

Ecology response for F/23/95753 KYPE VIEW, 5 ALLINGTON LANE, FAIR OAK, EASTLEIGH,
SO50 7DA

Erection of [1.no](#) 3-bedroom bungalow with associated parking following the demolition of
existing garages and severing of land

Rachael Morris

2/11/23

I have reviewed the amended Preliminary Ecological Appraisal report by KJF Consultancy
(October 2023).

The ecological consultant has mis-understood my previous comments about the validation
period for ecology reports. I was not asking for the validation date to be removed from the
report, only to be re-considered, as three years is quite long and not a usual time period for
ecology reports.

It is possible for nesting birds to be found at any time of year, with a higher probability for
them to be nesting within the nesting bird season (March through August inclusive, but this
depends on the weather). As previously stated, nesting bird check needs to be done if
vegetation clearance cannot be done outside of the nesting bird season and this must be
valid for every year. However, reports assessing bat roost potential and potential habitat for
other protected species are usually only valid for 12 to 18 months depending on when the
survey was done. Bats can move between roosts. Buildings and trees can develop bat roost
potential over time due to changes in their physical condition. Vegetation management or
lack of management can result in changes in habitats found on site.

I do not agree that removing the validation period completely is appropriate as this would
enable the report to be submitted for future planning applications should the applicant
decide not to proceed with this application. Although this is only a small site, loss of trees
and shrubs must be mitigated first, and then biodiversity enhancement must be added in
addition to the mitigation. The report has been amended to show that the proposed
hedgerow planting is considered mitigation and the other biodiversity features are
considered enhancements.

Lisa Malter

Ecologist

7/9/23

I have reviewed the Preliminary Ecological Appraisal report by KJF Consultancy (August
2023). If this proposal were approved this would create three dwellings without adequate

storage space other than very small bike stores. I would anticipate that future residents could want additional storage space which would decrease the amount of amenity space for each garden.

There are records of bats, stag beetles, and hedgehogs near this site. Although no bird nests were reported present at the time of the survey, the trees and shrubs on site could support nesting birds. The timber sheds and garages appear to have potential to support nesting birds in the future and will need to be checked prior to the start of works if they are still in place during the bird nesting season (March through August inclusive). If evidence of an active bird's nest is found before or 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. The report claims to be valid for three years, however this is not realistic, as birds could nest in this vegetation at any time during the nesting season of any year.

Biodiversity enhancements recommended include a bat brick, a swift brick, a hedgehog nest box and 2 bee bricks. Planting 48 m of mixed native hedge is proposed to provide enhancement. This would be mitigation for loss of trees and shrubs due to this proposal rather than enhancement.

Any closed board fencing must have at least 2 hedgehog openings (13 x 13 cm minimum) to allow free passage of hedgehogs through the gardens.

A surface water drainage plan and a landscaping plan are required. If soakaways are being proposed the applicant must show that they could be located 5 m from any built structure.

Lisa Malter

Ecologist