

Ecology response for DC/23/94445 CHALCOT, YORK ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DD

Discharge of appeal conditions 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 17 and 18 of F/20/88114 for demolition of existing one-bedroomed dwelling and garage and replacement with new one-bedroomed dwelling.

Summer Sharpe

23/1/23

Condition 4 CEMP

The following parts of this condition are not satisfied by the submitted CEMP (Rivendale Projects, October 2022).

- i) The CEMP needs to state that no burning will be allowed on site.
- l) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site. This should include safeguards for fuel and chemical storage and use.

Section 6.1 of the CEMP states *Sediment that is generated as a result of the development will be controlled in accordance with best practice*. Specific details are required as to how sediment control will be managed on this particular site, ie. what are the risks and what mitigation is proposed. For example, information on fuel (re-fueling only over an absorbent pad, on the existing hardstanding, or in a specifically designated and protected area on the ground floor raft when completed), disposal of water from concrete mixer and wheel wash washout and chemical storage have not been provided. It needs to be very clear that no rubbish or pollutants will be allowed to enter the wildlife buffer zone or be blown by the wind onto the shoreline or into the water.

Section 6.5 Ecology states *Construction activity will be controlled in a way which mitigates damage or destruction to animals and their habitats and in accordance with the mitigation and compensation measures detailed in the approved Ecological Appraisal (July 2019) and the approved Supplemental Ecological Response (December 2019)*. These specific methods need to be made clear in the CEMP so it is available to the construction team on site. The designated wildlife corridor must be marked out on site, so this area is not disturbed.

This includes:

The designated wildlife corridor must be marked out on site, as shown on the Ecological and Site Enhancement plan so this area is not disturbed.

Noise generated from the machinery for screw piling will be within the acceptable decibel range not to cause noise disturbance to wintering birds within the nearby SPA.

To further reduce risk of a potential roost being impacted the tree (oak tree on southern boundary) will be sensitively felled under supervision of an experienced licensed bat ecologist. Potential roost features will firstly be searched using an endoscope and then soft felling methods will be employed to

remove the features. Sections of timber from this Oak will be used in the construction of the artificial hedgehog refuge prior to the dismantling of the sheds on site.

In order to avoid disturbance of nesting birds or damage to their nests, demolition of the wooden and concrete buildings and clearance of vegetation and trees will be carried out outside of the bird-nesting season (typically the nesting season being March – September, dependant on weather). If this is not possible, the buildings and vegetation should be thoroughly checked by an ecologist immediately prior to demolition and clearance. If any active nests are found, they should be left undisturbed until fledglings have left the nest and are safely away from the area due to be cleared.

In order to avoid harming/killing hedgehogs, removal of the sheds will take place sensitively and under supervision of an experienced ecologist. This will be to ensure individual animals are not killed during this process. Prior to demolition and removal of the existing sheds two hedgehog refugia will have been constructed and installed within the wildlife compensation corridor at the western boundary of the site. These will be built from the timber of the Oak that will require removal. Any hedgehogs found during the removal of the sheds will be placed within these newly constructed compensatory features. Furthermore, any proposed fencing will require gaps to be placed at the bottom of the fencing large enough to allow hedgehogs to resume access and exiting to and from the site.

The clearance of vegetation and any ground disturbance will be carried out under supervision of an experienced ecologist. This is to ensure individual Slow Worms are not harmed or killed during these processes. Any animals found during this supervision will be placed within the wildlife corridor proposed for location on the western boundary of the site.

Section 6.7 Construction Lighting states *Any glare from luminaires towards residential properties will be prevented by baffles or similar to reduce impact on neighbours during darker hours of the day in the winter months.* This statement needs to include wildlife as neighbours: lighting must not be directed on trees, vegetation or any other wildlife habitat and lighting must not be left on all night.

Condition 5 Invasive Species Method Statement

This has not been provided either separately or within any of the existing ecological reports.

Condition 6 Surface Water Drainage

The Technical Note Discharge of Planning Conditions v 1.0 and the Proposed Drainage Layout Plan and Details by the Civil Engineering Practice (December 2022) satisfies condition 6 and it can be discharged. The surface water drainage system will also be subject to review by Building Control.

Condition 11 Landscaping Scheme and Management Plan

The Landscape Plan by New Enclosure (Rev D, September 2022) satisfies the soft landscaping part of condition 11 and it can be discharged. I don't see any hard landscaping details other than gravel is mentioned at the front of the house on the Proposed Drainage Layout Plan and Details by the Civil Engineering Practice (December 2022). Decking is mentioned on the amended floor plan by Jon Dale Architect (Rev C, October 2020). The hard surface under the car port has not been labelled in these

documents. Hedgehog holes in any closed board fencing was proposed as mitigation in the Ecological Appraisal and this should be shown on a plan.

Condition 17 Wildlife Corridor

The Supplemental Ecology response by Ecosupport (December 2019) and the Landscape Plan by New Enclosure (Rev D, September 2022) demonstrate the extent and composition of the wildlife corridor. Condition 12 can be discharged.

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Ecologist