

Ecology response for F/25/100445 29 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5SN
Demolition of the existing dwelling and erection of a replacement dwelling
Charlie Vallis

28/12/25

More information required

Ecology

This site is in a red impact risk zone for great crested newts. There are records of bats and hedgehogs nearby with records of dormice in the wider area. There are 6 ponds within 500 m of the site however they are all to the north of Hocombe Road which presents a barrier to dispersal.

I have reviewed the PEA and PRA report by Vesper Conservation and Ecology (November 2025). It states that there is negligible potential for bats and great crested newts on site.

A built-in bat box and a built-in sparrow terrace are recommended as ecological enhancements. These are appropriate.

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>.

In the unlikely event of any great crested newts being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

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. All the footings for the new building should be covered tightly every night to stop any animals becoming trapped in the footings.

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.

Exterior lighting should be kept to a minimum, 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://theilp.org.uk/Guidance%20Note%208%20Bats%20and%20Artificial%20Lighting%20-%20Institution%20of%20Lighting%20Professionals).

The exterior lighting details can be submitted for approval before determination or can be conditioned.

Biodiversity Net Gain

The applicant has incorrectly claimed the de minimis exemption from 10% biodiversity net gain. On the application form the site area is listed as 2335.00 square metres. They wrote that the reason that biodiversity net gain does not apply is 0 net increase in the number of new dwellings, but this is not an appropriate reason for exemption.

The footprint of the proposed new dwelling, garage and driveways is substantially larger than the previous dwelling and a large amount of the garden will be lost to development. To meet the requirements of the de minimis exemption the applicant needs to demonstrate that less than 25m² of habitat would be affected by this proposal or satisfy one of the other conditions given for exemption. These exemptions are explained on the web page: [Biodiversity net gain: exempt developments - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments)

It is possible that the self-build and custom build exemption might apply in this case.

As noted in the EBC Biodiversity Planning Guidance Note which is available on the EBC webpage [Ecology and Biodiversity Net Gain for Planning Applications](#):

Self-build/custom build applications: The applicant must submit a metric with the baseline habitat. If it is unclear whether the application meets the criteria for self-build and custom applications, the metric can be used to support the discussion. It is also required in case the application is later considered not eligible for this exemption.

The Arboricultural Impact Assessment states that the proposal will require the removal of several small trees. The tree does not support replacement planting, but this also represents a loss of biodiversity and is contrary to the EBC tree replacement policy. The tree officer has been consulted on this application.

Lisa Malter
Ecologist