

Ecology response 13 3 26 for H/26/100878 5 ABBEY HILL, NETLEY ABBEY, SOUTHAMPTON, SO31 5FB

Proposed single storey rear extension and part replacement of roof

Alexandra Stone

13/3/26

I have reviewed the response and amended Preliminary Bat Roost Assessment by Phillips Ecology (March 2026). I agree that the most pragmatic approach would be to ensure that the scaffolding is not allowed to block any potential bat roost features.

As stated in the report, This means that no wooden boards, poles, safety netting or roof coverings will be left in place overnight and therefore block access to/from the potential roost features or flight lines to and from those locations.

This must be agreed with the scaffolding company before the scaffold is put into place so that the scaffold can be configured appropriately and any parts that need to be removed at night are able to be easily removed by the site operatives at the end of the workday.

This can be conditioned.

All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (ILP, 2023). An external lighting plan can be provided before determination or can be conditioned.

Recommended condition wording:

Bat roost features

Prior to the commencement of works, a toolbox talk will be given to inform contractors of the suitable bat roosting locations on the house (features shown as low potential in figures 10 and 11 of the Preliminary Bat Roost Assessment by Phillips Ecology (March 2026) and how to avoid adverse impacts to these areas.

These features must not be obstructed at night when there is potential for bats to be leaving or entering the building. Any roof coverings and safety netting will need to be implemented in such a way that clear flight paths are retained in and out of these roosting locations. This must be checked by a licensed bat ecologist when the scaffolding is being set up.

The roof stripping works on the southern elevation of the house must be led by a licensed bat ecologist, accompanied by construction contractors.

Works around the southern elevation of the house must be conducted with handheld tools to ensure vibration and noise disturbance is kept to a minimum avoiding potential disturbance of bats which might be utilising these recorded suitable roosting features.

Roofing and extension works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site.

Reason: To prevent obstruction or damage to potential bat roosts and to avoid disturbance or harm to bats.

Nesting birds

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To protect nesting birds and their active nests from disturbance.

Biodiversity enhancements

The biodiversity enhancements must be installed as directed by the project ecologist in section 5.3 of the Preliminary Bat Roost Assessment by Phillips Ecology (March 2026).

Lisa Malter

Ecologist