

Ecology response re amended plans for H 23 95847 13 Satchell Lane, Hamble-le-Rice, Southampton, SO31 4HF

Single/two storey front extension to incorporate balcony, single storey side extension, two and single storey rear extensions, elevational alterations, and enlargement to front parking area (Amended plans and description).

Claire Campbell-Best

30/11/23

I have reviewed the amended plans submitted on 29/11/23.

The planning statement V2.0 (no author or date) contains the following statement: *The applicant has already obtained a Bat survey which shows no evidence of bats present.* This is a misinterpretation of the Phase 1 Bat Survey (PRA) report by Vesper Conservation & Ecology Limited (28/3/23) and the findings of that report. No bats were present at the time of that preliminary assessment which was conducted according to accepted guidelines outside of the active bat season. It would have been unusual for bats to be seen on a Phase 1 survey in March unless they were hibernating. The recommendations of that report were that *at least two bat activity surveys be undertaken to ascertain if bats are using the building.* The areas with bat roost potential identified in this report were identified as the main roof, ridge and hip bonnet (section 2.6).

The active bat survey season (Phase 2 surveys) is from May through August/September and that is when bats would be roosting under these main roof tiles or in the loft.

Sections 2.7 through 2.9 state that the other areas of the house do not have potential bat roost features. *2.7 The single storey rear extensions are covered with tight fitting slate tiles, these are all on good condition with no obvious gaps or holes that would allow ingress into the fabric of the building. 2.8 The building has a single chimney stack, the stack is in good order with no missing pugging, the lead flashing around the stack is tight with no obvious gaps or holes that would allow ingress into the building. 2.9 The eaves of the building both the original house and that of the single storey extension are tight fitting with no obvious holes or gaps that would allow ingress into the building.*

As this amended proposal no longer involves disturbance to the main roof the Phase 2 bat activity surveys will not be required for this proposal. Any future work involving the roof would require the Phase 2 bat activity surveys to be done in season, before disturbing these features. The amended elevation plans do not show any chimney stacks, but removal of the chimneys is not listed in the application description. Removal of the chimneys must be done without disturbance to the roof, and outside of the main bat activity season (ie avoiding May through September).

The following advisory is required: If any bats or signs of bats are found all work must stop and a license from Natural England would be required. The applicant and agent must be reminded that any work to the roof at any time is still covered by the Wildlife and Countryside Act whether or not that work is part of a planning application. 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 amended proposed site plan (7/11/23) shows a permeable surface on the driveway and parking areas, a paved terrace/patio, a replanted flower bed/hedge and close board fencing around the property. There is an area labelled grass/soft landscape at the front of the house and extending part of the way along the southern boundary. To maintain at least some wildlife corridor across the property and to allow surface water to drain into the soil, this narrow soft landscaped area should be extended along the entire southern boundary and be managed as a rain garden. The existing surface water drainage system may be affected by this proposal and should be checked to ensure that it has capacity for the additional roof area drainage.

From the previous ecology response:

The photos of the garden in the PRA report show that there is potential habitat for slow worms, hedgehogs and stag beetles. A precautionary working method for hedgehogs, stag beetles and slow worms will be required and could be conditioned as part of a CEMP. Mitigation for loss of habitat and a landscaping plan demonstrating sufficient green infrastructure will also be required. Any exterior lighting will need to follow wildlife-sensitive guidelines.

Biodiversity enhancements will be required and can be conditioned in a biodiversity mitigation and enhancement plan. 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.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<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/>

Lisa Malter

Ecologist