

Ecology response 11 7 25 for H/25/98918 PINWOOD, 23B GRANGE ROAD, HEDGE END, SOUTHAMPTON, SO30 2FL

Erection of a single storey side extension, front porch and 1no. front dormer.

Charlie Vallis

11/7/25

I have reviewed the Bat Emergence Surveys report by Ecology Works (July 2025). No bats were seen emerging on the two surveys, so bats are considered likely absent from this building. There were bats foraging and commuting in the area, so it is possible that they could use the building at some point in the future. 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>.

If stripping of tiles and other suitable areas takes place during the main bird nesting season of March to August, inclusive, care will be taken by the site manager to check for bird droppings, which may indicate bird access and the likely presence of a nest. 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.

In order to avoid impacts to foraging and commuting bats, external lighting on the extended building will be minimal, and no lighting will be angled directly towards boundary vegetation. Any lighting necessary will be limited to motion-activated and task-related lighting. The bulbs used will be at the warmer end of the spectrum, avoiding white LED lighting, which causes greater disturbance to bats and their prey. The latest updated lighting guidance note (GN08/23) should be followed. This is available at [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](#).

Two swift bricks will be installed at the eaves of the house as biodiversity enhancements. 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>)

Lisa Malter

Ecologist

6/5/25

I have reviewed the Preliminary Bat Roost Appraisal by Arbtech (April 2025). I agree with the report that the house has at least moderate bat roost suitability and that two emergence surveys are required.

The presence of protected species is a material consideration and must be established before determination. There is no alternative to the two required surveys to establish the presence or presumed absence of bats in this case. I would not be comfortable professionally with any other potential solution.

The proposed works on the front and side elevations would cause disturbance to the hanging tiles on the front and side elevations. There are also areas of lead flashing near the existing windows which have lifted, providing potential roosting places and a hole in one of the soffit boxes.

I note on the proposed elevation drawing that some of the extension is labelled P.D. Rights. The applicant must be informed that although planning permission is not required for permitted development, wildlife protection laws still apply. The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development (which the proposals have potential to do), it is your responsibility to get an ecology survey (which the applicant has done) and implement the recommended mitigation measures (including the two emergence surveys and any additional recommendations for mitigation and enhancement).

The following resources may be helpful

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

Bat Conservation Trust <https://www.bats.org.uk/>

Crown Prosecution Service *Wildlife Offences* available at: <https://www.cps.gov.uk/legal-guidance/wildlife-offences>

The additional photos show that there is no potential habitat for great crested newts or hedgehogs on site. The hedge and most of the other vegetation has been removed from the site and a new fence was built. This represents a loss of biodiversity, which is contrary to Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b, which all require at least some gain in biodiversity.

Lisa Malter

Ecologist

24/2/25

This site is in an amber impact risk zone for great crested newts with records of bats and hedgehogs nearby. There are records of nesting swifts in the wider area. There is a stream shown on the map running alongside the neighbouring property (23a Devon Lodge).

The street view photo of this house on Google maps (image date Aug 2024) shows that all vegetation has been removed from the front of the house and a closed board fence has been erected. The aerial view (map data 2025) shows a large hedge along the northern boundary in the area of the proposed garage/single storey side extension and vegetation in the eastern corner of the site. There is a discrepancy in the dates, as it appears that the vegetation has been removed, not added.

If this hedge has been removed and replaced by the fence before this application this can be construed as decreasing the ecological value of the site in preparation for a planning application. With the hedge in position there would not be room for the side extension.

The photo of the house on Google maps street view shows that there are hanging tiles on the gable ends with slipped or missing tiles in the area of the proposed single storey extension. A preliminary bat roost appraisal will be required.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. 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>)

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