

Ecology response for F/25/99527 129 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DT

Demolition of one bedroom annex, detached garage and garden polytunnel and erection of one-bedroom detached dwelling, with associated parking, utilising the existing access onto Church Road.

Gregg Chapman

24/7/25

Ecology

I have reviewed the Ecological Impact Assessment by ESL Ltd (November 2024). The site has been assessed to have potential for nesting birds, foraging and commuting bats, hedgehogs, common reptiles, and possibly dormice. This site is in an amber risk zone for great crested newts but the report has scoped amphibians out due to lack of suitable habitat.

I agree with the recommendation in the report that avoidance, mitigation and compensation measures be included in a CEMP, which can be conditioned or provided before determination. This information is provided in section 5.5 of the report and includes a wildlife-sensitive lighting strategy, a list titled *Impact avoidance during the construction phase*, a reptile mitigation strategy which includes a two phased grassland reduction, and the creation of fenced construction exclusion zones which would also cover the root protection zones of the trees (as shown in the arboriculture report). All construction workers must be briefed on the possibility of protected species on site and what to do if they find them. A toolbox talk can be conditioned as part of the CEMP.

The biodiversity enhancements recommended in the report are appropriate and must be implemented. A bat brick, bird brick and solitary bee brick have been recommended. I would ask the applicant to consider using a swift brick rather than a generic bird brick as these can also be used by other birds when swifts are not in residence.

A landscape environmental management plan (LEMP) can be conditioned or provided before determination to show the positions of all recommended biodiversity enhancements and must include planting specifications. The landscaping recommendations in section 6.4 are appropriate and should be incorporated into this plan.

Hedgehog highways are mentioned in the Sustainability Statement but not in the Ecological Impact Assessment. Openings in the baseboards of any closed board fences should be 13cm x 13 cm minimum and shown on the LEMP.

Please could you add the following informatives to the decision notice:

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of

August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own. If any protected species are found on site, work must stop immediately and advice sought from a licensed ecologist and Natural England.

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

No fires can be lit on site.

Any compost heaps or piles of rubble, soil or brash must be dismantled by hand in case small animals are sheltering in them. This will allow animals time to escape. If protected species are found on site, work must stop immediately, and advice sought from a licensed ecologist and Natural England.

Biodiversity net gain

This application is exempt from the 10% biodiversity net gain requirement as a self-build and custom build application.

Surface water drainage

I have reviewed the Sustainable Drainage Plan by Kalotec (July 2025). It shows the use of a soakaway and perforated pipe storm drains which extend outside the property boundaries and into the curtilage of number 125 Church Road. The boundaries of the property on this plan differ from those on our map, so this may just be a mapping error. Please clarify this. The drainage for this property must stay within the red line boundary.

The proposal of a soakaway must be supported by soil infiltration test results unless there is a working soakaway already in use at this location. The use and proposed locations of the perforated pipe storm drains must be explained. The road and parking areas are proposed to be a permeable surface, but this does not appear to have been finalised.

A rainwater harvesting system is mentioned in the sustainability statement but not shown on the drainage plan.

This additional drainage information is required and can be provided before determination or conditioned.

Lisa Malter

Ecologist