

Ecology response amended for F/23/94701 30 SPRING LANE, BISHOPSTOKE, EASTLEIGH, SO50 6BA

Erection of 2no. garages and 4no. parking spaces whilst rearranging the rear gardens to No. 1c Hamilton Road and No. 30 Spring Lane to allow for sheds and bin storage.

Alex Webb

27/4/23

I have reviewed the revised plans which show some planting areas along the southern side of the plot. It is not clear whether these represent a rain garden to absorb some of the surface water drainage. However, there is no longer any vegetation shown on the plan along the northern and eastern boundaries. No further information has been provided, so as shown this represents a net loss of biodiversity, which is contrary to DM 11 and national planning policy. Biodiversity net gain is required, not net loss. I object to the proposals on this basis.

Lisa Malter

Ecologist

11/4/23

The drainage reports state that surface water from each of the properties drains to a public sewer which drains to Chickenhall sewage treatment works. If it is possible to divert the rainwater from the garage roofs through a rain garden, this would absorb some of the pollutants and be preferable to the water going into the surface water sewer directly from the roofs.

Lisa Malter

Ecologist

20/3/23

Information is required on proposed surface water drainage plans.

The site is approximately 98 m from the River Itchen SAC so surface water drainage must conform to Policy DM6, Sustainable surface water management and watercourse management This states that *1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows: a. On sites of 1 hectare or more, **or within 100m of the River Itchen SAC** or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration.* The garages would be considered new development in this area. The SuDS plan must

demonstrate that any potential pollution would be mitigated appropriately according to the CIRIA SuDS manual pages 568 and 569 tables 26.2 and 26.3.

There appears to be a large stand of bamboo at the northwestern edge of the existing car park. This would be on the property of 30 Spring Lane, but will spread, as bamboo is known to be invasive and should be eradicated properly from this site.

There are records of bats and hedgehogs in the area. A precautionary working method for hedgehogs will be required. The garages must not have exterior lighting would illuminate any off-site vegetation. Biodiversity enhancement is required.

Lisa Malter

Ecologist



