

Ecology response for F/25/100470 6 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BW

Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping

Dorothy Hei-Tung-Hoh

24/12/25

No objection

Ecology

There are records of bats and hedgehogs near this site with nesting swifts in the wider area. The aerial photo of the house on Google maps shows that the garden is vegetated with at least one large tree overhanging the garden. The four trees on the tree survey are listed as off site and on the boundary only, with no management recommendations.

The Ecological Impact Assessment by 4Woods Ecology (November 2025) updates the previous survey of June 2022. The bungalow still has negligible bat roost potential.

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>.

The lighting recommendations in section 4.4.3 of the Ecological Impact Assessment must be followed.

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.

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.

The proposals for Ecological enhancements recommended in section 4.5 of the report are appropriate and must be implemented. These are a bird box installed on the mature tree in the rear garden, existing garden planting to be supplemented with x10 plant species considered to be of value to pollinating insects and a sedum roof on part of the rear flat roof of the new dwelling. Night flowering scented plants will attract moths as food for bats.

The surface water drainage proposals of a sedum roof, a rainwater harvesting butt and soakaways are suitable if soakaways were used in the existing bungalow. If soakaways were not previously used on site, then an infiltration test is required. Soakaways must be located at least 5 m from any structure. The size of the soakaways can be determined by the building inspector. The rainwater harvesting water butt overflow should enter the surface water drainage system.

Biodiversity Net Gain (BNG)

The small sites metric has been used to demonstrate that 2.28% BNG can be achieved on site and 7.72% (0.04 area habitat units- any type) will be purchased off site from BNGx (quote provided) to meet the target of 10% BNG. A draft HMMP is not required for this residential garden.

After determination, at discharge of conditions stage, the metric must be updated to show that 0.04 area habitat units will be provided off-site and the reference number must be entered.

Surface water drainage

The response for the previous application confirmed that a functioning soakaway is already operating on site. Any overflow from the proposed rainwater harvesting water butt should be directed into the existing soakaway. The driveway, paths and patio are proposed to be semi-permeable grave, resin-bound gravel or block pavements. No surface water drainage concerns.

Lisa Malter

Ecologist