

Ecology response 19 2 26 for H/25/100490 49 NICHOL ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5AX

Two storey front extension with single storey front canopy and
single storey ground and first floor rear extension

Katie Lasham

19/2/26

I have reviewed the Preliminary Roost Assessment by Vesper Conservation and Ecology Limited (February 2026). The building has been assessed to have negligible bat roost potential at this time, and the report is valid for 1 year.

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>.

A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:

- All deliveries and construction materials need to be stored on pallets or hard standing (including) gravelled areas.
- Any construction waste must either be kept in the proposed materials storage/skip or on pallets or hard standing and checked for the presence of reptiles and small mammals before disposal.
- No fires can be lit on site.
- Any footings that are to be left unfilled overnight need to be tightly covered so that nothing can fall into the holes left behind. Each morning the footings need to be inspected for any animals that may have fallen in overnight.
- All garden and vegetated areas where construction activities are likely are to be kept short, so not to form habitat that could be suitable for reptile and small mammals, this works should be carried out when and if necessary.
- If any bushes, hedges and or trees are to be removed/managed then this work should be done outside of the bird nesting season which runs between March and August. If it cannot be done outside of these times, then further surveys may be required and could lead to substantial delays

Two built-in bat boxes and two wall mounted swift nest boxes have been recommended as biodiversity enhancements.

The southeast and southwest elevations are appropriate for the bat boxes, as they need to be in areas that are warmed by the sun, but the swift nest boxes should be in cooler locations. I would recommend contacting Hampshire Swifts for additional advice about whether the front and rear elevations or the side gable ends would be more suitable in this case. It may be more difficult to access the side gable ends.

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://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

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

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

<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

Lisa Malter

Ecologist