

Ecology response 18 9 24 for H/24/97205 68 LAKEWOOD ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5AA

Construction of a new detached garage and store to front, two storey front, side and rear extensions, single storey rear extension and external alterations

Claire Campbell-Best

18/9/24

I have reviewed the Bat Survey Report by Hampshire Ecological Services (September 2024). The building was assessed to have low bat roost suitability and one bat activity survey was done in July 2024 in line with best practice. No bats were seen emerging from the building, however there were bats foraging and commuting on site.

The recommendations in the report are appropriate:

No works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto retained vegetation (particularly the trees), and security lights should operate on a timer, to avoid any negative impact on bats. The lighting guidance in section 5.6.3 must be used if any additional exterior lighting is proposed.

The biodiversity enhancements recommended in the report are appropriate and are shown in figures 5, 6 and 7. These include an integrated bat box built into the south side of the new extension, a swift box built into or attached to the exterior wall of the house, and a 32 mm hole bird box attached to a mature tree in the garden.

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 informed. 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>.

Lisa Malter

Ecologist

13/5/24

I have reviewed the site photos. There are hanging tiles on the front elevation. They appear to be in good order. There are some areas on the roof where tiles have slipped creating gaps. There appears to be a gap in the flashing around the chimney and in the tiles of the small roof below and around the chimney. The soffits appear to be intact.

The proposed garage could be within the root protection zone of several large trees. This will need to be checked. Several trees and shrubs would be impacted by the side extension.

A preliminary bat roost appraisal (PRA) will be required, and further surveys may be needed based on the results of this appraisal. Precautionary working methods will also be required.

The ecological consultant who does the PRA should recommend the most appropriate locations for biodiversity enhancements.

Lisa Malter

Ecologist

30/4/24

This site is in a green impact risk zone for great crested newts. There are records of bats, hedgehogs, and stag beetles nearby and common toads and nesting swifts in the wider area. There are many trees on site, some of which are subject to a tree protection order.

It is not possible to see the house from the photos available on Google maps. A preliminary ecological appraisal is required.

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>)

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