

Ecology response 23 6 25 for H/25/99420 OAK COTTAGE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Extension to existing ancillary outbuilding and the erection of an additional incidental outbuilding.

Dorothy Hei-Tung-Hoh

23/6/25

The applicant has notified you that rainwater drains down behind both buildings, into a natural soakaway along the hedgerow, inside his property line. That is not usually enough information, however as the surface water drainage is reported as not leaving the property, that will be sufficient in this case. If there are any reports of flooding off the property as a result of these buildings, additional drainage solutions will be required.

A photo has been submitted of a pond within the site. In the DAS it states that this pond has been in place for at least 25 years. This site is in an amber impact risk zone for great crested newts, and the pond appears to be connected to Quobleigh Pond, where there is a known population of great crested newts.

The grass appears to be mowed right to the edges of the pond. Biodiversity enhancements could be provided to the area around and into the pond, with a change in management of the edges, emergent vegetation planted around the edges, underwater plants provided for cover, plants with tall stems for emerging aquatic insects and floating plants such as water lilies for resting stations and to provide some shade to the water. The Hampshire newt officer may be able to provide additional information on the best ways to enhance the pond, and the following websites may be helpful.

[Wildlife ponds / RHS Gardening](#)

[How to build a pond | The Wildlife Trusts](#) (see choosing your pond plants)

Whichever biodiversity enhancements are chosen can be conditioned, with photos provided after enhancement to discharge the condition.

Lisa Malter

Ecologist

17/6/25

The PDAS states that this is a retrospective application to regularise the extension and new buildings.

Surface water drainage information for both buildings is required.

Light spill from these buildings must not be allowed to shine on vegetation that might be used by bats, and nesting birds. Photos are required

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

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))

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>

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