

Ecology response for F/26/101978 ROSE COTTAGE RESIDENTIAL CARE HOME, GRANGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8GD

Erection of single storey extension, demolition of double garage and timber outbuildings and erection of new replacement outbuilding and change of use of dwelling (C3(b) use) to provide 5 self-contained units for use as supported living by adults with learning difficulties (C2 use).

David Huckfield

14/9/26

More information required. The PRA must be submitted as well as the Bat Survey Report.

There are records of bats near this site and hedgehogs and common toads in the wider area. The aerial photos of the site show that it has potential for nesting birds, bats, toads and hedgehogs. The aerial photos show hedgerow along the southern boundary that is functionally connected to other hedgerows in the area, so there may also be potential habitat for dormice and other small mammals.

I have reviewed the DAS (August 2026) and the Bat Survey report (June 2026) by the Southern Planning Practice). The PRA report mentioned in the Bat Survey report has not been submitted with this application, contains important information and is required before determination. Section 3.4 states Details can be found in the associated PRA and will not be repeated here. I would expect the PRA to have photos of the all of the buildings proposed to be demolished and the area of the building where the single storey extension would be added to the house.

Although there were bats heard in the area, no bats emerged from the house and garage during the emergence surveys in May and June 2026. The timber outbuildings proposed to be demolished have not been mentioned in the Bat Survey report. The first Figure 4 Observed activity (after section 4.8) shows bat activity between the two timber outbuildings, in the car park and along the hedgerows. The second Figure 4 Observed activity (which should be Figure 5, located after section 4.10) does not show activity near the timber outbuildings, however this survey did not have any surveyors at the rear of the property as they were only at the front, around the garage.

Without the PRA it is impossible to determine whether or not the timber outbuildings and the area around them at the rear of the property which will be impacted by these proposals have been considered for their habitat potential for nesting birds, bats, and hedgehogs.

Although the site is not required to provide 10% BNG, some biodiversity enhancements are required in accord with DM 11. The recommendations in section 5 of the Bat Survey report are appropriate for bats and must be implemented, however there may be additional recommendations once the whole site including the timber outbuildings have been considered.

Lisa Malter

Ecologist