

PADNELL GRANGE, WATERLOOVILLE

BAT SURVEY REPORT

Prepared for Stonebond Properties (Guildford) Ltd and the Borrow Foundation

by

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1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This report describes a suite of bat surveys carried out of approximately 2.82ha of land off Padnell Road, Cowplain, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 698 110. The study was commissioned by Stonebond Properties (Guildford) Ltd in phases in March and July 2025.

1.1.2 The site is located on the eastern edge of the settlement of Cowplain in southern Hampshire and forms the grounds of Padnell Grange which comprises a number of buildings in residential and commercial use together with associated hardstanding and formally landscape grounds. The site is bordered to the south and west by residential development; to the north by an area of woodland and to the east by Waterloo Golf Course. The wider area generally comprises residential development, grassland fields and areas of woodland. The A3(M) lies approximately 450m to the east of the site. The location and boundary of the site are shown on the plan in *Appendix A*.

1.2 Legislative context

1.2.1 All UK bat species are 'European Protected Species' (EPS) protected under the 2017 Conservation of Habitats and Species Regulations (as amended). In relation to an EPS, the 2017 Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of an EPS;
- Deliberately disturb wild animals of any such species, in particular any disturbance which is likely to: (i) impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or to hibernate or migrate; (ii) affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy a breeding site or resting place of such an animal; and/or
- To (a) be in possession of, or to control; (b) to transport any live or dead animal or any part of an animal; (c) to sell or exchange or (d) offer for sale or exchange any live or dead animal or part of an animal of an EPS.

1.2.2 In addition, all UK bats are protected under the 1981 Wildlife and Countryside Act (as amended). All species are listed on Schedule 5 of the Act and are subject to the provisions of Sections 9.4b and 9.4c, which make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; and/or
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat.

1.2.3 If works are planned that are likely to constitute an offence under the current legislation, an application for an appropriate derogation licence should be made to Natural England.

1.2.4 Seven species of bat (Barbastelle, Bechstein's, Noctule, Soprano Pipistrelle, Brown Long-eared, Greater Horseshoe and Lesser Horseshoe) are also identified as Species of

Principal Importance under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act. Section 40 of the Act, together with planning policy and guidance, require planning authorities to regard these species as a material consideration in the planning process.

1.3 Development proposals

- 1.3.1 Full planning application for the demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works.

1.4 Scope and purpose of the report

- 1.4.1 A suite of bat surveys were previously conducted of the site between June 2017 and September 2018, which confirmed the presence of a number of low status bat roosts in the buildings present, in addition to other bat roosting opportunities in other buildings and trees across the site (HDA, 2018).
- 1.4.2 In recognition of the age of the previous bat survey findings, the proposed redevelopment of the site, and the legislative context set out in *Section 1.2*, a suite of updated bat surveys was undertaken to determine the current use of the site by bats and to identify any need for licensing or mitigation in relation to the current application. Specifically, the aims of the study were:
- i. To identify potential bat roosts in structures and trees within the site, where potentially affected by the proposed redevelopment;
 - ii. To determine the presence/likely absence of bats within potential roosts affected by the proposed works and identify species and numbers;
 - iii. To determine the requirement, if any, for licensing in respect of bats; and
 - iv. To identify appropriate mitigation and/or enhancement measures to ensure that the development avoids adverse impacts on bats and, where possible, provides enhancements to support the long-term favourable conservation status of bats in accordance with nature conservation legislation, planning policy and the 2006 NERC Act.

2 METHODOLOGY

2.1 Introduction

- 2.1.1 The methodology followed in relation to all bat survey work undertaken at the site is consistent with current legislation and good practice guidelines set out by the Bat Conservation Trust at the time of the survey (BCT, 2023). The following sections detail the suite of surveys undertaken to inform the assessment of the proposed works on bats and the results of the surveys are provided in *Section 3*.

2.2 Phase 1 bat roost scoping survey

2.2.1 A Phase 1 bat roost scoping survey of the site was undertaken on the 7th May 2025 by Clare Bird MCIEEM and Neve Phillips of HDA. During the survey, all buildings and trees within the site were assessed for their potential to support roosting bats and classified according to their potential against published guidelines at the time of the survey (BCT, 2023).

Phase 1 building survey

2.2.2 All buildings within the site were inspected externally from ground level using binoculars and a powerful torch to identify and investigate any potential entry and exit points such as missing roof tiles, loose facias, and lifted lead flashing, and to look for evidence of entry/exit in the form of staining, discolouration and/or scratch marks.

2.2.3 Internally, buildings were searched exhaustively, where possible, to look for evidence of current or former occupation by bats. A powerful torch was used to investigate any accessible cavities, crevices, and recesses in each building.

2.2.4 In view of the findings of the building inspections, the potential of the buildings to support roosting bats ('confirmed roost', 'high', 'moderate', 'low' or 'negligible') was assessed in accordance with current best practice guidelines (BCT, 2023). Assessment of bat roosting potential requires consideration of a number of criteria, including the design and construction of the building or structure, the size, and location of potential features and access points, the position of the building or structure, aspect, geographical location, surrounding land use and adjacent landscape linkages and previous bat surveys undertaken on the site.

Phase 1 tree survey

2.2.5 Trees were inspected from ground-level, with the aid of binoculars and a powerful torch, to identify potential features suitable for use by roosting bats. Potential features include splits, cracks and cavities, peeling bark, woodpecker holes, broken branches and a covering of Ivy where this is of sufficient age to provide a suitable microclimate between the tree and Ivy stem(s).

2.2.6 In accordance with best practice guidelines (BCT, 2023), trees were placed into one of the following four categories based on the nature, size, location and quality of features present in each tree and surrounding habitat:

- Negligible suitability - Trees with no or negligible features for roosting bats;

- Low suitability (PRF-L) - Trees supporting features only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitat;
- Moderate or higher suitability (PRF-M) - Trees supporting features suitable for multiple bats and may therefore be used by a maternity colony; or
- Known or confirmed bat roost.

2.3 Phase 2 bat roost surveys

2.3.1 The results of the Phase 1 bat roost scoping survey of buildings and trees was used to determine the need for Phase 2 roost survey work of features understood to have potential to be affected by the emerging development proposals, at the time of survey. Phase 2 bat roost surveys, comprising a series emergence and aerial inspection surveys, were conducted to determine presence/probable absence of roosting bats and, where present, identify species and numbers.

Emergence surveys

2.3.2 Phase 2 dusk emergence surveys of buildings and trees (where unsafe to climb) were carried out where these had potential to support roosting bats and were understood to have potential to be affected by the emerging development proposals at the time of survey. Emergence surveys were conducted to determine presence/probable absence and, where present, identify species and numbers. The level of survey effort conducted was determined with reference to the identified bat roosting potential of the buildings and trees in accordance with best practice guidelines (BCT, 2023).

2.3.3 Surveyors experienced in bat emergence surveys were positioned around each potential roost feature to record bats emerging from or entering the buildings and trees. Each surveyor had an electronic bat detector¹ complemented by infrared camcorders² coupled with infra-red lights to illuminate the possible roost features. Dusk emergence surveys generally began 15 minutes before sunset, ending approximately 1.5 hours after sunset. Records were made of any potential emergences and re-entries, and incidental records were also made of bat commuting and foraging activity in the vicinity of each surveyor. Potential emergences/re-entries on camcorder recordings were later analysed in real-time by an ecologist the following day. Details of the dates and timings of the Phase 2 bat roost surveys are provided in *Table 1* below.

Table 1: Timing and conditions of Phase 2 bat roost surveys

¹ Bat Logger M2 and Anabat Ranger/Swift/Express with 'Analook' recording software.

² Canon XA40 4K camcorders with infrared capability.

Building / tree surveyed	Date/Time	Sunset	Conditions
B1	Dusk 19/06/2025 21:08 – 22:53	21:23	Dry, Beaufort Scale = 2, 20% cloud cover, 25-20°C
	Dusk 11/08/2025 20:17 – 22:02	20:32	Dry with light showers from 21:45, Beaufort Scale = 1, 50% cloud cover, 25-21°C
B2	Dusk 09/06/2025 21:01 – 22:46	21:16	Dry, Beaufort Scale = 3, 20% cloud cover, 15-12°C
	Dusk 05/08/2025 20:29 – 22:14	20:44	Dry, Beaufort Scale = 1, 10% cloud cover, 18-15°C
	Dusk 02/09/2025 19:32 – 21:17	19:47	Heavy rain at start of survey till 19:40 and occasional light showers throughout survey, Beaufort Scale = 0-1, 80% cloud cover, 19°C
B6	Dusk 07/08/2025	20:40	Dry, Beaufort Scale = 2, 100% cloud cover, 17°C
B5	Dusk 09/06/2025 21:01 – 22:46	21:16	Dry, Beaufort Scale = 3, 20% cloud cover, 15-12°C
	Dusk 07/08/2025	20:40	Dry, Beaufort Scale = 2, 100% cloud cover, 17°C
	Dusk 02/09/2025 19:32 – 21:17	19:47	Heavy rain at start of survey till 19:40 and occasional light showers throughout survey, Beaufort Scale = 0-1, 80% cloud cover, 19°C
B7	Dusk 03/06/2025 20:56 – 22:56	21:11	Dry, Beaufort Scale = 3, 40% cloud cover, 16-12°C
	Dusk 11/08/2025 20:17 – 22:02	20:32	Dry with light showers from 21:45, Beaufort Scale = 1, 50% cloud cover, 25-21°C
	Dusk 02/09/2025 19:32 – 21:17	19:47	Heavy rain at start of survey till 19:40 and occasional light showers throughout survey, Beaufort Scale = 0-1, 80% cloud cover, 19°C
B9	Dusk 26/06/2025 21:08 – 22:53	21:23	Dry, Beaufort Scale = 2-3, 80% cloud cover, 20°C
B10	Dusk 18/06/2025	21:21	Dry, Beaufort Scale = 1, 5% cloud cover, 23-20°C
	Dusk 25/08/2025 19:49 – 21:34	20:04	Dry, Beaufort Scale = 1, 40% cloud cover, 20-19°C
	Dusk 18/09/2025 18:56 – 20:41	19:11	Dry, Beaufort Scale = 2, 20% cloud cover, 20°C
B11	Dusk 07/08/2025	20:40	Dry, Beaufort Scale = 2, 100% cloud cover, 17°C
	Dusk 25/08/2025 19:49 – 21:34	20:04	Dry, Beaufort Scale = 1, 40% cloud cover, 20-19°C
	Dusk 23/09/2025 18:45 – 20:30	19:00	Dry, Beaufort Scale = 1, 60% cloud cover, 16-14°C
B13	Dusk 20/08/2025 19:58 – 21:43	20:13	Dry, Beaufort Scale = 2, 30% cloud cover, 18-16°C
	Dusk 18/09/2025 18:56 – 20:41	19:11	Dry, Beaufort Scale = 2, 20% cloud cover, 20°C
T1	Dusk 09/06/2025 21:01 – 22:46	21:16	Dry, Beaufort Scale = 3, 20% cloud cover, 15-12°C
	Dusk 20/08/2025 19:58 – 21:43	20:13	Dry, Beaufort Scale = 2, 30% cloud cover, 18-16°C
	Dusk 23/09/2025 18:45 – 20:30	19:00	Dry, Beaufort Scale = 1, 60% cloud cover, 16-14°C
T13	Dusk 11/08/2025 20:17 – 22:02	20:32	Dry with light showers from 21:45, Beaufort Scale = 1, 50% cloud cover, 25-21°C
	Dusk 27/08/2025 19:35 – 21:30	20:00	Light rain between 20:49 – 21:08, Beaufort Scale = 2/3, 70% cloud cover, 19-17°C
	Dusk 18/09/2025 18:56 – 20:41	19:11	Dry, Beaufort Scale = 2, 20% cloud cover, 20°C
T19	Dusk 07/08/2025	20:40	Dry, Beaufort Scale = 2, 100% cloud cover, 17°C
	Dusk 27/08/2025 19:35 – 21:30	20:00	Light rain between 20:49 – 21:08, Beaufort Scale = 2/3, 70% cloud cover, 19-17°C
	Dusk 18/09/2025 18:56 – 20:41	19:11	Dry, Beaufort Scale = 2, 20% cloud cover, 20°C

Climbing roost inspections

- 2.3.4 Where safe to do so, trees identified as supporting features suitable for multiple bats (PRF-M) were subject to three climbing inspections, using an endoscope to inspect identified features, to record any evidence of occupancy by bats and, where necessary, re-assess their potential to support roosting bats. The aerial inspections were carried out by Clare Bird MCIEEM, Bob Goldsmith and Filippo Farone of HDA. Dates, along with weather conditions, are provided in *Table 2* below.

Table 2: Timing and conditions of Phase 2 climbed roost inspections

Tree surveyed	Date	Conditions
T2, T10, T25, T29 & T30	07/08/2025	Dry, warm, light breeze
	28/08/2025	Dry, warm, light breeze
	23/09/2025	Dry, warm, light breeze

- 2.3.5 In line with current best practice guidelines (BCT, 2023), Phase 2 bat roost surveys were not conducted on trees which were assessed as supporting features with the potential to support very low numbers / individual roosting bats (PRF-I). Further surveys of PRF-I trees are not required, at this stage, in support of a planning application. However, in the event that retention of a tree identified as having low potential (PRF-I) to support roosting bats is not possible, the appropriate approach to works is given in *Section 5* below.

2.5 Limitations of surveys

- 2.5.1 At the time of the survey, the emerging proposals indicated that Tree 9 with moderate or higher potential (PRF-M) to support roosting bats would be retained within the site and subsequently no Phase 2 Bat Roost survey work of this tree was undertaken. Following preparation of the Arboricultural Impact Assessment (Welby, 2026) it was subsequently identified however that Tree 9 (Tree 196 in the Arboricultural report), would be felled to facilitate the development. This is considered further in *Section 5* below.

3 RESULTS

3.1 Phase 1 walkover survey

Buildings

- 3.1.1 The results of the most recent Phase 1 building survey are summarised in *Table 3* below and building locations are shown in *Appendix A*. Photograph references relate to the photographs provided in *Appendix C*.

Table 2: Phase 1 bat scoping building survey results

Building*	Description	Findings	Bat roost potential
B1 (Photos 1 - 7)	Two storey 'L' shaped residential house with brick and flint infill walls and a hipped, valley slate tiled roof. The building is connected on its western elevation to B2.	External: Potential bat access opportunities include gaps in the soffit on the western, eastern and southern elevations and limited lifted/missing tiles. Internal: The loft space is split into three voids. The roof voids were lined with roofing felt and insulation. No evidence of bats recorded.	Moderate
B2 (Photos 2, 5, 7 & 8)	Single storey double garage with brick and flint infill walls clad with wooden shiplap on the northern elevation. The roof comprises a pitched gable slate tiled roof. The building is connected on its eastern elevation to B1.	External: Potential bat access opportunities include slipped and raised ridge tiles, holes under barge boards on the western elevation and holes in the brickwork. Internal: The loft void is accessible via a section of collapsing ceiling and appeared to have a height to the apex of 1m and the is lined with roofing felt. No evidence of bats recorded.	High
B4 (Photos 9 & 10)	Hexagonal garden house with wooden walls and a tiled roof.	External: No suitable features for roosting bats recorded and well lit within. Internal: No loft space present. Roof is lined with underfelt. No evidence of bats recorded.	Negligible
B5 (Photos 11 to 13 & 26)	Single storey office building with brick and flint infill walls and a pitched valley slate tiled roof. The roof void has been converted and gable windows are present on the eastern elevation. The building is connected on its western elevation to B6.	External: Potential bat access opportunities include gaps under tiles, hanging tiles around the gable windows, lifted lead flashing, gaps in the soffit, holes in brickwork, gaps around wooden door on the eastern elevation and a hole at the gable on the northern elevation. Internal: The roof void has been converted into offices. No evidence of bats recorded in 2025. In 2017, a day roost for one Common Pipistrelle bat was recorded from this building.	Confirmed roost in 2017
B6 (Photos 13 to 16)	Single storey 'T' shaped office building, with brick walls and a flat felt roof. The building is connected on its eastern elevation to B5 and western elevation to B7.	External: Potential limited bat access opportunities include gaps around pipework and in the soffit on the southern elevation, limited gaps in barge boards and gaps under boards at the top of the wall on the northern elevation. Internal: No loft space present. No evidence of bats recorded.	Low

Building*	Description	Findings	Bat roost potential
B7 (Photos 17 to 20 & 23)	<p>Single storey barn with wooden shiplap and brick and flint walls partially clad with wooden weatherboarding. The roof tiles have been removed**.</p> <p>The building is connected on its western elevation to B8 and on its eastern elevation to B6 and B10.</p>	<p>External: Potential bat access opportunities include gaps in the wooden feather boarding on the southern elevation.</p> <p>Internal: The building is in a state of disrepair and was not safe to access and was subsequently viewed externally. The building is open to the rafters, with no loft space present. The wooden beams supporting the roof structure may contain mortice and tenor joints and a Barn Owl box is present.</p> <p>No evidence of bats recorded in 2025.</p> <p>In 2017, a day roost for up to two Common Pipistrelles was recorded.</p>	Confirmed roost in 2017
B8 (Photo 18 & 21)	<p>Single storey shed with corrugated metal walls and a pitched corrugated metal and plastic roof.</p> <p>The building is connected on its eastern elevation to B7 and western elevation to B9.</p>	<p>External: No suitable features for roosting bats recorded, well-lit and subject to temperature variations.</p> <p>Internal: No loft space present.</p> <p>No evidence of bats recorded.</p>	Negligible
B9 (Photo 21 & 22)	<p>Single storey shed with corrugated metal walls and a pitched gable corrugated metal and plastic roof.</p> <p>The building is connected on its eastern elevation to B8.</p>	<p>External: Potential bat access opportunities include limited gaps under bargeboards on the northern and southern elevations and gaps under the roof on the western and eastern elevations.</p> <p>Internal: No loft space present.</p> <p>No evidence of bats recorded.</p>	Low
B10 (Photos 20 & 23 to 26)	<p>Two storey building with brick and flint infill walls and a pitched, slate tiled roof. Approximately 80% of the roof has been stripped of tiles, with tiles only remaining on the southern section of the building**.</p> <p>Connected to the eastern elevation is a single storey 'L' shaped storage building with brick and flint infill walls and a pitched valley slate tiled roof.</p> <p>Connected to the southern elevation is a single storey brick building with sections of</p>	<p>External: Potential bat access opportunities include slipped/missing tiles, and gaps at the apex of the roof, under the eaves and around a pipe on the southern elevation.</p> <p>Internal: The remaining section of roof is unlined and a false ceiling is present in sections.</p> <p>No evidence of bats recorded in 2025.</p> <p>In 2017, a day roost for up to four <i>Plecotus</i> sp. bat was recorded.</p>	Confirmed roost in 2017 (only limited features remain)

Building*	Description	Findings	Bat roost potential
	sloped and flat corrugated metal roofs. The building is connected on its western elevation to B7.		
B11 (Photos 27 to 31)	Single storey workshop with brick walls clad with corrugated fibreglass on the south-eastern elevation and hanging tiles on the north-eastern elevation. The building is connected on its south-western elevation to B12.	External: Potential bat access opportunities include gaps under hanging tiles and at the apex of the roof and the soffit on the north-eastern elevation. Internal: The building was not accessed internally in 2025, however in 2017 it was described as ' <i>Internally the roof features a false ceiling, with no loft space present</i> '. No evidence of bats recorded.	High
B12 (Photo 31)	Single storey lean-to with wooden feather boarding walls and a flat corrugated plastic roof. The building is connected on its north-eastern elevation to B11 and on its western elevation to B13.	External: No suitable features for roosting bats recorded. Internal: No loft space present. The building is well-lit and subject to temperature fluctuations. No evidence of bats recorded.	Negligible
B13 (Photos 25 and 31 to 34)	Single storey animal shed with brick walls and a pitched gable corrugated asbestos roof. Connected to the eastern elevation is a two storey brick building with a pitched corrugated asbestos roof. The building is connected on its eastern elevation to B12.	External: Potential bat access opportunities include gaps in brickwork and above a window, under asbestos roof and under a wooden board. Internal: The building was not accessed internally in 2025, however in 2017 it was described as ' <i>No loft space present. The roof is lined with wooden boards.</i> ' No evidence of bats recorded in 2025. In 2017, a day roost for one Common Pipistrelle bat was recorded.	Confirmed roost in 2017

* B3 recorded as a confirmed roost in 2017 was not present in 2025. Building numbers used during the 2017 survey have been retained for consistency.

** It is understood that the tiles were stripped off the roofs of both B7 and B10 prior to the purchase of the site by the current owner.

Trees

3.1.2 The results of the updated Phase 1 tree survey are summarised in *Table 3* below, and tree locations are given in *Appendix A*.

Table 3: Phase 1 bat scoping tree survey results

Tree	Tree number (Welby 2026)	Species	Findings	Bat roost potential
1	112	Oak	Trunk cavity at tear out on north-western aspect. Two trunk cavities on northern aspect. Branch cavity on eastern aspect.	Moderate or higher potential (PRF-M)
2	111	Oak	Multiple trunk and branch cavities on all aspects. Branch cavity on south-eastern aspect.	Moderate or higher potential (PRF-M)
3	100	Oak	Trunk cavity on north-eastern aspect. Two dead branches with occluded wood on eastern aspect.	Moderate or higher potential (PRF-M)
4	099	Oak	Limited lifted bark on southern aspect. Tree of an age and size where further features may be concealed from the ground.	Low bat roost potential (PRF-I)
5	095	Oak	Peeling bark on trunk on southern aspect. Branch tear out with multiple holes on southern aspect. Occluded wood around cut branch on south-eastern and northern aspects.	Moderate or higher potential (PRF-M)
6	154	Oak	Multiple trunk and branch cavities on all aspects.	Moderate or higher potential (PRF-M)
7	143	Oak	Small branch cavity on eastern aspect. Cut branch with possible cavity on northern aspect. Tree of an age and size where further features may be concealed from the ground.	Low bat roost potential (PRF-I)
8	149	Oak	Branch cavity on eastern aspect. Two Woodpecker holes in branch on southern aspect. Tree of an age and size where further features may be concealed from the ground and Ivy covering present which could also conceal features from the ground.	Moderate or higher potential (PRF-M)
9	196	Oak	Branch cavity on eastern aspect. Trunk cavities on northern and southern aspects.	Moderate or higher potential (PRF-M)
10	195	Oak	Hazard beam on branch on south-eastern aspect. Broken branch with cracks on northern aspect.	Moderate or higher potential (PRF-M)
11	148	Oak	Lifted bark on eastern aspect. Tree of an age and size where further features may be concealed from the ground and Ivy covering which could also conceal features from the ground.	Moderate or higher potential (PRF-M)
12	147	Oak	Two trunk cavities on eastern aspect. Trunk cavity on northern aspect. Woodpecker hole in branch on eastern aspect.	Moderate or higher potential (PRF-M)
13	108	Elder	Multiple branch cavities on eastern aspect.	Moderate or higher potential (PRF-M)
14	Within 107	Wild Plum	Ivy covering which could conceal features from the ground.	Low bat roost potential (PRF-I)
15	098	Oak	Small branch cavity on western aspect. Tree of an age and size where further features may be concealed from the ground.	Low bat roost potential (PRF-I)
16	096	Oak	Branch cavity on northern aspect.	Low bat roost potential (PRF-I)
17 (off-site)	094	Oak	Tree of an age and size where features may be concealed from the ground and Ivy covering present which could also conceal features from the ground.	Low bat roost potential (PRF-I)
18	150	Holly	Hollow base and limited Ivy coverage present which could also conceal features from the ground.	Low bat roost potential (PRF-I)

Tree	Tree number (Welby 2026)	Species	Findings	Bat roost potential
19	151	Dead Oak tree	Three branch cavities on eastern aspect. Limited lifted bark. Ivy covering which could conceal features from the ground.	Moderate or higher potential (PRF-M)
20	144	Oak	Tree of an age and size where features may be concealed from the ground.	Low bat roost potential (PRF-I)
21	156 or 157	Oak	Branch with possible cavity on western aspect.	Low bat roost potential (PRF-I)
22	166	Oak	Trunk cavity on south-eastern aspect.	Moderate or higher potential (PRF-M)
23	139	Oak	Tree of an age and size where features may be concealed from the ground.	Low bat roost potential (PRF-I)
24	140	Willow	Large trunk cavity on south-western aspect. Trunk cavity on eastern aspect.	Moderate or higher potential (PRF-M)
25	146	Cherry	Large crack in bark with possible cavities on southern aspect.	Moderate or higher potential (PRF-M)
26	133	Oak	Tree of an age and size where features may be concealed from the ground.	Low bat roost potential (PRF-I)
27	134	Oak	Two small branch cavities on southern aspect. Tree of an age and size where further features may be concealed from the ground.	Low bat roost potential (PRF-I)
28	135	Oak	Limited lifted bark on eastern aspect. Tree of an age and size where further features may be concealed from the ground.	Low bat roost potential (PRF-I)
29	119	Crab apple	Hazard beam on branch on western aspect.	Moderate or higher potential (PRF-M)
30	118	Cherry	Multiple areas of peeling bark on all aspects.	Moderate or higher potential (PRF-M)
31	120	Oak	Limited Ivy covering which could conceal features from the ground.	Low bat roost potential (PRF-I)
W1 (off-site)	-	Woodland dominated by Oak, Hazel and Birch	Multiple trees identified within features suitable for roosting bats.	Moderate or higher potential (PRF-M)

3.1.3 All other trees within and immediately adjacent to the site were assessed as having negligible potential to support roosting bats.

3.2 Phase 2 bat roost surveys

3.2.1 The results of the Phase 1 bat roost scoping survey were used to determine the requirement for Phase 2 bat roost survey work of the buildings and trees where these had the potential to be affected by proposed works at the time of survey. The Phase 2 bat roost surveys took the form of climbing inspections and emergence surveys.

3.2.2 In accordance with the current best practice guidelines at the time of the surveys, confirmed roosts in 2017 (HDA, 2018), buildings with high bat roost potential and trees with moderate or higher potential (PRF-M) were subject to three emergence/climbing surveys, buildings

with moderate bat roost potential were subject to two emergence surveys and buildings with low bat roost potential were subject to one emergence survey (BCT, 2023).

- 3.2.3 *Table 4* provides a summary of the results of the Phase 2 bat roost surveys and the results are illustrated on the '*Bat Roost Survey Summary Plan*' in *Appendix A*. Records of bat emergences recorded during the 2017 survey work have also been included for completeness and, where appropriate, these are considered in *Section 5* on a precautionary basis. Locations of identified emergence points are described in the table (represented by letters) and further information on the emergence/re-entry locations are also shown on the plans provided in *Appendix B*.

Table 4: Results of Phase 2 bat roost surveys (including key findings of Phase 1 survey and previous bat surveys where appropriate)

Building / Tree	Date / Type	Results*	Updated Roost Status
B1	Emergence survey 19/06/2025	No emergences/re-entries.	Moderate bat roost potential
	Emergence survey 11/08/2025	No emergences/re-entries.	
B2	Emergence survey 09/06/2025	No emergences/re-entries.	High bat roost potential
	Emergence survey 05/08/2025	No emergences/re-entries.	
	Emergence survey 02/09/2025	No emergences/re-entries.	
B5	Emergence survey 28/07/2017	Re-entry of 1 x Common Pipistrelle into apex of porch roof on the southern elevation (Ref: B5-1).	Confirmed roost Day roost supporting up to two Common Pipistrelle bats.
	Emergence survey 24/08/2017	Emergence of 1 x silent bat (likely to be Common Pipistrelle in view of the emergence time, observations from other surveys and observations of bat) from apex of porch roof on the southern elevation (Ref: B5-1).	
	Emergence survey 09/06/2025	No emergences/re-entries.	
	Emergence survey 07/08/2025	No emergences/re-entries.	
	Incidental recording during survey of B1 11/08/2025	Emergence of 1 x Common Pipistrelle from porch on the eastern elevation (Ref: B5-2).	
	Emergence survey 02/09/2025	No emergences/re-entries.	
B6	Emergence survey 07/08/2025	No emergences/re-entries.	Low bat roost potential

B7	Emergence survey 24/08/2017	Emergence of 1 x Common Pipistrelle from open doorway on the eastern elevation (Ref: B7-1). Probable emergence of 1 x silent bat from southern area of building (Ref: B7-2).	Confirmed roost Day roost supporting up to three Common Pipistrelle and three silent bats (likely to be Common Pipistrelle in view of the emergence time, observations from other surveys and observations of bats).
	Emergence survey 03/06/2025	Emergence of 1 x Common Pipistrelle from apex of roof above barn door on the western elevation (Ref: B7-3). Emergence of 1 x Common Pipistrelle from below corrugated plastic on the southern elevation (Ref: B7-4).	
	Emergence survey 11/08/2025	Emergence of 1 x Common Pipistrelle from above barn door on the eastern elevation (Ref: B7-5). Emergence of 2 x silent bats from below corrugated plastic on the southern elevation (Ref: B7-4). Probable emergence of 1 x silent bat from southern area of building (Ref: B7-2).	
	Incidental recording during survey of B10 25/08/2025	Emergence of 3 x Common Pipistrelle and 1 x silent bat from below corrugated plastic on the southern elevation (Ref: B7-4).	
	Emergence survey 02/09/2025	No emergences/re-entries.	
B9	Emergence survey 26/06/2025	No emergences/re-entries.	Low bat roost potential
B10	Re-entry 25.08.2017	Re-entry of 1 x silent bat under roof tiles on southern elevation (Ref: B10-1). Re-entry of 3 x silent bats into hole in roof on northern elevation (Ref: B10-2).	Historic roost Historic roost supporting up to four silent bats in 2017. These were likely to be <i>Plecotus</i> sp. bat in view of the emergence/re-entry times, observations of bats and quiet calls associated with this species group, however the suitable features for these bats have since been removed.
	Emergence survey 18/06/2025	No emergences/re-entries.	
	Emergence survey 25/08/2025	No emergences/re-entries.	
	Emergence survey 18/09/2025	No emergences/re-entries.	
B11	Emergence survey 07/08/2025	No emergences/re-entries.	High bat roost potential

	Emergence survey 25/08/2025	No emergences/re-entries.	
	Emergence survey 23/09/2025	No emergences/re-entries.	
B13	Emergence survey 19.09.2017	Emergence of 1 x silent bat from under ridge tile at the apex of the roof on the eastern elevation (Ref: B13-1).	Confirmed roost Day roost supporting one Common Pipistrelle and one silent bat (likely to be Common Pipistrelle in view of the emergence time, observations from other surveys and observations of bat).
	Emergence survey 26.09.2017	Emergence of 1 x Common Pipistrelle from under ridge tile at the apex of the roof on the eastern elevation (Ref: B13-2).	
	Emergence survey 20/08/2025	Emergence of 1 x Common Pipistrelle from between asbestos sheeting on southern elevation (Ref: B13-3). Emergence of 1 x silent bat from under roofing felt on the western elevation (Ref: B13-4).	
	Emergence survey 18/09/2025	No emergences/re-entries.	
Tree 1	Emergence survey 09/06/2025	No emergences/re-entries.	Moderate or higher bat roost potential (PRF-M)
	Emergence survey 20/08/2025	No emergences/re-entries.	
	Emergence survey 23/09/2025	No emergences/re-entries.	
Tree 2	Climbing survey 07/08/2025	PRF 1 – Knot hole in trunk on northern aspect at 3m. The entrance to the cavity is 2cm high and 5cm wide. The cavity has internal dimensions of 2cm high, 5cm wide and 10cm deep and come to a wedge. The cavity is dry, with woodlice and debris present. The cavity is suitable for individual / very low	Confirmed roost Day roost supporting one Natterer's bat.
	Climbing survey 28/08/2025		

	<p>numbers of bats (PRF - I).</p> <p>PRF 2 - Cavity has formed at rotting branch collar on limb at 5m. The entrance to the cavity is 6cm high and 6cm wide. The cavity has internal dimensions of 6cm high, 6cm wide and 10cm deep and come to a wedge. The cavity is dry, with spiders and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 3 - Cavity has formed at rotting branch collar on limb on eastern aspect at 5m. The entrance to the cavity is 2cm high and 2cm wide. The cavity has internal dimensions of 2cm high, 2cm wide and 10cm deep and come to a wedge. The cavity is dry, with spiders, woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 4 - Knot hole in trunk on western aspect at 2m. The entrance to the cavity is 8cm high and 8cm wide. The cavity has internal dimensions of 8cm high, 8cm wide and 12cm deep and come to a tube. The cavity is dry, with woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 5 - Cavity has formed at branch collar with occluded wood on limb on northern aspect at 6m. The entrance to the cavity is 20cm high and 18cm wide. The cavity has internal dimensions of 20cm high, 7cm wide and 15cm deep and come to a tube. The cavity is dry, with spiders, woodlice and debris present. The cavity is suitable for multiple bats (PRF - M).</p> <p>PRF 6 - Cavity has formed at branch collar on limb on western aspect at 6m. The entrance to the cavity is 12cm high and 12cm wide. The cavity has internal dimensions of 12cm high, 4cm wide and 5cm deep and come to a tube. The cavity is dry, with spiders, woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 7 - Cavity has formed at branch collar on trunk on northern aspect at 5m. The entrance to the cavity is 5cm high and 5cm wide. The cavity has internal dimensions of 5cm high, 5cm wide and 15cm deep and narrows rapidly to a wedge. The cavity is damp and dirty, with woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 8 - Cavity has formed at branch collar on limb on eastern aspect at 7m. The entrance to the cavity is 2cm high and 7cm wide. The cavity has internal dimensions of 2cm high, 6cm wide and 30cm deep and come to a chamber. The cavity is smooth and dry, with spiders and slugs present. The cavity is suitable for multiple bats (PRF - M).</p> <p>PRF 9 - Cavity has formed on limb on south-eastern aspect at 4m. The entrance to the cavity is 2cm high and 2cm wide. The cavity has internal dimensions of 2cm high, 2cm wide and 12cm deep and narrows to a wedge. The cavity is bumpy, dusty and blackened, with woodlice present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 10 – Two cavities have formed at branch collar on limb on south-western aspect at 6m. Both</p>	
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Climbing survey
23/09/2025

		<p>entrances to the cavities are 6cm high and 6cm wide, with internal depths of 30cm and come to a wedge. The cavities are bobbly and dry, with cobwebs, spiders and woodlice present. The cavities are suitable for multiple bats (PRF - M).</p> <p>PRF 11 - Cavity has formed at branch collar on limb on south-western aspect at 6m. The entrance to the cavity is 12cm high and 20cm wide. Internally two cavities are present, one void is 3cm high, 5cm wide and 20cm deep and narrows to a wedge and one void is 5cm high, 7cm wide and 10cm deep and comes to a chamber. The cavities are dry, smooth, dusty and quite open, with bird nests, spiders, woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>PRF 12 – Cavity has formed at cut branch on limb on eastern aspect at 2m. The entrance to the cavity is 3cm high and 30cm wide. The cavity has internal dimensions of 5cm high, 50cm wide and 10cm deep and narrows to a wedge. The cavity is dirty, dusty and dry, with cobwebs and debris present. The cavity is suitable for multiple bats (PRF - M).</p> <p>PRF 13 – Woodpecker hole on limb on eastern aspect at 2m. The entrance to the cavity is 4cm high and 4cm wide. The cavity has internal dimensions of 15cm high, 3cm wide and 3cm deep and come to a spire. The cavity is bobbly, clean and dry, with cobwebs present. The cavity is suitable for multiple bats (PRF - M).</p> <p>PRF 14 - Cavity has formed at rot hole on limb on eastern aspect at 2m. The entrance to the cavity is 4cm high and 2cm wide. The cavity has internal dimensions of 2cm high, 1cm wide and 20cm deep and narrows to a wedge. The cavity is bobbly, clean and dry, with moths present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>Evidence of roosting bats: PRF 8 (Ref: 2-1). On 07/08/2025: 1 x Natterer's bat at rear of cavity. On 28/08/2025: 10 bat droppings within cavity.</p> <p>PRF 10 (Ref: 2-2). On 07/08/2025 20 possible bat droppings within top void.</p> 	
Tree 10	Climbing survey 07/08/2025	<p>PRF 1 - Cavity has formed at tear out on limb on western aspect at 7m. The entrance to the cavity is 3cm high and 3cm wide. The cavity has internal dimensions of 3cm high, 3cm wide and 6cm deep and comes to a tube. The cavity is smooth, bobbly and damp, with slugs, woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).</p> <p>Other features recorded of negligible interest for roosting bats.</p> <p>No evidence of roosting bats recorded.</p>	Low bat roost potential (PRF-I)
	Climbing survey 28/08/2025		
	Climbing survey 23/09/2025		

Tree 13	Emergence survey 11/08/2025	No emergences/re-entries.	Moderate or higher bat roost potential (PRF-M)
	Emergence survey 27/08/2025	No emergences/re-entries.	
	Emergence survey 18/09/2025	No emergences/re-entries.	
Tree 19	T19 supports three cavities, two were endoscoped from ground level and the other cavity was subject to emergence surveys.		Moderate or higher bat roost potential (PRF-M)
	Climbing survey 07/08/2025	PRF 1 - Cavity has formed at rot hole on trunk on eastern aspect at 1.5m. The entrance to the cavity is 8cm high and 3cm wide. The cavity has internal dimensions of 15cm high, 10cm wide and 25cm deep and narrows to a wedge. The cavity is bobbly and dry, with spiders, woodlice and debris present. The cavity is suitable for multiple bats (PRF - M).	
	Climbing survey 28/08/2025	PRF 2 - Cavity has formed at rot hole on trunk on eastern aspect at 1.7m. The entrance to the cavity is 20cm high and 10cm wide and narrows rapidly to a wedge. The cavity is dry and very open, with spiders, woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I). No evidence of roosting bats recorded.	
	Climbing survey 23/09/2025		
	Emergence survey 07/08/2025	No emergences/re-entries.	
	Emergence survey 27/08/2025	No emergences/re-entries.	
	Emergence survey 18/09/2025	No emergences/re-entries.	
Tree 25	Climbing survey 07/08/2025	All features recorded of negligible interest for roosting bats. No evidence of roosting bats recorded.	Negligible potential to support roosting bats
	Climbing survey 28/08/2025		
	Climbing survey 23/09/2025		
Tree 29	Climbing survey 07/08/2025	PRF 1 - Split on limb on western aspect at 2m. The split is 5cm wide and 50cm long. The cavity is bobbly, damp and open to the elements, with slugs, spiders, woodlice and debris present. The cavity is suitable for individual / very low numbers of bats (PRF - I).	Low bat roost potential (PRF-I)
	Climbing survey 28/08/2025	No evidence of roosting bats recorded.	

	Climbing survey 23/09/2025		
Tree 30	Climbing survey 07/08/2025	PRF 1 – Peeling bark on trunk on northern aspect at 0.8m. The bark has small gaps approximately 2cm high and 2cm wide, with gaps behind 20cm high, 8cm wide and 2cm deep. The cavity is clean, dusty and dry, with spiders present. The cavity is suitable for individual / very low numbers of bats (PRF - I).	Low bat roost potential (PRF-I)
	Climbing survey 28/08/2025	PRF 2 – Peeling bark on trunk on western aspect at 0.5m. The bark has small gaps approximately 40cm high and 1cm wide, with gaps behind 20cm high, 10cm wide and 2cm deep. The cavity is dirty, dusty and dry, with slugs and cobwebs present. The cavity is suitable for individual / very low numbers of bats (PRF - I).	
	Climbing survey 23/09/2025	No evidence of roosting bats recorded.	

** Reference codes relate to the letters given on the plans in Appendix B.*

3.3 Bat activity

- 3.3.1 Incidental records of bat foraging and commuting activity adjacent to the surveyed buildings and trees were made during the Phase 2 emergence surveys. In total, at least five different species of bat/species groups were recorded foraging and commuting adjacent to the surveyed buildings including Soprano Pipistrelle, Common Pipistrelle, Noctule, Serotine and *Myotis* sp. bats.
- 3.3.2 Common Pipistrelle and Soprano Pipistrelle were the most frequently recorded species; however, levels of activity of all recorded bat species were generally considered to be low to moderate throughout all survey visits, with a maximum of three bats foraging in the area at any one time.
- 3.3.3 These incidental records of bat foraging and commuting activities are similar to the levels of bat activity recorded on the site in 2017, when at least seven species of bat were recorded using the site for foraging and commuting. The majority of the activity in 2017 related to Common Pipistrelle bats. Noctule, Serotine, Soprano Pipistrelle, *Myotis* sp., *Plecotus* sp. and Nathusius' Pipistrelle bats were all recorded on an occasional or individual basis during the suite of surveys. Overall, the level of bat activity recorded was generally considered to be low, relative to the size of the site, and similar foraging and commuting opportunities are relatively widespread in the wider area (HDA, 2018).

4 EVALUATION

4.1 Bat roosting habitat

- 4.1.1 During the suite of updated bat surveys, confirmed bat roosts were recorded within three buildings and one tree within the site. The locations of these roosts are shown in *Appendix B*. In summary the following bat roosts were recorded:
- **B5** – Supports a day roost for up to 2 Common Pipistrelles.
 - **B7** – Supports day roosts for up to 6 Common Pipistrelle.
 - **B13** – Supports day roosts for 2 Common Pipistrelle.
 - **Tree 2** – Supports a day roost for 1 Natterer's bat.
- 4.1.2 These findings broadly reflect the outcome of the 2017 bat emergence survey work, albeit Tree 2 was not previously found to support a roost. In 2017, B10 was also found to support a day roost for four *Plecotus* sp. bats, however the majority of the tiles from this building have since been removed and subsequently the loft void previously present within the building is no-longer considered to be suitable for this species. No bats were recorded roosting in B10 during the 2025 bat survey and B10 is now considered to be a historic roost.
- 4.1.3 The proposed demolition of B5, B7 and B13 and proposed felling of Tree 2 (Tree 111 on Arboricultural Report (Welby, 2026)) will result in the loss of identified roosts associated

with these buildings and tree and therefore proposals have the potential to conflict with the nature conservation legislation afforded to bats (set out in *Section 1.2*). Although the roosts relate to common and widespread bat species and are only low-status non-breeding roosts considered to be of only low local value, a full European Protected Species (EPS) licence³ would need to be applied for from Natural England, and granted, prior to the development works taking place⁴.

4.1.4 An Arboricultural Impact Assessment (Welby, 2026) has been carried out for the site. The Arboricultural Impact Assessment has identified several trees, hedgerows and tree groups that will require works to facilitate the proposed development. In addition to the proposed loss of the confirmed bat roost in Tree 2 (discussed in *Section 4.1.3* above), of those trees with suitable features for roosting bats, the Arboricultural Impact Assessment concluded that Trees 9 and 19 which have moderate or higher bat roost potential (PRF-M) and Trees 7, 10, 14, 18 and 20 which have low bat roost potential (PRF-L) will require felling to facilitate the proposed development.

4.1.5 Measures to protect bats would need to be implemented during development works and roosting opportunities for bats should be maintained at the site in accordance with the 2024 National Planning Policy Framework (NPPF) and 2006 NERC Act. Suitable outline measures to achieve these requirements within the scheme and ensure that the favourable conservation status of the local bat population is maintained are therefore provided in *Section 5* of this report.

4.2 Foraging and commuting activity

4.2.1 Incidental records of bat foraging and commuting activity adjacent to the surveyed buildings and trees were made during the Phase 2 bat roost surveys. In total, at least five species of bat/species groups were identified foraging and commuting around the surveyed buildings and trees including Common Pipistrelle, Soprano Pipistrelle, Noctule, Serotine and *Myotis* sp. bats.

4.2.2 Overall the level of bat foraging and commuting activity recorded in the vicinity of the surveyors during the emergence surveys was considered to be low to moderate, reflecting the limited amount of habitat in the immediate vicinity of the surrounding buildings and trees relative to the abundant high quality bat foraging habitat in the wider area. Notwithstanding this, in addition to implementing measures to avoid and/or mitigate any effects of the proposed works on roosting bats during construction in accordance with nature conservation legislation, proposals should also seek to maintain and enhance opportunities

³ The works would not qualify for a 'low impact licence' in view of the number of species of bats present, the number of roost locations and the loss of a tree roost.

⁴ Note that Natural England have a determination period of at least 30 working days for an EPS licence following registration.

for roosting, foraging and commuting bats within the site and its surrounds in accordance with planning policy and the 2006 NERC Act. Measures by which this can be achieved are also identified in *Section 5* below.

5 RECOMMENDATIONS

5.1 This section identifies measures to be implemented during the proposed works in order to avoid, mitigate and compensate for potential impacts on bats, and to maintain the favourable conservation status of the local bat population. In addition, measures for long-term maintenance and enhancement of opportunities at the site and its surrounds for roosting, foraging and commuting bats are included in accordance with the 2024 National Planning Policy Framework (NPPF) and the 2006 NERC Act.

5.2 Roosting bats

5.2.1 Confirmed bat roosts

5.2.1.1 The suite of bat roost surveys confirmed the presence of day roosts for individual / low numbers of Common Pipistrelle and Natterer's bat in B5, B7, B13 and Tree 2. The proposed demolition/felling of these buildings and tree will result in the loss of the identified day roosts.

5.2.1.2 A European Protected Species (EPS) licence would therefore need to be obtained from Natural England prior to the commencement of any works affecting these roosts. The licence would need to be accompanied by a detailed method statement describing how the favourable conservation status of bats at the site will be maintained, including information on how loss of roost sites will be compensated and timing of works to minimise impacts on bats. Mitigation would centre on:

- Creation of appropriately designed and sited new roosting opportunities for bats, proportionate to that being lost; and
- Implementation of works affecting roost sites at a time of year when bats are least vulnerable to disturbance/likely to be present, employing sensitive working practices.

Measures by which this can be achieved are given below. These should be implemented unless otherwise agreed with the local planning authority or Natural England.

Replacement of roost sites

5.2.1.3 A strategy for mitigating the loss of the identified roost sites in buildings and trees is described below. The provision of replacement roosting opportunities should be reviewed at an appropriate stage in light of detailed design and/or the findings of updated surveys, if appropriate, to ensure mitigation is proportionate to the status of bat roosts in B5, B7, B13 and Tree 2, at the time of works.

Short-term roost replacement: tree mounted bat boxes

5.2.1.4 Current proposals indicate that the proposed works to B5, B7, B13 and Tree 2 will result in the loss of the associated roosts. However, Common Pipistrelle and Natterer's bats are known to roost in trees and/or bat boxes (University of Bristol, 2010). It would therefore, be possible to provide suitable replacement opportunities during the construction phase prior to replacement roosting opportunities being created within new buildings.

5.2.1.5 To provide replacement opportunities for bats associated with the impacted roost sites prior to works commencing, at least seven bat boxes should be installed on suitable retained trees within the site in the vicinity of the existing roosts to be lost. These should be located within areas away from the proposed construction works. A number of mature trees are present within the site; therefore suitable short-term roosting provisions can be provided within the wider area. The exact location of these features should be determined through consultation with an appropriately qualified and experienced bat ecologist, but will need to integrate the location of suitable retained trees, and habitat connections with avoidance of areas with the highest potential future lightspill. Initial replacement roost mitigation should consist of the following features (or similar):

- 5 x Greenwood Ecohabitat Two Crevice Bat Boxes; and
- 2 x Greenwood Ecohabitat Medium Hollow Bat Boxes.

5.2.1.6 To provide the opportunity for bats to find and utilise new roost sites prior to development, bat boxes should be put in place at an appropriate stage in advance of works commencing.

Long-term roost replacement and enhancement: Crevices

5.2.1.7 Common Pipistrelle and Natterer's bats are considered to be primarily crevice or hole-dwelling bats. To provide replacement roost sites and maintain opportunities for these bats within the completed development, and deliver enhancements to the long-term roosting potential of the site, features suitable for crevice dwelling bats should be incorporated into the scheme. A minimum of eight dedicated features should be provided in a variety of locations on the proposed buildings around the site. These could include a selection of:

- Schwegler 1FR Bat Tubes or 'Habibat' type boxes incorporated into south- to west-facing elevations of the proposed buildings around the site;
- Provision of 20mm x100mm gaps beneath roof and ridge tiles with bitumen felt lining beneath, providing crevice features between tiles and the underfelt below. Alternatively, dedicated bat access tiles could be installed to perform a similar function; and/or
- Provision of soffit bat boxes below roof eaves.

5.2.1.8 Where any features for roosting bats are provided in association with roofs of new buildings, bitumastic (traditional) roofing felt should be used to avoid entanglement of bats.

- 5.2.1.9 All replacement roost sites should be located away from areas most affected by construction and operational phase noise and lighting. The precise position of replacement roost sites should be determined through consultation with an appropriately qualified and experienced ecologist at the detailed design stage, but would in any case need to integrate the location of suitable retained trees and habitat connections with avoidance of areas subject to significant levels of light spill (See *Section 5.3* for further detail).

Approach and timing of works

- 5.2.1.10 Works affecting confirmed roost sites should ideally be carried out at a time of year when bats are least likely to be present. Little is known about the hibernation habitats of *Pipistrellus* bats and in view of the difficulties in ruling out the use of B5, B7, B13 and Tree 2 by hibernating bats, works to these buildings and tree during the winter hibernation months (November - March) should be avoided since any bats during this period may be in torpor and would be particularly sensitive to disturbance. Although the roosts recorded are low status/non-breeding roosts, there is always some uncertainty as to the exact status of summer roosts and therefore, works to B5, B7, B13 and Tree 2 should also avoid the peak breeding period (June to August) when young bats, unable to fly, may be present. Accordingly, to minimise any adverse impacts, where possible any works affecting B5, B7, B13 and Tree 2 should be conducted during suitable climatic conditions within either the spring (April-May) or autumn (September-October).
- 5.2.1.11 In the event that works affecting known roost sites are required outside of the timeframe described above then works potentially affecting roosting bats should either: (i) be preceded by an updated survey to confirm the absence of a breeding bats at the time of works (for works between June and August); or (ii) be carried out during periods of mild weather when bats are active with minimum night time temperatures exceeding 7°C for five consecutive nights (for demolition/felling works between November and February).
- 5.2.1.12 All works affecting features with the potential to conceal roosting bats should be overseen by a licensed bat worker under an Ecological Watching Brief. Potential features on the buildings include gaps in the brickwork and wooden doors, holes in the soffit and gaps behind roofing felt, tiles, asbestos sheeting and wooden boarding. The internal roof voids should be thoroughly inspected prior to any works commencing. Potential features on Tree 2 comprise the cavities within the tree. Suitable features should be inspected prior to works to any area commencing and a cautious approach should be employed, particularly in the vicinity of the known roost locations, with key features removed by hand and gently lowered to ground where appropriate.

5.2.1.13 Should any bat be encountered during these works, it would be moved by the licensed bat worker to one of the pre-installed bat boxes described in *Section 5.2.1.5 above*.

5.2.2 **Other trees**

5.2.2.1 The Arboricultural Impact Assessment (Welby, 2026) has identified that in addition to Tree 2 (discussed in *Section 5.2.1 above*), Trees 7, 9, 10, 14, 18, 19 and 20 with bat roost potential as requiring felling to facilitate the proposed works. The following trees with bat roost potential are therefore proposed to be felled:

- Tree 7 (Tree 143 in the Arboricultural Impact Assessment) comprises a category C1 Oak with low bat roost potential (PRF-I) proposed to be felled to facilitate the development and due to its poor condition;
- Tree 9 (Tree 196 in the Arboricultural Impact Assessment) comprises a category C2 Oak with moderate or higher bat roost potential (PRF-M) proposed to be felled to facilitate the development and due to its poor condition;
- Tree 10 (Tree 195 in the Arboricultural Impact Assessment) comprises a category B2 Oak with moderate or higher bat roost potential (PRF-M) proposed to be felled to facilitate the development;
- Tree 14 (Tree within 107 in the Arboricultural Impact Assessment) comprises part of a C2 mixed group with low bat roost potential (PRF-I) proposed to be felled to facilitate the development and due to its poor condition;
- Tree 18 (Tree 150 in the Arboricultural Impact Assessment) comprises a C1/2 Holly with low bat roost potential (PRF-I) proposed to be felled to facilitate the development and due to its poor condition;
- Tree 19 (Tree 151 in the Arboricultural Impact Assessment) comprises a category C1 Oak with moderate or higher bat roost potential (PRF-M) proposed to be felled to facilitate the development and due to its poor condition; and
- Tree 20 (Tree 144 in the Arboricultural Impact Assessment) comprises a category U Oak with low bat roost potential (PRF-I) proposed to be felled to facilitate the development and due to its poor condition.

5.2.2.2 An assessment is given below on the potential impacts these works could have on roosting bats (if present) together with any further survey requirement and potential mitigation works.

Trees 9, 10 and 19

5.2.2.3 Trees 9, 10 and 19 have moderate or higher bat roost potential (PRF-M). Trees 10 and 19 were included in the suite of Phase 2 bat surveys undertaken in 2025 and therefore no further survey of this tree is required (albeit please see *Section 5.2.4 below*). Tree 9 however was only identified for removal following completion of the 2025 bat survey and has not yet been subject to survey. Prior to development commencing it is recommended

that this tree is subject to three climbing inspections or emergence surveys between May to September, with at least two of the surveys conducted from May to August (BCT, 2023) in order to confirm the absence of roosting bats prior to any works affecting the tree commencing.

Trees 7, 14, 18 and 20

5.2.2.4 Trees 7, 14, 18 and 20 were identified as having low (PRF-I) potential to support roosting bats and therefore, in accordance with current guidelines (BCT, 2023), further survey of these trees is not required at this stage. Notwithstanding this, removal of these trees should either be preceded by an emergence survey/ climbing inspection or subject to 'soft felling' under the supervision of a suitably qualified ecologist. Soft felling involves progressive removal of the tree, using ropes to gently lower sections of tree potentially supporting roosting bats to the ground for inspection by a suitably qualified ecologist. Where appropriate, features should be left on the ground overnight before clearing to allow any bats present to escape.

5.2.2.5 If a bat roost is encountered during the survey of a tree not covered under an EPS licence, then felling/works to this tree should be delayed until an EPS licence has been sought and obtained from Natural England.

Future tree management works

5.2.2.6 Due to the presence of opportunities for roosting bats within a number of trees across the site, an approach to future maintenance works on trees with potential to support roosting bats (e.g. for health and safety) is set out below. This involves either survey prior to works commencing to confirm presence or likely absence of roosting bats or through a sensitive approach to works. Measures to maintain the suitability of opportunities provided by these trees for roosting bats are given in *Section 5.2.3* below.

1. In the event that future pruning or felling works for reasons of health and safety are required to trees with moderate or higher potential to support roosting bats (PRF-M), that have not been subject to previous survey work, these should first be subject to three climbing inspection surveys between May to September, with at least two of the surveys conducted from May to August by a licensed bat worker to inspect potential roost sites for bats (BCT, 2023).
2. Trees with moderate or higher potential to support roosting bats (PRF-M), for which an exhaustive climbed inspection is not possible or practicable should be subject to three emergence/re-entry surveys following current BCT best practice guidelines (BCT, 2023) to confirm the absence of roosting bats prior to any works affecting the tree commencing
3. Trees classified as low potential (PRF-I), should either be preceded by an emergence survey/ climbing inspection or subject to 'soft felling' under the

supervision of a suitably qualified ecologist. Soft felling involves progressive removal of the tree, using ropes to gently lower sections of tree potentially supporting roosting bats to the ground for inspection by a suitably qualified ecologist. Where appropriate, features should be left on the ground overnight before clearing to allow any bats present to escape.

- 5.2.2.7 In the event that a roosting bat is discovered during any of the above works to a tree not covered under an EPS licence, trimming/felling works must cease and Natural England contacted to agree an appropriate course of action. A licence may need to be applied for, and approved, before works can continue.

5.2.3 **Maintenance of roosting opportunities**

- 5.2.3.1 The integrity of retained roosting opportunities within and adjacent to the site should be conserved through the maintenance of connections to commuting and foraging habitat and sensitive use of lighting throughout the construction and operational phases (see *Section 5.3* below). In addition, trees not supporting roosting bats at the time of survey have potential to support bats in the future and therefore these trees should be retained and their ability to support roosting bats maintained, where possible to do so. Where significant loss of future roosting opportunities arises, this should be offset through alternative roost provision elsewhere within the site.

5.2.4 **Further survey**

- 5.2.4.1 Bats may occupy roost sites on a seasonal or temporary basis and old roost sites may be abandoned and new roosts occupied within relatively short periods of time. Where appropriate, bat survey work, including emergence/re-entry surveys and/or climbing inspections of buildings and trees with potential to support roosting bats affected by the proposed development should be updated in advance of development commencing. The guidance of a suitably qualified ecologist should be sought to determine if and when surveys should be updated with regard to the development programme. This would ensure that up-to-date information is available to inform the extent of any mitigation and licensing requirements relating to bats.

5.3 **Foraging and commuting bats**

- 5.3.1 The site is considered as a whole to be of no more than low local importance for foraging bats. It is expected to provide only a small area of foraging habitat for low numbers of bats, with the majority of activity relating to Common Pipistrelle and Soprano Pipistrelle which are relatively common and widespread species in the UK. The site is also used by at least three other species/species groups on an occasional basis including Noctule, Serotine and *Myotis* sp. bats.

5.3.2 Soprano Pipistrelle and Noctule bats are listed as Species of Principal Importance under Section 41 of the 2006 NERC Act and therefore the effects of development on foraging and commuting habitat are a material consideration in the planning process. Development proposals should, therefore, seek to maintain and enhance the current opportunities for commuting and foraging bats. The development layout shown on the *Proposed Site Layout* (OSP Architecture, 2026) shows the retention of the off-site woodland and most hedgerows bordering the site and the majority of mature trees within the site. The proposals however result in the loss of some mature and semi-mature trees and most of the species-poor grassland dominating the site. Although the retained habitats around the site margins and within the site are considered to be suitable for all the species recorded, to partly offset the loss of the mature trees, new tree planting is proposed within the development. In addition, creation of an area of informal open space is proposed in the north-east of the site comprising a mix of retained trees, grassland planting and the creation of wetland habitats in association with the surface water drainage scheme.

5.3.3 The development of the site will however result in the loss of limited areas of foraging habitat within the development parcels where buildings and hardstanding takes the place of areas currently dominated by grassland of limited value for foraging bats. Although it is expected that the proposed gardens and areas of open space within the development areas will provide new opportunities for foraging bats as these mature, in order to maximise future opportunities for foraging and commuting bats within areas of informal open space, further to the above measures, it is recommended that the following measures are included in the landscape strategy:

- Linear features such as woodland, hedgerows and treelines should be retained wherever possible and enhanced through infilling of gaps or provision of complementary scrub and tree planting. Where loss is unavoidable, for example at road or footpath access points, loss should be minimised and compensatory habitat provided at an appropriate location elsewhere.
- Landscape proposals within areas of open space across the site should seek to include high quality habitat for foraging bats. This might include native scrub planting, creation of areas of rough and meadow grassland, orchard, woodland and marginal vegetation and/or use of native species-rich hedgerows and treelines along boundaries.
- Standing deadwood and decaying trees/branches should be retained where safe to do so in order to maintain and encourage future natural opportunities for roosting bats.
- Formal planting schemes in residential areas should seek to include pollen and nectar-rich species in order to encourage invertebrate prey for bats.
- Securing the long-term integrity of high-quality habitats through inclusion within a long-term management strategy.

5.3.4 The site is currently subject to highly limited light spill, which is restricted to off-site residential areas bordering the site. The integrity of retained and new foraging and commuting habitat, both within the site and its surrounds, should be conserved through the sensitive use of lighting throughout the construction and operational phases of the proposed development. In accordance with the Bat Conservation Trust and Institute of Lighting Practitioners guidance (BCT and ILP, 2023) this could be achieved through employment of a selection of the following measures in the vicinity of retained/newly created areas of suitable foraging habitat and in the vicinity of trees and buildings providing opportunities for roosting bats:

- Use of only the minimum amount of light required for safety and amenity, minimising upward reflected light.
- No bare bulbs or upward-pointing lights. The spread of light should be kept near or below the horizontal (luminaires with a negligible or zero Upward Light Ratio).
- Use of LED luminaires with warm white narrow-spectrum bulbs <2700k to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm.
- Avoidance of light-spill into adjacent areas through luminaire design or with accessories, such as hoods, cowls, louvres and shields to direct the light.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- For pedestrian lighting, waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges should be used. The use of bollard or low-level downward-directional luminaires is strongly discouraged.
- Where necessary, use of embedded road lights to illuminate roadways and light only high-risk stretches of roads such as crossings and merges.
- Limiting the times that lights are on to provide some dark periods for wildlife through use of timers and/or use automatic dimmers to reduce lighting outside times of peak use.

5.3.5 It is recommended that all detailed external lighting proposals are reviewed at appropriate design stages by a suitably qualified ecologist. This could be secured via a condition of planning consent.

6 CONCLUSION

6.1 The bat survey conducted at the site identified active low status, non-breeding roosts for Common Pipistrelle and Natterer's bat within B5, B7, B13 and Tree 2. It is understood that the proposed works will result in the loss of the identified roosts. Although the roosts identified relate to low numbers of common and widespread bat species and are considered

to be of only low local value, the proposed works must give due regard to the legal protection afforded to all bats, which protects both individual bats and the conservation status of populations.

- 6.2 Measures to ensure the protection of individual bats during construction works and maintenance of opportunities for roosting bats in the long-term, including provision of a range of new bat roosting opportunities and suitable timing of activities, are described in *Section 5* of this report. The measures described will form the basis of a detailed Method Statement which would accompany an application to Natural England for a licence to permit development works affecting bats.
- 6.3 Measures are also described for the maintenance and enhancement of current opportunities provided by the site for foraging and commuting bats. These include sensitive lighting design and planting and habitat creation works.
- 6.4 Subject to the implementation of the measures described in *Section 5*, it is considered that the favourable conservation status of the local bat population would be maintained and, through long-term provision of higher quality roosting and foraging habitats, potentially enhanced. This would ensure compliance with the nature conservation objectives of the 2017 Conservation of Habitats and Species Regulations (as amended), the 2006 NERC Act and the guidance underpinning the 2024 National Planning Policy Framework.

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Project Reference: 1127.8
Document Title: Bat Survey Report
Commissioning Party: Stonebond Properties (Guildford) Ltd & the Borrow Foundation

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2	Bat Survey Report – Rev A	March 2026	AM

	Personnel	Position
Author	Clare Bird MCIEEM	Associate Ecologist
Approved for issue	Adrian Meurer MCIEEM	Director

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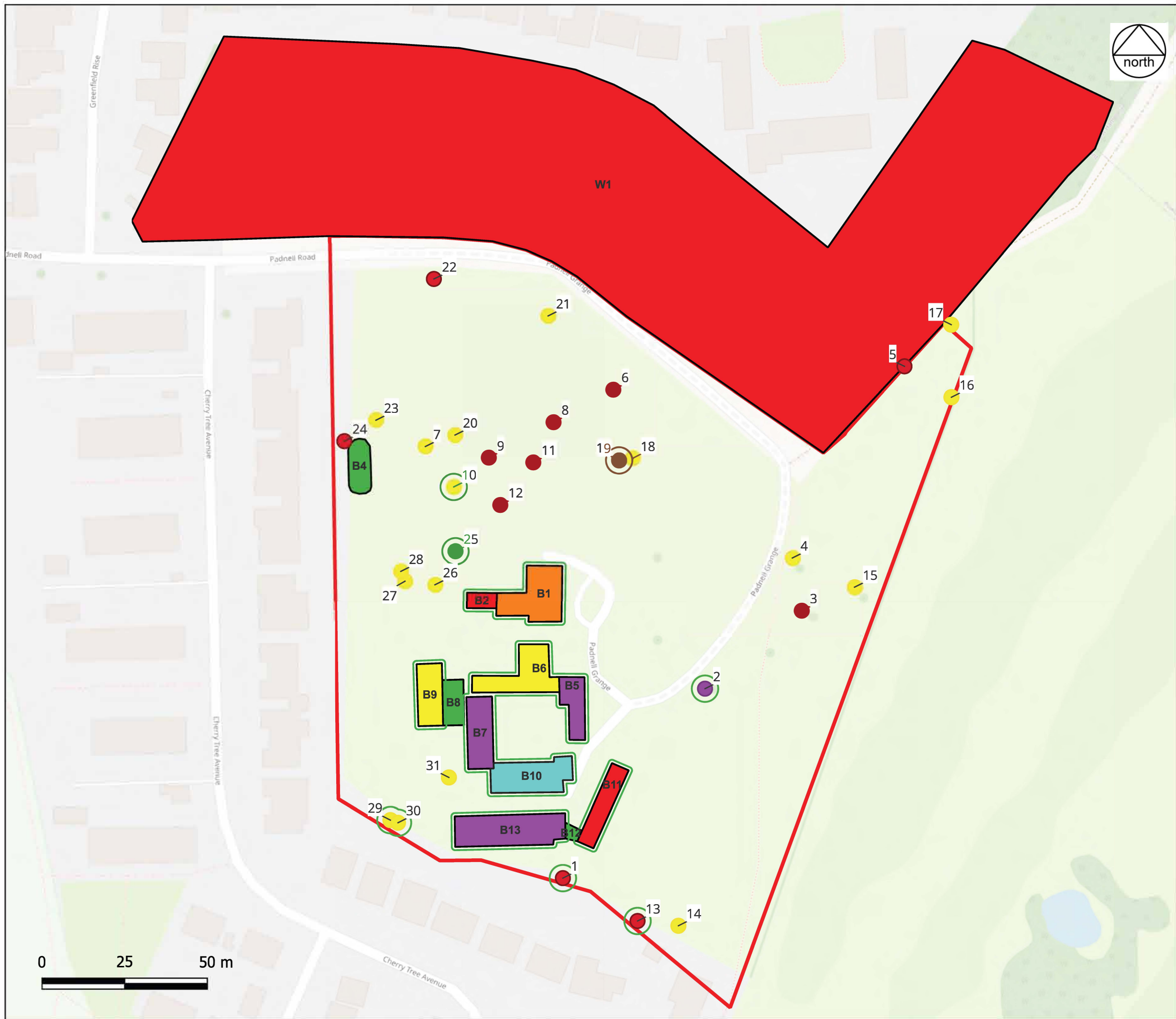
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APPENDIX A

Bat Roost Survey Summary Plan



KEY

- Site boundary
- Building/tree subject to Phase 2 bat roost survey

Buildings

- Confirmed bat roost
- Historic bat roost
- High bat roosting potential
- Moderate bat roosting potential
- Low bat roosting potential
- Negligible bat roosting potential

Trees

- Confirmed bat roost
- Moderate or high bat roosting potential (PRF-M)
- Low potential bat roosting potential (PRF-L)
- Negligible bat roosting potential

*All other trees with site are regarded as having negligible potential for roosting bats
**Categories relate to roost potential in accordance with the BCT 2023 guidelines

Map data from OpenStreetMap 2026-01-16

CLIENT:
Stonebond Properties (Guildford) Ltd

PROJECT:
Padnell Grange, Waterlooville

TITLE:
Bat Roost Survey Summary Plan

SCALE AT A3:
See Scale Bar

DATE:
March 2026

1127.8 / 06

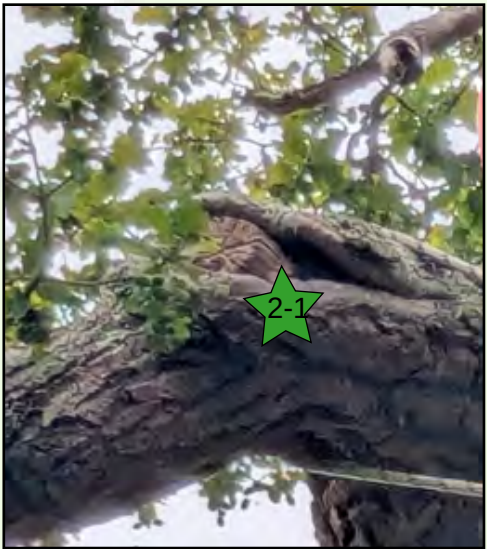
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APPENDIX B

Bat Roost Survey Summary Plan – B5, B7, B10, B13 and Tree 2



KEY

Site boundary

TREES

Confirmed bat roost

EVIDENCE OF ROOSTING BATS

Natterer's bat roost location

Potential bat droppings within tree cavity

*Roosting 'categories' relate to roost potential categories in accordance with the BCT 2023 guidelines.

CLIENT:
Stonebond Properties (Guildford) Ltd
PROJECT:
Padnell Grange, Waterlooville
TITLE:
Bat Roost Survey Summary Plan - Tree 2
SCALE AT A3: NTS
DATE: March 2026

1127.8 / 08

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APPENDIX C

Phase 1 bat scoping survey photographs

	
<p>Photo 1. Northern elevation of B1.</p>	<p>Photo 2. Northern elevation of B1 (left of image) and B2 (right of image).</p>
	
<p>Photo 3. Southern and eastern elevations of B1</p>	<p>Photo 4. Southern and western elevations of B1</p>
	
<p>Photo 5. Northern and western elevations of B1 (left of image) and northern elevation of B2 (right of image)</p>	<p>Photo 6. Roof voids of B1</p>
	
<p>Photo 7. Southern elevation of B1 (right of image) and B2 (left of image)</p>	<p>Photo 8. Roof void of B2</p>



Photo 9. Eastern and northern elevations of B4



Photo 10. Internal view of B4



Photo 11. Northern elevation of B5



Photo 12. Eastern elevation of B5



Photo 13. Western and southern elevations of B5 (right of image) and southern elevation of B6 (left of image)



Photo 14. Southern elevation of B6



Photo 15. Eastern and northern elevations of B6



Photo 16. Western and northern elevations of B6



Photo 17. Eastern elevation of B7



Photo 18. Western elevation of B7 (centre of image) and southern elevation of B8 (left of image)



Photo 19. Internal view of B7



Photo 20. Southern elevation of B7 (left of image) and western elevation of B10 (right of image)



Photo 21. Southern elevation of B8 (right of image) and southern and western elevations of B9 (centre of image)



Photo 22. Northern and western elevation of B9



Photo 23. Northern and eastern elevations of B10 (centre of image) and eastern elevation of B7 (right of image)



Photo 24. Northern elevation of B10

	
<p>Photo 25. Eastern and northern elevations of B10 (centre of image) and eastern elevation of B13 (left of image)</p>	<p>Photo 26. Southern and eastern elevations of B10 (centre of image) and southern elevation of B5 (right of image)</p>
	
<p>Photo 27. North-eastern and south-eastern elevations of B11</p>	<p>Photo 28. North-western elevation of B11</p>
	
<p>Photo 29. North-eastern and north-western elevations of B11</p>	<p>Photo 30. North-western and south-western elevations of B11 (left of image)</p>
	
<p>Photo 31. Northern elevation of B12 (centre of image), north-western elevation of B11 (left of image) and eastern elevation of B13 (right of image)</p>	<p>Photo 32. Northern elevation of B13</p>



Photo 33. Western and southern elevations of B13



Photo 34. Southern elevation of B13