

Ecology response for F/26/101637 103 STOKE COMMON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DW

Erection of outbuilding on land opposite host dwelling and continued use of this land for purposes incidental to the residential dwelling.

Charlie Vallis

17/7/26

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

More information required

To determine whether any potential habitat for protected species would be affected I need to review photos of the whole site and specifically the area on site where the outbuilding is proposed.

The site size is listed as 54 m² (0.0054 ha) on the application form. The applicant has stated on the application form that this is a retrospective application for a shed/log cabin that is larger than the one already on site, but the application is not listed as retrospective in the description. The block plan shows the area of the entire property is within the red line boundary and gives the area as 90 m x 90 m = 8100 m² which is 0.81 ha.

Clarification of the status of this application is required.

Full applications which are not exempt are required to demonstrate 10% Biodiversity net gain (BNG). The current threshold for 10% BNG is 0.0025 ha. On 6 August 2026 the threshold will change and developments where the area within the site boundary is 0.2 ha or below will be exempt. [Biodiversity net gain: exempt developments - GOV.UK](#)

Separate from 10% BNG, biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

[Building a resilient garden for a changing climate / RHS Gardening](#)

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

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