

Ecology response 16 9 26 for H/26/101354 1 SYCAMORE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 5RJ

Loft conversion with front and rear facing dormers with side extension and alterations to the fenestration to include front gable.

Alexandra Stone

16/9/26

No objection.

I have reviewed the Bat Survey Report by Hampshire Ecological Services (Rev 1, 15/9/26).

The dusk emergence survey was conducted on 20 August 2026, and no bats were seen to emerge from the house.

The errors in the previous version of the PRA report have now been corrected.

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 affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive), although active nests can occur outside this period. If this is not possible, and vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation.

If any active nests are found prior to or during works, an appropriate buffer zone should be established around them and be temporarily fenced off to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use i.e. the young have fledged and left the nest).

A walkover of the site to update the survey information is undertaken prior to the development commencing if this does not occur before the end of August 2027.

The recommendations for biodiversity enhancements listed in section 5.6 and shown in figure 5 are appropriate and must be implemented. These include 2 swift nest boxes, a bat box/brick, and bat-sensitive lighting. Built-in boxes are preferred to externally mounted boxes as they do not need maintenance and cannot fall off. The additional recommendations for flowering plants given in section 12, Appendix D are helpful and would be good, but are not required.

Lisa Malter

Ecologist

17/8/26

I have reviewed the Preliminary Roost Assessment report by Hampshire Ecological Services (August 2026).

In the executive summary Point 3 and 4 state that due to potential external roosting features the building is classed as having low roost suitability and one dusk emergence survey is required for the house. Point 5 is clearly describing the garage as having negligible suitability but it doesn't actually mention that this is only about the garage until table 4.2.1. and statement 5.2.4. Works to the garage have not been included in this proposal.

Since the presence of protected species (bats) is a material consideration, the dusk emergence survey on the house is required before determination. As the bat survey season is ending very soon, if the emergence survey is not done before the end of August, beginning of September at the very latest, it will have to wait until next May, and cannot be conditioned. If bats are seen emerging, two further surveys will be required which will not fit into this season (see section 5.5).

The recommendations for biodiversity enhancements in the report are appropriate but additional mitigation may be required if bats are using the potential roost features noted in the report.

Lisa Malter

Ecologist

27/5/26

There are records of bats and hedgehogs very close to this site.

I have reviewed the site photos from previous applications. There are a few gaps in the mortar under the roof tiles along the front gable end (chimney side), a gap in the lead flashing over the top of one of the existing dormers, gaps where the soffits meet the chimney, and a large opening into the rear soffit above a window. A preliminary bat roost appraisal is required.

The ecologist writing the report should also recommend the most appropriate biodiversity enhancements for this building.

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.

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](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