

Ecology response for X/24/97156 JAMES MEAD FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Removal of condition 2 (agricultural tie) from planning permission Z/24178/006/00 for the retention of house for occupation by persons engaged in horse breeding and agriculture

Rachael Morris

17/4/24

This site is located in a green impact risk zone for great crested newts. There are records of bats and grass snake in the vicinity. The area around the house appears to have been recently cleared of vegetation, down to bare ground in places, with tyre tracks visible in the mud. There may be a pond or swimming pool at the rear of the house. I don't see any ecological reasons not to remove the agricultural tie specified in condition 2. The vegetation on the building could be providing or obscuring potential bat roost features.

Any renovations (whether a planning application is required or not )would require a preliminary bat roost appraisal to avoid committing an offence under the Wildlife and Countryside Act.

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/>

CIEEM <https://cieem.net/i-need/finding-a-consultant/>

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

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