

Preliminary Roost Assessment

Survey site:

66 Bedhampton Hill, Bedhampton, Havant, Hampshire, PO9 3JP

Client:

Liam Watford

Survey date:

4th February 2025

Project:

Proposed loft conversion and erection of an annexe following the demolition of the existing garage.

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

The site survey was undertaken by Romany Poole BSc (Hons) MSc											
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain						
04/02/2025	10	88	100	14	None						
Executive summary		The building has high habitat value. Further surveys are required to determine presence or likely absence of roosting bats within the building.									
PRA Survey Factor		Detailed using desk study and site survey. 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.									
See PRA plan in Appendix 1 and location plan in Appendix 2											
Background and Site Location											
Summary of site location and surrounding habitats		Grid ref: SU 69483 06079 Size of survey area: 0.01ha On site habitats: a residential dwelling with a detached garage Surrounding habitats: deciduous woodland and ancient woodland, closest woodland 0.075m south-east with further groups of woodland copses located 0.95km north. High value for bats.									
EPSL and bat roost records (2km radius)		A search of the magic.gov.uk database for granted EPSLs within a 1km 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 is one EPSL within a 2km radius of site as detailed below: <table><tr><td>Bat Species Effected</td><td>Approx. distance from site</td><td>Impacts allowed by licence</td></tr><tr><td>Common pipistrelle</td><td>1.35km east</td><td>Destruction of a resting place</td></tr></table>				Bat Species Effected	Approx. distance from site	Impacts allowed by licence	Common pipistrelle	1.35km east	Destruction of a resting place
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Designated sites		2km radius – Langstone Harbour Site of Special Scientific Interest (SSSI)- Located ~ 0.6km south Langstone Harbour is a tidal basin which at high water resembles an almost landlocked lake. At low water extensive mud flats are exposed, drained by three main channels which unite to make a common and									

	narrow exit to the sea. The harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass <i>Spartina anglica</i> marsh in an advanced state of degeneration. The Site of Special Scientific Interest including Farlington Marshes, a peninsula of grassland and marsh on reclaimed tidal silt protected by a sea wall; and a similar but much smaller area at Southmoor in the north-east of the harbour. <u>Solent Maritime Special Area of Conservation (SAC) - Located ~0.6km south of the site</u> <u>Annex 1 habitats that are a primary reason for designation</u> • 1130- Estuaries • 1320- <i>Spartina</i> Swards • 1330- Atlantic salt meadows. <u>Annex1 habitats that are a qualifying feature.</u> • 1110 Sandbanks which are slightly covered by sea water all the time • 1140 Mudflats and sandflats not covered by seawater at low tide • 1150 Coastal lagoons * Priority feature • 1210 Annual vegetation of drift lines • 1220 Perennial vegetation of stony banks • 1310 <i>Salicornia</i> and other annuals colonizing mud and sand • 2120 "Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ("white dunes")" <u>Annex 2 species that are present as a qualifying feature.</u> • 1016- Desmoulin whorl snail <u>Chichester and Langstone Harbours Special Protection areas (SPA) -Located ~0.6km south of the site</u> Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and listed at being on site. <table> <tr> <td>A054- Pintail</td><td>A069-Red-breasted Merganser</td></tr> <tr> <td>A056 -Shoveler</td><td>A160- Curlew</td></tr> <tr> <td>A052 -Teal</td><td>A141- Grey Plover</td></tr> <tr> <td>A050 -Wigeon</td><td>A195- Little tern</td></tr> <tr> <td>A169-Turnstone</td><td>A193- Common tern</td></tr> <tr> <td>A675-Brant goose</td><td>A191- Sandwich tern</td></tr> <tr> <td>A144-Sanderling</td><td>A048- Shelduck</td></tr> <tr> <td>A672- Dunlin</td><td>A162- Redshank</td></tr> <tr> <td>A137-Ringed plover</td><td></td></tr> <tr> <td>A157-Bar-tailed godwit</td><td></td></tr> </table>	A054- Pintail	A069- Red-breasted Merganser	A056 - Shoveler	A160- Curlew	A052 - Teal	A141- Grey Plover	A050 - Wigeon	A195- Little tern	A169- Turnstone	A193- Common tern	A675- Brant goose	A191- Sandwich tern	A144- Sanderling	A048- Shelduck	A672- Dunlin	A162- Redshank	A137- Ringed plover		A157- Bar-tailed godwit	
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	<u>Farlington Marshes Local Nature Reserve (LNR) – Located ~0.85km south-west of the site</u> • Farlington Marshes is the Trust's oldest nature reserve. It is 125 hectares (308 acres) of flower-rich grazing marsh on the northern shore of Langstone Harbour between Portsmouth and Havant. Farlington is internationally important for the bird populations that it supports, as well as being a blaze of colour in spring and summer with many flowers and butterflies.
<i>Previous survey data</i>	None known.
<i>Limitations</i>	None.

Field survey results*Summary*

B1 is a detached brick built residential dwelling with a rendered first floor with timber inlays. The gabled roof is clad in clay tiles with a single storey porch on the front elevation and a cat sliding porch on the rear. The rear of B1 is clad in clay club hanging tiles which provide roosting opportunities for crevice dwelling bats. Solar panels cover the southern elevation which may block any access points within the main roof.

B1 has **high value** for roosting bats.



Feature	Materials	Condition/description /suitability	Photographs
Walls	Brick, render, timber inlays, clay hanging tiles	Numerous gaps within the hanging tiles alongside a gap within the timber and another within the brickwork. Gaps within hanging tiles provide ideal roosting habitat for crevice dwelling bats and could support maternity roosts. No evidence found but recent and current rain would wash this away externally.	
Roof	Clay	The tiles on the main roof appear to be generally in good condition with no gaps that could provide roosting opportunities or access into the roof structure however there are areas of missing mortar along the ridge line which could be utilized by roosting bats. No evidence found but recent and current rain would wash this away externally.	

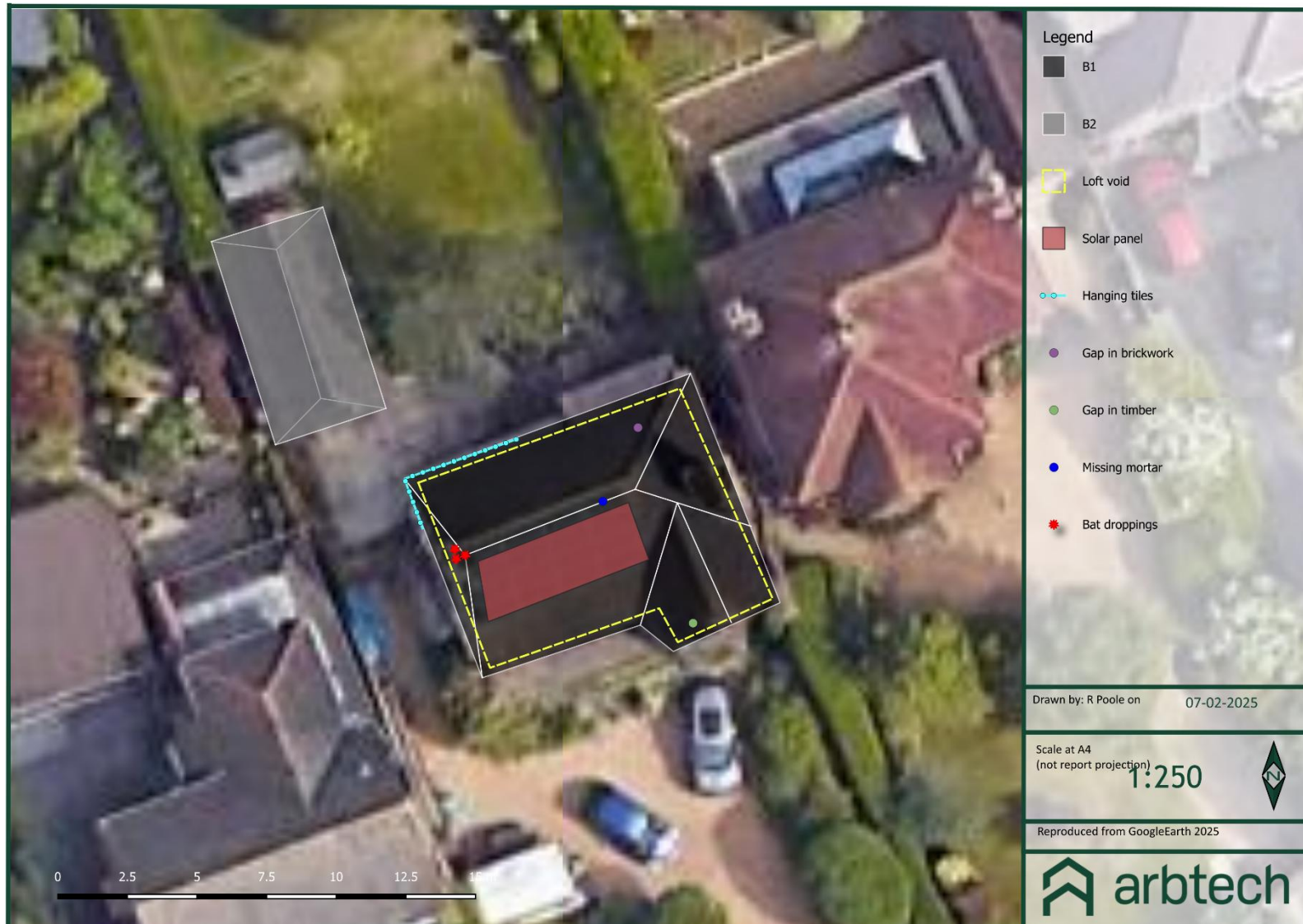
Eaves	Overhanging	Gaps/crevices on wall tops. Provides possible bat access into internal void and crevices on wall tops. Bat droppings were found at the top gable wall within the loft which would indicate the presence of crevice dwelling bats roosting within the wall tops.	
Window/doors frames and lintels	Timber	Tightfitting	

Internal voids	Timber rafters and ridge beam. Bitumen felt and timber boarding	The loft is lined with bitumen felt which appears to be in good condition with no obvious gaps into the loft space. Gaps along the wall tops are present and the beams provide roosting opportunities. The approximate internal dimensions of the whole loft area are: 11m (L) x 3.8m (W) x 3.8m (H) [Height is measured to the highest point of the loft space].	
Bat evidence	4 x bat droppings	Approximately four bat droppings were found caught in cobwebs at the gable end on the south-western elevation. Due to the location of the droppings it would appear they belong to a crevice dwelling species that is roosting within the wall tops of the gable end and the droppings have fallen through into the loft void. The droppings appeared of similar age. A sample has been collected for DNA analysis.	

Field survey results	
<i>Summary</i> B2 is a brick and rendered with timber inlays detached garage with a gabled roof clad in clay roof tiles which appear in good condition with no gaps that could provide roosting opportunities. The timber inlays are all tightfitting with the brickwork and the wall tops appear to be well sealed. Internally the ceiling is timber boarded, creating a loft void above. No evidence of roosting bats was identified internally or externally during the survey. B2 has negligible value for roosting bats.	
<i>Habitat value</i>	B1 The building has high habitat value. Hanging tiles on the south-western elevation and areas of missing mortar provide roosting opportunities for crevice dwelling bats and access into the roof structure. Bat droppings were found at the top gable wall within the loft which would indicate the presence of crevice dwelling bats roosting within the wall tops. Pockets of deciduous, the closest being 0.075m south-east are located near to the site which provide roosting, foraging and commuting habitat. B2 The building has negligible habitat value for roosting bats due to the lack of roosting features present. The roof tiles are all tight fitting and there are no gaps within the timber.
<i>Foreseen Impacts</i>	B1 Any bat roosts present in the roof structures would be destroyed and bats could be injured or killed when the roof is re-tiled, and the loft is converted. A section of the hanging tiles will be removed to facilitate the proposed works to the rear of the building which could destroy any bat roosts present. B2 Bats are very unlikely to be roosting within the garage and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

<i>Recommendations</i>	B1 Three bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. At least 2 of the surveys should be completed during the optimal survey period May to August inclusive and surveys should be spread at least three weeks apart. Infra-red cameras should be used as an aid both inside and outside the building. Four surveyors are required to provide full coverage of the building from the outside. If any bat roosts are confirmed from this survey schedule, a bat license would be required to carry out the works as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. If bat roosts are confirmed in the building an EPSL application will be required to Natural England. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. B2 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.
<i>Enhancements</i>	TBC following surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	Birds could use the gaps within the eaves to nest.
<i>Foreseen Impacts</i>	Roof removal could damage, obstruct or destroy nests.
<i>Recommendations</i>	Any works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately prior to the start of works by a qualified ecologist. All active nests will need to be retained with a 5m buffer until the young have fledged. Nesting habitat under eaves, tiles and cladding will be retained post development.
<i>Enhancements</i>	General purpose nest boxes should be added to trees on site.

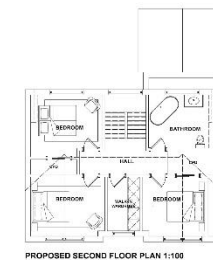
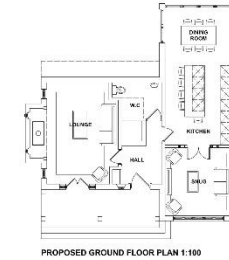
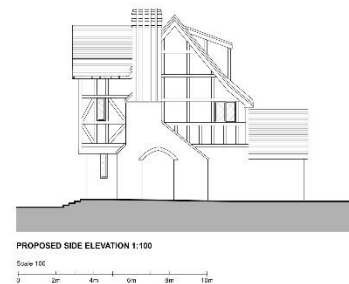
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans

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Version control			
Status	Issue	Name	Date
Final	1	Romany Poole BSc (Hons) MSc, Graduate Ecologist	07/02/2025
Proof	1.1	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	10/02/2025