

Ecology response amended for F/24/97159 ST ANDREWS BUILDINGS, HIGH STREET,
HAMBLE-LE-RICE

Two-storey rear extension following demolition of existing rear extensions, addition of new roof with front facing dormer window to existing side projection, elevational alterations, and partial conversion of building to form 5no. new residential flats, with existing 1no. flat and 2no. commercial units to be retained.

David Huckfield

8/8/24

I have reviewed the Bat Report by Hampshire Ecological Services (July 2024). A dusk emergence survey was done in July 2024. No bats were seen emerging or re-entering the building, but there was some bat activity in the area.

Please could you 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>

The lighting guidelines provided in section 5.5.2 must be implemented if any exterior lighting is to be added.

Bird nesting boxes are recommended as biodiversity enhancements in section 5.5.3 as required in accord with Local Plan policy DM 11 and NPPF paragraph 180. The locations of these boxes are shown in Section 6 figure 5. Photos of the installed boxes can be conditioned.

Lisa Malter

Ecologist

18/4/24

This site is in a white great crested newt impact risk zone (no potential impact). There are records of bats, slow worms, stag beetles, hedgehogs, and nesting swifts close to the site.

I have reviewed the Preliminary Bat Roost Assessment by Hampshire Ecological Services (February 2024). There are several potential bat access points into the single storey roof void on the west and north elevations, and some exterior potential roost features. The assessment is moderate-low suitability but as it is in a highly lit up and built-up area the overall assessment is for low bat roost suitability. One emergence survey is required before determination as the presence of protected species is a material consideration.

Mitigation for the loss of the potential bat roost features will be recommended depending on the results of the bat activity survey but can include integrated bat roost features in the new extension.

Two swift boxes are recommended to be built into the exterior wall of the new extension or attached to the exterior wall of the existing building.

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>)

An additional bird box with a 32 mm hole is recommended to be attached to the exterior wall of the building.

Bat sensitive lighting recommendations have been made. The additional enhancements recommended in the report are appropriate and can also be implemented.

Lisa Malter

Ecologist