

Ecology response for F/25/99929 NETLEY COURT CARE HOME, VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DR

Replacement of the existing damaged gabion wall sea defences

Clare Martin

9/9/25

I have reviewed the following documents submitted for this application:

Planning Statement by BJC Planning (August 2025)

by Ecosa (August 2025)

Statutory Biodiversity Metric by Ecosa (August 2025)

CEMP by Cowan Consultancy (July 2025)

Habitat Regulations Assessment by Ecosa (August 2025)

Replacement/Repair Sea Defence Wall Elevation plan by Cowan Consultancy (November 2024)

Site Photos- current elevation

Summary

Ecology has no objections to this proposal subject to the following:

A draft HMMP and a Habitats Regulations Assessment will be required before determination.

The planting plan and specification can be approved before determination or can be conditioned. This must include re-creating the gorse scrub habitat that is already there, along with ensuring that specific habitat for important invertebrates is considered in the Habitat Monitoring and Maintenance Plan (HMMP).

The site compound and access to the beach will be from the bottom of Beach Lane. This has been done on previous similar sea wall projects for neighbouring properties in this area.

Ecology

The site is within the Netley to Hamble Shore SINC which is designated 4A for Maritime Cliffs and Slopes, and the gorse scrub habitat. Breeding Dartford warblers have been recently recorded in similar habitat further along the coast near the River Hamble.

The site has been assessed to have suitable habitat for foraging and commuting bats, badgers, breeding and wintering birds, reptiles, great crested newts, invertebrates and European hedgehogs.

The avoidance of adverse impacts, mitigation and enhancement proposals listed in the Ecological Impact Assessment and the CEMP are appropriate and must be implemented.

A Habitats Regulations Assessment will also be required.

Native species are proposed to replant the reconstructed bank above the new gabions. The planting specification and plan can be approved before determination or can be conditioned.

Biodiversity Net Gain

The proposal is predicted to provide 11.2% biodiversity net gain in area habitats.

Post intervention habitats on site are considered by Eastleigh Borough Council (EBC) to be significant habitats which must be managed and monitored for 30 years.

Significant Habitat is defined by EBC as:

- All on-site creation and retention of habitats of medium or higher distinctiveness (as defined by the statutory metric).
- Any on-site enhancement where:
 - o The resulting habitat has medium or higher distinctiveness
 - o The habitat's condition or distinctiveness is increasing

These are:

Gorse scrub (h3e)

Features of littoral rock (t1) and Estuarine rocky habitats (t1d)

Other woodland: broadleaved (w1g) Mycelia software has identified this as a risk in the metric. Other woodland: broadleaved is marked as possibly irreplaceable habitat. It is not clear from the information provided how the woodland habitat lost will be re-created successfully on this sloping site. More information is required to assess whether this is realistic.

Trees: The trees are listed as urban trees in the EclA and as rural trees in the Biodiversity Metric. This should be clarified.

A Habitat Management and Monitoring Plan (HMMP) will be required. A draft HMMP must be submitted as explained in item 8 on p 15 and 16 of the local validation list [local-validation-list-2024.pdf](#).

Monitoring fees for significant on-site habitat will be secured through a S106 agreement (to be completed prior to issue of planning permission).

Key monitoring points throughout the 30-year period will be set out in the S106 agreement.

Monitoring reports will be required in years 1, 3, 5, 10, 15, 20, 25 and 30 (unless otherwise agreed) after the initial work to establish the habitats, with a total of eight monitoring years per site.

A one-time monitoring fee, based on a calculated 30-year resource demand, will be charged according to the following structure:

The site area is given as 0.19 ha on the application form. The significant habitat on this site fits into Category 1: <0.5 ha with a monitoring fee of £13,485.

This information is also available in the EBC Biodiversity Planning Guidance Note, which is available at [Ecology and Biodiversity Net Gain for Planning Applications](#).

Lisa Malter

Ecologist