

Ecology response for F/24/97213 OAKMOUNT HOUSE, OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LH

Alteration to A/C units and installation of extractor duct to South elevation

Rachael Morris

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There are records of bats and nesting swifts extremely close to this site. The Design Access Statement by Build Architects (8.0) states: *To our understanding there are no ecological assets or protected species present on the site given the urban nature of the site*, however urban sites cannot be discounted. Bats and nesting birds do use urban features and are using nest/roost sites in similar buildings in the immediate area.

The informal advice provided (11 April 2024 by email) was: *The area around the building is completely paved. The extractor fan and duct work and signage are all on the elevation of the building so not changing the floor space or impacting any priority habitat.*

F/24/97213 would be exempt from providing 10% Biodiversity Net Gain on the De Minimus exemption because it is not adding floorspace, does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows). This exemption is designed to ensure that BNG does not apply to either very small scale development or development which does not impact habitat, through loss or degradation within the red line boundary. [Biodiversity Net Gain – what are the exemptions? – Environment \(blog.gov.uk\)](#)

Biodiversity enhancements are still required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat box/brick and a swift box/brick may be appropriate as enhancements for this building. They must be located in areas of the building where they will not be disturbed by the A/C units and extractor duct.

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://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>

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

Lisa Malter

Ecologist