



PRELIMINARY BAT ROOST ASSESSMENT

5 ABBEY HILL, NETLY ABBEY, SOUTHAMPTON, SO31 5FB

FINAL REPORT

December 2025

Report conditions

<i>Report title</i>	Preliminary Bat Roost Assessment – 5 Abbey Hill, Netley Abbey.	
<i>Client</i>	Ms S Ogg	
<i>Report status</i>	Final	
<i>Survey date</i>	12 th December	
<i>Written by</i>	Connor Hill	<i>Date</i> 22/12/2025
<i>Reviewed by</i>	Izabel Phillips	<i>Date</i> 04/02/2026
<i>Finalised by</i>	Connor Hill	<i>Date</i> 05/02/2026

Disclaimers

This report has been prepared by Phillips Ecology for the sole use of the client named above. Survey work, assessment, and report writing have been undertaken with all reasonable skill and care, and unless otherwise explicitly stated, is appropriate only for the work, scheme, or project brief provided by the client and intended purposes. The report may not be relied upon by any other party without the express agreement of the client and Phillips Ecology. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where data, drawings, plans or other technical information has been provided to Phillips Ecology for the purposes of preparation of this report, either by the client, their agents or other parties (including but not limited to biological data sets, laboratory results, and mapping), it has been assumed that the information is correct. No responsibility can be accepted by Phillips Ecology for inaccuracies in such data supplied by other parties.

No part of this report may be copied or duplicated without the express permission of Phillips Ecology and the client. Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work, under standard limitations of access to third party land and other limitations as described in the report.

It is the client's responsibility to note and comply as necessary with any recommendations made in this report, planning conditions derived from these, and any relevant licensing regimes. Phillips Ecology bears no responsibility for any failure to note and comply with legal requirements for works carried out by or in behalf of the client at the above site and for the project this report has been produced to support.

Executive Summary

- This preliminary roost assessment report has been prepared in order to support a planning application for the proposed roof replacement and extension works on the dwelling at 5 Abbey Hill, Netley Abbey.
- A preliminary roost assessment survey was undertaken on the 12th December 2025.
- No suitable roosting features were recorded inside the Zone of Impact (ZOI) on the dwelling. Any crevices present were recorded on the southern elevation of the dwelling which is not anticipated to be directly impacted by the works.
- Overall, the ZOI on the dwelling is considered to support negligible suitability for roosting bats.
- As a result, there is considered to be no reasonable likelihood that bats will be present and affected by the proposed roofing and extension works.
- Information regarding the length of time the findings of this report are valid for can be found in section 5.1.
- Provided the recommendations set out in section 5 are followed, the planning authority can be confident that the development would accord with relevant planning policy, legislation and caselaw.

Contents

1.	Introduction	4
1.1	Report purpose	4
1.2	Description of proposal	4
1.3	Report context	4
1.4	Survey area	4
1.5	Limitations	4
1.6	Relevant documents	4
2.	Survey Methodology	5
2.1	Surveyor/s	5
2.2	Survey area	5
2.3	Survey date	5
2.4	Survey description	5
2.5	Survey equipment	5
2.6	Weather conditions	5
2.8	Assessment methodology	6
3.	Survey results	7
3.1	General site overview	7
3.2	Existing information	7
3.3	Building description relevant to bats and their roosts	7
3.4	Site grounds	9
3.5	Other protected species	9
4.	Discussion and Assessment of Impacts	10
4.1	Preliminary assessment of suitability and potential impacts	10
4.2	Relevant legislation and policy	10
5.	Recommendations	11
5.1	Requirement for further surveys	11
5.1.1	Bats	11
5.1.2	Breeding birds	11
5.2	Mitigation strategy	11
5.2.1	Bats	11
5.2.2	Breeding birds	12
5.3	Enhancements	12
6.	Conclusion	12
7.	References	13
	Appendix 1 – Proposal plans	14

1. Introduction

1.1 Report purpose

This report presents the findings of the preliminary bat roost assessment undertaken of 5 Abbey Hill, Netley Abbey (central grid reference: SU 45130 09086).

1.2 Description of proposal

The current proposals are to replace the existing slate roof on the main house and roofs of the northern extensions. Following this a new single storey kitchen extension will be constructed to adjoin the northern elevation of the house and the existing house extensions.

1.3 Report context

McCafferty Design have prepared a planning application on behalf of their client Ms S Ogg (the applicant) for the proposed works on the dwelling at 5 Abbey Hill. Phillips Ecology have been instructed by the applicant to undertake a preliminary roost assessment to support this application, which is to be submitted to Eastleigh Borough Council.

1.4 Survey area

The survey area comprised the existing dwelling and its immediate surrounds. Particular attention was directed towards to areas of the building which are to be impacted by the proposals being the roof of the main house and the rear (northern) extensions.

1.5 Limitations

No limitations were encountered throughout the duration of the survey's completion.

1.6 Relevant documents

The relevant proposal plan used to inform this assessment is presented in Appendix 1.

2. Survey Methodology

2.1 Surveyor/s

The survey was carried out by Connor Hill of Phillips Ecology.

2.2 Survey area

The survey area extended to all areas of the dwelling that will be modified by the proposed works in such a way that bats, or their roosts could be impacted (directly or indirectly). Therefore, the survey included the entirety of the structure for completeness with particular attention directed towards the existing slate roofs (main house and extensions), chimneys and roof void.

2.3 Survey date

The survey was carried out during the daytime on the 12th December 2025.

2.4 Survey description

The survey did not depart from the Bat Conservation Trust's (BCT) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) which states that "A preliminary roost inspection survey is a detailed inspection of the exterior and interior of a structure to look for features that bats could use for entry/exit and roosting and to search for signs of bats".

The external features of the structures which will be modified by the proposed works in such a way that bats or their roosts could be impacted (directly or indirectly) if present, were systematically inspected in detail to compile information on potential and actual bat access points and roosting places such as lifted or broken roof materials, loose brickwork and open eaves. This included a thorough search for evidence of bat activity such as bat droppings, urine splashes and fur staining.

The interior of the building was inspected in order to identify potential or actual access points and roosting places and to record any evidence of bat activity or bats themselves.

2.5 Survey equipment

Survey equipment comprised:

- High-powered torch
- Camera
- Ladders
- Binoculars

2.6 Weather conditions

Weather during the survey can be described as: light rain, 100% cloud cover, still and 7°C. The weather conditions did not hinder the ecologist's ability to carry out the survey effectively.

2.7 Data Search

A desk-based assessment was undertaken by Phillips Ecology on the 22nd December 2025 with Multi-Agency Geographic Information for the Countryside (MAGIC). The MAGIC database was consulted for records of bat licences granted within a 1km radius.

2.8 Assessment methodology

The suitability of the building for supporting bat roosts will be assessed against the guidelines within Table 1 which have been adapted from the BCT Good Practice Guidelines.

Table 1 Suitability assessment guidelines

Suitability	Description of Roosting Habitats
<i>Negligible</i>	Structure has no reasonable likelihood of supporting roosting bats i.e. no suitable roosting features present.
<i>Low</i>	A structure which could be used opportunistically by individual bats i.e. one or more potential roost sites which do not provide sufficient space, shelter, protection, appropriate conditions (e.g. temperature, light, humidity) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
<i>Moderate</i>	A structure which could be used by bats but is not likely to support a roost of high conservation status (e.g. maternity roost). This structure would support features which exhibit suitable size, shelter, protection, conditions and surrounding habitat for roosting bats.
<i>High</i>	A structure which is obviously suitable for supporting larger numbers of bats, on a regular basis and for longer periods of time.

3. Survey results

3.1 General site overview

The site comprises a residential property with the dwelling located in the centre of the site. A hardstanding driveway extends from the southern boundary up along the eastern edge of the dwelling and garden before terminating at the garage situated at the northern end of the property. The garden to the rear consists of a managed lawn and scattered trees. Trees and ornamental scrub extend around the peripherals of the site. Abbey Hill road is situated to the south of the site.

The site is located in Netley in a semi-rural landscape. Further afield, the area consists of blocks of woodland, parkland, shoreline, wood pasture and residential housing. The Solent is located 300m to the south-west of the property.

3.2 Existing information

The site is located adjacent to Westwood Woodland Park Local Nature Reserve (LNR). This site contains a blend of ancient woodland, grassland, meadows, scrubland and wood pasture. These habitats offer ideal foraging habitat for bats within the local landscape.

There is a single record of an EPS licence being granted by Natural England in a 1km radius of the application site and is noted below:

- Bat – Brown long-eared *Plecotus auritus* – 892m NE – 2020–2027 – (2020-45299-EPS-MIT).

3.3 Building description relevant to bats and their roosts

The dwelling comprises a two-storey brick-built structure which rises to a pitched and hipped roof design clad with slate roof tiles. The building is oriented south to north. Multiple extensions protrude from the northern elevation of the dwelling including a two-storey pitched and hipped extension and a single-storey gable end extension both clad with slate roof tiles. A single-storey flat roofed extension clad with roofing felt is located on the north-western corner of the house. Two chimneys are present, located at each end of the main pitched roof. The eaves of the dwelling are clad with wooden soffits and the windows and doors are set in wooden frames.

The interior of the structure contains a single void. The roof is lined with bitumen felt and the floor with rockwool insulation. The space is partly boarded and used for storage with light cobwebbing around the rafters.

The Zone of Impact (ZOI) of the works includes the slate roof, wooden eaves, interior roof void, two chimneys and the roofs of the northern extensions on the dwelling. The southern, western and eastern elevations of the building will not be directly impacted by the works.



Figure 1 – Southern elevation of the dwelling.



Figure 2 – Northern elevation of the dwelling with northern extensions.



Figure 3 – Northern slate roof of the main house.



Figure 4 – Interior roof void of the main house.

An account of suitable access/egress features and recorded evidence of bat activity is given in table 2.

Table 2 – Recorded features and activity

Suitability	Evidence
Exterior The following suitable access/egress and roosting features were recorded externally during the survey: Inside the ZOI: - Some gaps are present between the barge board and slate tiles at the gable end of the northern single-storey extension (Figure 5). These gaps were visually inspected during the survey and were found to be mostly cobwebbed and clear of any bat evidence. Outside the ZOI:	No evidence of roosting activity was recorded externally during the survey.

Suitability	Evidence
Interior	- Gaps are present in the brickwork on the southern elevation of the dwelling where mortar has fallen away. - Some gaps are present between the wooden cladding and brickwork around the windows on the southern elevation of the dwelling. No access/egress and roosting features were recorded internally during the survey. No evidence of roosting activity was recorded internally during the survey.



Figure 5 – Gaps present between the barge boards and slate roof tiles.

Assessment

When assessed against the criteria in Table 1, the features identified and lack of recorded activity are considered consistent with negligible suitability for bat roosting i.e. *“the structure has no reasonable likelihood of supporting roosting bats.”*

3.4 **Site grounds**

The immediate surrounds of the building comprise, hardstanding, scattered trees (which will not be directly impacted by the works) and managed grassland. These habitats offer little in the way of foraging resource for bats, however, the surrounding landscape does offer suitability particularly the ancient woodland to the northwest and surrounding smaller compartments of woodland to the south. Due to this, it is likely that bats will commute and forage through the site.

3.5 **Other protected species**

During the course of the survey, no nesting activity was recorded on or inside the dwelling. Nevertheless, it is possible that breeding birds may utilise the features identified on the building or the surrounding scattered trees and ornamental shrub.

4. Discussion and Assessment of Impacts

4.1 Preliminary assessment of suitability and potential impacts

On the basis that the ZOI on the dwelling is considered to support negligible suitability for roosting bats, there is considered to be no reasonable likelihood of impacts on bats associated with the proposed roofing and extension works.

Features with suitability for foraging and commuting bats are located within the vicinity of the site. Therefore, increasing light spill on surrounding habitats could impact, roosting, foraging and commuting bats.

4.2 Relevant legislation and policy

Circular 06/2005 identifies that applicants should not be required to provide information on protected species unless there is a reasonable likelihood that they will be present and affected by the proposed development. The site is considered to support habitats with suitability and potential for protected species and these may be affected by the proposed development. Therefore, the proposal triggers 'reasonable likelihood' under the Circular.

The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (commonly referred to as the Habitats Regulations) may apply should protected species be confirmed on site.

In the case that a European protected species is found to be present and impacted by the proposal, the local planning authority will be required to engage with the Habitat Regulations. Permission will be granted unless:

- a) the development is likely to result in a breach of the Habitats Regulations, and
- b) is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law (under licence).

When considering whether Natural England would not be unlikely to grant a licence for the identified impact, the local planning authority must consider the three tests which are set out in the Habitat Regulations:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative' (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

Case-law (Morge vs. Hampshire County Council) has clarified that planning authorities are able to grant permission for developments that would cause a breach of the

Regulations is likely (i.e. in the case of this proposal, destruction of a bat roost), provided that sufficient information is provided to give the planning authority assurance that the relevant EPSM licence is not unlikely to be granted - i.e. planning authorities also have a duty to assess planning applications against these tests.

5. Recommendations

5.1 Requirement for further surveys

Where there is a reasonable likelihood that a protected species will be present and impacted by the proposed development, planning authorities require further surveys to properly assess development proposals against relevant planning policy. An assessment into the requirement for further surveys is presented below, however in summary, no further surveys are considered necessary on the condition the relevant mitigation measures suggested in respect of foraging/commuting bats are followed.

It is important that planning decisions are informed by current ecological survey data. Due to this, there is a limited time frame that phase 1 surveys are valid before becoming outdated. This time frame can vary depending on any changes in project circumstances or plans but it is generally considered that phase 1 ecological surveys are valid for a period of 18 months (CIEEM, 2019). Projects that take place over longer periods than 18 months might be required to carry out further ecological surveys to ensure planning authorities have the necessary up-to-date information to make well informed, evidence-based decisions.

5.1.1 *Bats*

Given that the ZOI on the dwelling is considered to support negligible suitability for roosting bats, no further survey work in respect of bats is considered necessary.

5.1.2 *Breeding birds*

Subject to the precautionary mitigation measures set out in Section 5.2.2, no further surveys for breeding birds are considered necessary.

5.2 Mitigation strategy

5.2.1 *Bats*

In order to limit any effects on foraging and commuting bats, external lighting should be limited to only that which is absolutely necessary for safety purposes, both during the construction phase and once the proposals are complete. The following lighting measures are required:

- Roofing and extension works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site.
- Lighting to the completed development should be as low brightness as possible, kept at a low level and directed away from all boundaries and trees. Lighting on sensors should not be so sensitive that foraging bats trigger them.

All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (ILP, 2023).

5.2.2 *Breeding birds*

Care should be taken that the development does not disturb breeding birds. The bird nesting season is taken to be March to August inclusive however certain species like swallows which prefer barn structures like the one being impacted can nest into September. Any removal of suitable nest habitat will either need to be undertaken outside of this period or else checked to ensure that no nesting birds are present. If occupied nests are present then the nest must not be removed and works around the nest can only recommence once the nest becomes unoccupied of its own accord.

5.3 **Enhancements**

The delivery of biodiversity enhancement on development sites is promoted by the National Planning Policy Framework (NPPF), Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006.

Where opportunities exist it is best practice to provide enhancement features which encourage greater biodiversity within development sites in accordance with the NPPF and the Local Planning Authority's responsibilities under the NERC Act.

Opportunities for enhancement which are proportionate to the scale of the development include:

- the provision of new bat roosting opportunities in the form of a single bat box within the site. This should be installed as high as possible, at least 3m above ground, in a sheltered position either on the dwelling or on the surrounding trees.
- the provision of bird nesting opportunities in the form of a bird box comprising a swift box, at the eaves of the two-storey dwelling.

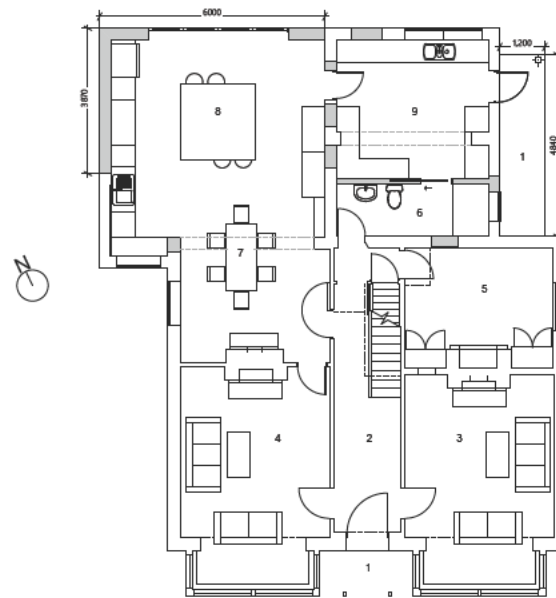
6. Conclusion

The preliminary roost assessment has confirmed that the ZOI on the dwelling supports negligible suitability for roosting bats. As such, no adverse impacts on bats or their roosts are anticipated. If plans change and the brickwork on the southern elevation is to be directly impacted, further surveys may be considered necessary. The site is considered to support suitability for breeding birds and mitigation methods have been suggested for these species. Opportunities for ecological enhancement have also been suggested for the site.

7. References

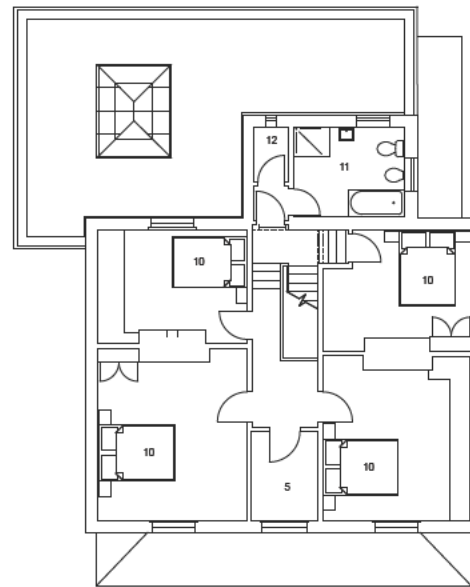
- **Altringham J D, 2003**, British Bats, Collins New Naturalist
- **Bat Conservation Trust, 2023**, BCT Bat Survey Guidelines Fourth edition
- **Chartered Institute of Ecology and Environmental Management, 2017**, *Guidelines for Preliminary Ecological Appraisal*. CIEEM, Winchester
- **Chartered Institute of Ecology and Environmental Management (2019)** *On the lifespan of ecological reports and surveys*. CIEEM, Winchester
- **ILP and BCT, 2023** *Bats and Artificial Lighting in the UK: Guidance Note 08/23*. ILP, Warwickshire.
- **MHCLG, 2018**. *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government; London.
- **Mitchell Jones AJ, 2004**, *Bat Mitigation guidelines*, English Nature
- **Mitchell Jones AJ and McLeish A P, The Bat Workers Manual**, JNCC
- **Natural Environment and Rural Communities Act 2006**, Ch 3, s. 40
- **Natural England, 2011** Frequently asked wildlife questions: Bats. Natural England

Appendix 1 – Proposal plans



PROPOSED GROUND FLOOR
Scale 1:100

Key: 1: Porch 5: Study 9: Utility/Store
2: Entrance Hall 6: Shower Room 10: Bedroom
3: Sitting Room 7: Dining 11: Bathroom
4: Living 8: Kitchen 12: Storage



PROPOSED FIRST FLOOR
Scale 1:100

0 1 2 3 4 5 10m

McCafferty Design

McCafferty Design Limited			
www.mccaffertydesign.co.uk 01203 854100 info@mccaffertydesign.co.uk			
Registered in England & Wales No. 12088653			
Registered Office: 17 Broadwater, Lymington SO41 0AA, England			
DATE	PROJECT	DRAWN	CHECK
12/11/24	5 ABBEY HILL	XXX	XXX

5 ABBEY HILL
NETLEY
SO41 5RB

PROPOSED FLOOR PLANS

SCALE	DATE
1:100	12/11/24
DESIGN #	DRAWING #
008	008
DESIGNED	DESIGNED
SIM	XXX
APPROVED	XXX

COPYRIGHT © 2024
This drawing is owned by McCafferty Design Ltd.
The copyright in this drawing and all parts of it are reserved to the property of McCafferty Design Ltd.
The information contained herein is confidential and proprietary. It is not to be
reproduced or distributed in any form without the express written consent of McCafferty Design Ltd.



07760 208562

info@phillipsecology.co.uk

www.phillipsecology.co.uk

Hampshire office:
Clifton Cottage
Bucks Head Hill
Meonstoke
Hampshire
SO323NA