

Ecology response for F/23/95140 MONKS LAKE, GRANGE ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FF

Demolition of existing detached house and separate garage and re-building of both along with
landscape enhancements

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This site is within the red great crested newt impact risk zone, with a pond adjacent to the site.
There are records of bats, stag beetles, hedgehogs and breeding swifts nearby.

The Ecological Assessment by Peach Ecology (issue 02, April 2023) states that the existing house
and garden have moderate bat roost potential and at least two bat emergence/re-entry (Phase II)
surveys will be required between May and August, at least two weeks apart. If bats are observed
roosting, then a third survey will be required to inform a European Protected Species License. The
survey results must be reviewed before determination and a license application, if needed, can
only be obtained after planning permission has been granted.

The adjacent pond is stocked with carp and is also used by waterfowl. It therefore has poor
suitability for great crested newts. A CEMP will be required to ensure that the pond and existing
landscape features are protected during development. The CEMP must also include
precautionary working methods to protect hedgehogs and stag beetles. Mitigation for bats will
be based on the results of the Phase II surveys and be provided in the bat survey report.

The proposed landscape and biodiversity enhancements are appropriate and will enrich the
biodiversity of the site and its surroundings. These include 4 integrated bat roost features, 4 swift
bricks/boxes, 4 bee bricks, a house sparrow box and 2 standard bird boxes. At least 10 new native
trees/fruit trees will be planted on site. A wildlife pond, rain garden, orchard, woodland garden,
wildlife garden and kitchen garden are also proposed. External lighting will be minimised or if
required for safety will be directed downwards and away from boundary vegetation and the
ponds.

The surface water drainage strategy is appropriate. It includes roof rainwater collection from the
house and garage with overflow into a vegetated swale and a rain garden. A packaged treatment
plant is proposed for the foul drainage and the existing cess pit is proposed to be removed.

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Ecologist