

Ecology response amended for H/24/97599 THE MAZELS, KNOWLE LANE, HORTON HEATH, EASTLEIGH, SO50 7DZ

Single storey side extension, two storey rear extension, separate single storey rear extension including veranda, erection of front porch and alterations to fenestration.

Claire Campbell-Best

15/7/24

I have reviewed the site photos. There are definitely raised and slipped tiles on the single storey rear and side roofs and dense cover of vines on the front elevation. These are potential bat roost features which need to be checked by an ecologist. A preliminary bat roost appraisal is required.

There is no evidence that Ecology was consulted on the previous application H/19/87048 as I don't see any Ecology response in those documents and Ecology is not in the list of consultees on that application. There are no biodiversity conditions or informatives on the decision notice dated March 2020. Conditions or an informative would have been included if Ecology had been consulted. Condition 1 states that the development hereby permitted shall start no later than three years from the date of this decision. Therefore, that decision is now out of date. The non-material amendment letter (November 2021) states that the conditions specified on the original planning permission will continue to apply which would include Condition 1.

Even though the applicants have permission granted in H/19/87048 they still need to be aware of their responsibilities under wildlife protection laws. The potential bat roost features may have developed since that application was permitted, but site photos from that application (January 2020) show the front elevation vines without their leaves, and there were no close-up photos of the tile roofs. If they go ahead and construct the extensions permitted in H/19/87048 they could be breaking the law by destroying a bat roost.

This is the information that we provide to applicants under permitted development, which would apply if the applicants choose to use the permission from H/19/87048 granted in March 2020.

Please be advised that although planning permission is not required for this proposal, wildlife protection laws still apply. The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development, it is your responsibility to get an ecology survey and implement the recommended mitigation measures.

The following resources may be helpful

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

Bat Conservation Trust <https://www.bats.org.uk/>

CIEEM <https://cieem.net/i-need/finding-a-consultant/>

Crown Prosecution Service *Wildlife Offences* available at:

<https://www.cps.gov.uk/legal-guidance/wildlife-offences>

As the rest of the proposals are within the footprint of the house and gravel surrounding the house it is not likely that great crested newts or badgers would be affected by this development, but precautionary working methods to protect these species will also be required.

Lisa Malter

Ecologist

25/6/24

This site is in an amber impact risk zone for great crested newts, however there are no records of great crested newts nearby.

Red (highly suitable habitat) or **Amber** (suitable habitat, likely to be present) – *When development falls into the red or amber zones on the impact risk map, developers MUST prove to their local planning authorities that their development plans pose 'no risk' to great crested newts, this can be done in one of three ways:*

1. Demonstrate that newts don't occur on your site (usually by commissioning an ecological consultant to carry out a site assessment).
2. Apply to Natural England for a Standard Licence – this can only be done after planning permission. You will need to commission an ecologist to carry out a survey and design a great crested newt mitigation scheme.
3. Join the NatureSpace District Licence Scheme, which usually provides the quickest, most certain and least risky option where a licence is required.

There are nearby records of bats and slow worms with records of badgers and breeding swifts in the wider area.

The Arboricultural report by Barrie Draper of Eco Urban Ltd. is dated May 2020 and refers to H/19/87048. It shows two trees close to the house, T1, a yew next to the north east corner of the building and T4 a weeping beech next to the north west corner of the building. That application was for raising of roof to provide enlarged first floor living accommodation, raising of chimney, first floor side extension, front porch, alterations to fenestration including

Juliet balconies to rear and side elevations and 3no. front dormers, detached carport with study above and new front boundary fence.

Site photos from the earlier application show that the building had a thatched roof, with tiles on the smaller ground floor extensions. The house was surrounded by either gravel, patio or closely mown lawn. It is not clear whether the whole thatched roof was proposed to be replaced by a tile roof at that time. There is no ecology information with that application.

It is not clear from the proposed plans whether the changes to the roof permitted in H/19/87048 have been implemented.

A full set of current photos of the house and any area that would be affected by these proposals is required. I need to see whether there are any potential gaps in the roof, tiles, fascia or soffits where bats or birds could roost, flashing coming away from the chimney or other places. Page 3 of the Bats and Buildings brochure from the Bat Conservation Trust (<https://cdn.bats.org.uk/uploads/pdf/Bats-and-Buildings.pdf?v=1634310101>) has a very good diagram to show places bats may use in buildings. The trees may contain potential bat roost features or habitat for nesting birds.

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>)

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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