

Ecology response for F/24/96900 38 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AU

Demolition of existing house and single garage and construction of a new two-storey house with separate guest Annex / Gymnasium and associated landscaping and parking. Creation of a new vehicular access point from Nichol Road.

David Huckfield

4/3/24

There are numerous records of bats and hedgehogs very close to this site. The proposal would pave a much larger area of the site than currently paved, with parking areas for five cars, a large driveway and paved patio areas for both the proposed new house and gym. Although this is a proposed replacement dwelling, surface water drainage will be affected by the proposed large increase in paved surfaces. A surface water drainage statement will be required.

Aerial photos available on Google maps show hedges along the western and part of the southern boundaries, several areas of shrubs and a row of trees along the southern boundary of the garden. The sketch view layout in the DAS shows very little vegetation other than lawns, occasional trees, and a narrow, planted bed along the front entrance path. This proposal would result in a net loss of biodiversity which is against local and national planning policies.

The biodiversity checklist identifies a veteran tree but states that the development will not affect this tree. All the boxes in section 2 Species have been checked no but the proposed site plan shows trees, shrubs and hedges on site which would be affected by the construction. Any nesting birds or bats using these trees, shrubs or hedges for roosting or feeding would also be affected.

Close up photos of the house, garden and garage are required to determine whether any bat surveys will be required. The photos must show the roof tiles on all elevations, flashings, soffits, fascia and the areas around the windows. A photo of the interiors of the loft and garage loft/roof would also be helpful. Photos of the garden should show the shrubs and trees, and any potential wildlife habitat such as hedges, scrub, rockeries, ponds and vegetation at the base of trees and shrubs.

Precautionary working methods for hedgehogs will be required.

In addition to no net loss of biodiversity, biodiversity enhancements are required. 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/>

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

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

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