

Ecology response for H/26/101992 LINCOLNS, BOYATT LANE, EASTLEIGH, SO50 4LJ

New single-storey orangery side extension

Alexandra Stone

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More information required: A lighting plan/obscured glass plan must be submitted and approved prior to determination to ensure that the existing bat roost found under the hanging tiles on the southern elevation (and not proposed to be removed) will not be affected by light spill at night from the lanterns on the roof of the proposed orangery. A CEMP and BEMP can be conditioned or submitted and reviewed before determination.

This site is in a red impact risk zone for great crested newts. It is functionally connected to the Allbrook Clay Pit SINC (woodland with ponds), the hedgerows and trees along Boyatt Lane and the vegetation corridor along the M3. There are also records of bats and hedgehogs in the vicinity. Nesting birds and reptiles may also be present.

Bats

I have reviewed the Ecological Impact Assessment (EclA) by Darwin Ecology (August 2026). Bat droppings were found in the loft void of the building, so it was assessed to be a confirmed roost for long-eared bats. The cellar has a tendency to flood to ceiling level during the time when bats would be hibernating, so it was assessed as having negligible potential as a hibernation roost.

Three dusk emergence surveys were undertaken during the 2026 bat survey season. A common pipistrelle bat was seen emerging from under the hanging tiles on second storey of the southern elevation.

Appropriate mitigation has been proposed within the report to minimise the impact on bats during construction and occupation. **Precautionary working methods can be conditioned in a Construction Environmental Management Plan (CEMP).**

Mitigation must include the points listed in the report. These include:

- Works must only be carried out during the bat active season between March - October inclusive, to avoid the disturbance of any hibernating bats;
- A full internal and external building inspection prior to works commencing, including inspection by torch of any potential roosting features proposed to be removed;
- Education of contractors on the protection afforded to bats through a Toolbox Talk;
- Ecological supervision and soft strip of features suitable for use by bats by hand and using hand tools prior to the rest of the building works;
- Scaffolding must not obstruct the identified roosting points on the south facing hanging tiles on the second storey, as described in section 6.43 of the EclA report.
- Installation of a tree-mounted crevice-style bat box on a mature tree on site;
- A sensitive lighting scheme must be followed throughout the construction works period;

- A bat-sensitive lighting plan must be submitted and approved by the LPA for the proposed development (operational phase), to prevent light spill on the hanging tiles above the proposed orangery and any other features which may be used by bats. This is required before determination.
- If a bat is discovered during the works in the area impacted by the proposals, all works must cease and a bat-licensed ecologist and Natural England must be contacted for advice. In that case, a licence from Natural England would be required permit the continuation of works impacting potential roosting features.

No roof works are proposed, but if any roofing membrane is to be replaced it must either be Type 1f bitumen roof felt or a roofing membrane that has passed a snagging propensity test.

Any timber treatment or pest control treatment must be from the list of approved treatments safe for use in or near bat roosts.

Other species

If present, activity of amphibians, reptiles, invertebrates, small mammals and nesting birds would be limited to areas of hedgerows, trees and ornamental planting around the edges of the garden.

The recommendations in section 6.16 and 6.17 of the EclA mention native shrub planting but in section 6.12 it states that *a new non-native and ornamental hedgerow is proposed to compensate for the loss of these areas*. Native hedgerow species are preferred.

Biodiversity enhancements

The biodiversity enhancements listed in section 7 of the report are appropriate and must be implemented. **The locations and specifications of biodiversity enhancements can be conditioned in a Biodiversity Enhancements and Mitigation Plan (BEMP).**

Lisa Malter

Ecologist