

Ecology response for F/26/100881 Land adjacent to Pear Tree PH, Winchester Road, Boorley Green, Southampton, SO32 2DH

Erection of 6 no. dwellings, associated parking and creation of new access

Katie Lasham

2/3/26

The layout and design of this proposal appears to be unchanged from the layout and design submitted in previous applications F/23/96320 and F/24/97934 both of which were acceptable in terms of ecology.

I have reviewed the Preliminary Ecological Appraisal report (updated February 2026), the Ecology Technical Note (February 2026) and the BNG Assessment, Management and Monitoring report (July 2024) all by Ecosupport.

Ecology

This site is in an amber impact risk zone for great crested newts, however the site has been assessed to have negligible potential for great crested newts.

The PEA reports the following ecological features on site:

A single Oak tree with low potential for roosting bats (to be retained); low potential for foraging and commuting bats; low potential for common reptile species; and high potential for breeding and nesting birds. There is also some potential for foraging and commuting badgers and low potential for common reptiles on site.

The mitigation presented in section 6 of the report is appropriate and must be implemented.

This includes a passive dispersal clearance method with a destructive search for reptiles; vegetation clearance outside of the bird nesting season or after a check by an ecologist for nesting birds; a wildlife sensitive lighting strategy, which can be conditioned; compensatory hedgerow planting; hedgehog gaps in the gravel boards of new fences; 6 swift bricks and 3 bat bricks.

Biodiversity net gain

I have reviewed the BNG Assessment and monitoring letter report by Ecosupport (February 2026). This is effectively the draft HMMP.

On site: 0.5 area habitat units and 1.62 hedgerow units are proposed to be delivered on site. A one-time monitoring fee of £13,485, based on the site area of 0.238 ha. A section 106 agreement will be needed to secure the retention, management and monitoring of the retained on-site habitat units as described in the BNG Assessment and monitoring letter report.

The purchase of an additional 0.23 area habitat units from an off-site provider has been proposed to achieve 10% biodiversity net gain for this proposal.

The latest BNG metric (Rev B) does not include the proposal to purchase off site area habitat units, so still shows metric errors. A revised metric which shows no errors must be submitted after determination, when these units have been purchased.

Of these units, 0.10 must comprise individual trees.

A price quote for the off-site units has been submitted from Bio Diverse (July 2024). An updated quote must be obtained to ensure that the units are still available from this National Character Area.

Surface water drainage

A surface water drainage strategy is required in compliance with local plan policy DM6.

1. New development (excluding extensions to dwellings and changes of use) will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:

c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.

I don't see any surface water drainage documents with this application and cannot find any within the documents submitted for previous applications. If permeable paving or soakaways are proposed, soil infiltration testing results must be submitted to demonstrate that this is feasible. This must be submitted before determination. If permeable paving and soakaways are not feasible, an alternative must be proposed.

Lisa Malter

Ecologist