

Ecology response for F/25/98786 FREEWAYS, 47 THE DROVE, WEST END, SOUTHAMPTON, SO30 2EF

Extension and conversion of existing dwelling to flexible use for 3no. single occupancy supported living units (Use Class C2) or use as a single dwelling with annexe accommodation (Use Class C3).

David Huckfield

7/2/25

The existing garage would be extended with the addition of a gable roof on the front elevation and the hardstanding on the driveway would be extended to include three parking spaces at the front of the house.

The site is in an amber impact risk zone for great crested newts and there are records of bats and hedgehogs nearby. I have reviewed the photos provided in the Design, Access and Planning Statement by Southern Planning Practice (January 2025) and don't see any features that would provide suitable habitat for any of these species, however precautionary working methods to protect them will be required. This can be conditioned.

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>.

This application has claimed the de minimus exemption from providing 10% biodiversity net gain as this is a change of use application and the size of the area impacted is less than 25m². However, in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b some biodiversity enhancements will still be required. A bat box 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>)

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.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<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

Ecologist