

Ecology response 19 2 25 for H/25/98737 CRICKETWOOD, TANHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2SZ

Two storey extension to existing outbuilding following the demolition of the existing metal access stairs and balcony. New dormer. New Canopy. Alterations to fenestration

Dorothy Hei-Tung-Hoh

I have reviewed the site photos and do not see any obvious potential bat roost features on the gable end or the roof of the outbuilding.

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 area under the stairs and balcony is hardstanding, so would not provide suitable habitat for reptiles and badgers. The pile of wood under the balcony must be moved by hand in case any small animals are sheltering under it.

The shrubs next to the outbuilding could provide habitat for nesting birds so if they need to be removed to facilitate access this should be done outside of bird nesting season or after a check for nesting birds just prior to removal. If there are any active nests, all work must stop, and a 5 m buffer constructed around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

A biodiversity enhancement plan can be conditioned showing the location of bat and swift nest boxes along with any exterior lighting, to ensure that the entrances to bat boxes are not illuminated.

Lisa Malter

Ecologist

14/2/25

There are records of bats nearby and the proposals require extensive work to the roof. The outbuilding is not visible on Google maps. To determine whether any surveys are required I need to review close up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. The Bats and Buildings brochure from the Bat Conservation Trust (<https://cdn.bats.org.uk/uploads/pdf/Bats-and-Buildings.pdf?v=1634310101>) has a very good diagram to show places bats may use in buildings on page 3 of the brochure.

Photos of any areas of the garden affected by the proposal are also required.

There are records of reptiles and badgers in the wider area.

Precautionary working methods for reptiles and badgers will be required.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. 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>

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