

Ecology response amended 26/3/24 for H/24/96700 37 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AJ

Single storey rear extension, demolition of existing conservatory

Alex Stone

26/3/24 amended response

A letter report from Vesper Conservation and Ecology has been provided by email (March 2024). A PRA will not be required in this instance. The roof void will not be broken into and no gaps in eaves or soffits will be stopped up. The extension is proposed to be built on the same footprint as the existing conservatory. The ecologist states that there are no hanging tiles or other suitable potential bat roost features on the building.

Please could you add the following 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>.

A precautionary working method to protect small mammals can be conditioned. This must include all building materials to be stored on hard standing or on pallets, any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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A wildlife sensitive lighting scheme must be used if any exterior lighting is to be added to the extension and the patio. 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-Note-8-Bats-and-Artificial-Lighting).

The applicant must be advised that the Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development, it is your responsibility to get an ecology survey and implement the recommended mitigation measures.

The following resources may be helpful

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

Bat Conservation Trust <https://www.bats.org.uk/>

Crown Prosecution Service *Wildlife Offences* available at: <https://www.cps.gov.uk/legal-guidance/wildlife-offences>

Lisa Malter

Ecologist

12/3/24

A letter report from Vesper Conservation and Ecology has been provided by email (March 2024). A PRA will not be required in this instance. The roof void will not be broken into and no gaps in eaves or soffits will be stopped up. The extension is proposed to be built on the same footprint as the existing conservatory. The ecologist states that there are no hanging tiles or other suitable potential bat roost features on the building.

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Tree T07 has a root protection zone within the proposed development area and requires a specific tree protection plan to ensure that it is not affected either during the construction phase or after the extension is occupied. The Arboricultural Impact Statement by Arbtech (no date but submitted on 31/1/24) proposes to remove this tree to facilitate the development. As this tree has potential bat roost features and might support roosting bats, it is essential to protect it and its root protection zone. The tree officer's response on 28/2/24 states *This tree has been surveyed as a C category tree, with a life expectancy of at least 10 years (so it could be a lot more).*

There are additional emails regarding this tree, but whether it is retained or proposed to be removed, I think it should either be checked for bats, or protected as if it contained a bat roost. Bats must be considered with respect to any potential tree work such as “removing dangerous branches” as these may be branches with holes or splits which could be used by roosting bats.

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Ecologist

25/1/24

There are records of bats in the immediate vicinity of this site, with hedgehogs and nesting swifts in the wider area. The tree constraints plan shows that T07, a common oak with a dead branch and hollowing could be affected by this proposal. This tree must be checked by a suitably qualified ecologist using an endoscope to determine whether there are any potential bat roost features, and whether bats have been using this tree. Light spill from the new extension could affect roosting bats. A preliminary bat roost assessment of the tree and the rear elevation of the house is required. As this proposal will not affect the roof, an internal inspection is not necessary.

Biodiversity enhancements will be 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](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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