

Ecology response 30 1 25 for H/24/98590 ALLINGTON MANOR, ALLINGTON LANE, WEST
END, SOUTHAMPTON, SO50 7DE

Erection of garden room in rear garden

Charlie Vallis

30/1/25

I have reviewed the site photos and the location of the proposed garden room. Although the grass near the proposed works is closely mown, due to the presence of a pond nearby, many ponds in the wider area and records of great crested newts within 500m, a preliminary ecological appraisal including a habitat suitability index and risk calculator for each of the nearby ponds will be required. It is possible that further surveys for great crested newts will be required. The great crested newt survey season is very short running from mid-March through mid-June, with at least two surveys needing to be done between mid-April and mid-May. If the timing is missed it will be another year before these surveys can be done.

District level licensing is an alternative to surveys which could be considered by the applicant. I would recommend that the newt officer, Katie Ewers also be consulted on this application.

As the presence of protected species is a material consideration, this information will need to be provided before determination.

A surface water drainage plan and biodiversity enhancements can be conditioned.

Lisa Malter

Ecologist

18/12/24

This site is in a red impact risk zone for great crested newts, with a pond in the rear garden. **Red** (highly suitable habitat) or **Amber** (suitable habitat, likely to be present) – *When development falls into the red or amber zones on the impact risk map, developers MUST prove to their local planning authorities that their development plans pose 'no risk' to great crested newts, this can be done in one of three ways:*

1. Demonstrate that newts don't occur on your site (usually by commissioning an ecological consultant to carry out a site assessment).
2. Apply to Natural England for a Standard Licence – this can only be done after planning permission. You will need to commission an ecologist to carry out a survey and design a great crested newt mitigation scheme.
3. Join the NatureSpace District Licence Scheme, which usually provides the quickest, most certain and least risky option where a licence is required.

There are records of bats near this site.

Photos of the proposed area are required to determine whether the proposed garden room would affect habitat suitable for nesting birds, bats or great crested newts. A surface water drainage plan is also required.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat brick and a swift brick 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](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:

<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>

Lisa Malter
Ecologist