

Ecology response for F/24/97441 UNIT 6, BARTON PARK, CHICKENHALL LANE, EASTLEIGH, SO50 6RR

Elevational alterations to Unit 6 including addition of cladding and changes to fenestration, alterations to roof with addition of solar panels, and internal works. Demolition of Unit 10 to form new service yard for Unit 6 to include resurfacing and drainage works, and erection of palisade boundary fencing and access gates.

David Huckfield

6/6/24

Surface water drainage

The drainage strategy by HPM (February 2024) proposes no changes to the drainage for the existing building. The drainage proposal for the new service yard would have a proprietary treatment system. This consists of full silt traps in the manholes, a Spel Full Retention Separator before the attenuation tank and an additional Spel Filter after the attenuation tank. After these treatments the water will discharge into the existing surface water drainage system of the industrial estate. This conforms to local plan policy DM 6 and fully mitigates the pollution hazards as shown in the Ciria SuDS manual.

Ecology

There are records of nesting swifts and bats in this area. The existing doors and windows in Unit 6 and areas of Unit 10 may provide some potential features for roosting bats and nesting birds. Close up photos taken in good light are required to determine whether any surveys will be necessary. I need to see the areas around the windows, any gaps, the areas around the doors and roller shutters (standing close and looking up), soffits, flashings, and roof areas. There are some photos of the buildings in the drainage strategy, but they are not close-up enough to see whether there are any potential roost features.

The site area is 9022.00 m² and development would be solely on a sealed surface so the de minimus exemption to providing 10% biodiversity net gain would apply in this case.

However, in accord with Local Plan policy DM 11 and NPPF paragraph 180 some biodiversity enhancements are still required. A bat box and a swift nest box or sparrow terrace 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>)

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.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>

Lisa Malter

Ecologist