

Ecology response 17 9 24 for H/24/97500 38 NICHOL ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5AU

Extension of existing bungalow to form two-storey 4-bedroom house. Demolition of existing single garage and replacement with guest annex with gym on ground floor.

David Huckfield

17/9/24

I have reviewed the Bat Survey Report by Aluco Ecology (September 2024). The building was assessed to have moderate bat roost potential, and two emergence surveys were done in July and August. No bats were seen emerging from the buildings.

I agree with the recommendations in the report. Due to the presence of these potential roost features, works that impact the roof should be undertaken outside the hibernation and breeding periods for bats. The best periods are when average temperature is above 7°C, between March-April and/or September-October. A pre-works inspection is required to determine whether there have been any changes in bat activity.

Please 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 contacted. 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 location of the two recommended bat boxes built into the brick work under the eaves at the front of the house (southwestern elevation) is appropriate as long as there are no additional exterior lamps illuminating these areas. Alternatively, they could be added to the southwestern eaves of the garage building.

Swift nest boxes/ swift bricks could be added to the northern elevation of the house or the garage. Hampshire Swifts can provide additional advice on opportunities for nesting swifts.

Any exterior lighting should also avoid illuminating the trees and vegetation on the site boundary. Additional enhancement of the garden is also recommended. This will include more flowering plants to attract pollinating insects as food for bats and birds.

Lisa Malter

Ecologist

15/7/24

I have reviewed the Ecological Appraisal Report by Aluco Ecology Ltd. (June 2024).

The main dwelling and the garage have been assessed as having low to moderate potential for roosting bats with suitable habitat for foraging bats along the site boundaries. This report refers to demolition of the existing dwelling and garage so was more likely to have been commissioned for the previous application, F/24/96900. However, the impact on the

potential bat roost features would be the same, so at least two bat emergence surveys will be required. These must be done before determination, as the presence of protected species is a material consideration.

There is also potential for nesting birds to be using the vegetation in the garden. Any vegetation must either be cleared outside of bird nesting season, or immediately after a check by a suitably qualified ecologist. If an active nest is found, all work must stop, and the area be protected from disturbance by a 5 m buffer until after the chicks have fledged and left the nest.

Biodiversity enhancements are required in accord with Local Plan policy DM 11 and NPPF paragraph 180. The enhancements recommended in section 6.3.2 are appropriate and should be implemented.

This includes bat bricks/boxes to be incorporated into the new building and extension, pollinator friendly planting, log habitat piles, and hedgehog gaps in the baseboards of any new fences (13 x 13 cm minimum). A swift brick/nest box or bird box can also be included in the biodiversity enhancements recommended for this proposal. The location of bat and bird boxes must be approved by an ecologist.

The precautionary working methods to minimise construction impacts on small mammals have been outlined in section 6.3.10 and 6.3.11 and should be implemented.

In the unlikely event that any great crested newts are found during construction activities, all work must stop immediately, and the ecologist and Natural England must be consulted.

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>

Lisa Malter

Ecologist