

Ecology response for F/25/100361 QUOB STORE BUNGALOW, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ

Construction of 1no. detached two-bedroom bungalow within the side garden of Quob Store Bungalow

Dorothy Hei-Tung-Hoh

8/12/25

More information is required

Ecology

This site is in an amber impact risk zone for great crested newts. There is a pond located 230 m to the north of the site and records of reptiles, amphibians, bats and badgers in the wider area.

Amber (suitable habitat, likely to be present) – *When development falls into the red or amber zones on the impact risk map, developers MUST prove to their local planning authorities that their development plans pose 'no risk' to great crested newts.* The first step is to provide photos of any areas of the garden which would be affected by the development.

The site photos show that most of the site has been covered with gravel. Section 2.5 of the DAS states that *the land proposed for the new development is currently surfaced in MOT scalplings following completion some time ago of clearance of many years of overgrowth.*

A site plan is required to show whether there is any vegetation at all remaining on site.

Biodiversity net gain

The application form states that the development is exempt from providing 10% biodiversity net gain using the de minimis exemption but then describes the site as over 25 square metres and says that the submitted metric confirms the de minimis exemption. The metric (not matrix) has not been submitted with this application, so it is not possible to confirm this. The site area is given as 0.05 hectares on the application form. No further information has been submitted to justify why this site should be exempt from providing 10% biodiversity net gain.

A DEFRA biodiversity gain plan (copyright Joe's Blooms) has been submitted, however the information required by the Eastleigh Borough Council local validation list has not been included/ submitted. This form is not applicable or acceptable and should not have been used to validate this application. The applicant is advised to use the guidance that is specific to Eastleigh Borough Council and not generic information by Joe's Blooms which is a private company that does not take our specific local guidelines into account. The biodiversity gain plan submitted by the applicant mentions that a small sites metric has been completed, but it has not been submitted with the application as required.

The information specific to Eastleigh Borough Council can be found on our webpage:

[Ecology and Biodiversity Net Gain for Planning Applications](#)

I have reviewed the site photos but do not see any photos that show the existing vegetation on site. Comparing the proposed site plan with the aerial photo available on Google Earth, I can see that the site had been vegetated but that much of the vegetation was removed during the construction of Quob Store Bungalow.

I cannot respond to the ecology consultation until the correct information has been provided.

If the site is exempt from 10% biodiversity net gain under the Environment Act, it still needs to provide some net gain and no net loss in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

Lisa Malter

Ecologist