

Ecology response 1 9 26 for F/26/101714 OLD GRANGE FARM, GRANGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8GD

Conversion of existing stables to 1.no 2-bedroom dwelling with associated curtilage and parking. Alterations to the fenestration.

Rachael Morris

1/9/26

The existing and proposed plans document (rev B, August 2026) by Kalotec shows a storm water soakaway proposed in the drive and a blue line representing 5 m from any building on this property. The results of infiltration testing must be submitted to ensure that a soakaway will be successful in this location.

Lisa Malter

Ecologist

19/8/26

Holding objection: At least two bat activity surveys are required within the active bat survey season, and ecological supervision may be required during construction.

The premise within the PRA report (May 2026) was that works would not impact features within the roof which were not visible to the surveyor, however the Structural Report lists works required for residential conversion (no date but submitted in July 2026) which would require inspection access and works to the roof behind the existing boarding.

Ecology

There are records of bats near this site with hedgehogs and nesting swifts in the wider area.

I have reviewed the Preliminary Roost and Nest Assessment (PRA) by ESLtd (May 2026). The building was assessed as having moderate potential to support bats with opportunities for crevice dwelling bats to roost beneath roof tiles and ridge tiles, and with gaps between gable windows and timber cladding which were checked and not occupied in April 2026. The report states that there is an existing bat box on the southeast elevation and bird boxes on each gable end. Photos show that one of these bird boxes is a swift nest box and the other is quite large and may be suitable for owls.

The PRA report states that the proposed works would not affect these features. Section 3.1.1 states *Illustrated plans/proposal not yet available and The LPA is requested to ensure the understanding of the works in this report matches the remit within the proposed works submitted for planning*. However the description of the current proposal includes alterations to fenestration and the Structural Report (no author or date) (which were not available to the ecological consultant) lists the following work that must be done:

- the windows will need to be replaced with residential grade windows, which will affect the gaps shown in the bat roost report above the gable end windows;

- installation/upgrading of roof insulation, which will involve works to the inside of the roof, but it is not clear whether this would be above or below the existing boarding;
- installation of vapour barriers and breathable membranes, which could affect any bats using the roof space (Bitumen felt membranes are preferred, please see the webpage [Roofing membranes - Things to consider when planning works - Bat Conservation Trust](#) for a discussion of bats and breathable membranes)
- replacement of any degraded cladding sections, if degraded could provide gaps for bats and nesting birds;
- inspect rafters, purlins, and dormer junctions for reinforcement needs, this would involve removing interior boarding; and
- ensure roof ventilation is adequate post-conversion, which could involve access under the roof tiles.

Therefore, roofing features will be affected. This paragraph in the PRA states that:

*If this decision changes, (e.g. not impacting roofing features inclusive of tiles, membrane, interior insulation, wall tops and cavity walls, barges, soffits, hanging tiles, fenestration (within roof) and as applicable) **this report is not sufficient to proceed to planning as Bat Emergence Surveys will be required to check the status of roosting bats within The Stables.** The LPA is requested to ensure the understanding of the works in this report matches the remit within the proposed works submitted for planning.*

The survey for this PRA was done at the beginning of April (7/4/26), and bats occupy different roosts throughout the season. Due to the proposed works and the potential roost features at least two bat activity surveys are required within the active bat survey season, and ecological supervision may be required during construction.

Biodiversity enhancements

The PDAS states that the application site is a 0.076-hectare parcel and the site area is given as 0.07 ha in the planning application. Although the applicant is claiming the self-build and custom build exemption from providing 10% biodiversity net gain, some biodiversity enhancements are still required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

The Planning, Design and Access Statement by Kalotec (no date), section 9.2 states that there is 203 m² of private amenity area to the north. This area could be enhanced to provide some biodiversity net gain.

THE PDAS states that existing boundary vegetation would be retained but it has not been described in the ecology report. Enhancing the existing vegetation with additional flowering plants to attract pollinators and native hedgerow species which could provide food for wildlife could be an option for this site.

Surface water drainage

Surface water drainage information has not been submitted. What are the current surface water drainage arrangements for this property? Foul drainage is not within the remit of

ecology, but I note that foul drainage arrangements have not been submitted with this application.

Landscaping

The existing boundary vegetation has not been described. Section 11 Landscaping of the PDAS states *The amenity 203 square metres of private amenity space will be grassed and enclosed by existing fencing and hedging, maintaining the rural character.* Additional flowering plants, flowering grassland and native shrubs could be added without affecting the rural character of the site.

Lisa Malter

Ecologist