

Updated Ecology Response

H/22/93311 – 1 Peewit Hill, Bursledon, Southampton, SO31 8BL

24/08/2022

I have reviewed the Preliminary Roost Assessment report by Arbtech (August 2022). The building has been assessed to have high bat roost suitability and will require three bat activity surveys. These must take place at least 2 weeks apart and at least two must be done within the optimal survey period from mid-May through August. As it is now 24th August it is not practical to start the surveys this season. If a licence from Natural England is required, the application will require all three surveys to be done within the same season. These surveys would not be able to be started until May 2023.

The potential bat roost features identified in the report include raised roof tiles, missing mortar, large gaps around the dormer and gaps in the brickwork. There was also bird nesting material in some of the gutters. The report states that internal works have already been started on the ground and top floors.

The applicant must be advised that bats and their habitats/resting places are protected against disturbance and damage to their resting sites/places of shelter by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Appendix 4 of the PRA report provides further details.

Biodiversity enhancements will be required. The PRA report states that recommendations for enhancements will be made upon completion and according to the results of the three bat surveys.

As the presence of protected species is a material consideration, the application cannot be determined until after the three required bat surveys have been completed. In other similar cases the application has been withdrawn and re-activated after the bat survey results have been received.

Please let me know if you need any additional information.