

16<sup>th</sup> August 2022

REF: GEDD1001

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Development Management  
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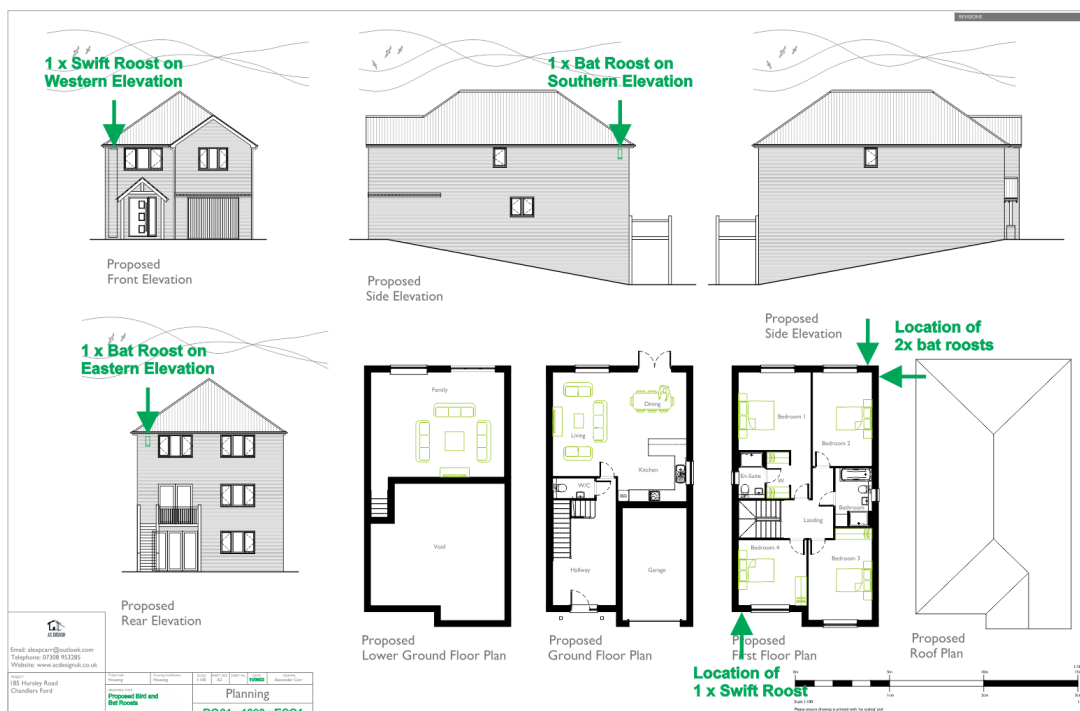
Dear Clare

**Application to Discharge Condition 05 of Planning Permission F/21/92125 Relating to the Demolition of the Existing Bungalow (Retrospective) and Construction of a Replacement Four-Bedroom Dwelling (Part Retrospective) at 185 Hursley Road, Chandlers Ford, Eastleigh, SO53 1JH**

I refer to the above planning permission granted on 10th May 2022, and I write to apply to discharge planning condition 05 of the above consent, which states:

*“Construction of the first floor of the dwelling shall not commence until a scheme of ecological enhancements has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of appropriate bird and bat habitats, including bat bricks and/or bat tiles, and swallow terraces and/or swift bricks to be installed within the fabric of the dwelling. The approved scheme shall be fully implemented before the dwelling is first occupied and shall thereafter be retained in accordance with the approved scheme.”*

I am therefore pleased to enclose a plan showing the locations of 1 x Swift roost and 2 x bat roosts (as illustrated on the extract below) and further details of the proposed ecological enhancements below.



**Extract of Drawing RG01 – 1000 – ECO1**

## Bat Roosts

The applicant is proposing to install two bat roosts and has selected the Vivara Pro Build-in WoodStone Bat Box. The box is specifically designed to fit into the cavity of house walls. It features a slim sized entrance hole which will sit flush in a course of bricks to provide a discreet entry way for bats. It is manufactured from hard-wearing WoodStone and plywood.

WoodStone is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is a breathable material so there will be no problems with condensation.

Woodstone maintains a consistent temperature inside, providing excellent insulation for roosting bats. The specification of the box is - height: 500mm, width: 210mm, depth: 150mm, weight: 5.6kg, material: FSC WoodStone.

Two of these boxes will be installed, one on the eastern elevation, and one on the southern elevation to provide choice for the bats.

Both will receive good amounts of sunshine to provide the optimum conditions. Both of these boxes will be installed so that the entry portal is located 600mm down from the eaves of the building, which is approximately 6.75m above ground level; and both will be clear of any external light sources to ensure no predation or disturbance.

The bat roosts will be installed within the cavity in a way that means they will benefit from the heat from within the building to provide optimum roosting conditions. Images of the bat roost and the method of installation are provided below.



Front View



Rear View



**Entrance Detail**



**Cavity Installation**



**Flush Finish**

### **Swift Roost**

The applicant also proposes to install one swift roost. The applicant has selected a Vivara Pro WoodStone Swift Nest Box, and it is proposed to install on the front elevation under the eaves as this is a west facing elevation and will not receive direct sunlight during the breeding season. The roost will be located tight to the eaves at approximately 4.9m above ground level and where there is a clear adjacent airspace so swifts can access it in a high-speed direct flight.

The chosen roost is FSC certified WoodStone and is constructed entirely out of WoodStone meaning it is long lasting and won't rot away like a traditional wooden nest box. The box has an opening at the back of the box for easy cleaning with the nest entrance on the underside of the box. This type of entrance is preferred by swifts but discourages house sparrows and starlings from occupying the box. The specification of the box is - width: 38cm, height: 24.5cm, depth: 26.5cm, weight: 6kg, material: FSC certified WoodStone.



**Swift Box Design**

### Locations

The locations of the bat and swift roosts have been carefully chosen to ensure the optimum temperatures for the species and their nesting and roosting habits; and located to provide good entry/exit flights. The diagram below shows how Swifts would have a clear line of site out and across to the expanse of grassland opposite and foraging runs around the Draper buildings; and shows how the bat roosts terminate a potential bat foraging route on the northern side of the established tree line.



**Anticipated Swift and Bat Transects**

We look forward to hearing from you in due course, but in the meantime, if you should have any comments or queries, please do not hesitate to contact me.

Yours sincerely



Nathan Turner  
**Assistant Planner**

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Enc: Extract of Drawing RG01 – 1000 – EC01