



Preliminary Roost Assessment for Bats

Outlook House
Hamble Point Marina
School Lane
Hamble-le-Rice
Southampton
SO31 4NB

December 2025

Original

graeme@greendownecology.co.uk

Tel: 07902471267

<https://greendownecology.uk>



Summary

- This report comprises a Preliminary Roost Assessment (PRA) for bats at Outlook House, Hamble Point Marina, School Ln, Hamble-le-Rice, Southampton SO31 4NB. Proposals are for demolition of the existing building, potentially followed by new building, but plans are not yet confirmed.
- The PRA components are a web-based desk study and a field survey undertaken on 1st December 2025 date by Graeme Down BSc (Hons) PhD MCIEEM of Green Down Ecology.
- The building at Outlook House was found to have **negligible** suitability for roosting bats in both the active and hibernation seasons. The site also has negligible suitability for foraging and commuting bats.
- No further surveys are required. There are no constraints in relation to roosting or foraging and commuting bats. General lighting recommendations in relation to bats are provided in relation to the wider area around the site.
- Enhancement opportunities for bats include provision of two bat boxes on any new buildings.



Contents

Summary	1
Introduction.....	3
Legislation.....	5
Methodology.....	9
Results.....	11
Recommendations	17
References	18

Introduction

Green Down Ecology was commissioned by Exo Environmental to undertake a Preliminary Roost Assessment (PRA) for bats at Outlook House, Hamble Point Marina, School Ln, Hamble-le-Rice, Southampton SO31 4NB, hereafter referred to as the 'site'. The site is located within Hamble Point Marina, at central grid reference SU 4863 0577.

The site is adjacent to marina parking and buildings to the west and north, habitats associated with the River Hamble to the east and Southampton Water to the south. The wider area includes intertidal and marine habitats, suburban development, grassland and patches of woodland.

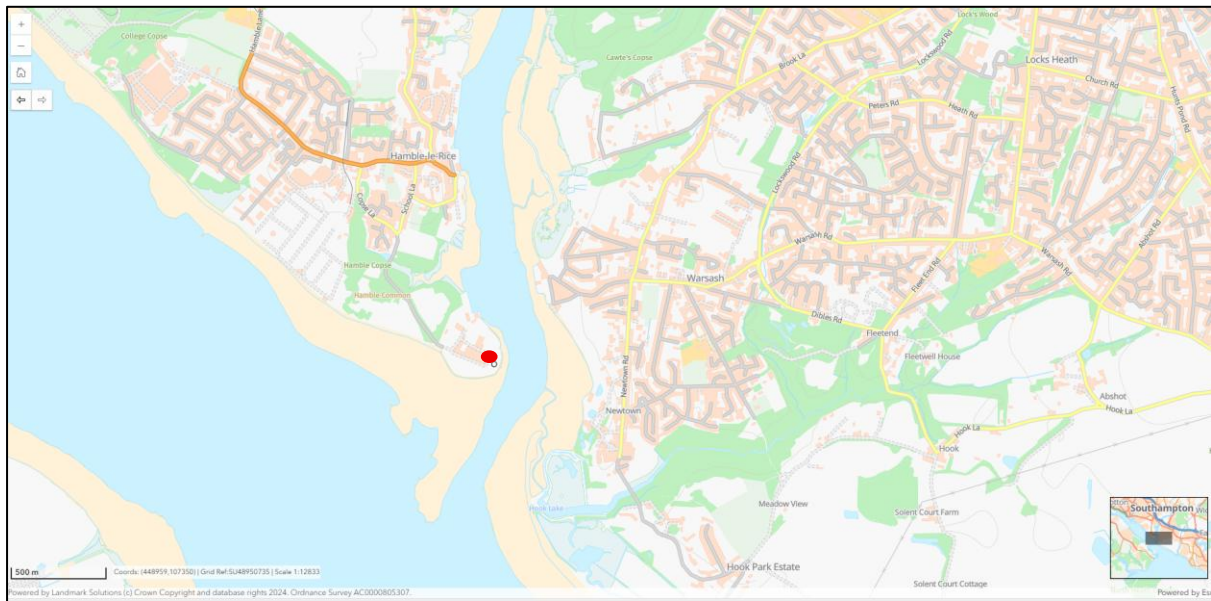
The proposals are for demolition of the existing building, with further plans yet to be confirmed (see **Figures 1 and 2**).

Figure 1: Building to be demolished.





Figure 2: Location of building to be demolished.





Legislation

The following protected species legislation is applicable to this report.

Bats - European protected species under the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. Protected under the *Wildlife and Countryside Act, 1981 (as amended)* and *Wild Mammals (Protection) Act 1996*. It is an offence to:

- intentionally kill, injure, or take any species of bat.
- intentionally or recklessly disturb bats.
- intentionally or recklessly damage destroy or obstruct access to bat roosts.

Planning policies that are applicable include:

National Planning Policy Framework (NPPF)

The NPPF places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning application (DLUHC, 2023). The NPPF also seeks to ensure that developments address biodiversity and that it is conserved and enhanced within a development, following the principles of the mitigation hierarchy, avoiding or minimising impacts and provide enhancements for biodiversity.

The NPPF works in conjunction with Government Circular 06/2005 '*Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System.*'

Eastleigh Local Plan 2016-2036

Policy DM11: Nature Conservation

"The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:

- a. protect, conserve and enhance all:*
 - i. international, national and local nature conservation designations; and*
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;*
and facilitate their adaptation to climate change wherever possible;
- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);*
- c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native*



biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and

- d. contribute to major elements of the PfSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).*

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.

3. The Council will work with PfSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:

a. implementing:

i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and

ii. the interim and any future New Forest Recreation Mitigation Strategy if required; or alternative agreed site specific measures to address recreational disturbance;

b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;

c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and

d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:



- a. there are no alternative solutions;*
- b. the adverse effects are unavoidable;*
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
- d. there is an overall biodiversity net gain; and*
- e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.*

Priority habitats, protected and priority species and the local ecological network

5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:

- a. there are no alternative solutions;*
- b. the adverse effects are unavoidable;*
- c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;*
- d. there is an overall biodiversity net gain; and*
- e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.*

Irreplaceable habitats

6. Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Buffers

7. Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.

Surveys

8. Development will not be permitted unless it can be demonstrated that:

- a. there have been thorough habitat and species surveys;*
- b. the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*



c. the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.”



Methodology

The site was surveyed on 1st December 2025, by Dr Graeme Down BSc (Hons), PhD, MCIEEM. Graeme has been a practising ecologist since 2007 and is a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and therefore subject to the CIEEM Professional Code of Conduct.

A desk study was undertaken comprising a search of the Multi-Agency Geographic Information for the Countryside (MAGIC) database on 1st December 2025 for:

- Statutory sites of for nature conservation designated for bats over a 5km radius; and
- European Protected Species Mitigation (EPSM) licences for bats granted within a 2km radius of the site.

During the field survey, potential for the site to support roosting, foraging and commuting bats was assessed in line with the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists Good Practice Guidelines* (Collins, 2023).

Table 1 below indicates the evaluation of building on-site for roosting bats.

Table 1: Bat roosting suitability - buildings (Collins, 2023)

None	No features likely to be used by any roosting bats at any time of year.
Negligible	Buildings with few, if any, features suitable for roosting, however a small amount of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	One or more potential roost sites that could be used by individual bats opportunistically at any time of year. The features 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.
Moderate	One or more potential roost sites that could be used by bats due to their space, shelter, protection, appropriate conditions and/or suitable surrounding habitat but are unlikely to support a roost of high conservation status (e.g. maternity or hibernation).
High	One or more potential roost sites that could be used by larger numbers of bats on a more regular basis/ longer periods of time, due to their space, shelter, protection, appropriate conditions and/or suitable surrounding habitat. These structures could support to support roosts of high conservation status (e.g. maternity or hibernation).
Confirmed roost	Evidence of bat occupation found.

Table 2 below indicates the evaluation of the site for foraging and commuting bats.



Table 2: Bat foraging and commuting suitability (Collins, 2023)

None	No habitat features on site likely to be used by foraging or commuting bats.
Negligible	No obvious habitat features on site likely to be used by commuting or foraging bats, but uncertainty remains to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated or poorly connected to habitat in the surrounding landscape. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in parkland) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that bats may use for commuting such as tree-lines and scrub or linked back gardens. Habitat that connects to the wider landscape that bats may use for foraging such as trees, scrub grassland and water.
High	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, tree-lines 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. Site is close to and connected to known roosts.

The weather conditions during the survey were 12°C with a strong breeze (Beaufort scale 6), 100% cloud cover and light rain. A full external and partial internal assessment of the building within the site was carried out. Evidence of bats was searched for including droppings, staining, scratch marks and feeding remains. Opportunities for bats to access and roost in crevice and void spaces were recorded.

Limitations

No significant limitations were noted in relation to the survey. Not all roof void areas could be accessed, however this has been taken into account in undertaking the PRA.

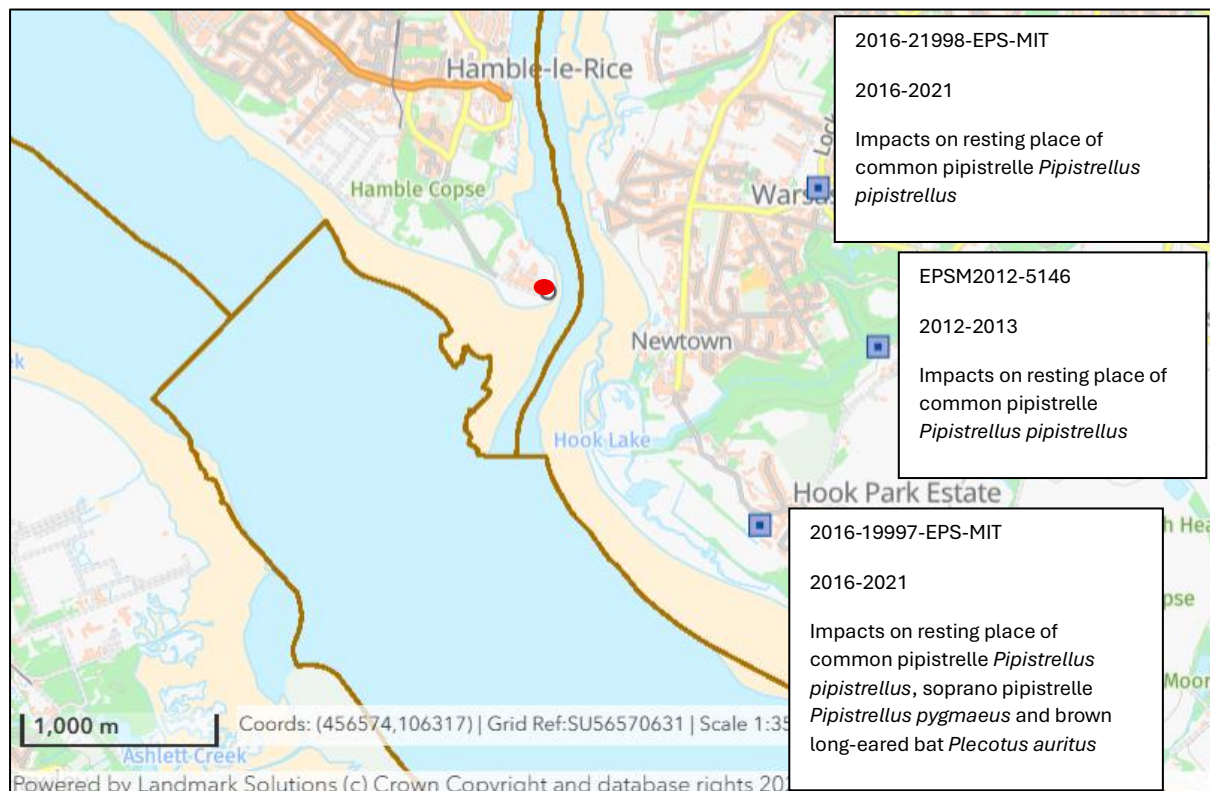
Results

Desk Study

No statutory sites for bats are located within 5km of the site.

Three granted EPSMs for bats are located within 2km as shown on **Figure 3**.

Figure 3: Granted EPSM licences for bats within 2km of the site (red dot)



Field Survey

The building on-site (Building B1) comprises a structure with the exterior comprised of sections of brick, glass, corrugated metal and pre-fabricated materials (**Photos 1-5**). The roof is a mix of flat sections, and half pitched sections, all of metal. The building is single-storey, with two roof voids in the central section. and single storey to the south (**Photos 6 and 7**). The voids are of c. 2m maximum height, are boarded at floor level and have pre-fabricated panels on the walls and roof interior. The voids have missed roof panels, revealing a cavity of c. 10cm height between the panels and exterior metal roof. No evidence of bats was noted.

The roof spaces between panels and metal roof are theoretically accessible to bats with filler material missing in places where metal cladding adjoins the metal roof. However, the building is in an exposed location and also there is no purchase on the metal cladding for bats to land and access these gaps. The interior of the cavity is unlikely to support any suitable roosting locations

and the dimensions of the voids are not likely to be attractive to void dwelling species. Furthermore, the roof voids are lit by side windows.

Externally, no accessible crevice features were recorded.

Photo 1: Building B1, southern aspect



Photo 2: Building B1, western aspect



Photo 3: Building B1, eastern aspect, southern section



Photo 4: Building B1, eastern aspect, central section, looking north



Photo 5: Building B1, eastern aspect, central section, looking south



Photo 6: Building B1, roof void, facing east



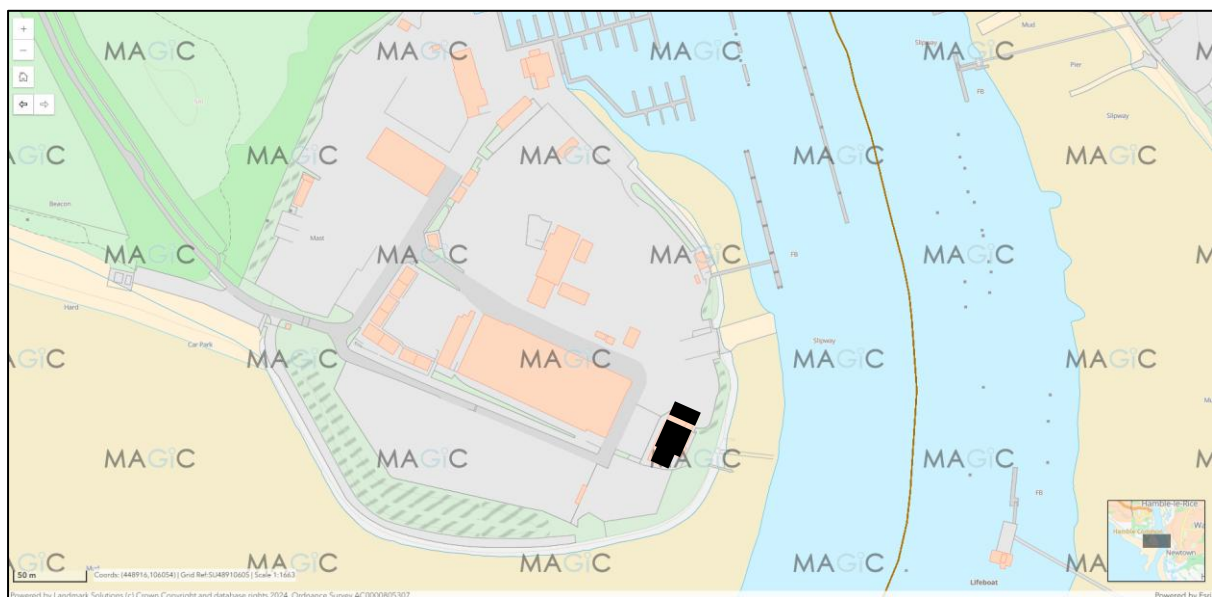
Photo 7: Building B1, roof void, facing west



Building B1 has **negligible** suitability for roosting bats during the active and hibernation seasons.

Building B1 is in an exposed location with the River Hamble east and Southampton Water to the south. Small areas of modified grassland are present nearby, but otherwise the marina is hard surfaced. The site itself has **negligible** suitability for foraging and commuting bats, and the surrounding area has **low** suitability.

Figure 4: Site plan showing Building B1 (black)





Recommendations

Designated Sites

No further actions are recommended in relation to designated sites.

Bats – Roosting

No further actions are recommended in relation to roosting bats.

Bats – Foraging and Commuting

Whilst the site has negligible suitability for roosting bats, the wider environment has low suitability and therefore the following precautionary lighting recommendations are made (BCT & ILP, 2023):

- Minimise light spill from any new development, if necessary using hoods or cowls on new lighting;
- Avoid lighting any new bat boxes or planting;
- Consider installing internal light fittings in a recess where installed in proximity to windows to reduce glare and light spill; and
- LED light sources should be used wherever possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capabilities. A warm spectrum light (ideally <2700 Kelvin) should be used to reduce the blue light component. Lights should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). Luminaires should be mounted on the horizontal, i.e. with no upward tilt. Avoid the use of UV light and do not use metal halide, fluorescent light sources.

Enhancements

Two bat boxes (Greenwood Half and Half, or similar) should be affixed onto any new buildings, preferably sheltered from direct exposure to winds. These should be located facing south, or east, and be positioned at least 3m above ground level, with no obstructions below the access points.



References

Bat Conservation Trust (BCT) & Institute of Lighting Professionals (ILP), 2023. *Bats and Artificial Lighting At Night. Bats and the Built Environment Series. Guidance Note 8/23*. Bat Conservation Trust & Institute of Lighting Professionals.

Collins, J., (ed.), 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th ed. London: The Bat Conservation Trust.

DLUHC, 2023. *National Planning Policy Framework*. [Online]
Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

HMSO, 2019. *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations*, London: HMSO.

HMSO, 2017. *The Conservation of Habitats and Species (Amendment) Regulations 2017*. HMSO, London.

HMSO, 1981. *Wildlife and Countryside Act 1981*. HMSO, London.

Natural England, 2025. *MAGIC Map Application*. [Online]
Available at: <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

Reason, P.F. and Wray, S., 2023. *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

Stone, E.L., 2013. *Bats and lighting: Overview of current evidence and mitigation guidance*. University of Bristol.