

Ecology response 22 6 26 for X/25/100655 68 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AA

Variation of Condition 1 (Approved Drawings) of planning permission H/24/97205 (Construction of a new detached garage and store to front, two storey front, side and rear extensions, single storey rear extension and external alterations) to increase depth of two storey rear projection on Northern boundary and reduce rest of two storey rear extension to single storey.

Charlie Vallis

22/6/26

I have reviewed the updated Bat Survey Report by Hampshire Ecological Services (June 2026). An update bat emergence survey was carried out in 2026 due to the presence of suitable roost features, and no evidence of bats was found.

Please could you add the following **informatives** 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>.

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.

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.

The **ecological enhancements** proposed in the report are appropriate. This includes a built-in swift nest box/brick on the northeast elevation and a built-in bat box/brick on the southwest elevation. A 32mm hole bird box is proposed on a mature tree facing northeast.

The ornamental planting to attract wildlife in Section 12.2 is strongly encouraged as this will provide resources for pollinating insects which are also food for bats and birds.

Lisa Malter

Ecologist

10/3/26

The building was assessed by Hampshire Ecological Services (July 2024) as having low bat roost potential with one bat activity survey in July 2024. No bats were seen emerging on that survey, but bats do move between roosts and there was significant bat activity in the area during the survey.

The report states that the survey data is valid for a maximum of 12 months, so an update is now required. The update survey must be submitted before this application can be determined, as the presence of protected species is a material consideration. The active bat survey season is between May and August.

The update survey must include internal and external inspection. It must consider the changes to the proposed works and their effects on any existing potential bat roost feature. The report must also consider whether the previously proposed biodiversity enhancements are appropriate as proposed or whether they need to be re-located due to the proposed changes in the extensions.

Lisa Malter

Ecologist