

Ecology response 3 10 24 for H/24/97897 14 MALCOLM ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5BG

Proposed side, rear and side extensions, with first floor roof alterations to accommodate
living accommodation

Claire Campbell-Best

3/10/24

To amend the previous ecology response, a bat license from Natural England will be required to be in place before the start of any work on the house. The detached garage can be demolished before the bat license has been approved, but any work to the main house has the potential to disturb bats using the front porch as a night roost and must be done under license. This will also avoid any potential delays in case bats are found during construction.

As mitigation for loss of the night roost in the porch, a section of the soffit on the front elevation overhanging in front of the garage must contain a roughened surface to allow bats to grip onto it. Exterior lighting must be avoided in this area. Any exterior lighting at the front door must be shielded from illuminating the garage area and must conform to the guidelines given in section 5.6.2 of the Bat Survey Report.

Lisa Malter

Ecologist

1/10/24

I have reviewed the Bat Survey Report by Hampshire Ecological Services (September 2024). The previous ecology response requested a Preliminary Ecological Appraisal rather than a Bat Survey Report, however I can see from the photos submitted in the bat survey report that the area around most of the house is either closely mown lawn, paved or gravel so not likely to provide habitat for great crested newts.

If any great crested newts are found on site all work must stop and Natural England must be called.

The house was assessed to have low bat roost suitability due to a gap in the soffit on the west elevation. One emergence survey was conducted, and no bats were seen emerging from the house. Bat droppings were found on the floor of the porch, so it is believed to be a night roost for long-eared bats, which will require a bat license from Natural England before any work can be done affecting the front elevation of the house. The license can only be applied for after planning permission has been granted. Natural England may request additional survey effort from the optimum season of May to August/September to inform a licence application, see section 5.7 for details.

From the amended Proposed Alterations plan, the works proposed to the front elevation are quite extensive and would affect the front porch, so we will require the bat license to be approved before the commencement of any works involving the roof and side extensions. A proposed schedule of works will need to be conditioned to show whether any work can be

done to the rear without affecting the front porch. The garage was assessed to have negligible bat roost suitability and work on the garage may commence without further constraints.

The biodiversity enhancements recommended in the report area a built-in bat box/brick, two swift /sparrow nest boxes, and a 32 mm hole bird box. These are appropriate and are shown in figures 6-8 in section 6 of the report. The wildlife-sensitive lighting guidance given in section 5.6.2 of the report must be followed.

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

7/8/24

This site is in a green impact risk zone for great crested newts. There are records of bats, stag beetles, and hedgehogs nearby. Due to the extent of the proposals, a preliminary ecological appraisal is required.

A precautionary working method will be required. It must include the following information:

All building materials are to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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>

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