

Osmond, Gary

From: Malter, Lisa
Sent: 20 September 2023 16:00
To: Osmond, Gary
Subject: RE: F/22/94108 - Broadway Farm, Broad Oak, Botley - Planning Appeal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Our policy is that the SINC buffer zones should be an area free from all development including SuDS features. Although the position of the proposed attenuation pond (July 2023, rev C) is slightly further away from the SINC boundary than in the previous revision (October 2022, rev B) the process of digging a pond would cause disturbance to the SINC during the construction phase. On the other hand, from the aerial photo on Google maps (map data 2023) this area has already been covered in tarmac and used for parking (Google Earth shows vegetation in May 2020 and pavement in December 2020) , so pulling back the developed area of the site, and adding the buffer, the SuDS pond and additional landscaping would be an improvement from the current situation.

As stated in section 5.1.1 of the Ecological Impact Assessment by Lizard Landscape Design and Ecology (September 2022) *indirect impacts on Woodhouse Gully Wood SINC during the construction phase could include degradation of habitats through root compaction, airborne and waterborne pollution, as well as pollution caused by incidental release of dust, chemicals, fuels or waste materials. Impacts during the operational phase could include habitat degradation through inappropriate lighting or localised pollution events.* These issues, along with precautionary working methods to protect wildlife, would need to be specifically addressed in the CEMP and biodiversity enhancement and management plan.

If the inspector was minded to allow the appeal I think that a pragmatic approach for this area of the site would be to remove the tarmac that extends to the edge of the site, institute the 20 m SINC buffer with appropriate landscaping, provide mitigation for loss of previous habitat, and create a pond which has high biodiversity value with ongoing management to maintain this habitat for the benefit of wildlife. The detailed design must provide long sections showing the slope of the sides of the pond in the context of the landscape, and exceedance flow routes must be provided. Any additional information requested in the ecology response of 27/1/23 will also be required.

Please let me know if you need any additional information.

Kind regards,
Lisa

Lisa Malter

Ecologist (Mon, Tue, Thu)

Neighbourhoods & Green Spaces - Ecology/Biodiversity

Ext.: 8360

Mobile: 07824 354405

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: Monday, September 18, 2023 3:05 PM
To: Malter, Lisa <Lisa.Malter@eastleigh.gov.uk>
Subject: RE: F/22/94108 - Broadway Farm, Broad Oak, Botley - Planning Appeal

Hi Lisa,

Thanks for coming back to me so quickly.

No additional information has been provided other than an amended drawing to show a slightly revised attenuation pond (see attached). Other than its shape, it sits in pretty much the same position and suggests a permanent water level of 12 metres above ordinance datum. I'm not sure how deep this would make it but I guess if designed and profiled correctly, it could make useful habitat, as well as provide appropriate natural filtration of any overflow into the adjacent woodland.

We don't have any specific detail on this as yet but these could fairly reasonably be conditioned were the Inspector minded to allow the appeal. Would you be happy with such an approach, together with conditioning a CEMP and biodiversity enhancement and management plan as set out in your original response?

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Malter, Lisa <Lisa.Malter@eastleigh.gov.uk>

Sent: Monday, September 18, 2023 12:50 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: RE: F/22/94108 - Broadway Farm, Broad Oak, Botley - Planning Appeal

Hi Gary,

We require a 20 m buffer for SINC's and a 50 m buffer for Ancient Woodland, see attached map. The information that I have (attached) lists Woodhouse Gully Wood SINC (EA0120) as 1A/1C(ii) which should actually have a 50 m buffer, so the 20 m buffer required in the ecology response is significantly less, but still relevant for a SINC buffer.

I don't see any information that shows that the designation of Woodhouse Gully Wood SINC has changed, however I can see on the Defra Magic Map and our own GIS maps that the Ancient woodland area of this 2 part SINC is not adjacent to this site. The area adjacent to the site is still priority habitat (wet woodland) which contains a stream and must be protected with an appropriate buffer. This stream is a tributary of the protected waters of the River Hamble SAC.

Given this information, the only change to my comments at the time would be to remove the word ancient and add wet woodland priority habitat.

I am happy to review any revised plans or documents.

Kind regards,

Lisa

Lisa Malter

Ecologist (Mon, Tue, Thu)

Neighbourhoods & Green Spaces - Ecology/Biodiversity

Ext.: 8360

Mobile: 07824 354405

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: Monday, September 18, 2023 12:10 PM

To: Malter, Lisa <Lisa.Malter@eastleigh.gov.uk>

Subject: F/22/94108 - Broadway Farm, Broad Oak, Botley - Planning Appeal

Importance: High

Hi Lisa,

Attached is your response to the above planning application, which is now at appeal, principally on policy grounds but also on the grounds of insufficient information to demonstrate that the neighbouring SINC and trees would not be adversely harmed. Within the Appellant's statement they correctly highlight that the adjacent SINC is not Ancient Woodland. Would this have altered your comments at the time?

My appeal statement needs to be with the Planning Inspectorate for Friday 29th September, so a response by Monday 25th would be much appreciated.

Happy to discuss if it's easier.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

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