

Ecology response for F/23/94885 175 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 2DU

Two and three storey rear extension to care home to provide 10 new bedrooms including additional communal facilities and alterations to car park following removal of existing conservatory.

Gary Osmond

13/4/23

I have no objection, subject to conditions and informatives outlined below.

I have reviewed the Ecological Impact Assessment report by Ecosa (February 2023). Parts of the loft and roof voids have not been inspected for evidence of or suitability for roosting bats as they were not accessible.

The desktop study only relied on records available on the MAGIC website. The HBIC records, which were not accessed for this report, are far more comprehensive and include more recent and more numerous records of bats in the immediate area, so I do not agree that this site will necessarily have low suitability for foraging and commuting bats on or adjacent to the site. The Chandlers Ford area has a high density of records of bats. The main building was assessed as having low suitability for roosting bats.

There are records of hedgehogs very near to this site and in the surrounding areas. There are records of slow worms and common toads in the wider vicinity of the site.

The report concludes that the areas of the building with potential bat roost features will not be impacted by the proposed works. Therefore, no further surveys will be required.

The mitigation and enhancements proposed in the report can be conditioned.

This includes built-in bat bricks and swift bricks in the new extension and a single bat box in a retained tree, new planting along the northern site boundary.

The proposal would extend the building over an area of amenity grassland, hard standing and introduced shrub which could be used by reptiles such as slow worms, hedgehogs and nesting birds. A precautionary working method for hedgehogs, slow worms and nesting birds will be required and can be conditioned.

A biodiversity enhancement plan will be required and can be conditioned. This must show the placement of the bat and swift bricks and boxes, along with any exterior lighting to demonstrate that they will not be illuminated. This must also include details of additional proposed planting. This should include night-scented flowering plants to attract pollinators such as moths as food for bats, and plants and shrubs that would provide flowers, fruits and seeds as food for other wildlife. Additional hedgehog habitat can be created under vegetation in a quiet corner of the site.

Please could you also add the following informatives 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 called. 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>.

Removal of woody vegetation will be undertaken outside the breeding season of March through August to avoid harm/disturbance to nesting birds. If this is not possible, vegetation will be checked by a suitably qualified ecologist immediately prior to removal for any evidence of nesting. Any active nests will be left undisturbed with a 5 m buffer until the chicks have fledged and left the nest.

The SuDS Drainage Design Report by Clancy Consulting (March 2023) was supported by infiltration test results and states that the existing building will continue to be drained to the existing soakaways on site. The additional impermeable areas will be piped to a new soakaway located at the rear of the development. The soakaway has been designed to provide for a 1:100 year critical event plus 45% climate change rainfall allowance. This is satisfactory.

Lisa Malter

Ecologist