

Ecology response for H/24/98546 BADNAM COTTAGE, HIGH STREET, BURSLEDON,
SOUTHAMPTON, SO31 8DJ

Demolition of existing detached residential annex building and replacement with a new detached residential annex

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3/12/24

There is a lack of accuracy in the ecology report due to the existence of two applications for this site. An earlier application (F/24/97033) for demolition of existing dwelling and replacement with 1 no. 4-bedroom dwelling was permitted in July 2024.

The Bat and Barn Owl Survey, Ecological Mitigation and Enhancement Report by Aluco Ecology (February 2024) was written for that application only. The conclusions and recommendations in that report do not apply to this application for a replacement annex only to the works to the main house.

The bat emergence surveys were done in June and July 2023, with the hanging tiles of the house found to contain a day roost for common pipistrelle bats and no emergences from the annex or the garage. No bats were recorded emerging from the annex at that time, but it was assessed to have moderate bat roost potential.

Due to the age of the surveys (more than 1 year and two bat roost seasons ago), the presence of bats on the property and the presence of numerous potential bat roost features in the annex, at least two recent bat emergence surveys will be required for this application. These can be done starting in May 2025 and are required before planning permission can be granted, as the presence of protected species is a material consideration.

The recommendation in the Design Access Statement of a bat block and two bee bricks for the annex may eventually be appropriate, however this can only be determined after new bat emergence surveys and a bat survey report specific for this application.

Lisa Malter

Ecologist