



49 Nichols Road, Chandlers
Ford, Southampton SO54
5AX

Preliminary Roost Assessment (PRA)

Date: 17/02/26

Vesper Conservation & Ecology Limited
13 Chilbolton Down
Crawley
Stockbridge
Hampshire
SO20 6BU

www.vesperconservationecology.co.uk
07881 027732

Non-Technical Summary

Site name and location	49 Nichols Road, Chandlers Ford, Southampton SO54 5AX SU 43637 22647
Scope of works	PRA bat survey undertaken on 12th February 2026 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: • To create afront and rear two storey extensions
Summary of Surveys and evaluation	• The building materials are tight, there are no obvious gaps within the tile bed or ridge, with all the pointing intact with no lifted or missing tiles. • The tiles over the porch area have some gaps, but closer inspection (endoscope) showed no gap beyond. • Hanging tiles at the front of the property are machine made and very tight with no obvious gaps around the windows either. • The soffits and eaves are tight with no obvious gaps or holes that would allow ingress into the building. • The building has a single roof void over the main part of the building which is 2m to the ridge and has no physical signs of bats. • The building has negligible potential for bats at this time.
Recommendations	• It is recommended that no further surveys are required at this time. This could change if the scope of works changes. • In the highly unlikely event of bats been discovered then all works must stop and a suitable qualified ecologist should be contacted for further advice. • The addition of two in build bat box and two wall mounted swift boxess should be incorporated into the new building elevations, see the biodiversity enhancements. • A lighting plan should be incorporated into the application to take advice from the BCT guidance Note 8/23 which can be

found at <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

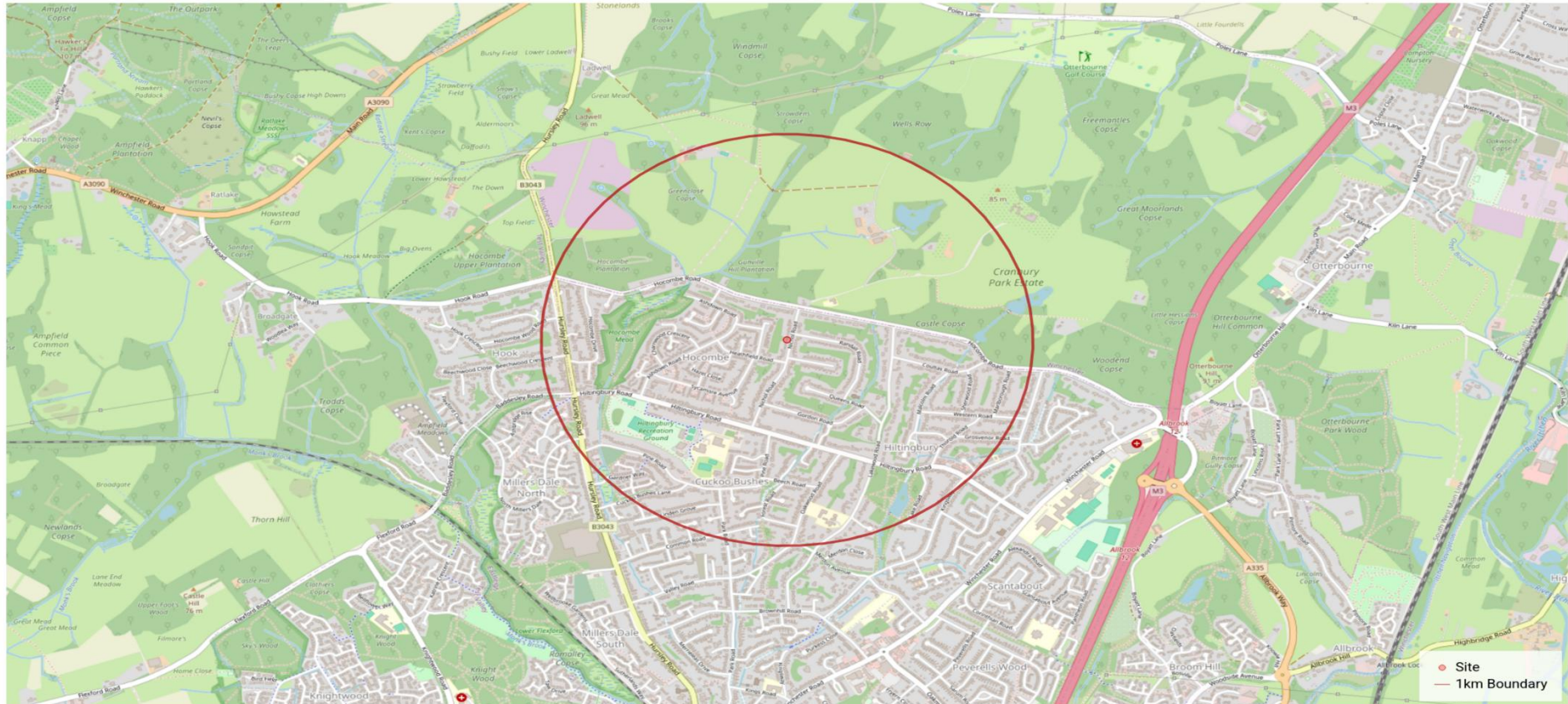
- The lighting plan should show areas of light spill and should reduce/minimise any lighting of habitat or roosting features including the mature trees and hedgerows that surround the site.
 - A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:
 - All deliveries and construction materials need to be stored on pallets or hard standing (including) gravelled areas.
 - Any construction waste must either be kept in the proposed materials storage/skip or on pallets or hard standing and checked for the presence of reptiles and small mammals before disposal. No fires can be lit on site.
 - Any footings that are to be left unfilled over night need to be tightly covered so that nothing can fall into the holes left behind. Each morning the footings need to be inspected for any animals that may have fallen in overnight.
 - All garden and vegetated areas where construction activities are likely are to be kept short, so not to form habitat that could be suitable for reptile and small mammals, this work should be carried out when and if necessary.
 - If any bushes, hedges and or trees are to be removed/managed then this work should be done outside of the bird nesting season which runs between March and August. If it cannot be done outside of these times, then further surveys may be required and could lead to substantial delays.
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1. Introduction

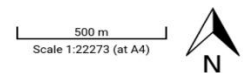
- 1.1 This report was commissioned by the homeowners to determine if there were any ecological issues associated with the proposed works to their property.
- 1.2 49 Nichols Road, Chandlers Ford, Southampton SO54 5AX the national grid reference number is SU 43637 22647.
- 1.3 This property is situated in town of Chandlers ford which is North of the City of Southampton.
- 1.4 There is a single designated site within 1km of the site, that is the Hocombe Mead Local Nature Reserve. This site and those further afield of the site will not be affected by the proposed works.
- 1.5 There are no priority habitats on site and none of the surrounding priority habitats will be affected by this proposed work to the building.
- 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 three (3) granted bat mitigation licences within 1km of the site. These are for Common/Soprano Pipistrelle and Brown Long eared bats.
- 1.7 There are 18 species of bat in the UK, seven 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 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).



Location



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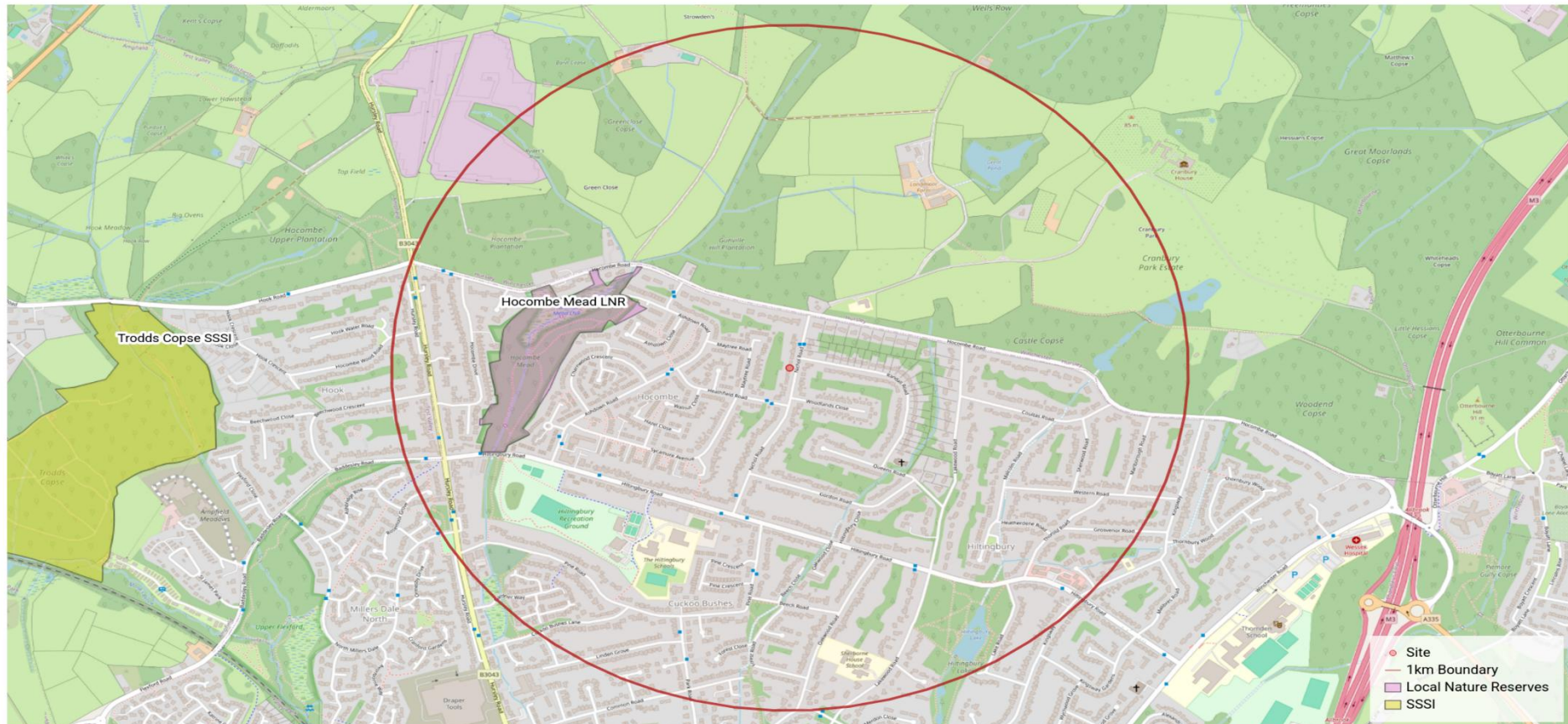


Map 1: Site Location (LandApp 2026)

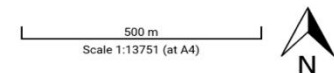




Designated Sites



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Map 2: Designated sites (LandApp 2026)

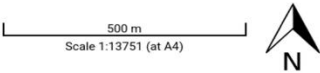




Priority Habitats



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Map 3: Priority Habitats (LandApp 2026)



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: (see pictures in appendix)

- 2.1 An external inspection of '49 Nichols Road' was undertaken on the 12th February 2026 by experienced ecologist and bat surveyor Robert West (NE license number 2025-84565-CL18-BAT). 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.
- 2.2 The building is a detached brick-built structure with an older side extension/carport and single storey rear extension. The building sits within its own grounds with mature gardens both to the front and rear.
- 2.3 The roof is covered with interlocking pan tiles; there are no loose, lifted or missing tiles that would allow ingress into the building. The rear single storey extension has the same tiles with no obvious gaps or holes.
- 2.4 The ridge and hips are intact with no obvious gaps or holes that would allow ingress into the building.
- 2.5 The tile verges on the gable walls on the south and northern elevations are tight with no obvious gaps or holes that would allow ingress.
- 2.6 The eaves and soffits are constructed with UPVC and are tight fitting with no gaps or holes that would allow ingress by bats at this time.
- 2.7 The chimney stacks are in good order with no missing pointing, the lead flashing around the chimneys is intact with no obvious gaps or holes that would allow ingress into the building.
- 2.8 The front of the building there are hanging tiles and a recent addition of a porch area.
- 2.9 The tile hanging on the front of the building is made with machine-made small cement tiles, these are tight fitting with no gaps that would be suitable for bat ingress. The hanging tiles around the windows and abutting the brick walls are tight with no obvious gaps or holes that would allow ingress into the building at this time.
- 2.10 The tiles on the porch are small clay tiles, there are some lifted tiles near the tile verge which on first impressions could allow ingress, but on closer inspection with a ladder a torch and an endoscope the gaps would not be suitable for bats to roost as they did not go back into the fabric of the porch roof. There is a small area of missing cement on the tile verge, this again was inspected more closely and there was no gap that would allow ingress into the fabric of the building to allow bats to roost.

Internal inspection (see pictures in appendix)

- 2.11 The building has a single roof void that covers the whole of the building, there is no loft void above the single storey rear extension.
- 2.12 Access was good though out and the roof void was part boarded.
- 2.13 The roof tiles are backed with bitumen type F1 felt throughout the building, the felt is in good order with no tears or gaps that would allow access into the building.
- 2.14 The roof void ridge height is 2m+ and there is a single ridge beam that goes north/south. The ridge beam has cobwebbing along its length suggesting they haven't been disturbed for a while.
- 2.15 The roof void has a thick layer of insulation covering the joists and into the eaves, there were no signs of light or breeze within the roof void.
- 2.16 The chimney breast that comes through the roof has no obvious gaps to the outside
- 2.17 The roof void has no physical evidence of bats within the building, there are signs of rodent activity, there are no wasp nest and no signs of bird activity within the roof.

3. Survey conclusion

- 3.1 The preliminary survey carried out on 12th February 2026 by Vesper Conservation & Ecology Limited showed that '49 Nichols Road' has **Negligible potential to be a bat roost** at this time.
- 3.2 there have been three (3) granted bat mitigation licences within 1km of the site. These are for Common/Soprano Pipistrelle and Brown Long eared bats.
- 3.3 There is a single designated site within 1km of the site, that is the Hocombe Mead Local Nature Reserve. This site and those further afield of the site will not be affected by the proposed works
- 3.4 The proposed works will not affect any of the priority habitats within the local area, there are no priority habitats on site that would be affected by the proposed works.
- 3.5 The nature of the site, there are no water features on site and the habitats on site are unsuitable for Amphibians and reptiles as such no further surveys for these species would be necessary at this time.
- 3.6 It is recommended that **no further surveys** are required at this time, this may change if the scale and or the scope of works changes.
- 3.7 In the highly unlikely event that bats are discovered during the works then all works must stop and a suitably qualified ecologist should be contacted for further information.
- 3.8 Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b, for this building it is recommended that addition of **two in built bat boxes and two wall mounted swift nest boxes**, to be installed in accordance with figure 1 below.
- 3.9 A lighting plan should be incorporated into the application to take advice from the BCT guidance Note 8/23 which can be found at <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>
- 3.10 The lighting plan should show areas of light spill and should reduce/minimise any lighting of habitat or roosting features including the mature trees and hedges around the site's boundary.
- 3.11 A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:
- 3.12 All deliveries and construction materials need to be stored on pallets or hard standing (including) gravelled areas.
 - Any construction waste must either be kept in the proposed materials storage/skip or on pallets or hard standing and checked for the presence of reptiles and small mammals before disposal. No fires



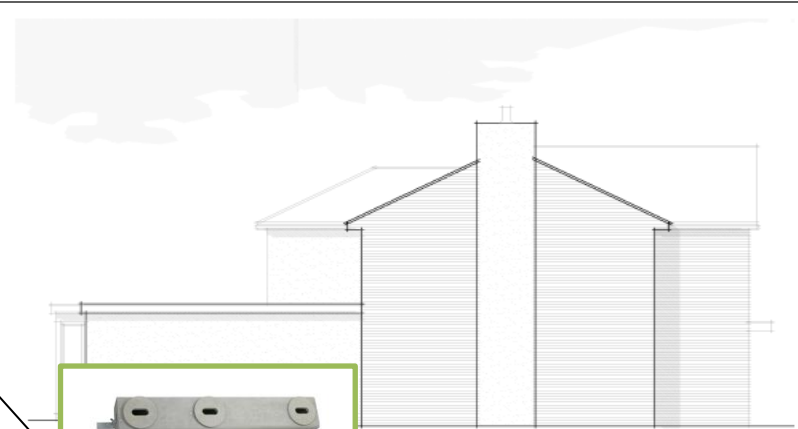
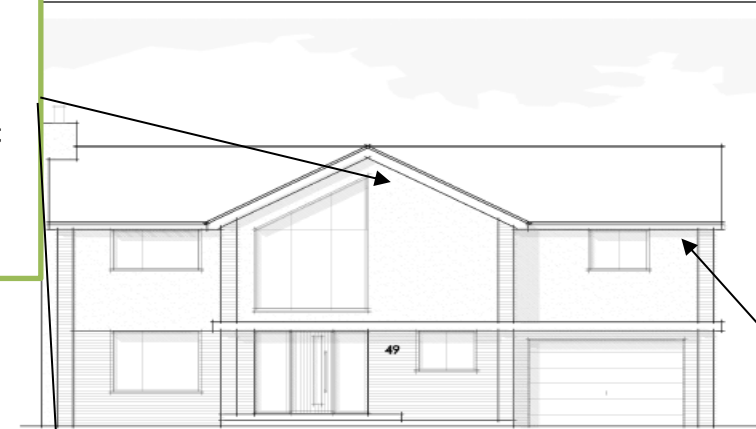
can be lit on site.

- Any footings that are to be left unfilled over night need to be tightly covered so that nothing can fall into the holes left behind. Each morning the footings need to be inspected for any animals that may have fallen in overnight.
- All garden and vegetated areas where construction activities are likely are to be kept short, so not to form habitat that could be suitable for reptile and small mammals, this work should be carried out when and if necessary.
- If any bushes, hedges and or trees are to be removed/managed then this work should be done outside of the bird nesting season which runs between March and August. If it cannot be done outside of these times, then further surveys may be required and could lead to substantial delays.



grey to match windows

windows/doors - grey



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revision	date	drawn by
stage	date	address
planning	may 2024	47 Richmond Road, Chichester, Hampshire, PO19 1SE
scale	1:100 @ A3	drawing no.
		9/2024/01
		drawing
		approved
		signature

CMCdesign architectural services

the studio, 20 mallow road, chichester, hampshire, PO19 1SE

t 01243 967654

e info@cmc-design.co.uk

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Figure 1: Showing the proposed biodiversity enhancements

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.



Picture 1: The front elevation



Picture 2: Showing the rear elevation



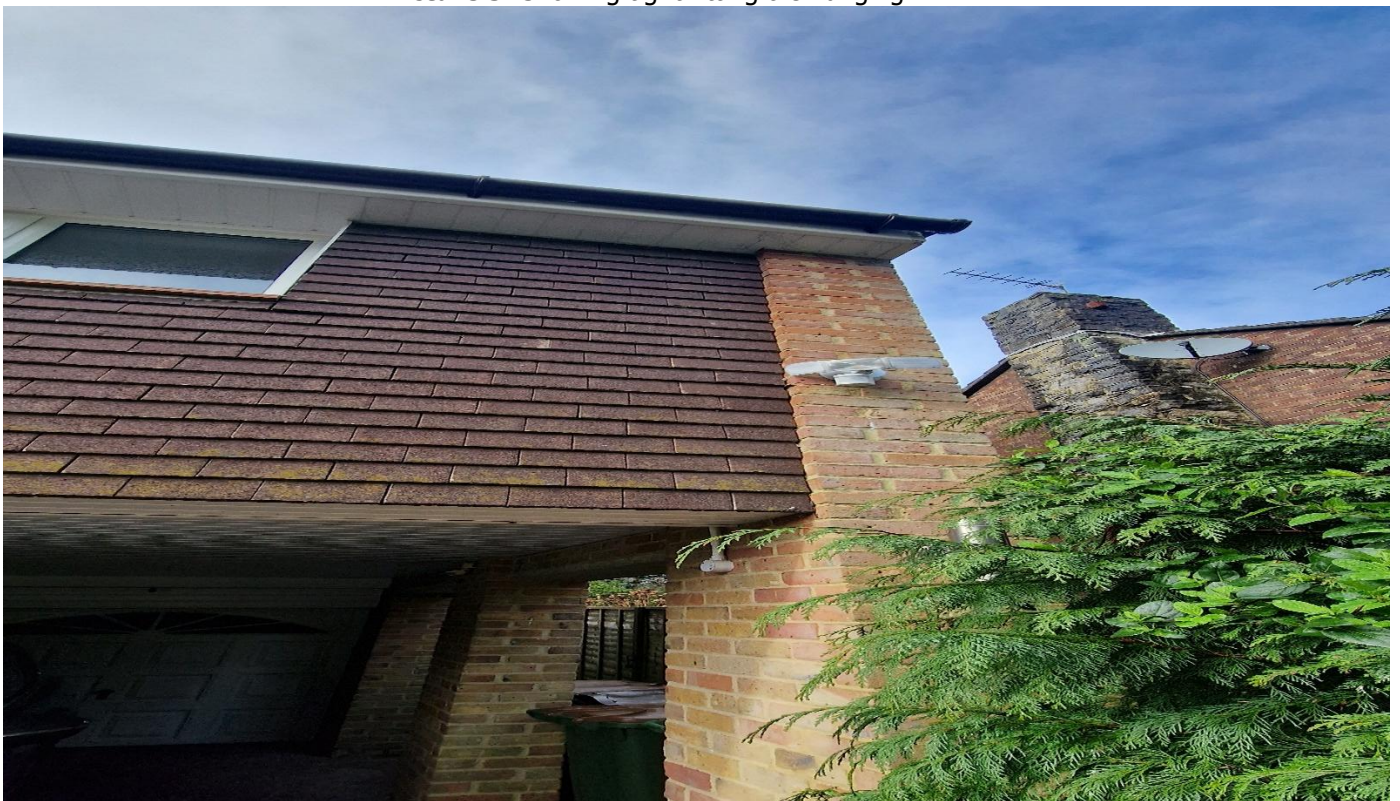
Picture 3: Showing the southern gable wall



Picture 4: Showing the northern gable wall



Picture 5: Showing tight fitting tile hanging



Picture 6: Showing hanging tiles against the walls, no gaps or holes



Picture 7: Showing the area where the tile hanging meets the wall, no gaps or holes



Picture 8: Showing the tiles over the porch, upvc eaves



Picture 9: Showing the porch and hanging tiles over the porch



Pictures 10 : Showing the eaves of the single storey extension



Picture 11: Showing tight fitting tile hanging and UPVC eaves



Picture 12 & 13 Showing internal roof void

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

Vesper Conservation & Ecology Limited

Director: Robert West.

Registered in England No. 9643480

Registered office: First Floor Secure House
Lulworth Close, Chandler's Ford, Hampshire, SO53 3TL.

