

Ecology response 23 6 26 for F/25/99418 49 BISHOPSTOKE ROAD, BISHOPSTOKE,
EASTLEIGH, SO50 6BF

Extension and alteration to existing dwelling to create 2nos. two-bedroom flats and 1no, one
bedroom flat

Gary Osmond

23/6/25

As in the previous applications, Ecology also raises an objection in principle to any
development within 8 m of the River Itchen SAC and SSSI.

The full site within the red line boundary is not shown on the Biodiversity Habitats Plan by
the Landscape Service, and development is proposed outside of the area shown on this plan.

In this proposal, as shown on the Site Plan as Proposed (Rev A, April 2025, although the
footprint of the house would not be extended, the bike shed/bin store, the additional
parking spaces and a wider paved driveway are all development that would be within the 8
m buffer to the River Itchen SAC. Two of the parking spaces and the bike shed/ bin store are
also proposed within the root protection zone and very close to the trunk of the mature
chestnut tree at the front of the property.

Further work on biodiversity net gain (as previously described) will only be needed if this
objection in principle can be overcome. It is clear that habitat loss would exceed 25m² when
all of the proposed development within the red line boundary is included. An assessment of
habitat loss based on accurate measurements for the whole of the site within the red line
boundary would need to be provided.

Lisa Malter

Ecologist