

Ecology response 19 5 26 for H/26/101100 12 HOLMESLAND LANE, BOTLEY,
SOUTHAMPTON, SO30 2EH

Proposed two storey side extension, new oak framed porch, rear facing dormer and loft conversion.

Charlie Vallis

19/5/26

I have reviewed the Preliminary Bat Appraisal by Broadleaf Ecology (Rev A, May 2026). The house had overall moderate potential for roosting bats however the features on the southern elevation that would be impacted by the proposed works were assessed to have low potential to be used by an individual bat on an opportunistic basis only.

The report recommends a pre-works inspection by a bat licensed ecologist rather than an evening emergence survey. In the unlikely event that a bat was present then the works would have to stop until a Natural England bat licence was obtained.

The applicant must ensure that no scaffolding is allowed to block any areas identified in the report as having bat roost potential, such as the hanging tiles on the bay window on the eastern elevation or the gaps in the mortar in the brickwork on the southern elevation which will be inspected by the licensed ecologist prior to the start of works.

At least one bat box and two swift bricks were recommended as ecological enhancements. Their locations must be shown on a plan to ensure that they are in the appropriate places.

The pre-works inspection and location plan for the enhancements can be conditioned.

As a reminder, all bat species are protected under the Conservation of Habitat and Species Regulations 2017 (as amended) and Wildlife and Countryside Act (WCA) 1981 (as amended). This means it is illegal to:

- Deliberately capture, injure or kill a bat;*
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;*
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);*
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and*
- Intentionally or recklessly obstruct access to a bat roost.*

Lisa Malter

Ecologist

13/4/26

There are a few lifted/missing tiles on the rear elevation of the roof near the ridge and a missing hanging tile on the front elevation. Given the extensive works proposed to the roof, a preliminary bat roost appraisal (PRA) including an internal inspection of the loft spaces will be required.

The ecologist doing the PRA must also recommend suitable biodiversity enhancements.

Lisa Malter

Ecologist

1/4/26

There are records of bats and hedgehogs near this site.

To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings.

Photos of any areas of the garden affected by the proposal are also required.

A precautionary working method must be used to prevent harm to wildlife that could be using this site. 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.

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.

Biodiversity 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