

Ecology response amended for H/22/93834 3A MANCHESTER ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5DB

Conversion of garage and summer house to annexe

Rachael Morris

19/12/22

I recommend refusal of this proposal due to the following:

The proposal involves works to the existing roof which has potential to support bats which are protected by the Wildlife and Countryside Act 1981 (as amended). No survey work has been provided to demonstrate that bats are not likely to be affected by the works. The presence of a protected species is a material consideration and must be assessed before planning permission can be granted.

The proposal would therefore likely result in an offence under the Wildlife and Countryside Act 1981 (as amended) and could result in an adverse effect on a feature of importance for wild fauna contrary to Policies DM1 and DM11 of the Eastleigh Local Plan (2016 - 2036).

The proposal does not provide a 15 m buffer free from development from the Solent and Southampton Water SPA and Ramsar site and the mudflats and sandflats priority habitat. This is contrary to Policy DM11 of the Eastleigh Local Plan (2016 - 2036) which states that *Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty.*

Lisa Malter

Ecologist

12/10/22

The site is adjacent to the Solent and Southampton Water Special Protection Area and Ramsar site and mudflats and sandflats priority habitat. An ecological impact assessment and a habitats regulations assessment is required. A 15 m buffer free from all development to the edge of the cliff will be required, which may not be able to be achieved in this location.

The current garage is one-storey and the proposed annexe is 2-storey, so this proposal will involve works to the roof. There is a record of bats at a neighbouring property. Bats would not be using the conservatory/sun house but may be using the garage. There is also potential for nesting bird habitat in this area.

Lisa Malter

Ecologist