

Ecology response 30 6 25 for F/25/99188 Willow Mead, Wildern Lane, Hedge End, SO30 4RB

Construction of 2No. semi-detached two-bedroom retirement bungalows

Gary Osmond

30/6/25

I agree with the statement that *The purchase of off-site units is not required before a decision can be issued*, however the EBC validation list Item 8 requires that the applicant *Identify how at least 10% Biodiversity Net Gain can be achieved, ensuring that the proposed habitat is provided onsite in the first instance followed by either a combination of onsite and partial offsite or completely offsite.*

The applicant needs respond to the question of whether the hedgerows are within the red line boundary (as this was unclear) and to confirm that they are prepared to purchase the correct amounts of biodiversity units of each type. We support the use of Environment Bank credits, and the objection can be removed when it is clear how many credits and of which type have been proposed and that this is agreed.

This information should be added to an updated metric so that it can be checked using Mycelia. This is the information I had requested in the ecology response of 7.5.25, copied below.

Lisa Malter

Ecologist

7/5/25

Biodiversity net gain

I raise a holding objection based on the following:

Analysis of the Statutory Metric for this application confirms that there is a decrease in area habitats of -75.15% and no net gain for hedgerow habitat. Ten percent net gain is required for both of these habitats if they are both within the red line boundary. There is a net loss of 0.12 biodiversity units (BU) of medium distinctiveness (Heathland and shrub-Bramble scrub) and a net change of 0.022 BU for low distinctiveness habitats reported.

Section 6.8 of the report states that a total of 0.15 habitat credits will be required to achieve 10% biodiversity net gain.

Hedgerow units: Analysis of the metric states that 10% net gain is also required for hedgerow units. This is also highlighted on the headline results tab of the metric.

Section 6.6.1 of the report states that the only baseline habitats present on site are bramble scrub, ruderal/ephemeral habitat and developed land sealed surface. However, in section 4.3.8 it states that *a mostly native species garden hedge is present along the northeastern boundary although the majority of the 20 m long hedge is off site to the north in the adjacent garden.* Section 4.3.9 states that *a further short length of non-native fir hedge is present at the*

eastern end of the northeastern boundary. The edge along the site is around 5m. UK Hab guidelines for linear features state that 5m is the minimum mapping unit for linear features, so if a hedgerow is 5m or longer it does need to be included.

If there is hedgerow within the red line boundary, then it must be considered in the metric and 10% net gain in hedgerow habitat will be required. If the hedgerow is not within the red line boundary, then 10% net gain in hedgerow units would not be required.

Further information is required on how much of each hedgerow is on site, within the red line boundary.

If 10% biodiversity net gain is not possible on site, and off-site biodiversity units are proposed to be purchased, the applicant must show that they have located suitable units and that they are available for purchase. Statutory credits are only meant as a last resort, if suitable units cannot be found.

Purchase of biodiversity units must be agreed before determination, with proof of purchase required post-determination.