

Ecology response amended for F/22/94243 THE BRIGADIER GERARD, BOTLEY ROAD,
HORTON HEATH, EASTLEIGH, SO50 7DQ

Construction of car park extension for the purpose incidental to the existing use of land

Rebecca Altman

8/12/22

From the photos I cannot see the ecological buffer zone for F/19/86328 at all or determine whether it is at all continuous with this site or fenced off from this site. The scrub at the far end of this site is well developed and would certainly support nesting birds and possibly reptiles which could also find basking areas along the edge. I can't see any rushes in these photos, but the area should still be checked for remnants if the application is not refused on the grounds that parking cars in this area would be too intrusive to the residents of the adjacent houses which are now occupied.

Lisa Malter

Ecologist

7/12/22

This strip of land is part of what was previously a paddock, and historically has been used for additional parking for The Brigadier Gerard pub. Aerial imagery between September 2014 and May 2017 (Google Earth 9/22/2014 - 5/26/2017) shows an entrance from the main car park and cars parked on what looks like gravel in this area. Application Z/14615/004/00 use of paddock for overspill car park permission was granted in April 1980 and application Z/14615/005/00 was for extension of car park and provision of play area which was also permitted in November 1993. Construction was required to have begun within five years, but there is no evidence of parking on this land in the December 1999 aerial imagery (no images available for the years between 1985 and 1999) or at any time until 2014. There is a cleared space on the 2005 imagery to the south of this parcel which could be a play area, but the photo is not clear enough to be sure.

The latest imagery available on Google Earth or Google Maps appears to be from 2019 because it doesn't show the building works for the application to the south F/19/86328 for 4 no. three-bedroom semi-detached dwellings with associated amenity space, parking, landscaping, ecological buffer and new access from Botley Road (Amended Description).

The southern edge of this proposed car park would be very close to the northernmost house. Headlights and emissions from cars parking along this area could affect the residential amenity of the occupants. There is a 1.8 m acoustic fence planned along part of this boundary, but that was agreed when the southern boundary of the pub car park was located further north than is now proposed and it was not designed to be adjacent to car parking.

A photo taken by the EBC senior enforcement officer, Phil Wiseman, dated 11/3/2020 shows an area in the north-western corner of this proposed car park extension site has a large stand of what look like rushes, and looks as if there is some standing water. Rush pasture is potential biodiversity action plan priority habitat (Purple moor grass and rush pasture).

Another photo from the same group shows the site plan for F/19/86328 with a caption stating *initial site access via Wadworths owned land until new access fully established*. It is not clear from the documents submitted whether this is still in effect.

The Ecological Assessment for F/19/86328 by Emma Pollard (v2, Nov 2019) states that *there will be a 5 m buffer zone fenced from the development and enhancement for wildlife with habitat piles to encourage reptile, insect, and hedgehog use... to... produce an ecological net gain*. This is/will be located on the western and southern boundaries of that site. It is not clear from the documents submitted whether this has already been fenced off, and whether it is accessible from this site.

An ecological assessment will be required to determine whether this area contains priority habitat. This must be done in spring when it is possible to assess what other plants are also growing there, whether there is any possibility of any other protected species such as reptiles being present on site, particularly at the western end where there is a small bank closest to the woodland edge. Photos showing the current state of this parcel of land and its surroundings are also required.

Biodiversity enhancement will be required for this application. Options could include enhancement of the rush area in the northwest corner of the site or enhancement of an area adjacent to the western boundary to extend the ecology enhancements provided with application F/19/86328.

Lighting (if any) and surface water drainage must also be considered for this site.

Lisa Malter

Ecologist