

Ecology response amended for H/24/97298 27 CROWS NEST LANE, BOTLEY,
SOUTHAMPTON, SO32 2DD

Two Storey Side Extension

Alex Stone

12/6/24

The applicant has provided a Bat Mitigation Plan by David Leach Ecology Ltd (January 2019) from the previous application H/17/81111 and photos of the bat roost features that were installed as compensation for the loss of previous bat roost access points. These are three ridge tile access points with gaps in the roofing felt (type 1 bitumen) to allow bats access into the existing and new roof voids, and an externally mounted bat box. The roofing soft strip works were done under the ecological supervision of David Leach the license holder, after a pre-works survey.

Bats move between roosts, so just because they may not have used it yet, does not mean that they may not use it in the future. This is a historic bat roost, and it must continue to be protected. The presence of the compensatory bat access points into the new loft and connection with the existing loft means that there is high potential for bats to be using this building, even if the residents have not seen bats or any evidence.

This proposal would tie into the loft space of the house, which continues to be accessible to bats, so will require bat update surveys from a bat licensed ecologist before determination. A preliminary bat roost appraisal is not needed because the mitigation plan provides the number and locations of the bat roost features that were built in during the previous work. If bats are found to be using these features, then a license may be needed to proceed with this proposal.

Please make sure that this Bat Mitigation Plan report is saved in the documents for this application.

Lisa Malter

Ecologist

28/5/24

This site is in an amber impact risk zone for great crested newts. This building is a confirmed bat roost, with brown long eared bat droppings (verified by DNA analysis) recorded in the roof void in June 2018. There is a previous application H/17/81111 for a two-storey side extension, single storey rear extension and porch which was permitted in September 2017, however there is no record of a bat survey or ecology report with this application. In comparing the site photos from that application and the photo of the house on Google maps I can see that the two-storey side extension, single storey rear extension and front porch have already been built. This proposal is for a side extension to the south.

As the applicants' names are the same as the names on the earlier application it would be very helpful to have some history about the record of the bat droppings and any bat surveys

and the work that has already been done on the house. When were the droppings found and identified? Who identified them and under what circumstances? What mitigation for brown long-eared bats has already been done? This information is required to determine whether further surveys 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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