

Ecology response 8 6 26 for F/25/99584 Land North of Pear Tree Cottage, Botley Road, Horton Heath, Eastleigh, SO50 7DT

Erection of 1no. 4 bedroom detached dwelling and detached garage with new vehicular access from Botley Road

Clare Martin

8/6/26

I have reviewed the amended documents (submitted 21/5/26). I have no further objections.

Soil infiltration results must be submitted to ensure that soakaways and permeable paving would function on this site.

Evidence of availability of biodiversity units from a site that is registered on the national biodiversity gain sites register must be provided before determination. The units must only be purchased after determination.

Ecology

The updated Ecological Walkover report by Wessex Ecology (May 2026) states that there is no evidence of great crested newt habitat or evidence of badgers in the woodland adjacent to the site or within 250 m. There was a pond referenced in an earlier application (F/24/96914) but it has not been seen to contain water over two seasons of observation (October 2025 and April 2026) so is considered no longer present.

Recommended conditions:

Precautionary working methods to protect reptiles and amphibians must 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.

Lighting must be minimised and directed away from any areas that would be used by wildlife, especially bats.

Protection for nesting birds:

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, 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.

Hedgehog gaps:

Any closed board fencing requires at least two hedgehog gaps (13 x 13 cm minimum) in the base boards to allow the free passage of small animals through the garden.

Ecological enhancements:

Hedgehog gaps, bat boxes and bird boxes can be annotated on the existing landscape plan which already provides details of flowering plants that provide flowers, seeds and fruit for wildlife. This can be conditioned or agreed before determination.

Biodiversity Net Gain

The statutory metric has been re-run with the February 2024 pre-clearance baseline. To achieve 10% BNG, 0.27 habitat units will be required and must be purchased from a registered off-site habitat provider after planning permission has been granted. Evidence of availability of these units must be provided before determination.

The vegetated garden proposed to be created on site and shown in the landscape plan will provide 0.043 area habitat units.

The statutory biodiversity net gain conditions will be included in the decision letter.

Surface water drainage

As requested in all of the previous ecology responses: Soil infiltration test results will be required before determination to ensure that soakaways (as proposed) would be appropriate for this site. The use of water butts or underground rainwater storage tanks is strongly recommended to save rainwater for use in the garden. If soakaways are not appropriate, alternative surface water drainage arrangements must be made.

Lisa Malter

Ecologist