

Ecology response 17 10 24 for F/24/97874 56 NICHOL ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5AW

Demolition of existing bungalow and erection of 1.5 storey dwelling.

Dorothy Hei-Tung-Hoh

F/21/92172

17/10/24

I have reviewed the Bat Survey Report by Hampshire Ecological Services (October 2024). The building was assessed to have moderate bat roost suitability and three dusk emergence surveys were carried out. A common pipistrelle bat emerged from under a roof slate on the second survey so a third survey was needed to inform a bat license application. The house is confirmed as an occasional non-breeding day roost for low numbers of common pipistrelles.

The bat license can only be applied for after planning permission has been granted.

If work has not started before the end of September 2025 an update walkover survey will be required prior to development.

The recommendations in the report are appropriate and shall be implemented.

The mitigation/compensation information is provided in table 5.2.3.1:

Roof tiles and other potential bat roost features can only be removed under the supervision of a suitably qualified ecologist at during suitable times and temperature conditions.

A bat box must be placed in a large tree nearby to provide a safe location for any bats found during this process.

Bat access tiles and a bitumen 1F roofing membrane must be used, not a breathable roofing membrane. Only bat-safe timber treatments can be used.

Any vegetation which needs to be removed to facilitate the building work must be removed outside of nesting bird season which is late February through August inclusive. If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance.

If evidence of an active bird's nest is found before or during works, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

The biodiversity enhancements recommended in the report are appropriate and shall be implemented. These include a new bat roost provision, sensitive lighting (for bats and other wildlife), and new bird nesting provision. Built in bat and swift nest bricks/boxes are preferred to externally mounted boxes because they cannot fall off and do not require maintenance. The recommendations for locations of bat and bird boxes provided in figures 7 and 8 of the report are appropriate and must be followed.

Planting to encourage pollinators as described in section 12.2 is strongly encouraged as an additional biodiversity enhancement.

The precautionary working method as described in the previous ecology response must be used to protect slow worms, common toads, stag beetles, hedgehogs and water shrews during construction.

Lisa Malter

Ecologist

8/8/24

This site is in a green impact risk zone for great crested newts. There are records of bats, slow worms, common toads, stag beetles, hedgehogs and water shrews near this site. There are nesting swifts in the wider area.

The Ecological Impact Assessment by Ecosa (August 2022, commissioned for a previous application F/21/92171) *states: Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey* (Executive summary, final bullet point page 2 and again at 6.2).

The building was assessed to have moderate bat roost suitability at that time, and two bat emergence surveys were done, according to best practice guidelines. As it is now more than 18 months after the last bat activity survey (23 June 2022) and bats are highly mobile species, the bat activity survey data is no longer valid.

An update walkover survey is required to determine whether conditions have changed since the previous survey 25 months ago. Additional potential bat roost features may have developed or bats may have started using features that were not used previously. Two additional bat emergence surveys may also be required. As the bat survey season effectively ends at the end of September, I would advise the applicant not to delay with this requirement. The presence or absence of protected species (bats) is a material consideration and must be assessed before determination of the application.

The design access statement includes an integrated bat box and an integrated swift nest box and the garden to be enhanced with a variety of native trees and plants to create habitats for wildlife. No existing trees are proposed to be removed. This will meet the requirements for biodiversity enhancements in DM 11 and the NPPF as this is a self-build and custom development and therefore exempt from providing 10% Biodiversity Net Gain.

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>

A precautionary working method is required to avoid harm to hedgehogs, slow worms, common toads, stag beetles and other small animals that might be using the site.

This should include all building materials 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.

Lisa Malter

Ecologist