

Ecology response for V/25/99685 LINCOLNS FARM, BOYATT LANE, EASTLEIGH, SO50 4LJ

Permission in Principle for the Erection of a minimum of 1 no. bungalow and a maximum of 2 no. bungalows.

Gregg Chapman

23/7/25

Ecology objects to this application in principle due to the impacts on the ancient woodland SINC and protected species habitat.

The site is adjacent to Pitmore Copse/Pitmore Gully Copse SINC which is designated as ancient woodland. It is functionally connected by woodland to Lincolns Copse SINC which is also ancient woodland. The site is in a red impact risk zone for great crested newts. There are impact risk zone ponds located within the connected woodland to the south of Lincolns Copse SINC. There are records of common reptiles and amphibians, bats, dormice, hedgehogs and badgers in the area. Habitat for nesting birds is also provided on this site. No ecological surveys have been submitted with this application.

The indicative layout includes a note of a 15 m buffer zone for the ancient woodland however the ancient woodland is located to the northwest of the site where the domestic gardens would be immediately adjacent to the ancient woodland boundary. There would be no protection for the woodland edge or the root protection zones of the existing mature trees within the curtilage of a domestic garden.

This would not protect the woodland edge from recreational impacts or the effects of light from the house and garden. The proposed red line boundary would run right through the centre of at least two large trees. A blue line shows land allocated for *mitigation* however it is not clear what is proposed to be mitigated. The blue line includes existing trees. It is not possible to mitigate impacts on ancient woodland without a suitable buffer free from all development, including fences and domestic curtilage.

This proposal would be counter to government ancient woodland standing advice which recommends that *for ancient woodlands the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.... You should not approve development proposals, including gardens, within a buffer zone.*

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/672222/Ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions.pdf)

Local plan policy DM11 states that *development will not be permitted if it has an adverse impact on a site of importance for nature conservation (SINC)... if it is likely to have a direct or*

indirect adverse impact on priority habitats... or if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees)... Buffers free from development will be provided... to avoid/mitigate impacts, including recreational impact and impacts on edge habitats and to maintain dark skies.... The appropriate size of buffers free from development will be considered on a site by site basis and informed by the results of surveys undertaken for each proposed development.

We would expect a buffer of at least 20 m between a domestic garden and an ancient woodland SINCE. We do not think that the current proposal could accommodate an appropriate ancient woodland buffer.

An Ecological Impact Assessment supported by a full set of ecological surveys and all of the Biodiversity Net Gain documents are required at validation stage. These documents have not been provided for this application. Details are available on the local validation list <https://www.eastleigh.gov.uk/planning-and-building/planning-permission/apply-for-planning-permission> and further information is available at [Ecology and Biodiversity Net Gain for Planning Applications](#).

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