

Ecology response amended for H/22/94265 WORKSHOP REAR OF, HAWTHORNE HOUSE,
BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

Loft conversion to form habitable accommodation with dormer windows at the front and rear
(Resubmission of application H/22/93219)

Summer Sharpe

15/12/22

I have reviewed the Bat Survey Report by Hampshire Ecological Services (February 2021). This report (which was commissioned for a previous application) refers to two outbuildings, labelled building 1 (furthest to the south) and building 2 (to the north). The plans submitted for this application do not differentiate between the two buildings, but the photos of building 2 look like the building referenced in this application. Is building 1 still standing or has it been demolished? Is it part of this application?

Building 2 has been assessed as having low bat roost potential and requires one dusk emergence survey. In addition, the loft space was not accessible to the surveyor so it is possible that bats may be using this space. At least one emergence survey must be done before the application can be determined as the presence of protected species is a material consideration and the results of this survey may result in changes to the plans. If any bats are seen emerging on that survey, at least two further surveys within the same season will be required for a European Protected Species license.

The report also states that *Given the mobility of bats it is recommended that a walkover of the site to update the survey information is undertaken prior to the development commencing if this does not occur before the end of November 2021.*

A dusk emergence survey will not be able to be done until the start of the next active bat season in May 2023, but an update walkover survey can be done before May if necessary. If additional bat roost features have developed since the previous survey more than one bat activity survey may be needed. The ecological consultant, who has visited the property, will be able to provide more information about this.

The mitigation and enhancement measures proposed in sections 5.6.2-5.6.4 and Figure 4 of the report are sound and can be implemented. Swift bricks are preferable to general bird boxes if appropriate to this site.

Lisa Malter

Ecologist

6/12/22

There are records of bats nearby and the proposal would involve extensive work to the roof. The photos of Hawthorne House on Google maps (image date July 2021) show Velux windows on the front elevation, whereas the existing elevation drawings show an intact roof. Is this application for

the main house or for another (workshop) building? I need to review close-up photos taken in good light of the roof, flashings, soffits, and fascia of the building in this proposal to determine whether further survey is required.

Biodiversity enhancement is required. A bat box or a swift nest box might be appropriate on this site.

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](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>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

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