

Ecology response 16 9 24 for H/24/97488 34 BISHOPSTOKE ROAD, BISHOPSTOKE,
EASTLEIGH, SO50 6LB

Single storey rear extension and alterations to existing fenestration

Clare Campbell-Best

16/9/24

I have reviewed the report titled: Information to Support a Habitats Regulations Assessment by Darwin Ecology (September 2024). The report states that the only likely significant effect would be polluted surface water runoff could enter the River Itchen SAC during the construction phase. I would extend this to include construction waste that might blow around on site if not covered.

The proposed control measures must be included in the CEMP and will include (but not be limited to):

- Safe storage/use of fuel and careful refuelling procedures.
- Safe storage/use of solvents, cements, adhesives, grout and concrete.
- Sufficient spill kits available on Site.
- Strict adherence to COSHH procedure.
- Minimising the escape of dust and mud
- Prevention of water pollution through run off via the use of gully guards, straw bales, gravel traps, silt fencing, etc.
- Emergency protocol should a major pollution incident occur.

A waste disposal plan and provision for covered storage to prevent construction waste and windblown soil and dust from entering the River Itchen SAC.

An annotated site plan must be included to show the locations of materials storage areas and water pollution prevention features.

Lisa Malter

Ecologist

3/9/24

I have reviewed the Preliminary Ecological Appraisal report by LHB Ecology (August 2024). The report states that there is a low risk of herptiles (reptiles and amphibians), hedgehogs, badgers and a moderate risk of nesting birds being present on site. Appropriate precautionary working methods have been given to reduce the risks of impacting these species during construction. These include a two-stage vegetation clearance in the vicinity of the building site, vegetation clearance using a sensitive destructive search under ecological supervision (amphibians), any excavations must be covered at night or provided with a small animal escape ramp, and all chemicals and wastes to be stored securely and disposed of

correctly. These can be included in the CEMP. Otters and water voles have not been mentioned, but the precautionary working methods for the other protected species will protect any otters or water voles that stray onto the site.

Vegetation affected by the proposal (and any building demolition) must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance.

If evidence of an active bird's nest is found during construction, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

In the highly unlikely event that a dormouse or evidence of dormouse is identified, works must cease, and advice must be sought from a suitably qualified ecologist.

Recommended biodiversity enhancements include a bat box/ integrated bat brick and a swift nest box/ swift brick and new native shrub planting in the garden. The bat brick should be The bat box should face south or southwest and be located at a height of 3 – 5 m above the ground, positioned away from sources of artificial lighting with a clear flight path to the entrance. The swift brick should be 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. An annotated elevation plan can be provided before determination or photos can be conditioned as confirmation of these enhancements in the correct positions.

Although section 2.1.3 states that no previous ecological surveys have been carried out at this site by LHB, this report should be considered together with the Preliminary Roost Assessment report by LHB (May 2024).

Lisa Malter

Ecologist

18/6/24

The biodiversity checklist has been amended. A Habitats Regulations Assessment will be required to consider any potential impacts on the River Itchen SAC. The CEMP must address any potential impacts, as described in the previous consultation response. As this site is in a red impact risk zone for great crested newts, the *developer 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.

Since the Preliminary Roost Assessment report by LHB Ecology (May 2024) states that the site was only assessed for bats, nesting birds, and suitability of the site for breeding barn owls (3.2.2), additional information must be provided to demonstrate that great crested newts would not be affected by these proposals.

Lisa Malter
Ecologist

4/6/24

The biodiversity checklist has been filled out incorrectly. Section 1.1 has been marked no when it should be yes. There are many other errors in section 2 Species where every question has been marked no.

The River Itchen Site of Special Scientific Interest (SSSI) is located to the south of the dwelling and appears to extend into the red line boundary of the site. The River Itchen Special Area of Conservation (SAC) is located 28 m from the eastern side of the house. The site is in a red impact risk zone for great crested newts and there are records of great crested newts in this immediate area. There are also records of bats, otters and water voles very close to this site. A Preliminary Roost Assessment report (PRA) by LHB Ecology (May 2024) was submitted with respect to bats, however these other species and the proximity of the site to the River Itchen SAC and SSSI need to be considered during construction.

The PRA states that no potential roost features would be impacted by this proposal. The slate roof tiles were in the process of being replaced at the time of the survey and the building was assessed to have negligible bat roost suitability.

The proposed extension would extend across the entire width of the house and would extend further south than the existing ground floor extension. What is the exact distance between the SSSI boundary and the southernmost extent of the extension?

If this application is accepted, a precautionary working method for great crested newts, bats, otters and water voles will be required. This can be conditioned within a CEMP. The CEMP must also include protective measures to avoid pollutants being washed off site and into the SSSI and the SAC.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180.

The PRA recommended that a bat box should be erected on a mature tree on site as a biodiversity enhancement. The bat box should face south or southwest and be located at a height of 3 – 5 m above the ground, positioned away from sources of artificial lighting with a

clear flight path to the entrance. A swift nest box or sparrow terrace can also be added to the house if a suitable elevation is available.

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