

Ecology response for F/26/100843 HALL LANDS FARM, HALL LANDS LANE, FAIR OAK, EASTLEIGH, SO50 7EF

Extension to existing hay barn for additional hay storage purposes, and conversion of an existing agricultural barn for use as a tied agricultural dwelling for farm succession purposes.

Katie Lasham

2/3/26

Ecology

This site is in a red impact risk zone for great crested newts. There are records of bats, slow worms, grass snakes and badgers nearby with nesting swifts in the wider area. Barns often have the potential to support nesting birds such as swallows, house sparrows and barn owls.

To determine whether any surveys will be required I need to review close up photos taken in good light of all areas of the two existing barns, interior (looking up at the roof from the inside) and exterior (roof, fascia, soffits (standing next to building and looking upwards), flashings, any hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings.

Photos of the areas around the buildings which would be impacted by building works are also required.

Surface water drainage

Any changes to the existing surface water drainage must be shown on a plan.

Biodiversity Net Gain

The application form states that the site area is 0.5 ha, however the applicant is claiming the de minimis exemption from 10% biodiversity net gain due to the development being proposed on existing hard standing within the far yard.

Although 10% biodiversity net gain may not be required, some net gain in the form of biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. Boxes for bats and nesting birds may be appropriate for these buildings.

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://www.barnowltrust.org.uk>

<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/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

Lisa Malter

Ecologist