

Ecology response amended for H/24/98098 46 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EN

Conversion of existing garage into habitable accommodation & raising of existing flat roof.
Erection of detached outbuilding.

Rachael Morris

27/9/24

I have reviewed the Preliminary Bat Roost Assessment by Hampshire Ecological Services (July 2024). The building has been assessed as having negligible bat roost suitability and no evidence of bats was found.

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>.

The area around the house is either hardstanding or closely mown lawn, so not suitable terrestrial habitat for great crested newts.

An additional informative:

In the unlikely event of any great crested newts being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

The report states that no vegetation will need to be removed to accommodate the proposals, but I am not sure that the detached outbuilding was considered in the survey as the area where it is proposed is not shown. Any vegetation that needs to be removed to accommodate the outbuilding must be removed outside of bird nesting season or within 24 hours of being checked for nesting birds by a suitably qualified ecologist. Any active nest must be protected from disturbance by a 5 m buffer until after the chicks have fledged and left the nest.

The recommendations in the report for biodiversity enhancements are appropriate and should be implemented. These are at least one integrated bat box and one swift nest box. Built in boxes are preferred as they do not require maintenance and cannot fall off. An additional bird box will be attached to a mature tree in the rear garden. Additional planting recommendations for wildlife can be found in section 11 of the report. The report does not provide specific locations for these enhancements, but general guidelines were provided in the previous ecology response (16/9/24).

The watercourse is across the road from this property, but operatives must be made aware of the watercourse and take precautions to avoid any pollution incidents.

Precautionary working methods are required to protect small animals such as hedgehogs during construction. 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 animals 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.

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/>.

A surface water drainage plan for the proposed outbuilding is required.

Lisa Malter

Ecologist

16/9/24

This site is in an amber risk zone for great crested newts. The watercourse that runs along Kingsway is a tributary of the Monks Brook, which is a tributary of the River Itchen. There are records of bats, stag beetles and hedgehogs nearby and nesting swifts in the wider area. The aerial photo of the property on Google maps shows trees and a hedge to the north of the existing garage which would be affected by these proposals.

To determine whether further surveys are required I need to review photos of all elevations which would be affected by the proposals, the roof, fascia, flashings, soffits, the inside of the garage roof if possible, and the garden.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat box and a swift nest box 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