

Ecology response for DC/22/94190 Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

Discharge of conditions application following outline permission O/12/71514 for conditions 8 (Plans & Particulars), 9 (Materials), 10 (Crime Prevention), 12 (Sustainability), 25 (Piling), 31 (Land Remediation), 33 (Disabled Accessibility) and 45 (Roads and Footway Construction Details) in relation to Parcel C6.

Additional Notes: Condition 8a ONLY (not all the other sub-sections) and Condition 45.

Liz Harrison

11/10/23

Condition 8a: The provision to be made for street lighting and/or external lighting.

Condition 45: details of street lighting and the method of disposing of surface water.

As noted by Liz Harrison in her email of 29/2/23, the following information is still required:

*Drawing B1015-MJA-P6-XX-DR-C-001 rev C2 "Engineering & Drainage Layout" and Prolectric's street lighting drawing 2021104 rev D are not consistent with regard to the provision of a lighting column outside plot 375. Please check and amend the plans accordingly. On the lighting diagram, this is next to the bins, shown as a bollard and is labelled 17B. On the Engineering and Drainage Layout there is a red circle in this position which is used for an adoptable access chamber for the foul drainage. A lighting column would be a circle with red and white quarter sections. If these are both in the same location please note that on the plan.*

*Details of the types of lighting column /bollard proposed, e.g. style, colour, etc., are still required. An image from a product brochure would be sufficient. I note on Prolectric's website they sell 2 types of solar street lights – AE3 and AE6, and 2 types of solar bollards – ST and SR, but those references don't appear on Prolectric's street lighting drawing 2021104 rev D.*

In comparing the Lighting Design Booklet by Prolectric submitted for both conditions 8a and 45 and the parcel boundaries shown in the Phase 2 site layout plan (June 2016) it appears that there would be some light spill on the southern boundary onto the trees and hedgerows across the road. On the northern boundary many of the trees would be illuminated by more than one lux, which would make them less suitable for nesting birds and foraging bats. Is it possible to adjust the lighting so that most of the trees are illuminated by less than one lux?

This plan only shows the bollards and street lamps, details of the external lighting proposed for the dwellings as stated in the condition has not yet been provided and should be included in the models.

I don't see any obvious issues with the surface water drainage system as shown on the Engineering and Drainage Layout (rev C2, March 2022).

Lisa Malter

Ecologist