

Ecology response 5 12 24 for H/24/98461 11 MAYTREE ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5RT

Erection of front two storey in-fill extension. Hipped roof and new sun light. Construction of sustainable drainage system. Driveway on front garden. Widening of dropped kerb. Relocation of lamp post., Works to be undertaken in close proximity to chestnut tree protected by TPO.

Alex Stone

5/12/24

Should you decide to permit this development:

I have reviewed the site photos. There are some large gaps next to one of the windows which could be used by roosting bats but there is evidence of gap filler foam having been used in this area so it is not likely that these gaps would be used by bats now. The email from Ed Gower states that he *can see no evidence whatsoever of bats having roosted around the house*. This is because crevice dwelling bats can use very small openings and their roosts are not visible outside the house. Evidence is limited to very small droppings which degrade quickly, so may not be seen at this time of year. I don't think a survey will be required.

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 shrubs next to the house should only be cleared outside of bird nesting season which is from March through August. If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 48 hours before vegetation clearance.

If evidence of an active bird's nest is found before or during the 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 net loss of biodiversity is not acceptable. Biodiversity enhancements must be conditioned, with photographic evidence provided after the completion of the development.

Lisa Malter

Ecologist

3/12/24

The loss of the front garden represents a net loss of biodiversity which is contrary to EBC Local Plan policy DM11.

There are records of bats and hedgehogs very close to this house and records of slow worms, common toads in the wider area. The tree and shrubs next to the house may provide habitat for nesting birds.

Close up photos of the house, roof, soffits, fascia, and areas around the windows must be submitted to determine whether a bat survey would be required.

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](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>

A precautionary working method to protect hedgehogs must be submitted/agreed. It 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

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.

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Lisa Malter

Ecologist