

Ecology response for H/26/101003 145 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HT

Two-storey side extensions to the north and south elevations (including replacement of the existing single-storey flat roof element); Demolition of existing detached garage and construction of attached garage to the south elevation; Replacement of original front porch/balcony on a like-for-like basis; New enclosed entrance beneath the existing balcony structure; Fenestration alterations; Internal reconfigurations; and reconfiguration of the front curtilage, to include a new dropped kerb, driveway and landscaping.

Charlie Vallis

28/5/26

There are records of bats, common toads, hedgehogs and water shrews near this site with nesting swifts in the wider area. The proposed work has the potential to impact the trees on site.

I have reviewed the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Appraisal (PRA) by CC Ecology (May 2026). The house was assessed to have low bat roost potential, and one emergence survey was done according to best practice. No bat activity was recorded. The garage was assessed to have negligible bat roost potential.

No further bat surveys are required.

The report recommended that demolition works, repair works to the balcony, vegetation clearance and tree works take place outside of the nesting bird season (March/April to September inclusive). If this is not possible works must be preceded by an early morning bird survey by an ecologist on the mornings that these works will be carried out. Vegetation clearance during this season must also be undertaken only on small areas that are not too dense, easily inspected and using hand tools under the supervision of an ecologist. In the event that any active bird nests are found during the construction phase the consulting ecologist should be contacted for advice.

Recommended conditions:

1. Vegetation clearance must only be undertaken following the precautionary method statement and under ecological supervision as described in Annex 4 of the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Appraisal (PRA) by CC Ecology (May 2026).

Reason: To prevent injury or killing of common and widespread species of reptiles and amphibians, if present.

2. Demolition of the garage, works to repair the balcony, and vegetation clearance must be carried out outside of the nesting bird season (which is from March through September), or if this is not possible following an early morning bird survey by an ecologist.

Reason: To prevent disturbance to nesting birds.

Ecological enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. The ecological enhancements recommended in the report are appropriate and must be shown on an annotated plan. This can either be conditioned or agreed before determination. This will include the installation of bird and bat boxes on the building and trees, planting native fruiting shrubs, native wildflowers and the enhancement of retained habitats within the garden. Some areas of rough grassland and scrub should be retained. A garden compost heap and a log pile would be beneficial for reptiles.

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](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>

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