

Ecology response 29 9 26 for H/26/101586 2 PENSHURST WAY, EASTLEIGH, SO50 4RJ

Two storey side extension following demolition of existing detached garage. Attached side store and carport. Alterations to fenestration to include the introduction of cladding and render.

Alexandra Stone

29/9/26

I have reviewed the site photos. The garden has been cleared to bare soil in most places but there is evidence that some trees and shrubs have been removed. The hanging tiles cover the front of the house and wrap around part of the side. There is a new closed board fence which may have some holes for hedgehogs.

I don't see any obvious potential bat roost features, however a precautionary working method must be used when removing hanging tiles to add cladding and render and in demolishing the garage.

All site operatives must be briefed on the potential for bats to be found and not to handle any bats or bat droppings. Hanging tiles and the garage roof must be removed gently by hand.

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>.

Biodiversity enhancements can be agreed before determination or can be conditioned. An annotated plan showing the locations of a built-in bat box (preferably south facing) and a swift/ bird nest box (preferably north facing) must be provided.

Hedgehog openings under the fences must be maintained so that hedgehogs can move freely through the gardens.

Lisa Malter

Ecologist

6/7/26

There are records of bats and hedgehogs nearby.

From the limited view of the house available on Google maps, this the front and part of the side elevations of the house are clad in hanging tiles on the upper storey which could provide potential bat roost features.

To determine whether any surveys will be required I need to review close up photos of the house and garage, taken in good light. The photos must show all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, close up photos of the

hanging tiles on the elevations to be affected by the proposal and any potential gaps or openings.

Photos of the garage roof and the inside of the garage, looking upwards are required.

Photos of any areas of the garden affected by the proposal are also required.

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>)

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