

Ecology response for F/25/100284 6 SEDGWICK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FB

Proposed erection of 1 x detached 3-bedroom bungalow

Dorothy Hei-Tung-Hoh

8/12/25

Summary No objection subject to completion of the EBC Biodiversity Net Gain Strategy form before determination as specified in the local validation list. Additional surface water drainage information is required.

This property is in a green impact risk zone for great crested newts. There are records of bats, great crested newts, slow worms and hedgehogs nearby. It is approximately 300 m from the River Itchen.

Ecology

I have reviewed the Preliminary Ecological Appraisal by Nature's Cousins (revised October 2025) and the site photos.

The site has the potential to provide habitat for nesting birds, common reptiles such as slow worms, and small animals such as hedgehogs. The recommendations in section 9 of the report are appropriate and must be implemented.

Please could you add the following to the decision notice:

Nesting birds

Any outbuildings, sheds, bird houses and 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 they 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.

Small mammals

A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:

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

Any excavations must be covered at night or be fitted with a small animal escape ramp.

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any new closed board fences to allow the free passage of small mammals through the garden.

Reptiles and Amphibians

Compost piles, outbuildings and vegetation must be removed carefully, by hand to avoid any harm or injury to slow worms. Once cleared, the site should be kept clear of vegetation and piles of rubble or vegetation to keep it unsuitable for reptiles during the construction phase.

The pond in the garden should be relocated carefully to avoid disturbance to any common amphibians. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

It is not likely that great crested newts would be using this site however, if great crested newts are found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist must be contacted for advice. National England must also be informed.

Lighting

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk/Guidance%20Note%208%20Bats%20and%20Artificial%20Lighting.pdf).

Light must not be allowed to illuminate the large mature oak tree on site, and should not shine on any vegetation likely to be used by foraging bats or nesting birds.

Invasive non-native plant species (INNS)

Buddleia, cotoneaster and cherry laurel have been found on site. They are not required to be removed from the garden, but they should not be allowed to spread on or off the site.

Ecological enhancements

The ecological enhancements recommended in section 9.2.1 of the report are appropriate and should be shown on the landscape plan. A detailed landscaping plan can be conditioned or agreed before determination.

Biodiversity Net Gain

The applicant proposes to purchase off site biodiversity units or credits to provide 10% biodiversity net gain as required by the Environment Act 2021. A total of 0.1602 habitat units and 0.011 hedgerow units are required. **The EBC Biodiversity Net Gain Strategy form must be completed and submitted before determination as specified in the local validation list.** This provides information about the source of credits/units proposed to be purchased.

[ebc-biodiversity-net-gain-strategy-form-12-june-2025.docx](#)

Surface water drainage

Two new soakaways are shown on the proposed site plan. If soakaways are already in use for the existing property, no further investigation is required. If the existing property does not use soakaways, then infiltration testing is required to determine whether soakaways would be workable on this site.

Permeable paving, as mentioned in the DAS, is required for any new parking areas. Details of the permeable paving and soft landscaping must be submitted; this can be done before determination or can be conditioned.

Lisa Malter

Ecologist