

Ecology response amended for F/22/93988 OAK LODGE, plot 4 BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AL

Demolition of existing outbuilding and construction of a single storey 3 bedroomed dwelling with associated parking.

Plot 4. Following the granting of planning permission for the conversion of the existing outbuilding (plot 4) to 1 x 3 bed dwelling (F/20/87926), this application seeks permission for the demolition of the outbuilding and the construction of a new single storey, 3 bed dwelling in its place.

Summer Sharpe

16/6/23

Ecology

I have reviewed the updated PEA and Phase II Bat survey report by Ecosupport (June 2023). The report only covers the garage building at plot 4 as the rest of the site has planning permission approved under F/20/87926. The building was assessed as having low bat roost potential during the previous survey and negligible potential on this survey. Due to moss cover on the roof tiles and the previous low potential assessment one bat emergence survey was carried out. A pipistrelle bat roost was identified in a protected oak to the north of the garage building.

Please could you add the following informative 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>.

The conditions were assessed to be similar to the previous ecology report for F/20/87926 and this report states that the ecological mitigation, compensation and enhancement measures approved in the previous report for that application will be suitable for this one.

Condition 16 of the decision letter for F/20/87926 states:

16 The mitigation and enhancement recommendations set out in the Ecology Report by Ecosupport (July 2020), Reptile Survey by Ecosupport (April 2019), Bat Survey by Ecosupport (January 2019) and the Landscape plan shall be implemented in full. The 6no. integral swift bricks shall be installed prior to first occupation. Reason: In the interests of promoting biodiversity

Since this is now a separate application, the biodiversity enhancement should be specific for this application.

At least one integrated bat box/brick and one swift brick must be included in this dwelling. Any exterior lighting, if required for safety reasons, should be minimal and follow the best practice guidelines in the Bat Conservation Trust/ILP Guidance Note GN 08 2. This is available at <https://www.bats.org.uk/our-work/buildings/planning-and-development/lighting>. Lighting must not

illuminate the protected oak tree to the north of the building which contains a bat roost and is identified in the report.

The landscape plan has been requested by the Landscape Officer. It must include a range of flowering plants to provide nectar for pollinators, and fruit and seeds for birds and other wildlife. Any hedgerows must be maintained on a 3-year rotation (top and alternate sides in successive years) to provide an ongoing supply of flowers, fruits and seeds.

A biodiversity enhancement plan which includes soft and hard landscaping can be conditioned.

Surface water drainage

Condition 11 of the decision letter for F/20/87926 states:

11 No development shall begin until a detailed surface water drainage scheme for the site (based on the principles illustrated, and hereby approved: the Preliminary Engineering Layout and Supporting Calculations information; Flood Risk Assessment & Surface Water Drainage Strategy (UNDA), Surface Water Technical Note (Odyssey), Preliminary Engineering Layout (Odyssey), Overland Flow Route (Odyssey), Permeable Pavement Catchment Plan (Odyssey); Catchment 1 Greenfield Runoff Rate (Odyssey); Catchment 2 Greenfield Runoff Rate (Odyssey); Permeable Paving Cascade Information (Odyssey); Permeable Paving Catchment Information (Odyssey)) has been submitted and approved in writing by the Local Planning Authority. The submitted details should include: a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment. b. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. Detailed information to demonstrate how plot 2 will be protected against exceedance flows to be provided. c. Maintenance regimes for the entire surface water drainage system must be provided with confirmation of responsibilities for each element. The development shall proceed in accordance with the approved scheme.

The surface water drainage plan for Oak Lodge, Bursledon by Bright Plan Civils (Rev B, May 2022) has been submitted for this application. The plan shows surface water drainage pipes from the other buildings but not from the building on plot 4. It must be demonstrated that either the surface water drainage system from the existing building is suitable for this proposal or that the surface water drainage from this proposed building will join the proposed surface water drainage system prior to discharge offsite at greenfield rates (outfall to ditch shown on plan).

Since condition 11 of F/20/87926 has not yet been discharged I would suggest that the detailed drainage plan for this application also be conditioned, and a revised drainage plan be submitted to include plot 4.

Lisa Malter

Ecologist