

Ecology response 1 7 25 for H/25/99341 BADNAM COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Demolition of two existing garages and two existing outbuildings and replacement with one double garage and two attached outbuildings.

Gregg Chapman

1/7/25

I have reviewed the updated Ecological Appraisal by Aluco Ecology Ltd (June 2025).

Bats

The report states: *The proposed scheme at Badnum Cottage is predicted to impact (by Roost loss) by works to replace the house by non-breeding spring / summer / autumn day roosts of Common Pipistrelle bats.*

No bats were seen emerging from the garages, the outbuildings or the trees during the surveys which were conducted in June and July 2023 and in June 2025. One common pipistrelle bat emerged from the house in June 2023.

The horse chestnut and sycamore trees shown in photo 17 have been assessed to have low bat roost potential and will need an update climb/inspection just prior to the start of any tree works.

A pre-works survey update will be required for all structures and trees as a requirement of the European Protected Species license. This must be done within 3 months of the license application.

The mitigation recommended in the report is appropriate and must be implemented.

This will include:

All activities with the potential to disturb bats will be done under the supervision of a licensed bat worker following the method statement agreed and (EPS) European Protected Species Licence.

All works associated with the development that may disturb bats (roof strip) will be undertaken at a time of year when bats are more tolerant of disturbance and outside of potential breeding and hibernation periods, i.e. when average temperature is above 7°C, and between March-April and /or September-October.

Concealed bat roost units will be built into the new walls of the replacement garage.

If any exterior lighting is required it must conform to the guidelines in Institution of Lighting Professionals, Guidance Note GN08/23 Bats and artificial lighting in the UK. Luminaires must be low level and directional to light essential walkways and doorways only. Lighting should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to bats.

A post development survey by a suitably qualified ecologist will be required to check that all roost features have been installed correctly and are functional.

Nesting birds

The update climb/inspection for bats just prior to the start of any tree works must also include a check for nesting birds. Any hedgerow proposed to be removed must also be checked at this time.

The following informative can be added to the decision letter:

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.

Great Crested Newts

The pre-construction method statement and reasonable avoidance measures outlined in the report are appropriate and must be implemented. **These methods will also protect hedgehogs.**

These include:

All site workers to be made aware of Great Crested Newts, their appearance and legal protection during a toolbox talk. This will also cover appropriate actions and procedure and stopping works if Great Crested Newts are found at any stage of works.

- Most of site works on existing, hard standing compacted ground / driveway. Plant and materials should be stored on adjacent hardstanding areas with material stored on pallets.

Waste materials should be removed to prevent use by great crested newts or other animals.

- Groundworks duration will be as short as possible.
- Groundworks on trenches will be completed during a single day, or ramps will be installed and trenches checked by a suitably licenced ecologist to ensure trenches are clear.
- No barriers to movement will be installed on site

Additional biodiversity enhancements

The landscape plan in Figure 5b is acceptable (although there are 2 figures labelled 5b). It includes the location of the bat box, native deciduous trees and shrubs, and flowering plants for pollinators.

Lisa Malter

Ecologist

28/5/25

This site is in a red impact risk zone for great crested newts. There are records of great crested newts nearby, along with nesting swifts, bats and hedgehogs.

The Bat and Barn Owl Survey, Ecological Mitigation and Enhancement report by Aluco Ecology Ltd (February 2024) was commissioned for a previous application F/24/97033. Three emergence surveys were conducted in June and July 2023.

The bat survey recorded roosting use of the house by Common Pipistrelle (1-2). Noctule Bat and Soprano Pipistrelle were all recorded foraging / commuting over the site during survey work. There was no recorded use by bats of the garages and annex. The two Garage buildings are listed as Negligible for bats with no confirmed roosting from survey to date.

The Planning Statement for this application by Wessex Planning (May 2025) lists an upper garage, a lower garage, a lean-to store and a log store as proposed to be demolished. The lower garage is not visible on the aerial photo of the property available on Google maps (imagery date 2025), but there are trees in this location. There is a hedgerow along the existing driveway. Part of this would need to be removed and this area would be paved with gravel to enable vehicle access to the new proposed double garage. The landscape plan shows three trees are proposed to be replaced at the northern edge of the property and new trees to be planted in some of the existing hedgerow. This was not covered in the previous ecological appraisal.

The ecology report for the previous application did not consider great crested newts because the works to the house would not have affected this area of the garden. The potential for disturbance of terrestrial great crested newt habitat must be assessed with this application. The trees proposed to be removed may have potential for nesting birds and roosting bats which must also be assessed.

An update PEA report is required to address the potential for the proposed works to affect great crested newts, nesting birds and vegetation which provide roosting opportunities for bats.

A soakaway and rainwater capture are appropriate for surface water drainage.

The annex, which has moderate bat roost potential is not included in this application, however the applicant must be advised that any application for work on that building will need to be accompanied by an updated bat survey report.

The specific biodiversity enhancements proposed for this site should be listed. I can see a log stack and new hedges proposed on the landscape plan. Planting should include flowering plants for pollinators including night-scented flowering plants to attract insects as food for bats.

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.ukbutterflies.co.uk/foodplants.php>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

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