

Ecology response 18 8 25 for H/25/99658 54 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EX

Alterations to main roof including front, side and rear facing dormer windows (Same proposed scheme as per withdrawn application H/24/98034)

Dorothy Hei-Tung-Hoh

18/8/25

I have reviewed the CEMP by Nature's Cousins (August 2025). The precautionary working methods are appropriate and can be implemented. I have no further ecology concerns.

Lisa Malter

Ecologist

31/7/25

This property is adjacent to The Lakes, Hiltingbury SINC. There are records of bats very close to this site. It is in a red impact risk zone for great crested newts. There are also records of slow worms and common toads, stag beetles, and hedgehogs nearby, with nesting swifts in the wider area. The north-east side elevation is along the SINC woodland edge; however the proposal would not increase the footprint of the house.

A Preliminary Bat Roost Appraisal was done by Nature's Cousins in July 2024 which classified the building as having moderate bat roost suitability due to the presence of five potential bat roost features (PRFs). The two required Phase 2 bat emergence surveys were done in May and June 2025. No bats were seen emerging, but bats were recorded foraging and commuting across the garden. Bats are assessed as being likely absent from this property.

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>.

Although the proposed alterations are only for the roof and windows, a CEMP with a precautionary working method to protect the neighbouring woodland, nesting birds and any ground-based animals will be required.

The precautionary working method must include that building materials and construction wastes must only be kept on pallets on existing areas of hardstanding, and no fires can be lit on site. Any exterior lighting required during the construction phase must avoid shining on the woodland, especially when bats may be active. No excavations would be needed for this proposal but if this changes, they must be covered at night and have small animal escape ramps.

Any vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance.

If evidence of an active bird's nest is found during construction, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Light spill from windows into the woodland must be avoided whenever possible, especially since the proposal would involve additional large windows on the southeast and northwest elevations. Heavy curtains, shades or shutters should be used at night to prevent light from the windows spilling out into the environment.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. The Phase 2 Bat Survey Report recommends two bat boxes located away from artificial lighting and in a way that reduces vulnerability from predators, possibly on mature trees. I don't see any information about the trees in either report, but looking at the proposed elevation plans, bat boxes could be mounted under the eaves on the southwest (side) elevation. One or two swift nest boxes would be appropriate under the eaves on the northeast (side) elevation. The locations and specifications of these boxes can be agreed before determination or conditioned, with photos of the boxes in place as evidence for condition discharge.

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/>

<https://www.ukbutterflies.co.uk/foodplants.php>

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