

Ecology response amended for H/22/94302 1 CHALVINGTON ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 3DY

Ground floor rear/side extension and first floor side extension

Alex Stone

6/2/23

I don't see any potential bat roost features in these photos.

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 same blurry information about surface water drainage has been re-attached to the subsequent email (see below). All I can determine from this is that new soakaways are proposed and that porosity? test results will be submitted by the contractor. This implies that it is not yet clear whether soakaways will be workable on this site. Are there any soakaways already on site? If not, what is the current surface water drainage system for this property? For an extension of this type, the current system is usually able to be extended to cover the additions. If there are existing soakaways, then I have no objection subject to the decision of the building inspector. If there are no existing working soakaways then the porosity/soil infiltration tests must be done before determination. If infiltration into soakaways is not feasible, then alternative surface water drainage arrangements will be required.

The photo of the garden shows good potential for the addition of flowering plants and shrubs to attract pollinators and enhance biodiversity.

Lisa Malter

Ecologist

RAIN WATER GOODS (PVC-U)

Rainwater goods to match existing, with 112mm upvc black round-line guttering with 68mm dia. square down pipes, Marley or similar, to positions indicated on plan, to discharge into 1.5m² soak-away/existing drainage, min 5 metres from any building.

EXISTING DRAINS

Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against information shown on drawings and report any discrepancies. Adequately protect existing live drains and maintain informal flows during construction.

Please Note:

Where shared sewers are to be built over, Homeowner/Contractor to contact Southern Water to obtain any necessary permissions.

SURFACE WATER DRAINAGE

All surface water drainage led to falls may be 1:100 min (1:80 preferred) to discharge into new soakaway min 5.0 metres from any part of the building. Having a min capacity of 1.5 m³ below lowest entry invert level. Porosity test results to be submitted by contractor.

FOUL DRAINAGE

ABOVE GROUND

To be plastic soil vent pipework and WVC branches. Pipes, fittings and accessories to BS4154 Knauf certified. Method of fixing stacks to be steel brackets at 1800mm c/c. Plastic branch pipework to PE/PVC, ABS polyethylene up to 50mm diameter for pipes, fittings and accessories to BS 5155. Cranked SVF led to falls of 1:60.

Unless otherwise indicated:-

Bath, sink and shower - 40mm dia. up to 3m max. length and 50mm dia. From 3m - 4m max. length.

Wash basin - 22mm dia. Up to 1.2m max. length and 40mm dia. From 1.2m - 3m length.

BELOW GROUND

150mm Hegalene or similar drains in 150mm pea shingle surround. Backfill to manufacturers instructions to a min gradient of 1 in 40. Provide teals over drains where passing under walls with min 10mm clearance all round.

and soft pack with sand. New Inspection Chambers Of 215mm Sane Engineering Bricks Rendered Externally, On 150mm Concrete Base With Cover To Suit Situation,allow To Bench Around Inlets And Provide Easy Bends As Necessary To Discharge with The Flow. Connection to be made to new manholes as indicated, intercepting existing drainage run and onto main sewer.

15/12/22

There are records of bats in the vicinity of this property. The elevation plans show that the extension will wrap around the house and affect the roof. Due to the vegetation surrounding the site, I am unable to see photos of the house on Google maps. Please could you send close-up photos taken in good light of the areas of the house and garden that will be affected by the proposed extensions. What are the current surface water drainage arrangements and how will they be affected by the proposed extensions?

Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.

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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