

Ecology response amended for H/23/96579 VILLA CERVINO, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Roof extension and alterations to include raising of ridge height with front and rear hip-to-gable ends to create additional habitable accommodation in roof space, single storey side and rear extension following demolition of existing conservatory, extensions and garage

Claire Campbell-Best

7/2/24

I have re-reviewed the previous applications and the PEA/PRA report by Arbtech (November 2022). I can see from the site photos that the condition of the building has not changed since the previous survey. Also, F/23/94918 was permitted for full demolition of the building based on that survey and is still a valid application. Further surveys will not be required as this application is for fewer changes to the building than the demolition which was previously approved.

Precautionary working methods and biodiversity enhancements are still required.

Please could you add the following informative 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).

Lisa Malter

Ecologist

16/1/24

Previous applications for this site include F/23/94918, Q/23/94473 and H/22/93471.

This site is in a green impact risk zone for great crested newts. There are records of bats, badgers, hedgehogs and notable invertebrates near this property.

Due to the proposed extensive works to the roof and the records of bats nearby, a preliminary bat roost assessment will be required. An ecology response from a previous

application mentions that a PEA/PRA report by Arbtech dated November 2022 was submitted although I cannot find this document on our system. This would now be out of date, but since the building has already been surveyed, it would be sufficient to submit an update walkover, with a letter report to advise the LPA whether there were any changes to the condition of the building and whether, in the professional opinion of the ecological consultant, there would be a need for any further surveys.

The report should also include precautionary working methods to protect bats, terrestrial great crested newts, hedgehogs, notable invertebrates such as stag beetles, and badgers during the construction phase.

Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for the east and west gable ends of 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>)

The property can be enhanced for hedgehogs by creating hedgehog gaps in the base boards of fences (13 x 13 cm minimum) and habitat piles or adding hedgehog houses in shady areas around the garden. Invertebrates can be attracted by piles of dead wood and are eaten by hedgehogs.

The garden can also be enhanced by the addition of flowering plants, flowering and fruiting shrubs and trees and night-flowering scented plants which will attract pollinators, birds and moths (as food for bats).

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/>

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

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

Lisa Malter

Ecologist