

Ecology response 24 12 25 for H/25/100293 1 HOLLAND CLOSE, CHANDLER'S FORD,
EASTLEIGH, SO53 3NA

Erection of first floor side/front extension, conversion of attached garage to habitable space,
alterations to front porch canopy and associated alterations.

Charlie Vallis

24/12/25

I have reviewed the additional photos sent on 8/12/25. The feature seen on the 2021 photos
has been covered over with a patch. A PRA is no longer needed, however an annotated
elevation plan showing the proposed locations of a bat box and a swift nest box must be
submitted before determination.

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](https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works).

The applicant must also be reminded that:

In Britain, all bat species and their roosts are legally protected, by both domestic and
European legislation. This means that under Regulation 43 of the Conservation of Habitats
and Species Regulations 2017 (as amended) you may be committing a criminal offence if
you:

- Deliberately capture, injure, or kill a bat.
- Deliberately disturb a bat.
- **Damage or destroy a breeding site or resting place of a bat (bats do not have to be in occupation at the time).**

Also, under Section 9 of the Wildlife and Countryside Act 1981 (as amended), you may be
committing a criminal offence against bats if you:

- Intentionally or recklessly disturb a bat occupying a structure or place used for
shelter or protection.
- **Intentionally or recklessly obstruct access to any structure or place used for
shelter or protection by bats.**

Please refer to the legislation for the precise wording - the above is a brief summary only

- Wildlife and Countryside Act (1981) (as amended)
- Conservation of Habitats and Species Regulations (2017) (as amended).

Lisa Malter
Ecologist

8/12/25

The photos show a potential bat roost feature on the gable end of the house above the garage. This would be affected by the construction of the first-floor extension and could provide access to the loft and roof space for bats or nesting birds. A preliminary bat roost appraisal (PRA) is required. This must include an internal inspection of the loft.

I don't see any potential habitat for hedgehogs in these photos.

Bat and swift nest boxes/bricks are appropriate enhancements. The ecologist who does the PRA can assess the most appropriate locations for the boxes/bricks.

Lisa Malter

Ecologist

4/11/25

There are records of bats, slow worms, hedgehogs and stag beetles near this site with nesting swifts in the wider Chandler's Ford area.

To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of 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 swift 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