

Ecology response for F/23/96514 LAKESMERE HOUSE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Provision of a new two storey Primary School building and removal of the existing northern timber teaching block building from the site and associated ancillary works including enlargement of the existing on-site parking courtyard.

Gary Osmond

20/12/23

This site is in a red great crested newt impact risk zone. There are records of great crested newts in Quobleigh Woods to the east of the site, and numerous records of bats nearby. There are nesting swifts in the wider vicinity.

I have reviewed the PEA report by Vesper Conservation and Ecology Limited (September 2023). It is not likely that any protected species will be affected by these proposals, however precautionary working methods are required. The recommendations for precautionary working methods recommended in the report are appropriate and can be conditioned in a CEMP.

These include:

All open workings and pipes must be covered every evening and checked before use each morning, to make sure no animals have fallen in and become trapped. If covering is not possible, then a rough slanted board must be set up in excavations and pipes at night as a small animal escape ramp.

All site operatives must be briefed on identification of great crested newts and what to do if one is found on site.

If any great crested newts are found, all work must stop immediately, and a suitably qualified ecological consultant must be contacted for advice. As noted in the Nature Space response: *It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.*

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>.

Any vegetation clearance must be undertaken outside of the bird nesting season (March through August although some birds nest outside these dates). If this is not possible a pre-works check is required (not longer than 24 hours before the start of works) by a suitably

qualified ecologist. If any active nests are found all work must stop and the nests must be protected from disturbance by a 10 m buffer until after the chicks have fledged and left the nest.

The recommendations for biodiversity enhancements are appropriate and can be conditioned. These include:

The newly created slope (beyond the new retaining wall) to the east of the building will be seeded with a meadow mix to create a wildflower area to attract pollinators. This should be managed as a meadow as described in Appendix 3 of the report. A landscape management plan can be conditioned.

New hedgerow and tree plantings should be primarily native plants which provide flowers, fruit and seeds for wildlife, and not conifers.

The eastern and western gable ends of the new building will be fitted with bat boxes. Built in boxes are preferred as they do not require maintenance and cannot fall off. Ten sparrow terraces will be installed under the eaves, with 5 on the northern elevation and 5 on the southern elevation. The Ecological Enhancements Plan by Kingswell Buildings Ltd (Rev 8, November 2023) has the bat and bird symbols interchanged and must be amended. The plan shows two bird boxes on the gable ends and 10 bat boxes under the northern and southern eaves rather than the 2 bat boxes at the gable ends and 10 sparrow terraces under the northern and southern eaves as specified.

A lighting plan is required to demonstrate that the bat boxes and bird nest boxes will not be illuminated by more than 1 lux either by lights on this building, any adjacent building or the car park lights. The recommendations in the Guidance note 08/23 Bats and Artificial Lighting by the Institute of Lighting Professionals and the Bat Conservation Trust should be followed to avoid disturbance to bats and nesting birds due to exterior lighting.

Surface water drainage

The Planning, Design and Access Statement states that Appendix C contains the flood risk and drainage strategy with 2 appendices, however I cannot find this in the documents submitted. There is only a flood zone map. The Ecological Enhancements plan lists the following surface water drainage features: crate drainage, a level play area with permeable surfacing to include features for rainwater capture and play to be supplied by the school, new play area laid to permeable tarmac, existing entrance laid to permeable paving, and hard surface laid to fall and storm water taken to shallow crate system. It is not clear how much of the original paving will remain on site and how much will be added/replaced.

A surface water drainage plan can be conditioned. This must use the simple index approach to pollution mitigation to demonstrate that any pollutants from the car park and roof drainage will be adequately mitigated. It must also demonstrate that the soil is suitable for

infiltration, that the proposed crate drainage will have adequate capacity (100 yr flood plus 45% for climate change), provide arrows showing the direction of flow of surface water and arrows showing exceedance flow.

Lisa Malter

Ecologist