

Ecology response 24 4 24 for H/24/96825 HOE MOOR HOUSE, DODWELL LANE,
BURSLEDON, SOUTHAMPTON, SO31 1AB

Listed Building Consent: Installation of 36no. solar panels to main house and garage

Claire Campbell-Best

24/4/24

I have reviewed the Preliminary bat roost assessment by Chase Ecology (April 2024).

Both the main dwelling and the garage/annex have been confirmed as bat roosts for brown long-eared bats with eleven bats seen during the assessment visit.

Three emergence surveys will be required between May and September, at least 3 weeks apart, with at least two of the surveys between May and September to confirm bat activity and characterise the roosts (species, peak volume, roost type and locations). Surveys should also cover the peak maternity season of June-August to determine whether this site could be used as a maternity roost. It also must be determined whether this site could be used as a hibernation roost. Three surveys are usually required for a protected species mitigation license application, which can only be applied for after planning permission has been granted.

These survey results are required before determination, as the presence of protected species is a material consideration, and the building plans may need to be changed to avoid impacts on bats. Although the installation of solar panels would be on the exterior of the roof of both the house and garage, the work must be done without disturbing the bats, obstructing roost entrances or causing noise, vibration or dust when they are roosting.

The areas identified in the report were:

Stone vents in the east elevation of the house provide access gaps for bats;

Gaps in the lead work and an area of missing mortar on the roof of the garage/annex provide access gaps for bats;

Eight brown long-eared bats in three different locations and a large number of droppings were seen in the main roof void spaces of the house;

Three bats were seen in the garage/annex below the roof coverings, with scattered droppings; and

An additional area of concern is that BRM (breathable roof membrane) coverings were observed in both the main dwelling and garage/annex. BRMs are dangerous for bats because they contain fibres which can entangle the bats, immobilising them, and then they die.

A summary of research and the latest guidance (September 2022) on breathable roofing membranes/ non-bitumen coated roofing membranes is available on the Bat Conservation Trust website:

[Non-Bitumen Coated Roofing Membranes \(formerly BRMs\) - Buildings, planning and development - Bat Conservation Trust \(bats.org.uk\)](#)

Additional information on use of safe roofing membranes is available at [Bats: apply for a mitigation licence \(A13\) - GOV.UK \(www.gov.uk\)](#). A non-bitumen coated roofing membrane must have passed a snagging propensity test.

Lisa Malter

Ecologist

13/3/24

The Ecological Assessment by Peach Ecology is dated August 2016, was considered valid for one year from the issue date and is therefore roughly 8 years out of date. The proposal for which this report was submitted was *to demolish a small section of the existing house and construct a new swimming pool with pool room and garage, this will involve the clearance of shrubs and trees on a section of land within the garden, new tennis courts have also been proposed on an area of lawn which was previously a tennis court.*

At that time brown long-eared bat droppings were found and after emergence surveys the existing garage was classified as a day roost for brown long-eared and common pipistrelle bats.

This application for installation of solar panels on the house and the garage will require a new preliminary bat roost assessment. The background information from the previous report will not need to be redone for this report (Sections 2.3 Description of site and surrounding area, Section 4 desk study or the habitats on site) however a new inspection by a suitably qualified ecologist of the roof and loft spaces of the house and garage will be required. Bat access tiles on the eastern, western and southern aspects of the new attic roof were required as mitigation for the previous application. A precautionary working method will be required to demonstrate that these areas would not be disturbed during the installation of the proposed solar panels.

Lisa Malter

Ecologist

28/2/24

There are records of bats very close to this site and the installation of solar panels will affect the roof. A preliminary bat roost assessment is required.

Biodiversity enhancements will be required. A bat brick and a swift brick 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/>

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