

Ecology response for H 22 94177 209 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Single storey side and rear extensions to form two-bedroom annex. New flat roof for the living room lean to.

Claire Campbell Best

16/1/23

There are several records of bats and hedgehogs very close to this site, a bat roost was found on site during surveys for a previous application and bat boxes were installed as replacement roost sites. There are also records of breeding swifts nearby.

The DAS notes that bat boxes are already installed in the southwest gable and on a lime tree in the garden. This was done for H/19/85941 as a replacement for the bat roost replaced under EPS licence as explained in the Bat Survey report by 4Woods Ecology (June 2019). The extension on the southern elevation is proposed to be built near and under these bat boxes, so care will be needed during the construction phase to avoid disturbing any bats which may already be using the boxes.

A bat survey and ecological advice on construction timing will be required to avoid the possibility of any disturbance. The ecologist will be able to determine whether bats have begun using these boxes and to decide the best course of action. This must be done before determination as the presence of protected species is a material consideration.

A pre-works nesting bird check will also be required to determine whether there are any active bird nests in the hedgerow at the southern boundary of the property which might be disturbed by the construction.

Please could you add the following informative to the decision notice:

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. These habitats are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

I note that a 5,000 litre below ground rainwater harvesting tank is included in the plans, so no other surface water drainage information will be required.

Biodiversity enhancements will be required.

A leylandii hedge is proposed to be replaced with new planting. The DAS states that replacement habitat will include native trees, hedges and night scented plants. A biodiversity enhancement plan can be conditioned which will include details of proposed planting and habitat enhancement.

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.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

Lisa Malter

Ecologist