

Ecology response for F/24/97730 107 LEIGH ROAD, EASTLEIGH

Conversion of offices (Class E) to form [2.No](#) HMO's each for 7 unrelated persons (sui generis), single storey side/rear extension to No 107, amenity space, parking, new dropped kerb to Leigh Road, and alterations to fenestration

Gary Osmond

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The ecology advice for this application is similar to the advice from previous applications F/23/95415 and F/23/96585.

There are records of bats, swifts, and hedgehogs near this site. The aerial photo on Google maps shows that the land at the rear of the property appears to be paved and used for parking.

The amenity space proposed for each dwelling is a narrow strip to the sides of each building and two areas at the rear.

Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for these dwellings. A green roof on the bike sheds or the single storey extensions would provide some enhancement. Flowering plants in the front gardens and planter would provide resources for pollinators, and night scented flowering plants would attract moths as food for bats. Rain garden planters could also be used to good effect in this situation. Additional information can be found at <https://www.groundwork.org.uk/how-to-create-a-rain-garden-planter>.

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>

Relevant conditions from previous applications

- 4 No development shall commence until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of surface water drainage.

- 9 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments, and biodiversity enhancements, which as a minimum shall include the installation of nesting boxes/ bricks) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard and maintained thereafter. For a period of 5 years after planting, any trees of plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

Lisa Malter
Ecologist