

Additional Ecology response for H/23/96567 111 HURSLEY ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 1JD

First floor rear and single storey rear/side extensions with raised rear patio

Claire Campbell-Best

19/2/24

I have reviewed the Preliminary Roost Assessment Report by Hampshire Ecological Services (February 2024).

The house and garage have been assessed as having negligible bat roost suitability, but the shed is assessed to have low-negligible suitability with a few potential access points for bats to enter the building and some exterior potential roosting features. The house and garage have no constraints to work being done, but the shed will need either a pre-works emergence check or demolition under ecological supervision by a suitably qualified ecologist. Given that bats move between roosts, and this is a small building I think that demolition under ecological supervision (which could be conditioned) would be the more pragmatic choice, however if the applicant prefers an emergence survey (between May and August) that is an acceptable option but would need to be done before determination. A temporary bat box must be installed on a retained tree to relocate any bats found during ecologically supervised demolition. If any bats are found, work must stop and a licence from Natural England must be applied for.

The biodiversity enhancements and lighting guidance recommended in the report are appropriate and should be implemented.

Lisa Malter

Ecologist

18/1/24

I have reviewed the site visit photos.

There is a small gap in the edge of the roof tiles visible on the rear gable end directly above a repaired crack in the wall and a gap at the corner of the fascia board. The rear elevation of the roof is not visible in the photos. These features must be checked by a suitably qualified ecologist to determine whether they are potential bat roost features, and the interior of the loft must also be inspected. A Preliminary Roost Appraisal (PRA) is required.

The area around the existing rear brick addition is surfaced with gravel and paving slabs, however another photo of the rear garden contains some brown leaves in the lower right corner which could be montbretia (*Crocasmia crocosmifolia*), an invasive plant listed on Schedule 9 of the Wildlife and Countryside Act. It is illegal to allow this plant to spread into

the wild, so care will need to be taken to keep any soil from this area on site. Alternatively, it can be disposed of as hazardous waste by a licensed contractor. The ecologist who does the PRA can also check these plants.

The outbuilding to be demolished is well lit by at least 4 windows, with a corrugated metal roof, so would have negligible bat roost potential. The rear corner of the roofing is lifted and may provide a gap for nesting birds to enter the building. This building should be demolished before the start of bird nesting season if possible. Bird nesting season is generally assumed to be from the end of February through the end of August, however this can vary with temperature and weather conditions.

If there are any active bird nests, all work must stop, and a 5 m buffer created to prevent the nest from being disturbed until after the young have fledged and left the nest.

Lisa Malter

Ecologist

28/12/23

This property is in a green impact risk zone for great crested newts. There are records of bats very close to the site and hedgehogs, swifts and stag beetles in the neighbourhood. I need to review photos of any areas which would be impacted by these proposals to determine whether a survey will be required. This would include any flashings, fascias, roof tiles, rear and side elevations and the rear garden.

Biodiversity enhancements will be required. A bat box and a swift box 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