

Ecology response 17 9 24 for H/24/97219 MICHANN, ALBERT ROAD, HEDGE END, SOUTHAMPTON, SO30 0DJ

Two storey rear extension following demolition of the existing conservatory and utility room, covered front porch and alterations to fenestration

Claire Campbell-Best

17/9/24

I have reviewed the Bat Scoping Survey by Crossman Associates (Issue 2, September 2024). The property was assessed to have moderate bat roost potential, due to lifted roof tiles and other gaps within the roof. Two emergence surveys were done in July and August. No bats were seen emerging from the building, however there were common pipistrelle bats seen and heard during the surveys.

A precautionary working method for bats involving soft stripping the roof was recommended in section 4.5. This is appropriate and can be conditioned. This is not listed in the recommendations summary box which only mentions the precautionary work for birds.

*All works will proceed under a precautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Roof timbers, leadwork, roofing felt, soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers **must always be vigilant for bats or signs of bats** and in the unlikely event that a bat is found, then works must stop immediately and advice should be sought **from a suitably qualified ecologist and from Natural England**. 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>*

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

As potential bat roost features of moderate value are being removed from this building, at least one bat box/brick is required within the two-storey extension as compensation for loss of these features. This was not addressed in the report. Built-in boxes/bricks are preferred to externally mounted boxes as they do not require maintenance and cannot fall off. Alternatively, a raised tile-type feature for crevice dwelling bats can be built into the roof of the extension.

A sparrow nest box has been recommended to be installed below the eaves as a biodiversity enhancement. I would also recommend integral boxes if possible and/or a swift nest box/brick, which can be used by other species when swifts are not in residence.

A review of the amended proposed elevations shows that there are suitable eaves available for bat and swift boxes on the east and west elevations. The site photos show space under the eaves for externally mounted boxes on the existing side elevation (labelled southeast). Bat and bird boxes must always be located away from alarm boxes and security lights. The locations of at least one bat and one bird box on the appropriate elevations must be marked on a plan and agreed either before determination or before the start of works. Precautionary working methods for hedgehogs and stag beetles will be required. This must include the following:

Any excavations or open pipes will need to be covered at night or provided with an escape ramp (rough board at a shallow angle) to allow hedgehogs to escape if they fall in.

All chemicals and hazardous materials must be stored safely in lockable cabinets to prevent them from being accessed by hedgehogs. Waste must be kept in locked containers or removed from site daily. No fires can be lit on site.

Any long grass, piles of vegetation, dead wood, fallen leaves, or building materials which could shelter small mammals must be dismantled/cleared by hand to ensure that no animals become trapped.

If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at <https://www.britishhedgehogs.org.uk/found-a-hedgehog/>.

Any stag beetles or stag beetle larvae must be moved to a place of safety along with any decaying wood they were living in.

Lighting must not be left on at night.

Planting additional flowering plants in the garden will attract pollinating insects which are also food for bats and birds.

Lisa Malter

Ecologist

23/5/24

I have reviewed the site photos. The rear dormer has hanging tiles, a few of which have slipped, providing a potential bat roost feature. There are a few roof tiles which appear to be slightly raised particularly close to the existing utility room extension and near the dormer. There are also broken and missing ridge tiles and raised roof tiles on the roof ridge near the dormer over the conservatory. There are a few slipped tiles on the front roof near the front door and some slightly raised tiles near the chimney. There are some slipped tiles showing near the ridge line behind the tree in the photo labelled side elevation to the south-east. There may be gaps behind the wooden fascia facing northwest at the side of the house.

A preliminary bat roost assessment is required before determination, and further activity surveys may be needed.

Precautionary working methods for hedgehogs and stag beetles will be required and can be conditioned.

Lisa Malter

Ecologist

30/4/24

This site is in a green impact risk zone for great crested newts. There are records of bats and stag beetles nearby and hedgehogs in the wider area.

The proposals will affect the existing roof. Photos are required to determine whether a survey will be required. The photos should be taken up close, in good light, and include all areas of the roof, soffits, fascia, cladding, flashing, and areas around the windows.

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](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>

Lisa Malter

Ecologist