

Preliminary Roost Assessment

Survey site:

36 Stoke Common Road, Eastleigh SO50 6DU

Client:

Liz Vanstone

Survey date:

3rd December 2025

Project:

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

Removal of 2 storey extension at the back of the property. Erecting a larger 2 storey extension in its place.

[H/25/100161]

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

The survey results and recommendations contained within this report are valid for 18 months.

Site Location and Context					
The survey site is centred on National Grid Reference SU47092027 and has an area of approximately 0.04ha. The site comprises a two-storey semi-detached residential and associated domestic garden curtilage. The building is adjoined to a neighbouring dwelling along one-party wall. The immediate curtilage is predominantly hard-surfaced, including paving and a driveway, with limited areas of managed garden planting and small scattered trees. Boundary treatments consist of close-boarded fencing. The site lies within the wider suburban residential area comprising predominantly of detached and semi-detached housing along Stoke Common Road and surrounding streets, with associated gardens and urban infrastructure. The surrounding land use is primarily built-up residential. The site is bounded by existing properties and urban land.					
Survey Details					
The site survey was undertaken by Harley Stone BSc (Hons), Consultant Ecologist Natural England Bat Licence Number: 2025-85748-CL17-BAT.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
04/12/2024	12	64	0	0	None
Executive Summary					
The building was assessed as having negligible bat roost potential, and the proposed works are confined to the existing built footprint on urban land, with no removal or disturbance of habitats and no impacts to areas of potential connectivity. Although the site lies within an amber great crested newt risk zone, the absence of suitable terrestrial or aquatic habitat within the red line boundary means no reasonable likelihood of impacts is anticipated. On this basis, and given that the works relate solely to the building, a Preliminary Bat Roost Assessment (PRA) only was considered appropriate and has been undertaken. Biodiversity enhancements for bats and birds have nevertheless been recommended within the report in accordance with local and national planning policy.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					

There were no specific limitations to the survey.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are two statutory sites within 2km of the site, as detailed below: • South Downs National Park: Designated as a National Park, the South Downs is recognised for its extensive chalk grassland, ancient woodland, heathland and downland habitats, which support high levels of biodiversity, including nationally important plant communities and a wide range of protected and notable species. • River Itchen SSSI and SAC: Designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), the River Itchen is an internationally important chalk river system, supporting high-quality riverine habitats and qualifying species including Atlantic salmon, bullhead, white-clawed crayfish, brook lamprey, and southern damselfly. (approximately ~412 m northwest) The site lies within the impact risk zone for River Itchen SSSI. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Hampshire Biodiversity Information Centre.

<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for River Itchen SSSI. The proposed development is not listed as a possible high risk for this designation.																												
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.																												
Bats																													
<i>Summary of Survey Findings</i>	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are six EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2012-4025</td><td>C-PIP;S-PIP;BLE</td><td>604m west</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2013-5897</td><td>C-PIP</td><td>1754 east</td><td>Destruction of a resting place</td></tr><tr><td>2019-43153-EPS-MIT</td><td>BLE C-PIP</td><td>659m southwest</td><td>Damage to a resting and breeding place</td></tr><tr><td>2015-13185-EPS-MIT</td><td>BLE C-PIP S-PIP</td><td>604m west</td><td>Destruction of a resting place</td></tr><tr><td>2015-16388-EPS-MIT</td><td>S-PIP</td><td>1528m north</td><td>Destruction of a resting place</td></tr><tr><td>2015-7650-EPS-MIT</td><td>BLE C-PIP S-PIP</td><td>1352 northeast</td><td>Destruction of a resting place</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site.	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2012-4025	C-PIP;S-PIP;BLE	604m west	Destruction of a resting place	EPSM2013-5897	C-PIP	1754 east	Destruction of a resting place	2019-43153-EPS-MIT	BLE C-PIP	659m southwest	Damage to a resting and breeding place	2015-13185-EPS-MIT	BLE C-PIP S-PIP	604m west	Destruction of a resting place	2015-16388-EPS-MIT	S-PIP	1528m north	Destruction of a resting place	2015-7650-EPS-MIT	BLE C-PIP S-PIP	1352 northeast	Destruction of a resting place
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	Foraging and commuting habitat The site is situated within a suburban residential area and is dominated by hardstanding with limited vegetated cover, providing low suitability for bat foraging and commuting. Small areas of garden planting and scattered trees may be used occasionally by common urban-tolerant species; however, the lack of continuous linear features limits commuting value. In the wider landscape, the River Itchen SAC and SSSI lies approximately ~412 m northwest of the site, and a wooded parcel located ~100 m north-east connects to the river via open grassland and arable land, offering suitable foraging and commuting habitat. Despite this proximity, the site is fragmented from these higher quality habitats by surrounding residential development and urban infrastructure and associated street and security lighting and overall offers low suitability for bat foraging and commuting. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1.
B1 Building description	Photographs
Summary B1 is a two-storey semi-detached residential building with a hipped roof featuring two brick chimneys, sealed with lead flashing. There is a shed-style roof to the rear from a uPVC clad extension (southwestern elevation) and further to this is a conservatory. The building is constructed from rendered brick on the southern and southwestern elevation, plain red brick front (northern elevation). The roof is clad in slate tiles with clay hip ridges. Soffit boxes, windows, doors and the conservatory are of uPVC construction. Suitable Roosting Features The building was thoroughly inspected, and no visible roosting features were identified externally. The building fabric is generally modern, well maintained	

and tightly constructed throughout. The slate roof tiles and clay hip ridges are flush and intact, with no lifted, slipped or missing tiles, and all roof junctions are well sealed. The two brick chimneys are finished with continuous lead flashing, which is closely fitted and gapless, offering no access points or crevices suitable for bat roosting. The shed-style roof to the rear extension is similarly well sealed at all junctions. External walls of rendered and plain brickwork are in good condition, with no visible cracks, cavities or areas of deterioration that could provide roosting features. Eaves, soffits and fascias are of uPVC construction and are fully enclosed, with no gaps or warping. Where the building adjoins the neighbouring semi-detached property, the soffits align seamlessly across the party wall and, despite appearing to be of differing construction, form a continuous, well-sealed junction with no gaps or voids. Windows, doors and the conservatory are also of uPVC construction and tightly fitted.

Internal Inspection

The void of B1 is constructed from a rendered parti-wall wooden beams, bare slate tiles with partial insulation from Styrofoam blocks wedged between beams where the loft is unlined by bitumen felt. The loft is partially boarded and has mineral wool insulation. The internal dimensions are approximately 7.0m in length, 2.5m (maximum, from floor to ridge) in height, and 2.7m in width. Abiotic readings recorded an ambient temperature of 6.2°C and a ridge

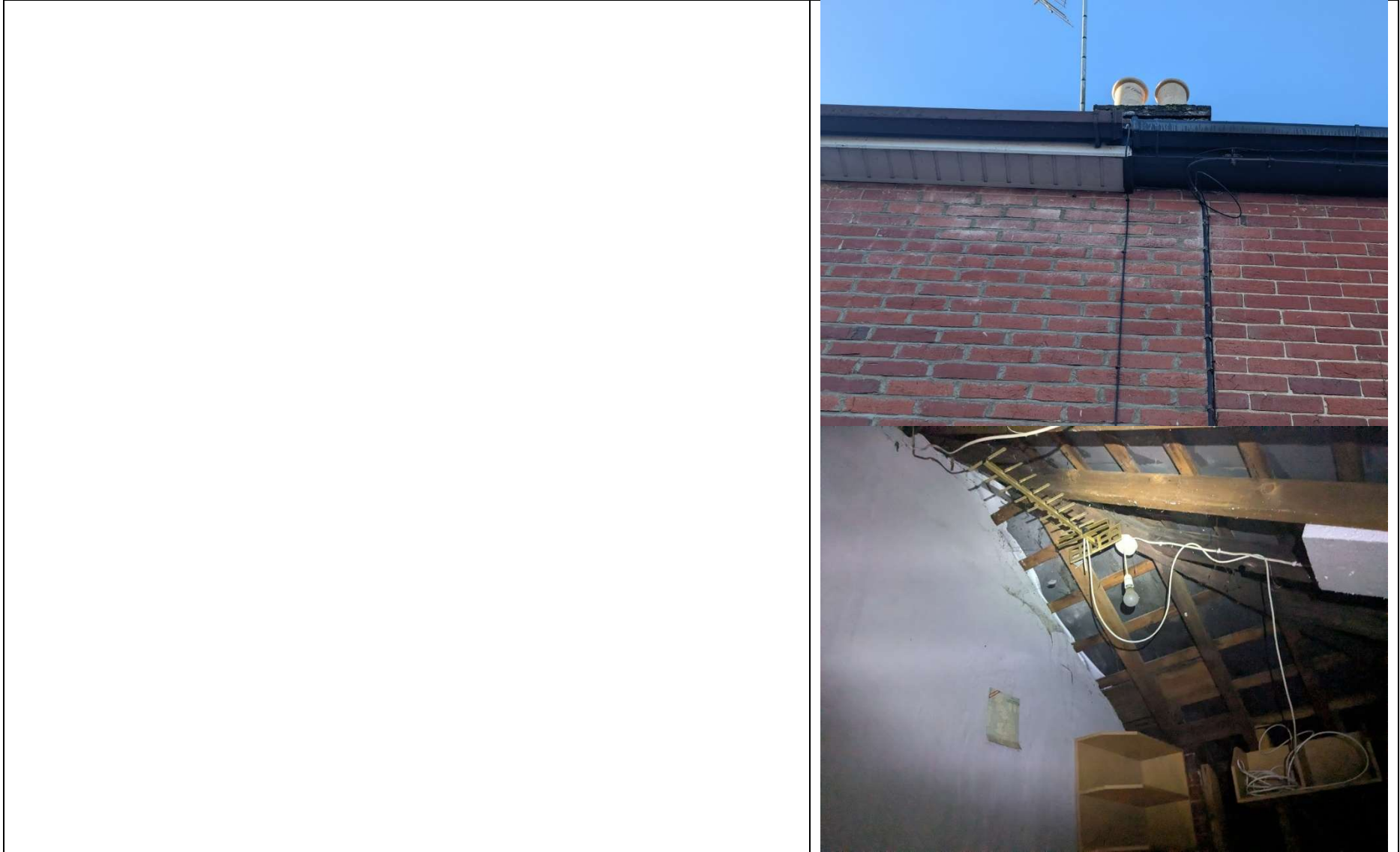


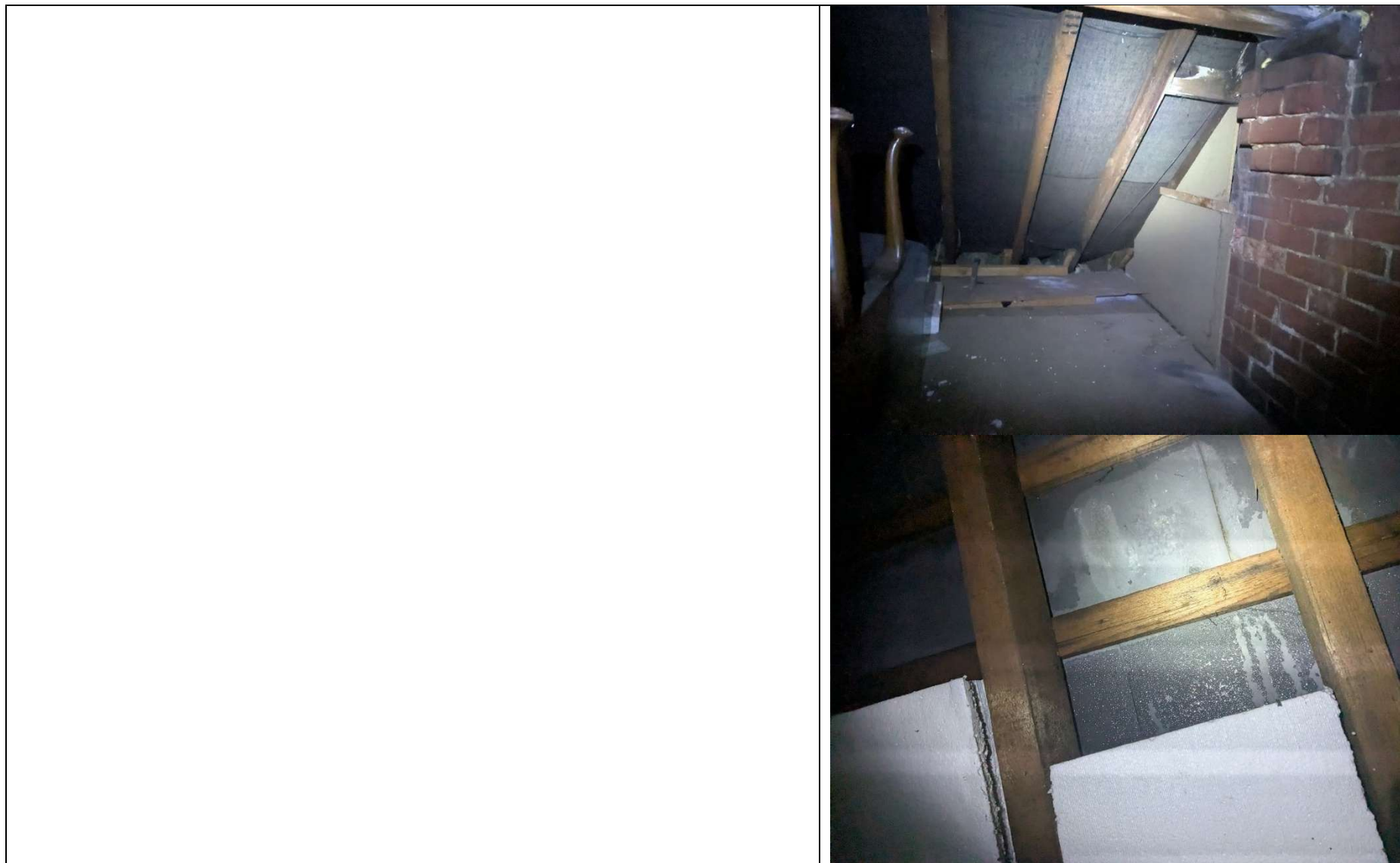
temperature of 15.6°C, with condensation formed on slate tiles indicating high humidity. No bat droppings, staining, or other evidence of bat presence were observed at the time of the inspection. There was no light ingress into the loft, therefore, no obvious visible access features were observed.

Habitat Value

Overall, the site is considered to be of **negligible to low value** for bats. The building offers **negligible suitability for roosting and hibernating bats** due to its modern, well-maintained and tightly sealed construction, with no external or internal features providing suitable access, crevices or stable roosting conditions, and no evidence of bat use recorded during inspection. The internal loft space is well insulated, partially boarded and lacks suitable access points, further limiting its suitability for roosting or hibernation. The surrounding site context provides **low suitability for foraging and commuting**, being dominated by hardstanding and fragmented suburban development with limited vegetation and no functional linear features. While higher-quality foraging and commuting habitat is present in the wider landscape, including the River Itchen SAC/SSSI and nearby woodland, the site itself is functionally separated from these areas by intervening residential development, urban infrastructure and artificial lighting.





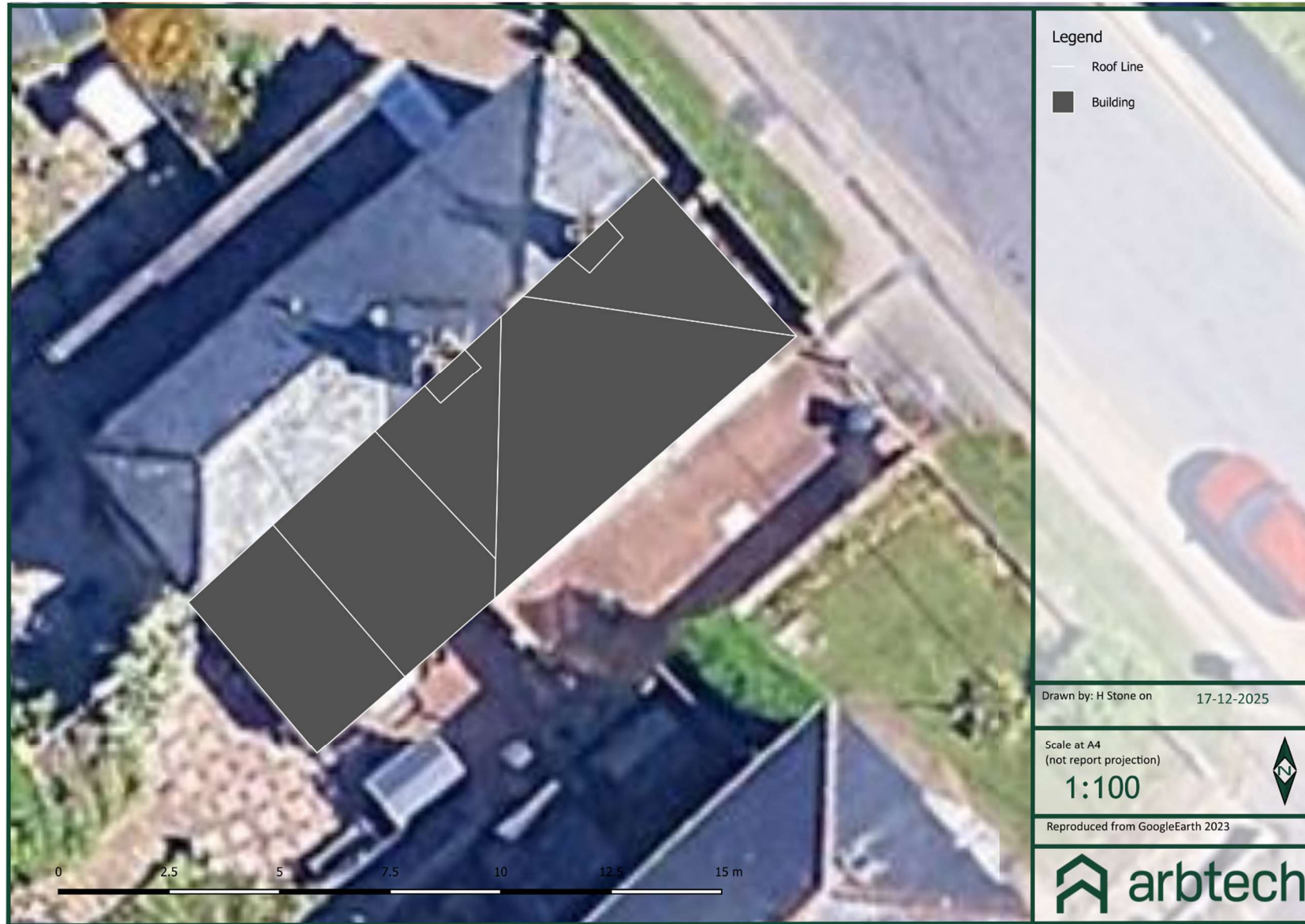


<i>Foreseen Impacts</i>	Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Roosting habitat [Trees] No trees being felled and therefore no impacts to roosting bats are anticipated. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Roosting habitat [Trees] No further surveys are required. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of one bat box at the site will provide additional roosting habitat for bats.

	The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No suitable habitat present on site for nesting birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees No impacts are anticipated on nesting birds as a result of the proposed development. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees None required. Barn owls None required.

	Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of one bird box incorporated into the fabric of the new dwelling, or installed on retained walls will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Other ecological constraints	
<i>Summary of Survey Findings</i>	None observed.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	None required.

Appendix 1: Survey map



Appendix 2: Location map



Appendix 3: Proposed plan



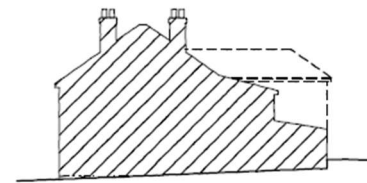
Existing Front Elevation 1:100



Existing Side Elevation 1:100



Existing Rear Elevation 1:100



Existing Side Elevation 1:100



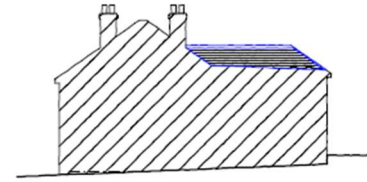
Proposed Front Elevation 1:100



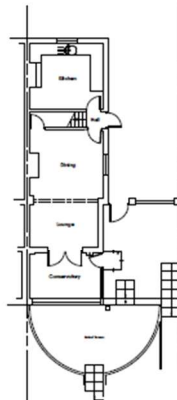
Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



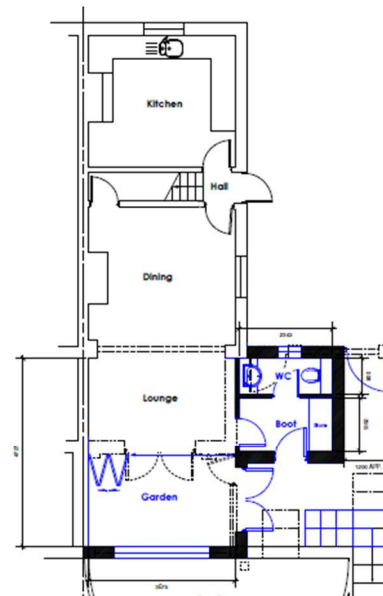
Proposed Side Elevation 1:100



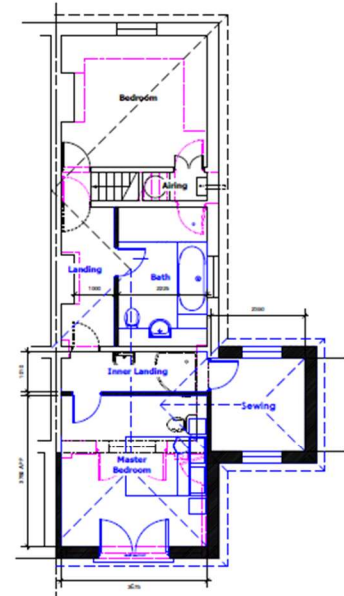
Existing Ground Floor Plan 1:100



Existing First Floor Plan 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



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IMPORTANT NOTES

1. THE CLIENT HAS AGREED TO THE PROVISION OF A QUOTE FOR THE WORK TO BE DONE.

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10. THE CLIENT HAS AGREED TO THE PROVISION OF A QUOTE FOR THE WORK TO BE DONE.

CLIENT
L. Vanstone

PROJECT
36 Stoke Common Road,
Bishopstoke,
Eastleigh,
Hampshire,
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STAGE
Stage 1 - Survey
Stage 2 - Design

DRAWING
Proposed Alterations

DRAWING NUMBER
534_02_A

DATE
September 2025

SCALE
1:100 & 1:50@A1

REVISIONS
A. 10/09/25 Internal Report revised following client comments.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Harley Stone BSc (Hons), Consultant Ecologist	10/12/2024
Final	1.0	Harley Stone BSc (Hons), Consultant Ecologist	18/12/2025