

Ecology response 18/5/26 for H/26/101063 5 FOREST ROAD, CHANDLER'S FORD,  
EASTLEIGH, SO53 1NA

Single storey rear/side extension, garage conversion and pitched roofs to existing dormers

Alexandra Stone

18/5/26

I have reviewed the Preliminary Roost Assessment (PRA) by Vesper Conservation and Ecology Limited (May 2026). The building has been assessed to have negligible bat roost potential and no further surveys are recommended at this time.

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

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

The biodiversity enhancements recommended by the report are two roof access tiles with bitumen felt behind is recommended on suitable elevations of the westernmost dormer. This is appropriate and must be implemented. The use of bitumen felt is essential as breathable membranes have small fibres which can catch on bat's feet and lead to entanglement and death.

Any additional exterior lighting should be minimised and not allowed to shine on this area. The precautionary working methods recommended in the report are appropriate and must be implemented.

Lisa Malter

Ecologist

5/5/26

I have reviewed the photos submitted. The existing dormers are clad in hanging tiles which would provide potential bat roost features. There are also some slipped or missing roof tiles near the dormers which would provide habitat for roosting bats and would be disturbed during the proposed works.

The single storey rear/side extension and garage conversion would not affect any potential bat roost features.

A preliminary bat roost appraisal (PRA) is still required for any work involving the dormers and roof. As the bat emergence survey season is May through August only and emergence surveys may be needed before determination, any delays in arranging a preliminary survey may result in missing the bat emergence survey window for this year. The presence of protected species is a material consideration and must be established before determination, so the PRA and any subsequent bat surveys required cannot be conditioned.

The PRA report should also provide recommendations for biodiversity enhancements.

The garden has potential habitat for hedgehogs along the side and rear boundaries, however the areas impacted by the single storey extension would be either existing pavement or closely mown lawn so hedgehog habitat would not be lost due to this proposal.

A precautionary working method for hedgehogs is required. It should include:

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations must be covered at night or be fitted with a small animal escape ramp

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Lisa Malter

Ecologist

28/3/26

There are records of bats and hedgehogs near this site. The photos of the site that are available on Google maps (July 2025 image capture) show several potential bat roost features on the front elevation which would be affected by the proposals. There may be additional features on the rear and side elevations which are not visible in the photo.

It is necessary to determine whether there is also suitable habitat for hedgehogs and nesting birds that would be affected by these proposals. I can review photos to determine this, but a preliminary bat roost appraisal will still be required.

As the bat emergence survey season is May through August only and emergence surveys may be needed before determination, any delays in arranging a preliminary survey may result in missing the bat emergence survey window.

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.

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](http://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