

Ecology response for V/26/101391 BUNGALOW, TANHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2SZ

Application for Permission in Principle. Erection of 1no. self-build dwelling.

Gregg Chapman

27/5/26

This site is in an amber impact risk zone for great crested newts. There are two nearby ponds to the south of Tanhouse Lane. There are records of bats, notable invertebrates and badgers near this site. The following information is required before Ecology can agree to granting permission in principle.

Protected species

To determine whether there is suitable habitat for protected species on-site, close-up photographs of all aspects of the site must be provided. In the Planning Statement by Pro Vision (May 2026), Section 2 Site Context states that there is no ground vegetation other than a small area of amenity grassland along the frontage and that there are several mature trees within the application site. In the aerial photos of the site available on Google Earth and Google Maps it appears to be wooded.

Biodiversity net gain

The Environment Act 2021 requires public authorities to conserve and enhance biodiversity, including mandating a net gain in biodiversity through the planning system. The application description refers to a self-build dwelling which would be exempt from providing 10% biodiversity net gain. However, it will need to provide some measurable biodiversity net gain and no net loss in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. The site is listed as approximately 0.16 ha, so a small sites metric can be used to provide information on the baseline habitat.

The Environment Act also prohibits site clearance to reduce the baseline habitat value. If habitat is cleared before an application is submitted, the baseline habitat value of the site will be taken to be its biodiversity value immediately before the carrying on of the activities, as per Schedule 14 of the Environment Act 2021, Pt 1, Para 6a-b with a cut-off date of 30th January 2020. Where there is evidence of deliberate neglect or damage to any of the habitats and species, their deteriorated condition will not be taken into consideration, and the ecological potential of the site will be used to decide the acceptability of any development proposals. In the absence of suitable habitat surveys, aerial photos will be used to determine the baseline.

Surface water drainage

Infiltration test results are required to determine whether soakaways would be successful on this site.

Lisa Malter

Ecologist