

Ecology response amended for H/22/93971 27 MORTIMERS LANE, FAIR OAK, EASTLEIGH,
SO50 7BH

Removal of existing garage following single storey rear and side extensions, two storey side extension with front and rear dormer window

Claire Campbell-Best

29/11/22

I have reviewed the site photos. Although there are a few areas that might be potential bat roost features they are not likely to be affected by these proposals. The areas of concern are possible gaps under the lead flashing where the dormers are attached to the roof, and the roof tiles between the two existing rear dormers.

There is also a slightly displaced wooden board just above the cable for the satellite dish on the gable end which would be affected by construction. Due to this feature being in the area affected by the construction, these wooden boards must be removed with caution and only outside of the active bat season (i.e removed only between October and March), or if this is not possible, then only under the supervision of a bat licensed ecologist.

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>.

The wooden shed/garage is not likely to shelter roosting bats but might be accessible to nesting birds. This should be removed outside of nesting bird season (i.e. to be removed between September and March). If any active bird nests are found all work must stop and the area must be protected from disturbance with a 5 m buffer until after the young have fledged and left the nest.

Lisa Malter

Ecologist

21/11/22

There are records of bats in the vicinity of this property. Close-up photos of the areas of the house, garage and garden that would be affected by this proposal are required to determine whether further surveys would be required. The current dormer windows have hanging tiles on the sides. The condition of all tiles on the roof and existing dormers need to be shown clearly in the photos.

Biodiversity enhancements are required. This property may be suitable for a bat box and/or a swift nest box.

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.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>

Surface water drainage

The current surface water drainage system can be used if it is satisfactory. If soakaways are in use currently, the applicant must be advised that soakaways must be located at least 5 m from any built structure. Evidence must be provided to show there would be a satisfactory surface water drainage system, demonstrating that the extensions will not be too close to a soakaway.

Lisa Malter

Ecologist