

Ecology response 2/12/24 for H/24/98411 4 HARLAXTON CLOSE, EASTLEIGH, SO50 4QX

First floor rear extension over the existing lounge and attached garage. New garage steel beams. Alterations to existing fenestration.

Dorothy Hei-Tung-Hoh

2/12/24

I have reviewed the additional site photos. The woodland edge appears to be set back from the rear fence, so I don't think any significant additional shading will result from the proposal. I remove my previous objection to this application.

The proposed changes to fenestration on the northern and eastern elevations would affect the hanging tiles. There is a gap/missing tile next to the long window on the northern elevation with raised flashing under the window which could allow crevice roosting bats to gain access under the tiles. The lowest corner hanging tile appears to be lifted. I don't see any obvious gaps in the tiles on the front/ eastern elevation. Any work involving disturbance to the hanging tiles must be done outside of the active bat season which is usually between May and September. All site operatives must be briefed on what to do if a bat or signs of bats are found. Tiles must be removed gently by hand, one at a time. If a bat is found under any feature, it must be replaced gently without harming the bat and all work must stop.

A bat box must be added to the gable end of the southern elevation. A swift nest brick must be built into the gable end of the northern or western elevation. This can be conditioned, with photos provided upon completion of building works.

Please add the following informative to the decision notice:

In the 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>.

This link also contains advice on how to contact the National Bat Helpline

I note the presence of a gate at the rear of the property which would allow access into the woodland. The applicants must ensure that no construction waste or garden waste is allowed to be dumped into the woodland at any time.

Windows on the western rear elevation must be covered at night to reduce light spill from interior lighting into the woodland. No exterior lighting must be allowed to shine into the woodland.

Lisa Malter

Ecologist

21/11/24

This site is adjacent on the west to Boyatt Wood SINC which is designated as Ancient Woodland, Other woodland where there is a significant element of ancient semi-natural woodland surviving and other semi-natural woodland if they comprise important community types of restricted distribution in the County.

Roughly measuring using the map, the existing house is only 2.5 m from the SINC boundary, which is closer than would be permitted today. A minimum buffer of 20 m is normally required to the woodland edge for an Ancient Woodland.

The proposal would extend the building above the existing garage. Although this is in line with the existing building line this has the potential to shade more of the woodland edge than is shaded currently.

I raise an objection to this application due to unacceptable impact on Ancient Woodland priority habitat. If the extension was only to the rear of the house and not over the garage this would not be an issue.

There are records of bats very close to this house. If the application is going to progress, photos of the rear elevation would be required to determine whether a bat survey would be required. Light spill into the ancient woodland would be a concern.

Biodiversity enhancements would 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](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

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