

Ecology response for H/25/100190 41 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

Single storey rear extension and replacement detached garage

Charlie Vallis

28/11/25

No Objection

I have reviewed the photographs, and as with any building I cannot completely rule out that bats may find roosting opportunities. I consider that it would be disproportionate to require surveys on this structure because of the surrounding habitat, local records and sub-optimal features, however the demolition should be done with caution.

Please could you add the following informative to the decision notice:

The roofing and wooden boarding on the garage should be removed carefully by hand. In the 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>.

Please ensure that some biodiversity enhancements are provided as described below in line with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192b.

A bat box situated on the house and a bird box for smaller birds on the garage would be appropriate.

Emily Whitley

Ecologist

27/10/25

There are records of bats and stag beetles near this site.

To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the house and existing garage, including the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings.

The Bats and Buildings brochure from the Bat Conservation Trust (<https://cdn.bats.org.uk/uploads/pdf/Bats-and-Buildings.pdf?v=1634310101>) has a very good diagram to show places bats may use in buildings on page 3 of the brochure.

Photos of any areas of the garden affected by the proposal are also 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 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](https://www.bats.org.uk/our-work/putting-up-your-box))

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.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<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