

Ecology response 24 2 26 for F/25/100193 253 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

Construction of 2no. semi-detached dwellings with associated / car parking /bin store / cycle storage, following the demolition of existing dwelling.

Katie Lasham

24/2/26

Ecology

I have reviewed the amended Proposed Site Plan (January 2026). The precautionary working method has been added to the plan.

Swift nest boxes have been agreed by the client. Built-in swift bricks are the preferred option, located at the eaves on the northern elevation.

Bat boxes/bricks are also required as specified in the Bat Emergence and Re-entry Surveys report (BERS). These are to replace potential bat roost features that will be lost when the existing building is demolished. Built in bat bricks are preferred as they do not need maintenance and cannot fall off. They should be located on the southern, southeastern or southwestern elevation as close to the eaves as possible. Further information is available at <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

Exterior lighting can be conditioned as requested.

Suggested conditions

Prior to the commencement of works, an exterior lighting plan must be submitted and approved in writing by the LPA. The lighting plan will need to demonstrate that any areas used by bats will be kept dark.

It must include the location of all bat boxes and the specification and location of any external lighting, which shall be designed to conform with the guidelines set out in Guidance Note 08/23 'Bats and Artificial Lighting at Night' (ILP, 2023), or any relevant update.

The external lighting shall be implemented / installed and thereafter retained in accordance with the approved details.

Reason: To protect and enhance biodiversity on the site in accordance with local and national planning policy.

Prior to occupation, photographic evidence of the installation of built-in swift bricks and bat bricks must be provided and approved in writing by the LPA.

Reason: To protect and enhance biodiversity on the site in accordance with local and national planning policy.

The building demolition and hedgerow management must be done outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist immediately before the start of works. If any active nests are found (in vegetation or in/on the building), 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.

Reason: To protect nesting birds.

Biodiversity Net Gain

An off- site biodiversity unit proposal from the Environment Bank has been submitted. There are two options, one site in Milton Keynes (option 1) and one in Basingstoke (option 2). The Milton Keynes units are available now. The Basingstoke site is not expected to be available until May 2026 but would be less expensive as it is closer (smaller spatial risk offset costs).

To discharge the Biodiversity Net Gain condition the biodiversity net gain register reference numbers and proof of purchase must be provided for the off-site units being used.

I have uploaded the BNG metric (sent by email) into the Mycelia software and the same error message was generated.

- The net gain for *area habitats* is -42.62%. It must be at least 10.0%.
- The net gain for *hedgerows* is 5.82%. It must be at least 10.0%.
- There are too many net losses of Low distinctiveness *area habitats*, and too few gains at higher distinctiveness categories to offset these losses.
The net change of Low distinctiveness *area habitats* is -0.055 BU.

This will change when the metric has been updated to reflect the purchase of off-site units and includes the unit reference numbers. The updated metric needs to be submitted at discharge of conditions stage.

The EBC Biodiversity Net Gain Strategy Form has not yet been submitted.

Suggested condition

Before commencement of any work on site:

An updated final biodiversity metric must be submitted that shows no errors and includes the purchase of off-site biodiversity units.

A final Biodiversity Net Gain Strategy/Plan must be submitted and approved by the LPA. This will include the details of the purchase of biodiversity units or statutory credits.

Separate proof of purchase must be submitted to the LPA. For units, this must include the Biodiversity gain site register reference number. Further information is available at Statutory biodiversity credits - GOV.UK.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

Lisa Malter

Ecologist