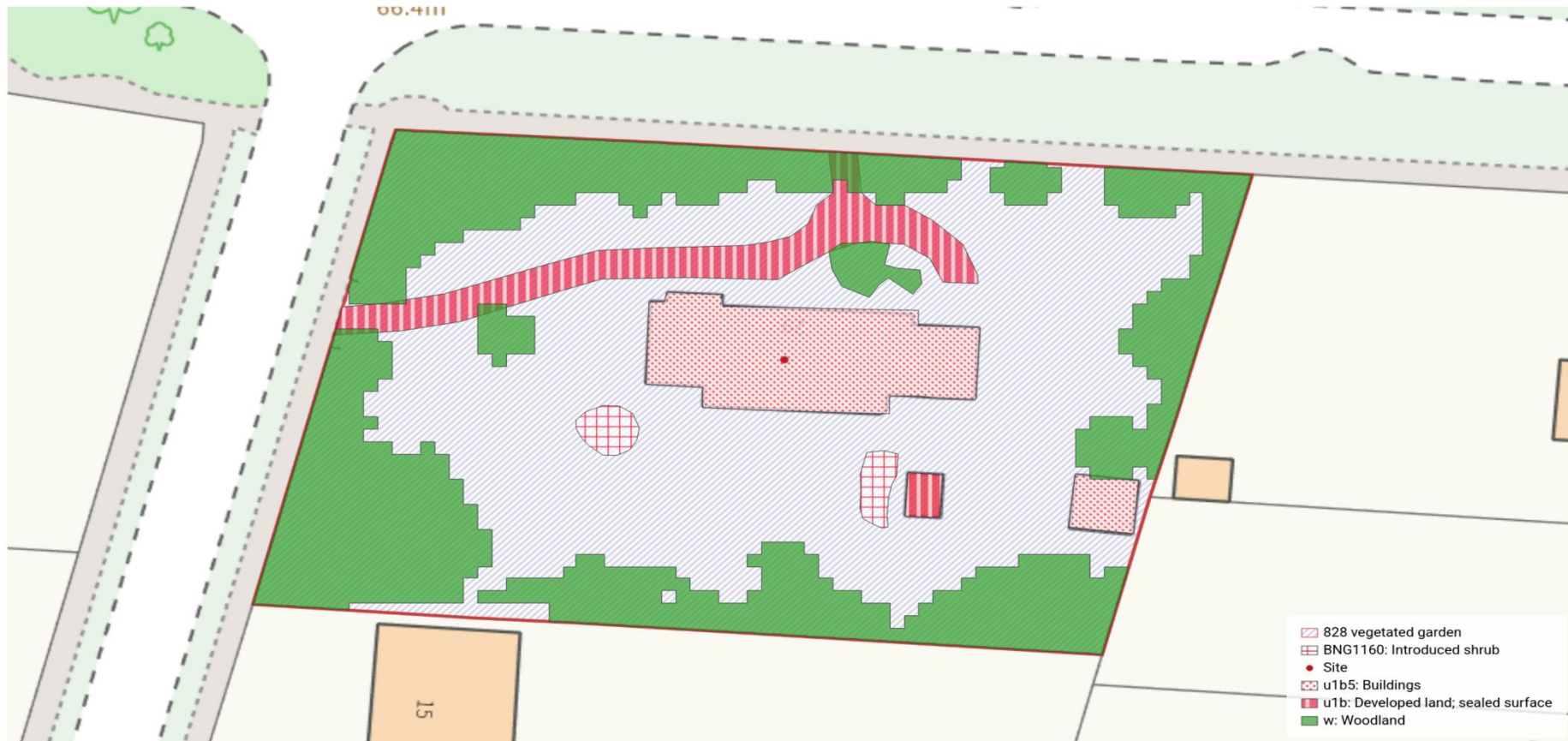
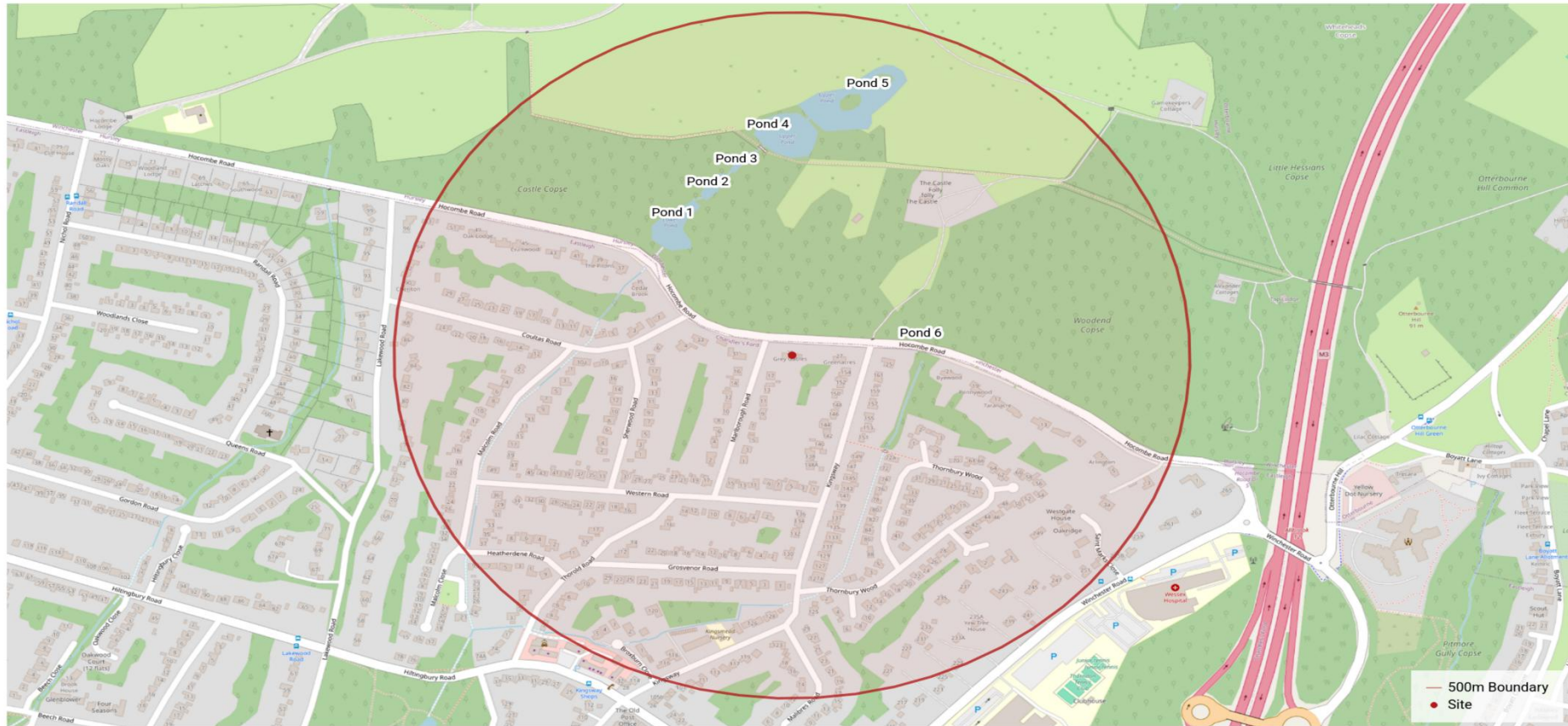


Figure 1: Showing the results of the baseline habitats survey





Ponds within 500m



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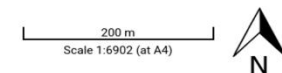


Figure 2: Showing Ponds within 500m of the site



3. Survey conclusion

- 3.1 The preliminary survey carried out on 31st September 2025 by Vesper Conservation & Ecology Limited showed that 29 Hocombe Road has negligible potential to be a bat roosting in the building on site. The site has negligible potential for GCN on site.
- 3.2 The buildings materials are tight fitting and in good order and there is a negligible potential of bat roosting within the building at this time.
- 3.3 The habitats of site include well-maintained close-cropped lawn with small areas of ornamental shrubs; there are roads on two sides of the property which can be a barrier to newt movement; there are no ponds on site and no ponds within 50m of the site. The closet pond is 160m to the northeast. The site is within a District Level Licensing zone, but due to the nature of the site this species has a negligible potential to been found on site
- 3.4 There have been four (4) granted bat mitigation licenses within 1km of the site, for the following species Common/Soprano Pipistrelle, Brown Long eared and Natterer's bats. No GCN mitigation license returns within 1km.
- 3.5 There are two designated sites within 1km of the site. The sites are River Itchen SAC, SSSI and Hocombe Mead LNR. There are further designated site 2km and more from the site. These sites will not be affected by the proposed development.
- 3.6 The site has no priority habitats, and the close by habitats will not be affected by the proposed works.

4. Recommendations

- 4.1 It is recommended that no further surveys for either bat or GCN are required at this time.
- 4.2 It is recommended that the addition of a single Verona Build-In Woodstone Bat Box inbuilt into the wall on the southern elevation at least 3m from the ground with a clear flight line. (**figure 3**)
- 4.3 It is recommended that a single Habibat terraced sparrow box be incorporated into the new walls on the eastern elevation as high as possible up at the apex of the gable wall. (**figure 3**)
- 4.4 It is recommended that any works to the bushes and shrubs around the existing building should be undertaken outside of the bird nesting season (March to August), but; if it can not be undertaken during that time then a suitably qualified ecologist should assess if the bushes have any nesting birds.
- 4.5 It is recommended that a suitable lighting scheme is prepared with consideration to the BCT Best Practices for Lighting Design Guidance note GN/O8 23.
- 4.6 This would consider the following:
 - **Minimize Light Pollution:** Use lighting designs that reduce light spill into bat habitats. This includes using lower intensity lights, directing light downwards, and avoiding bright lights near known bat roosts and foraging areas.
 - **Implement Dark Corridors:** Maintain dark wildlife corridors that allow bats to travel safely between roosting and foraging sites. This is particularly important for species that rely on specific habitats, such as rivers and woodlands.
 - **Use Appropriate Lighting Types:** Consider the spectrum of light used in outdoor lighting. Some bat species are more sensitive to certain wavelengths, so using warmer light (e.g., amber or red) can help reduce the impact on bats compared to cooler, blue-toned lights.
 - **Consult Experts:** Engage with ecologists and lighting professionals early in the planning process to ensure that bat conservation measures are integrated into lighting schemes. This collaborative approach can help identify potential issues and develop effective mitigation strategies.
- 4.7 It is recommended that all materials being brought into site should be kept on pallets off the ground. All the footings for the new building should be covered tightly every night to stop any animals becoming trapped in the footings.
- 4.8 In the highly unlikely event of bats or GCN been discovered during the construction

phase then all work must stop, and a suitably qualified ecologist should be contacted for further advice.

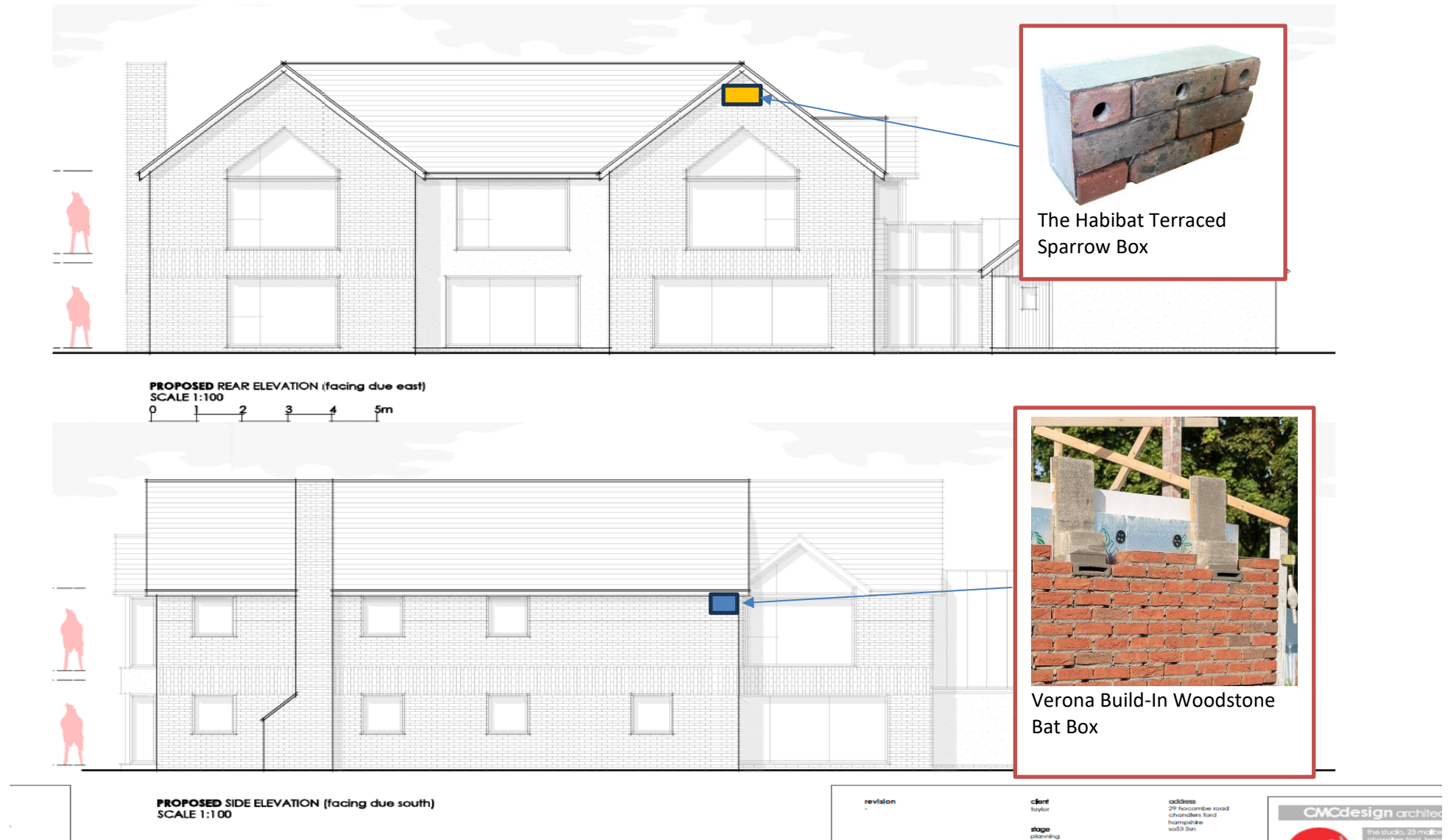


Figure 3: Showing the proposed bat & bird box locations

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 2019 (as amended).

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.

Photographs:



Picture 1: The northern elevation showing the garage



Picture 2: Showing the northern elevation



Picture 3: Showing the northern elevation where the wooden weather boarding is



Picture 4: Showing the western elevation showing the bushes around the building



Picture 5: Showing the southern elevation and close-cropped lawn



Picture 6: Showing the eaves



Picture 7: Showing the roof void structure



Picture 8: Showing the well maintained lawns



Picture 9: Showing the bushes around the building



Picture 10: Showing the well-maintained lawns and bushes

Survey and report by Robert West Ba (Hons), PGDip, MCIEEM

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