

Ecology response 2 9 26 for H/26/101110 NETLEY HILL FARM, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DG

Raising the roof to create first floor accommodation within the roof space to include 3no. side and 2no. front dormer windows. Single storey side orangery. Alterations to fenestration with roof lights.

Alexandra Stone

2/9/26

I have reviewed the Bat Emergence Survey report by the Ecology Co-op (August 2026).

There were no bats emerging from the building during the survey, however the presence of bats cannot be completely ruled out due to the presence of suitable roost features and bats being heard and seen during the survey.

The following information must be included in the decision notice:

All site operatives must be briefed about the potential for the presence of bats under the roof tiles. The tiles must be removed one at a time carefully by hand, checking for bats or droppings. If any bats or bat droppings are found, the tile must be carefully replaced, and an ecological consultant and Natural England must be called.

The lighting guidance in appendix 4 of the Bat Emergence Survey report by the Ecology Co-op (August 2026) must be followed if any external lighting is to be used.

At least one replacement bat roost feature must be installed, as directed in section 5.2 of the Bat Emergence Survey report by the Ecology Co-op (August 2026).

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.

Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.

21/7/26

I have reviewed the Bat Scoping Assessment report by the Ecology Co-op (July 2026). The building has been assessed as having low potential for roosting bats, however there was no access to the loft void, so if there were additional features or signs of bats in the loft these would not have been seen. If access to the loft is provided before the emergence survey, depending on the results of the first survey, a second emergence survey may be required.

The report states that the need for reptile surveys can be re-assessed once final plans are provided. If construction of the orangery is on existing hard standing and does not affect potential reptile habitat then precautionary working methods may be sufficient rather than a reptile survey.

Lisa Malter

Ecologist

26/5/26

I have reviewed the site photos and can see that there is potential terrestrial habitat for great crested newts, common reptiles, hedgehogs on site. The building has some gaps that could provide potential roost features for bats or nesting birds.

A preliminary ecological appraisal (PEA) is required. The ecologist doing the PEA should also recommend the most appropriate biodiversity enhancements in their report. Precautionary working methods will be required.

Lisa Malter

Ecologist

20/4/26

This site is in an amber impact risk zone for great crested newts. There are records of bats, badgers and common reptiles nearby.

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.

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

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

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

Lisa Malter

Ecologist