

F/23/96320 Land adjacent to Pear Tree Inn, Winchester Road, Botley, Southampton, SO32 2DH

Proposed residential development consisting of the erection of 6No. new dwellings along with car parking and creation of new access onto Winchester Road.

Ecology

Thank you for consulting Ecology, my observations are as follows:

There are no statutory or non-statutorily designated sites of nature conservation value on the site or adjacent to the site. I have no additional records of protected species to those detailed within the data search in the Preliminary Ecological Appraisal (PEA). It should be noted that the site lies within the amber impact zone for great-crested newts and that there is a district level licensing scheme available within Hampshire:

<https://naturespaceuk.com/district-licensing/your-needs/>

The site is generally of low intrinsic interest for biodiversity being mainly comprised of modified grassland. Features of raised interest are:

- One oak with bat roosting potential (to be retained)
- Area of more structured vegetation (former garden areas)
- Boundary hedgerows

The PEA has undertaken a detailed assessment of the likely impacts of the proposals and provided a list of precautionary mitigation measures and potential enhancements. I support these as presented and these could be secured as part of a suitable planning condition.

The PEA also references a BNG assessment being submitted separately to demonstrate that the proposals can deliver an (unspecified) net gain for biodiversity in line with the NPPF and local planning policy DM11. This has not been submitted with documents at this point.

Given that the majority of the existing site will become footprint for the new proposals it will be important to show that this will be able to achieve an uplift for biodiversity.

Drainage

The proposals need to demonstrate compliance with local plan policy DM6:

1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:

c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.

Summary

No objection to the principle of the proposals but we require confirmation that the site can deliver at Net gain for biodiversity and will be compliant with planning policy DM6 **prior** to any permission being granted.

Paul Howe MCIEEM

Ecologist

Date 10/11/23