

Ecology response for F/26/100950 Land Adjacent to, 7 Birchwood Gardens, Hedge End, Southampton, SO30 2AR

Erection of 1no. detached supported living bungalow (Use Class C3 or C2) with associated car parking and rear terrace.

Clare Martin

17/4/26

More information needed: A surface water drainage note, an ecological enhancements plan and BNG strategy form are required to be submitted before determination.

Ecology

This site is in an amber impact risk zone for great crested newts. There are records of slow worms, bats and hedgehogs nearby.

I have reviewed the PEA by Ecosupport (updated in August 2025, original survey March 2022). The report agrees that there is potential for hedgehogs to be using this site. The mature oak tree was assessed as negligible for potential bat roost features and low potential for nesting and breeding birds but would provide foraging opportunities for birds (and possibly bats).

The PEA proposes a swift brick, a bat brick and hedgehog gaps in the baseboards of the garden fences as ecological enhancements. The elevation drawing of the bungalow does not show any areas that would be appropriate for a swift brick or a bat brick. Alternative boxes in the retained mature tree would be more appropriate. It may also be possible to build bat or swift features into the roof, but these would need to be recommended by the ecological consultant and approved by the LPA before determination.

Planting flowering plants/shrubs for pollinators is also important. Little green space would be retained on site, so flowering plants or shrubs should be used rather than non-flowering species.

Locations of bat and bird boxes, planting and hedgehog holes in the fences should be agreed before determination if possible and annotated on the site plan.

A precautionary working method must be used to prevent harm to wildlife such as hedgehogs that could be using this site. It should include:

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations must be covered at night or be fitted with a small animal escape ramp.

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Biodiversity net gain

The biodiversity metric shows a loss of 9.63% or -0.024 biodiversity units. The DAS mentions a biodiversity net gain report which does not appear in the list of documents provided. The EBC Biodiversity Net Gain Strategy form should be used to document what is proposed to be provided. This is available at [Ecology and Biodiversity Net Gain for Planning Applications](#).

There is a proposal for purchase of 0.05 off-site biodiversity units of other neutral grassland in NCA 129. This is satisfactory if local units are not available and can be conditioned.

Recommended condition

The development must adhere to the Biodiversity Gain Strategy (dated xxx) which has been submitted and approved by the LPA in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details unless otherwise agreed in writing with the LPA.

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.

Surface water drainage

The proposed site plan shows a proposed soakaway under the car parking spaces with new IC surface written in two places. A soakaway must be supported by infiltration testing results. It is not clear whether the area around the house (shown in white) is proposed to be paved as it is not shown as vegetated and there is no key on the plan. Permeable paving will be required for the car park and driveway. A surface water drainage note is required to explain what is being proposed for the drainage for this site.

Lisa Malter

Ecologist