

Ecology response for L/26/102039 16 MILL HILL, BOTLEY, SOUTHAMPTON, SO30 2GY

Listed Building Consent: Addition of a third dormer to the rear roof elevation, together with associated removal of existing roof windows

Charlie Vallis

15/9/26

I have reviewed the Preliminary Roost Assessment and Bat Activity Surveys report by Vesper Conservation and Ecology Ltd (July 2026).

The building was assessed as having moderate suitability for roosting bats due to gaps and crevices in the hanging tiles and roof tiles. No bats were recorded emerging or re-entering during the two dusk emergence surveys (May and June 2026).

The recommendations in the report are appropriate and must be implemented. *Works to the rear dormer, roof tiles and hanging tiles should proceed carefully using a sensitive soft-strip approach. If a bat, or evidence of bats, is discovered at any stage, works must stop immediately in the affected area and advice must be sought from a suitably qualified ecologist.* Natural England must also be notified if a bat is found during the works.

One integrated bat box must be incorporated into the new rear wall of the development at, or as close as practicably possible to, eaves height, in accordance with Bat Conservation Trust guidance and the manufacturer's instructions. The ideal location is shown in Figure 3 of the report.

Any new exterior lighting should be avoided, but if necessary for security purposes, it must not shine on *the integrated bat box, its entrance point, the rear eaves, boundary vegetation or likely bat commuting routes.* Any required lighting should be low intensity, downward facing, baffled or shielded to minimise light spill.

If the proposal or conditions change, or if work is delayed beyond 12 months, an ecology update report will be required.

Planting more flowering plants to attract insects as food for bats is encouraged.

Additional information is available at:

[Building a resilient garden for a changing climate / RHS Gardening](#)

<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.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<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