

Ecology response 22 12 25 for H/25/100267 50 GRANGE ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FE

Proposed vehicular access from Grange Road for Existing Dwellings 48, 50 and 52 Grange Road together with gates and piers.

Charlie Vallis

22/12/25

I have reviewed the additional Ecology notes added to the Planning Statement on the Proposed site Plan. The planting of additional native hedgerow, amphibian and insect hotels, bat boxes and swift nest boxes are all enhancements which will help to increase biodiversity on site. Since the existing vegetation has already been removed, these enhancements will have to be acceptable. After establishment, the new hedgerows must be managed on a three-year rotation with top and alternate sides cut in successive years to maintain a continuous supply of flowers fruits and seeds available to wildlife. The management of the hedgerow must not allow it to obstruct the public roadway. No further objections.

Lisa Malter

Ecologist

5/11/25

This site is in an amber impact risk zone for great crested newts. There are records of bats and hedgehogs nearby.

The ecology advice (5/18/25 and 18/8/25) from the previous application H/25/99756 was:

The hedgerow with trees is a significant ecological feature that should not be lost to development. It provides habitat connectivity and green infrastructure along Grange Road, provides privacy and screening from traffic noise for the inhabitants of these houses and provides nesting habitat for birds, and habitat for invertebrates, hedgehogs, reptiles and amphibians. Ecology is in favour of retaining this existing vegetation and maintains an objection to the application on that basis.

And

Suitable enhancement of retained habitat and the use of reasonable avoidance measures for protected species would enable this application to progress.

The hedgerow with trees was removed without permission between the refusal of the previous application and the submission of this application. There is no evidence that the precautionary working methods for reptiles, amphibians, hedgehogs and invertebrates recommended in the response to the previous application were used.

As the LPA we have a legal duty to ensure that protected sites, protected species and their habitats will not be harmed by development.

The Environment Act 2021 requires public authorities to conserve and enhance biodiversity, including mandating a net gain in biodiversity through the planning system. The act also prohibits site clearance to reduce the baseline habitat value. If habitat is cleared before an application is submitted, the baseline habitat value of the site will be taken to be its biodiversity value immediately before the carrying on of the activities, as per Schedule 14 of the Environment Act 2021, Pt 1, Para 6a-b with a cut-off date of 30th January 2020. Where there is evidence of deliberate neglect or damage to any of the habitats and species, their deteriorated condition will not be taken into consideration and the ecological potential of the site will be used to decide the acceptability of any development proposals.

Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b require no net loss and some net gain in biodiversity for all applications, even if they are householder applications and exempt from providing 10% biodiversity net gain in the Environment Act.

If this application is permitted, it will still need to provide some biodiversity net gain and no net loss. This must be agreed before determination.

Lisa Malter

Ecologist