

From: Boyd, Sarah <Sarah.Boyd@eastleigh.gov.uk>
Sent: Tuesday, November 7, 2023 5:06 PM
To: Martin, Clare <Clare.Martin@eastleigh.gov.uk>
Subject: RE: Land rear of 98, Station Road, Netley Abbey, SO31 5AJ - F/23/96048

Hi Clare

The building as seen was constructed relatively recently as an outhouse within the curtilage of 98 Station Road under permitted development, and this post construction point is from where we have to take the baseline. Therefore, the conversion of this outhouse to a dwelling (internal works only) will not result any significant change with regards to BNG and I don't think the building prior to conversion (which was relatively new and as currently seen), would have had bat roosting or bird nesting potential. Therefore, we do not raise an objection on these grounds. We could also suggest some ecological mitigation.

However, we would be concerned about the future treatment and management of the adjacent trees which are subject to a TPO. The adjacent trees currently overhang and shade the building and garden and if the building becomes a residential property, rather than an outhouse, there is an increased risk that these trees will be pruned or even removed to alleviate shading and safety concerns. This would result in a negative ecological impact on the trees and for this reason we object to the application.

With regards to the drainage of the site, although materially there are insignificant changes, because the building would become inhabited we would need to ensure that surface water drainage for the property is fit for purpose and there will not be any negative impacts on the dwelling or neighbouring properties. As you have mentioned, the land is contaminated which would limit drainage options as infiltration is generally not acceptable. Ideally, we therefore would want some indication of the proposed drainage prior to determination.

Obviously we would object to the lack of mitigation for recreational and nutrient impacts on the European sites.

Thanks
Sarah

Sarah Boyd
Ecologist (Mon, Tue, Wed)
Service Delivery - Specialist Services - Environment
Ext.: 8064