

Ecology response amended for F/24/97409 TAMELLA, BROOK LANE, BOTLEY,
SOUTHAMPTON, SO30 2ER

Demolition of existing dwelling and detached garage and construction of replacement dwelling with associated landscaping

David Huckfield

20/6/24

I have reviewed the Bat Emergence Survey report by Aluco Ecology (June 2024). There was low bat activity in the area with foraging along the front hedge and in the woodland to the east and south, but no bats were seen emerging from the buildings.

The bat survey showed that bats are foraging along the boundary vegetation, so it is appropriate to reinforce the boundary vegetation as proposed in the landscape statement. It would be helpful to include some more flowering plants, including night-scented flowering plants such as honeysuckle, evening primrose, and night scented stock. Additional information on planting for bats is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>.

An update pre-demolition site survey will be required prior to the start of works (as recommended in section 4.4, since the start of works date is unknown, and the previous PEA was done in July 2023. This can be conditioned. If site conditions have changed, additional mitigation for protective species may be required.

Please 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>.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. They can be conditioned. A bat brick and a swift brick may be appropriate for this building. Built in features are encouraged as they cannot fall off and do not require maintenance.

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://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>

Lisa Malter

Ecologist

3/6/24

There are records of common toads, grass snakes, bats, stag beetles, hedgehogs and badgers near this site.

I have reviewed the Preliminary Ecological Appraisal (PEA) by Ecosupport (August 2023). The report states that there is low potential for the following species: roosting bats in the main dwelling, roosting bats in the garage, nesting birds, foraging and commuting badgers and dormice.

One bat emergence survey is required for the main dwelling and the garage. This must be done before determination as the presence of protected species are a material consideration. I will review the proposed mitigation and biodiversity enhancements after the results of this survey have been provided.

In addition, four trees are proposed to be removed to accommodate these proposals. Three were assessed as having negligible potential for roosting bats, but a sycamore just outside the boundary was assessed as having low bat roost potential and would be affected by these proposals. This tree is proposed to be soft felled under ecological supervision, this can be conditioned.

Some of the text of the landscaping strategy document appears to be scrambled and not readable, however the landscaping section of the Planning Design and Access Statement provides some information.

Rainwater harvesting has been proposed for watering the gardens. The existing hard landscaping is proposed to be replaced by permeable paving.

The applicant is claiming a self-build and custom build development exemption from the requirement to provide 10% biodiversity net gain. The site measurement as listed on the application form is 2666.00 m². This is less than 0.5 ha and the PDAS states that the objective is for the owners to provide a larger home for their family so I would agree that it would be exempt from 10%, unless there are any other considerations. Some biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. Recommendations have been made in section 6 of the PEA report.

Lisa Malter

Ecologist