

Ecology response 30 7 23 for L/25/99613 and H/25/99597 HOUND LODGE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 5GA

Construction of single storey rear extension with glazed link following removal of existing rear lean-to additions

Gary Osmond

30/7/25

Ecology

I have reviewed the photos of the rear elevation and garden, have read the additional information provided by the agent, and withdraw my objection.

The existing lean-to extension is not likely to support roosting bats due to the corrugated metal roof with no eaves. There is potential for crevice-dwelling bats to be roosting under lifted roof tiles on the main roof, but these would not be affected by the proposed extension.

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>.

Biodiversity enhancements

A bat box and a bird nesting box on a nearby mature tree would be appropriate. Additional planting of flowering plants for pollinators would be welcome on this site. Night scented flowering plants will attract insects as food for bats. Further information in the references provided on the earlier response.

Existing fence

The existing 1.5 m closed board fence is not proposed to be moved, so I agree that the proposed extension would not create additional shade or impact on the SINC boundary.

Lisa Malter

Ecologist

23/7/25

I raise a holding objection to this application due to the potential impact on the SINC, which is priority lowland mixed deciduous woodland habitat.

There are records of bats, slow worms and hedgehogs near this site. Nesting birds may also be impacted. It is adjacent to Spear Pond Gully SINC. The habitat that would be affected is shown on the map as lowland mixed deciduous woodland priority habitat.

DM 11 states: *Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a ...Site of Importance for Nature Conservation (SINC).*

It is not possible to see the whole roof of the building from Google Maps street view, but from what I can see, there are some potential bat roost features on the southern roof elevation. Given the age of the building, the condition of the tiles that I can see, nearby records of bats and the location of the site, an Ecological Impact Assessment is required for this proposal. This will include an external inspection of the buildings, an internal inspection of the loft, an assessment of the garden area that would be affected by the proposed extension, a check of the woodland near the house for signs of protected species, and a measurement of how much closer the proposed extension would extend towards the SINC boundary than the extension it would replace. Photos are also required of any vegetation that would need to be removed or trees that would need to be pruned to accommodate this proposal.

The end of bedroom 2 would extend into the root protection zone of one of the trees. Extending the house towards the woodland would affect light levels (day and night) and shading on the woodland edge.

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 bird 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