

Ecology response 16/5/23 for H/23/94849 3 OAKFIELDS, EASTLEIGH, SO50 4RP

Retention of the garden room (Retrospective application)

Claire Campbell-Best

16/5/23

I am happy for the surface water drainage to flow directly into the pond. Having the water discharge onto the sloping ground could cause soil erosion in heavy rain and this would add sediment to the pond, which is not advisable. Extending the pipe so that the water enters the pond directly would eliminate this issue. It should enter the pond away from the outflow pipe if possible. Please could you clarify where the outfall/overflow for the pond ends up by marking the existing water course on a plan and providing additional photos? I can see two existing water courses on our map. One flows west toward Boyatt Lane, but there is a footpath shown between this property and the watercourse. If the outflow is directed towards the footpath this might cause flooding, deteriorating the footpath. The other watercourse on the map is shown in the woodland to the north of number 5 Oakfields but there is an arrow pointing south on our map. It is possible that these are one continuous watercourse, but more information must be provided.

My other questions have now been addressed (email from Matthew Hammond, 11/5/23).

Lisa Malter

Ecologist

27/4/23

It is lovely to see the wildlife pond installed as part of the biodiversity enhancements for the previous application and that there are logs waiting to be used as hedgehog houses. This is a substantial structure. The amended block layout plan shows that the building is in the northeast corner of the site adjacent to the neighbour's garden on the northeast and the woodland on the northwest.

The photos show a ditch in the vicinity of the chain link fence, which may be within the root protection zone of the tree on the far side of the fence and a drainpipe coming down from the rain gutter and entering the bare soil quite close to the chain link fence on what looks like the woodland boundary. I can also see that there is another drainpipe leading from this building towards an area of vegetation, but it is not clear where that drainage area is located with respect to the property boundaries, the pond or the woodland. This is not acceptable.

Another photo shows a group of 3 trees (with orange paint?) with a major root extending towards the area of the new building.

The Preliminary Ecological Appraisal report by Enims (June 2021) provided information for the previous application H/21/90364 about the bat roost in the previous dwelling, but that

application was for multiple extensions to an existing dwelling and did not consider the impacts of building a garden building close to the trees. The report identified high potential for hedgehogs within the garden area and stated that wider site also has potential for common reptiles, nesting birds and hibernating hedgehog to be present within the vegetation and woodland debris.

Section 4.2.1 of that report stated *that No works are proposed to the woodland and the proposed works to the house should maintain the protection of the RPA of trees*. This garden room was not part of the original proposals but it is clear that the RPA of the trees was brought to the attention of the applicant and this building was built contrary to that ecological advice. Sections 4.2.3 through 4.2.5 cautioned that the removal of vegetation could harm reptiles, nesting birds or hedgehogs if they were present at the time of works.

I don't see any exterior lighting on the building, but it appears to be unfinished. No exterior lighting should be permitted, and if there are windows at the rear they must be covered at night to prevent interior lighting from the building illuminating the woodland and causing disturbance to bats, hedgehogs and nesting birds.

Every planning application has a separate duty to provide biodiversity enhancements, so additional enhancements are required separate from those provided by H/21/90364. I am not sure whether or how the damage to the RPA of the trees can be repaired, but the tree officer may have recommendations.

The surface water drainage from the roof of this structure must be relocated away from the woodland edge and either into the existing surface water drainage system of the house or a separate soakaway so that it does not affect the hydrology of the woodland.

Lisa Malter

Ecologist

11/4/23

This structure has been built adjacent to and possibly within lowland mixed woodland priority habitat, which could affect tree roots and canopies and the stream within the woodland. Lighting could also affect bats using the woodland edge for commuting and foraging. I need to review site photos showing the existing garden room in context and the distance between the structure and the nearest trees. What is the surface water drainage provision? Biodiversity enhancements will be required.

Lisa Malter

Ecologist