

Ecology response for F/25/99379 5 FRYERN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2LF

Erection of [1.no](#) 2-bedroom dwelling and sever land from 5 Fryern Close

Gregg Chapman

2/6/25

Summary: I raise a holding objection due to inadequate information provided on potential for protected species such as bats, great crested newts and hedgehogs. The small sites metric is not valid due to several errors and omissions. A surface water drainage plan is also required.

Ecology

This site is mostly in a green impact risk zone for great crested newts, but the western edge of the site is in an amber impact risk zone.

There are records of bats in the wider area and nesting swifts and hedgehogs near the site. The proposal would affect the roof. No information has been provided about the potential for this site to support protected species. From the photo in the small sites metric I can see that the grassland may be suitable for common reptiles. The photo of the house on Google maps shows at least one tile missing from the roof which could be a potential bat roost feature. A preliminary bat roost appraisal, including an internal inspection of the loft, is required to determine whether bats might be using this building.

A Baseline Habitat Condition Assessment report by Arbtech (April 2025) has been submitted. The habitat within the site has been described as unmanaged long sward g4 modified grassland in poor condition. The report states that over 20% of the grassland was covered with scrub, located in the southwestern corner of the site. This could provide good habitat for nesting birds, hedgehogs and possibly reptiles and amphibians. It would be helpful if the ecological consultant could amend the existing report to include this information since they have already assessed the site on 14 April 2025.

Biodiversity Net Gain

The area of the site is 265 m², so the application will be required to demonstrate 10% biodiversity net gain. The small sites metric submitted with the application failed the national validation requirements and additional errors have been flagged up.

Mycelia software was used to check the small sites metric. The Mycelia validation error report shows the following:

- The metric must include dated site photographs for all baseline habitats listed in sheet "4. Supporting Information" of the Metric, because the walkover survey was not completed by a qualified ecologist. An Arbtech ecological consultant did a walkover however they were not the same person who completed the small sites metric.
- The date of all photographs must be given. Baseline habitat reference 2 does not have a dated photo.

- The net gain for *area habitats* is -27.27%. It must be at least 10.0%.
- There are too many net losses of Low distinctiveness *area habitats*, and too few gains at higher distinctiveness categories to offset these losses.
The net change of Low distinctiveness *area habitats* is -0.009 BU.
- For *area habitats*, the total area of lost habitat was found to be 45.0 m², and the total area of created habitat was found to be 120.0 m². These areas should be equal.
- For *area habitats*, the total baseline area (excluding trees, green walls and intertidal hard structures) is 213.5 m². This is less than the site area which is 265.0 m². These areas should be equal.

The statutory BNG validation rules require applicants to provide the following information which is missing from this application:

- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition.
- A statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation').
- Where unauthorised degradation has taken place between 30 January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out.
- A description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date).
- A plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat.

Surface water drainage

Surface water drainage must demonstrate that it conforms to Eastleigh Borough Council policy DM6. A plan is required. Is a soakaway in use on the existing site? If not, soil infiltration testing may be required.

Lisa Malter

Ecologist