

Ecology response 5 10 26 for H/26/101398 2 LOWER NEW ROAD, WEST END,  
SOUTHAMPTON, SO30 3FL

Hip to gable loft conversion with rear dormer and single storey rear extension.

Charlie Vallis

5/10/26

No objection.

I have reviewed the Preliminary Ecological Appraisal (PEA) report by South Coast Ecology (October 2026).

The building has been assessed as having negligible bat roost suitability.

Please could you add the following informative 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>.

The report recommends a bat box built into the new south facing gable end and either bituminous roofing felt or a non-snagging roofing membrane. The lighting recommendations in section 5.1.2 are appropriate if any additional external lighting is required for security or safety purposes.

The recommendations for hedgehogs are provided in section 5.2 and state that escape ramps should be left in trenches overnight and gaps provided in the baseboards of boundary fences.

This should also include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

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.

Two woodcrete bird nest boxes were recommended to be set up on site as biodiversity enhancements.

Lisa Malter

Ecologist

8/6/26

I have reviewed the site photos. Although the soffits are in good condition with grills over the vents, there are crevices and gaps visible in at least two photos which could be used by bats. A preliminary bat roost appraisal (PRA) is required before determination. The ecologist who does the survey should include the most appropriate ecological enhancements for this site.

A precautionary working method for hedgehogs will also be required.

Lisa Malter

Ecologist

2/6/26

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

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.

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](http://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