

Ecology response amended for H/24/96935 41 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EL

Raising the roof to create first floor accommodation, Two storey side/ rear extensions, single storey rear extensions with terrace, internal reconfiguration, demolition of garage

Alex Stone

24/6/24

I have reviewed the Ecological Impact Assessment report by SoEcology (June 2024). Three emergence surveys have been conducted and there were no emergences. The property is assessed to be a day roost of brown long-eared bat in occasional use and will require a mitigation licence from Natural England before work can proceed. The license can only be granted after planning permission has been given.

Suitable mitigation measures for invasive plants, reptiles, hedgehogs and nesting birds have been recommended in the report. Appropriate compensation and biodiversity enhancement recommendations are also provided in the report.

The mitigation, compensation and biodiversity enhancement recommendations in the report can be conditioned. These are:

Demolition must be undertaken outside of the hibernation period which is November through early March, and the optimal time for undertaking works is spring and autumn.

Prior to the start of works the following must be undertaken: a bat box will be installed on a tree, internal and external inspections for bats will be done by a licensed ecologist, a toolbox talk and signs will be provided for contractors, and a destructive search/soft strip of the roof tiles will be done.

The external and internal lighting recommendations specified in the report

The existing bird box is proposed to be moved to a tree within the woodland and an integrated house sparrow box installed on the north-eastern elevation of the proposed building

An additional bat box is proposed to be installed on a tree instead of a built-in box, which would not be appropriate in this building.

A stag beetle loggery, a reptile hibernaculum, bee bricks and removal of invasive plants are proposed.

The precautionary working methods to avoid pollution of the stream are appropriate and can be conditioned in a CEMP.

The scale of the proposals has the potential to affect the surface water drainage. An updated surface water drainage plan can be conditioned.

Lisa Malter

Ecologist

4/4/24

There are records of bats, common toads, hedgehogs and stag beetles very close to this site. It is located in an amber impact risk zone for great crested newts.

I have reviewed the Preliminary Ecological Appraisal by SoEcology (February 2024). Bat droppings were found in the loft of the house, so three bat activity surveys will be required to confirm presence/likely absence of bats and determine the roost status if present. The garage and garden shed were assessed to have negligible bat roost potential, however they could

Mitigation measures for nesting birds, reptiles, hedgehogs and invasive plants have been provided. An Ecological Impact Assessment report (EclA) will provide the results of the bat surveys and provide mitigation measures for bats. As the presence of protected species is a material consideration, the application cannot be determined until after the bat surveys have been completed and the EclA report has been reviewed.

There is a ditch in the rear garden which is considered to be mostly dry, and a wet ditch/stream in the front garden flows into Monks Brook, which is which is a tributary of the River Itchen.

The potential mitigation measures listed in section 5.1 must be implemented to prevent any water pollution including sediment contamination of the wet ditch/stream at the front of the property. In addition any piles of soil must be stored in the rear garden to avoid sediment washing into the ditch.

All of the recommended mitigation for protected species listed in section 5.2 are appropriate and must be implemented.

A precautionary working method will be required to prevent the invasive plant yellow archangel from being spread into the wild. It was unclear whether the Rhododendron on site was an invasive variety, however the same precautions can be taken to avoid spreading it.

The report states that *measures to avoid a loss in biodiversity have been inherently incorporated into the developments design proposals as it will predominantly be retained within the existing hardstanding and building footprint*. Recommendations for biodiversity net gain as required by DM 11 and NPPF paragraph 180 can be included in the EclA report.

A bat brick and a swift brick may be appropriate enhancements 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://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/>

Lisa Malter

Ecologist