

Ecology response amended for H/24/97152 14 BRIDGE CLOSE, BURSLEDON,
SOUTHAMPTON, SO31 8AN

Proposed Detached Annexe following demolition of existing garage (amended scheme to
approval H/22/92653)

Dorothy Hei-Tung-Hoh

17/5/24

I have reviewed the amended proposed Floor Plan and Elevations Plan drawing 002 Rev C by PMG which contains surface water drainage information. The proposed surface water drainage is a new soakaway a minimum of 5 m from any building and that the *actual volume of the soakaway is to be determined by a percolation test carried out by the builder*. The plan also states *The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct and All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout depth and condition of the existing drainage prior to the commencement of any building works.*

Recommended conditions

Prior to the start of works drainage survey and tracing must be carried out to determine the location, depth, condition and layout of any existing drainage. A percolation test must be carried out to determine the volume of a new soakaway for the proposed detached annexe. This information, along with a final surface water drainage plan must be submitted and approved by the local planning authority.

A biodiversity enhancement plan showing the locations and specifications of enhancements can also be conditioned.

Lisa Malter

Ecologist

22/4/24

Ecology was not consulted on the previously approved application H/22/92653. I have reviewed the site photos from that application and do not see any habitat for protected species visible in these photos.

The site is in a green impact zone for great crested newts and there are nearby records of bats, stag beetles and hedgehogs.

Please could you add the following informative 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 surface water drainage plan will be required.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. 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/>

<https://www.ukbutterflies.co.uk/foodplants.php>

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