

Ecology response 14 7 25 for H/25/99138 148 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NS

Demolition and replacement of part of dwelling, and erection of replacement roof with front and rear facing dormers, and associated works including new driveway arrangement.

Gregg Chapman

14/7/25

Ecology

I have reviewed the Bat Survey report and the Preliminary Ecological Appraisal (PEA) by Hampshire Ecological Services (June 2025). The building was assessed to have low bat roost suitability, and one emergence survey was done according to best practice guidelines. No bats were seen emerging at that time. I have no objection to the work on the house.

Section 5.3.1 in the PEA report states that both the house and the vegetation in the garden has the potential to be used by breeding birds. No vegetation was proposed to be removed when the report was written, but if any vegetation is agreed to be removed (such as pruning the birch tree) then it must either be done outside of the bird nesting season which is late February through August inclusive or only immediately after a nesting bird check by a suitably qualified ecologist.

Please could you add the following informative on bats 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 survey data is valid for a maximum of 12 months, so if demolition work has not been completed by then, an update survey will be required.

The lighting guidance in the PEA and bat reports must be followed if any additional exterior lighting is required. The latest updated lighting guidance note (GN08/23) is available at [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk/guidance-note-8-bats-and-artificial-lighting).

The ecological enhancements proposed in section 5.6 of the PEA and Bat Survey reports are appropriate and must be implemented..

A bat box would also be a good enhancement.

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))

A swift nest box can be used by other species when swifts are not in residence and would help to support the population of swifts already located in Chandler's Ford.

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or northwest out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can

access them in a high-speed direct flight. The gable end side elevations (east or west) would be well suited to swift nest boxes or bat boxes.

Additional information is available at:

<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.swift-conservation.org/OurLeaflets.htm>

<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>

[How to build a log pile - Stag Beetles](#)

Lisa Malter

Ecologist