

Ecology response for F/23/95180 Land at Hillview Manor Park, Winchester Road, Hampshire, SO50 7HD

Change of use of land for the stationing of 14no. caravan compliant lodges to be used as holiday accommodation and associated infrastructure

Clare Martin

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I object to this proposal on the grounds that it would cause direct and indirect disturbance to the adjacent ancient woodland which is an irreplaceable resource. Due to the nature of the proposal, a buffer zone of 50 m would be required to protect the ancient woodland edge from disturbance. This would not be able to be accommodated within the proposed layout.

The government standing advice on ancient woodland is available at: [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions). It states that *you should refuse planning permission if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless both of the following applies:*

- *there are wholly exceptional reasons*
- *there's a suitable compensation strategy in place (this must not be a part of considerations of wholly exceptional reasons) - see paragraphs 33 and 34 of the [planning practice guidance](#) on compensation guidance*
- *You should make decisions in line with paragraph 180 (c) of the NPPF.*
- *Ancient woodland, ancient trees and veteran trees are irreplaceable. Therefore, you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal.*

You should consider both the construction and operational effects of the proposed development.

Hill Copse ancient woodland is adjacent to the north western boundary of this site. Upperbarn Copse ancient woodland is located approximately 270 m to the west of this site. There is a strip of woodland (The Sixes) adjacent to the southern boundary. Bow Lake which is a tributary of the River Itchen is approximately 115 m to the north of the site.

There are records of common toads, bats, notable species of higher plants and hedgehogs in the immediate area.

Should this proposal continue to be considered above this objection, an ecological impact assessment, lighting plan, surface water drainage plan and biodiversity enhancement and management plan would be required.

Lisa Malter

Ecologist