

Additional Ecology response for F/23/96022 25 HIGH STREET, BOTLEY, SOUTHAMPTON,
SO30 2EA

Construction of 1no. two storey detached dwelling and garage within rear garden.

Clare Martin

23/10/23

I have reviewed the letter from Aqua Callidus (October 2023). At Eastleigh Borough Council the ecology team is responsible for surface water drainage responses. I am not a drainage expert. My point was any place that water can be saved is useful. As long as rainwater is being discharged to a combined sewer system if it has been used before discharge (thereby becoming foul effluent), then there is less demand on the potable water system and less demand for abstraction from our existing systems (with negative ecological consequences), particularly during the summer when we are sometimes under hosepipe bans. Discharging clean (un-used) water in with sewage is wasteful and leads to untreated sewage discharges into our rivers and streams when the water treatment plants cannot process the volume of wastewater.

I am glad to know that the house is already using grey water and I understand that grey water and rainwater harvesting are not an alternative to surface water drainage. **My previous response did not disagree with the surface water drainage plan, it is appropriate and should be implemented.** I only mentioned rainwater harvesting (either by underground tank or water butts) and grey water usage as an **additional optional** suggestion which is beneficial to ecology.

Lisa Malter

Ecologist

10/10/23

As discussed, the existing garage B1 is the only part of the proposal that needs a phase 2 bat survey. It is located away from the proposed construction area so would not be disturbed by construction of the rest of the proposal. I am satisfied that construction of the dwelling and new garage can proceed without further surveys, with the precautionary method statement and additional requirements as stated in the previous response (9/10/23).

Lisa Malter

Ecologist

9/10/23

I have reviewed the Preliminary Ecological Appraisal and Preliminary Roost Assessment by Arbtech (May 2023) and the Drainage Plan by Aqua Callidus (August 2023).

Ecology

There are records of bats near this site and hedgehog droppings were identified in the grass during the preliminary ecological appraisal. The garage has been assessed as having low bat roost potential due to lifted tiles close to the western gable end. There is also potential habitat for nesting birds and invertebrates on site. It is not likely to support amphibians, reptiles, badgers, dormice, otters or water voles, however precautionary working methods are recommended to avoid harm to reptiles, amphibians, hedgehogs, invertebrates, and nesting birds. These are outlined in Table 7 of the report and must be followed.

A phase 2 bat activity survey is required for the garage building B1, which can only be done between May and August (possibly September if conditions are suitable). If bats are seen on the first survey further surveys and a license from Natural England will be required. Building B2 was assessed to have negligible bat roost potential however the following informative must be added 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>.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk/Guidance%20Note%208%20Bats%20and%20Artificial%20Lighting). Light spill must be avoided onto potential bat roost features on the existing buildings.

Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden.

The biodiversity enhancements recommended in the report are appropriate and must be implemented. This includes enhancements for hedgehogs, nesting birds, and invertebrates such as stag beetles. Swift nest boxes can also be used as other birds could use them when swifts are not in residence. Mitigation for bats will be proposed with the results of the phase 2 bat survey which is required before determination.

A biodiversity enhancement plan will be required to demonstrate the location of all biodiversity enhancements. This can be conditioned. Additional trees will need to be planted to compensate for the trees removed to facilitate the proposal. These should be trees which produce flowers for pollinators and fruit or seeds for wildlife. Additional flowering plants

should be added to the garden especially night-scented flowering plants which attract moths as food for bats.

Surface Water Drainage

Due to the impermeability of the soils and the lack of a nearby watercourse or a separate surface water sewer, drainage would be discharged to a combined sewer. The proposal is for water from the driveway to discharge through porous pavement into storage (14.1 m³) below the pavement. Roof water is proposed to be filtered before discharge into the storage pavement. A flow control device will limit discharge to 2 l/sec into the public sewer. The simple index approach has been used, no pollution hazard would be created, and the proposal would comply with DM6.

As this is a new dwelling, an underground rainwater storage tank and grey water system should be considered as an alternative to sending clean usable rainwater into a combined sewer system. If this is not able to be implemented, then a series of large water butts should be used to store some of the rainwater for use in the garden.

Lisa Malter

Ecologist