

Ecology response amended for H/22/94368 36 MORTIMER ROAD, BOTLEY, SOUTHAMPTON, SO30 2EN

Demolition of the existing lean-to room. Two storey side extensions. Alterations to fenestration

Claire Campbell-Best

23/2/23

I have reviewed the Preliminary Roost Assessment report by Hampshire Ecological Services (February 2023). The building was classified as having low-negligible bat roost suitability, with some potential bat access points and external roosting features. There was no evidence of bats found during the survey, however the roof void was not accessible to be checked. Areas that needed to be examined closely were not able to be reached by the ecologist due to a large amount of materials stored in the loft. Only a small service hatch opens into the roof void over the existing extension, so it was not available to survey internally.

I agree with the precautionary approach recommended in the report which includes a pre-works check by a suitably qualified ecologist and ecological supervision while the roof tiles are being removed by hand. This can be conditioned; however the condition also needs to state that if the bat roost suitability of the building increases or any evidence of bats is found at any point, work must stop and an EPS mitigation licence will be required from Natural England. Eastleigh Borough Council must also be notified if any evidence of bats is found.

Additional mitigation includes no works to be done during the hours of darkness or under artificial lighting, no lighting is to be directed onto any vegetation planted in the future and any security lights must operate on a timer to avoid any potential negative impacts on bats.

The recommendations for biodiversity enhancement in the report are sound and should be implemented. This includes building at least one integrated bat box and one integrated swift box into the new extensions.

Lisa Malter

Ecologist

5/1/23

The proposed extension on the west side of the house would involve works to the roof and the existing hanging tiles on the front and rear elevations. There are several records of bats very close to this site and records of hedgehogs in the area. A preliminary ecological assessment (PEA) is required to include an internal inspection of the loft. The PEA report must also include recommendations for biodiversity enhancements that would be appropriate for this proposal.

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>)

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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