

Additional Ecology response DC/23/95783 7 SHAFTESBURY AVENUE, CHANDLER'S FORD,
EASTLEIGH, SO53 3BR

Discharge of conditions 3 (materials and landscaping), 4 (method statement) and 5 (surface water and foul sewage) from F/21/91532 for the construction of 5 bedroom two-storey detached dwelling with associated landscaping following demolition of existing dwelling

Rachael Morris

14/9/23

Condition 3 Landscaping

Gaps have now been included in the gravel boards and planting areas with perennials, annuals and herbs included in the front and rear of the house. A small hedgerow is also shown (but not labelled) behind the front gates. I am satisfied that condition 3 can now be discharged.

Condition 4 Method Statement

I have reviewed the amended Method Statement submitted by Billy Concrete Services Limited. I am satisfied that condition 4 can now be discharged.

Condition 5 Surface Water Drainage

The location of the replacement soakaway has been clarified as 6 m from the building. I am satisfied that condition 5 can now be discharged.

Lisa Malter

Ecologist

11/9/23

Condition 3 Landscaping

Any closed board fencing must have openings (13 x 13 cm minimum) in the baseboards/gravel boards to allow free movement through the garden for small animals such as hedgehogs. There should be at least 2 openings per side. The site plan shows only grass lawn with no flowering plants or habitat for birds, pollinators or hedgehogs, and stamped concrete paving. I don't see any biodiversity enhancements provided for this proposal. A plain grass lawn at the rear and a completely paved front garden with no flowering plants or shrubs anywhere on site is not acceptable.

Condition 4 Method Statement

I have reviewed the Method Statement submitted by Billy Concrete Services Limited. The method statement must be amended to include the following:

Any excavations or open pipes must be covered at night or fitted with a slanted rough board at night to allow any animals which might have fallen in to escape on their own.

Condition 5 Surface Water Drainage

I have reviewed the Surface Water Drainage plan (April 2023). The plan states *A new soakaway is proposed to be located 6 m from the extension, to the rear of the house.* As this application is for a new house not an extension, please could you clarify whether this plan relates to this application. It is also not clear whether the existing house had a soakaway or not. If there was no previous working soakaway, then infiltration testing will be required to determine whether a soakaway will work in this location. The soakaway needs to be 6 m from any built structure. This information will need to be confirmed before condition 5 can be discharged.