

Ecology response for H/26/101115 10 VANBURGH WAY, CHANDLER'S FORD, EASTLEIGH, SO53 1SE

Convert existing double garage. Change mono-pitched roof over porch to dual pitched. Change colour of all fenestration to Anthracite Grey.

Charlie Vallis

31/3/26

There are records of bats and hedgehogs nearby.

Other than the hanging tiles on the dormers where there are a few gaps, I don't see any potential bat roost features in the photos of the house that is available on Google maps.

It is likely that the window frames on the dormers can be changed without removing the hanging tiles, however there would be noise and vibrations in this area while the work is being done. This would disturb bats that could be roosting under the tiles.

As a precaution, **any work affecting the dormers with hanging tiles must be done outside the main bat activity season which is from May through August inclusive. If this is not possible, then a preliminary bat roost appraisal will be required.**

The work affecting the porch roof and garage conversion can be done without any timing restrictions or surveys.

Please could you add the following informative to the decision notice:

All bats and their roosts are protected by law in the UK. Even though the hanging tiles will not be directly affected by replacing the windows, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime.

Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building. Enhancements can be agreed before determination or can be conditioned.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace

so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

Lisa Malter

Ecologist