

Ecology response 7 7 25 for H/25/98923 THE OLD COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Repairs to Grade II Listed Building, including timber frame repairs, replacement windows and kitchen door, new rooflights, replacement front porch, new porches to driveway and rear kitchen door, and external landscape.

Dorothy Hei-Tung-Hoh

7/7/25

I have reviewed the PEA, Bat survey report and mitigation strategy by CC Ecology (July 2025). DNA analysis of droppings found in the loft confirmed the building as a roost for brown long-eared bats and common pipistrelle bats. Two common pipistrelle bats emerged during the dusk emergence surveys. *The common pipistrelle roost is classed as a small day roost based on the number of bats. The brown long-eared bat roost is considered to be a day roost in use on an infrequent basis, or a transitional roost, due to the lack of emergences observed during the phase 2 surveys.*

No bat roosts have been confirmed as being present within the areas affected by the works and therefore it is proposed that works proceed under a Precautionary Working Method Statement, in the event that greater damage is found to the building during the course of the works and further repair works are required that extend into the roof and affect the loft space a European Protected Species Licence (EPSL) may be required.

There is also potential for nesting birds to be using this dwelling.

Great crested newts have been scoped out as the proposals will not affect potential habitats with suitability for amphibians.

The mitigation recommended in section 5 of the report is appropriate and must be implemented. The lighting guidance in section 5.4 must be followed. A lighting diagram superimposed on a plan showing the existing potential bat roost features and new bat boxes is required to ensure that bat roost features are not illuminated by more than 1 lux.

The following precautionary working methods as described in sections 5.10- 5.17 of the report must be followed.

Nesting birds

5.17 To avoid the potential for active bird nests to be present at the time of works it is recommended that any works to the building are undertaken outside the nesting bird season (May-September) or if this is not possible for the building to undergo a nesting bird survey to be undertaken by a suitably qualified ecologist immediately prior to the start of works. In the event nesting birds are encountered, all work should cease, and the consulting ecologist should be contacted for further advice. 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.

Bats

5.10 Prior to the start of works two woodcrete bat boxes suitable for a variety of species will be installed at the rear of the building to provide alternative roosting opportunities for bats and compensate for the loss of crevices in the external walls.

5.11 The works that will affect bat roosts will be timed accordingly to avoid the sensitive times of year. No destructive works will be carried out during the hibernation season, which is generally considered to be from 1 November to 31 March (although this is dictated by weather conditions and can extend outside of this period). As no maternity roost has been discovered it would be acceptable to carry out works at any part of the active bat season (April-October inclusive).

5.12 Works to bat-sensitive areas will be undertaken under the supervision of a licensed bat ecologist. At the start of works all site personnel will attend a toolbox talk by the supervising ecologist.

5.13 A staged approach to the works will be employed. Prior to any works affecting features considered suitable for roosting bats the areas will be searched by an ecologist utilising a torch and endoscope.

5.14 Once potential bat roost features have been searched and found to be clear of roosting bats, sensitive areas of the building such as tiles, and gaps around windows will be stripped/dismantled carefully by hand.

5.15 In the event that bats, or evidence of bats is found during the repair works, all work should stop and the advising ecologist (and Natural England must be) consulted.

The survey results are considered valid for one year. Update bat surveys will be required if the works are delayed by more than 12 months.

Lisa Malter

Ecologist

21/5/25

I have reviewed the updated proposed site and block plan (rev E) and am satisfied that removing the works to the retaining wall will eliminate the need for a PEA. A PRA will be sufficient for the revised proposals. I look forward to reviewing the bat survey report.

Lisa Malter

Ecologist

31/3/25

Thanks very much for sending the photos. Any time there is a Grade II listed building, the potential for bat roosts is high. A PEA is required rather than a PRA (preliminary roost appraisal) due to the potential for great crested newts to be present on site.

There are cracks in the old timbers near where the front porch attaches to the roof, possible gaps around the older windows, and gaps under the irregular tiles on the flat roof extension.

I can see what looks like the front door, one older window, and a small part of the extensive gardens. I cannot see all of the windows proposed to be replaced, the kitchen door, the rear kitchen door, the driveway door, or the roofs with the roof lights.

Great crested newts spend most of their lives out of ponds and only use them to breed. They can disperse through domestic gardens even if the borders are weeded, as they are usually active at night. A retaining wall may provide crevices that could shelter newts and other animals.

The photos do not show all the areas where work is proposed but given the complexity of the building and the proposals, this information cannot be gained just from photographs. A professional ecologist will investigate all possibilities for protected species to be using the site and provide reassurance that everything has been checked in conformance with best practice standards.

Lisa Malter

Ecologist

6/3/25

This site is in a red impact risk zone for great crested newts with nearby records of great crested newts in local ponds to the south of Kew Lane/High Street. There are also records of bats, hedgehogs and water shrews very close to the site.

Red (highly suitable habitat) or **Amber** (suitable habitat, likely to be present) – *When development falls into the red or amber zones on the impact risk map, developers MUST prove to their local planning authorities that their development plans pose 'no risk' to great crested newts, this can be done in one of three ways:*

1. Demonstrate that newts don't occur on your site (usually by commissioning an ecological consultant to carry out a site assessment).
2. Apply to Natural England for a Standard Licence – this can only be done after planning permission. You will need to commission an ecologist to carry out a survey and design a great crested newt mitigation scheme.
3. Join the NatureSpace District Licence Scheme, which usually provides the quickest, most certain and least risky option where a licence is required.

The proposal involves works to the roof, porches, windows, landscape work including removal of a retaining wall, removal of a fence and installation of a new retaining wall.

A Preliminary Ecological Appraisal is required. In addition to any further surveys, mitigation and compensation, this must also include recommendations for biodiversity enhancements in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

Additional information on 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>

Lisa Malter

Ecologist