

Ecology response 6 5 25 for F/25/99167 105 LEIGH ROAD, EASTLEIGH, SO50 9DR

Change of use from day nursery (Class E) to 1no. eight bed house in multiple occupation (Sui generis) with single storey rear extension, hip to gable roof extension, 1no. rear dormer window and associated car parking, bin and cycle storage and landscaping.

Clare Martin/Greg Chapman

6/5/25

I have reviewed the recent site photos. The green area in the rear garden is plastic grass, so no habitat will be lost to the proposed development. The de minimis exemption from 10% biodiversity net gain will apply.

In general, the building is well maintained with no slipped tiles or gaps. I don't see any obvious potential bat roost features. There is one area of lifted lead flashing next to a small white electrical junction box, but it looks tightly fitted over the tiles on the other side. There is another area where ivy is growing up the front wall near the fascia.

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>.

Biodiversity enhancements can be agreed before determination or conditioned.

Lisa Malter

Ecologist

4/4/25

There is an error on the site and location plan. The application site is on the west side of the attached pair (as shown correctly on the lower site plan) but the upper site plan and the location plan shows it on the east side. It is also on the wrong (east) side on the map in the Planning Statement section 2.5.

The application has claimed the de minimus exemption from the requirement of 10% biodiversity net gain as less than 25m² of habitat would be affected. The aerial photo of the site available on Google maps shows a green area at the rear which would be lost to the proposed extension and cycle storage. Site photos of the rear garden behind the fence are required to support this exemption.

There are records of bats very close to this site and the proposal includes works to the roof. To determine whether a survey is required I need to review close-up photos of all aspects of the roof and the rear of the building.

One brick bat box and 2 brick standard bird boxes are shown on the Site and Location Plan and proposed to be built into the side of the existing building. More specific elevation

information is required. There are nesting swifts near this site, so the bird nest boxes should be swift nest boxes which can also be used by other birds when swifts are not in residence.

Bat boxes need to be in a warmer location and bird boxes need to be in a cooler location. The southern elevation would be more appropriate for a bat box.

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>)

Flowering plants with a long flowering season and which attract pollinators should be planted in the planters proposed for the site. A combination of smaller plants and flowering shrubs will also provide visual interest. More vegetation can be used to enhance the front garden with larger planters in front, as the 3 small, raised planters proposed in the alley between 105 and 107 will not receive much sunlight, as shown in the aerial photo of the building available on Google maps. What are the proposed maintenance arrangements for the front garden and the planters?

Additional information on biodiversity enhancements 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>

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