

Ecology response amended for H/24/96974 22A WINCHESTER STREET, BOTLEY,
SOUTHAMPTON, SO30 2AA

Replace the existing single garage with a double garage. Remove a garden shed. Demolish existing pump room and construct underground private (foul) pumping station within the front garden.

Dorothy Hei-Tung-Hoh

4/4/24

I have reviewed the photos of the buildings taken before demolition last year. They may have had potential for nesting birds and bats, but this cannot be determined from these photos. Since they were on hardstanding or gravel, it is not likely that great crested newts would have used these areas.

Since the garage, pump room and shed have already been demolished, replacement habitat for bats and nesting birds will be required in the new garage as mitigation for loss of habitat. As breathable membrane has been specified for this garage, it should be a non-snagging membrane only (see Bat Conservation Trust guidelines in previous response). A bat box and bird nest box (swift nest box if possible) can be attached to the gable ends of the garage. Additional flowering plants can be planted in the garden to attract pollinators as food for bats and birds. Night flowering scented plants would be especially helpful.

The proposed new soakaway is shown within the root protection zone of the trees and shrubs along the site boundary. This will be detrimental to the trees and shrubs and is not acceptable. A soakaway can be located under the drive or within the lawn areas in the front or rear garden.

Lisa Malter

Ecologist

20/3/24

This site is in an amber risk zone for great crested newts. There are records of bats nearby. It is located less than 50 m from the River Hamble.

The previous application H/23/95032 (not H/23/95932 as reported in the DAS) was permitted in June 2023 without consulting Ecology. The amended Design Access statement for this application, section 3.6 states that *it is proposed to carefully demolish or remove the existing outhouses so as not to disturb wildlife or flora. We have taken a walk over survey of the land and have established that flora and fauna will not be affected by these proposals. This is repeated in Section 9.0 NATURE & IMPACT OF ENVIRONMENTAL CONSTRAINTS.*

However no ecological information has been provided about the existing single garage, the pump room or the garden shed. There is no information about the qualifications of who has decided that flora and fauna will not be affected by these proposals or which sources of information they used to make this decision. These buildings could potentially provide habitat for nesting birds or roosting bats. Great crested newts could be using the garden as

terrestrial habitat. Close up photos of each building (interior and exterior) in their surroundings (garden) are required to determine whether or not these proposals could have an impact on protected species.

I note that breathable roofing membranes are proposed to be used. Standard breathable roofing membranes cannot be used where bats are present, as bats can get caught in the fibres. Either bitumen coated roofing felt or a roofing membrane that has passed a snagging propensity test can be used, but this must be specified. Further information is available on the Bat Conservation Trust website under Advice, Things to consider when planning works, and Roofing Membranes.

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://theilp.org.uk/guidance-note-8-bats-and-artificial-lighting/).

A CEMP will be required to ensure that construction of these proposals has no effect on the protected waters of the River Hamble. This includes any pollution from chemicals and sediment which could get washed into the river. To protect great crested newts and other amphibians from harm during construction, a precautionary working method will be required. This can be included in the CEMP.

The precautionary working method must include the following information: any building materials must be stored covered on hard standing, no fires can be lit on site, chemicals must be stored safely, and any excavations or open pipes must be covered at night or fitted with a small animal escape ramp (slanted rough board) to avoid trapping any animals that have fallen in.

In line with national and local policy, some biodiversity net gain is required. The new proposed garage may be suitable for enhancement with a bat brick or a swift nest box.

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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