

Ecology response for O/23/96432 Land to the west of Cobbett Way (Land Off Cobbett Way, Botley

Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered).

Summer Sharpe

14/12/23

There are records of grass snakes, common toads and slow worms in the area. The site is within a green impact risk zone for great crested newts. There are also records of bats, hedgehogs, stag beetles, and corky-fruited water dropwort. There is lowland mixed deciduous woodland priority habitat to the south of the site which is connected to Pudbrook Lake SINC. The stream in the north of the site connects to Pudbrook Lake, which is a tributary of the River Hamble. There is also a drain marked on the map which is in the woodland at the south of the site.

I have reviewed the following documents:

Preliminary Ecological Appraisal by MM Ecology (November 2023)

Bat Activity Surveys (November 2023)

Reptile Survey and Mitigation Strategy (November 2023)

Landscape Strategy by Green Landscape (Rev A, July 2023)

Nesting birds, foraging and commuting bats, slow worms, and hedgehogs would be affected by this proposal.

Green infrastructure needs to be continuous around all site boundaries exclusive of private gardens. The pre-development site plan shows continuous perimeter scrub habitat, but the post-development land use plan shows residential use extending to the site boundary in several locations on the northern and eastern boundaries. The central green space should be more permeable rather than being enclosed by the residential development as shown on the Landscape Strategy plan.

The reptile mitigation and monitoring plan is acceptable, however monitoring must be extended to five years. This will provide data on whether the management strategy is effective. If management changes need to be made, this would provide time to determine whether any changes were effective ([Reptiles: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/reptiles-advice-for-making-planning-decisions) and [Habitat Management Handbooks | Amphibian and Reptile Conservation \(arc-trust.org\)](https://www.arc-trust.org.uk/habitat-management-handbooks/amphibian-and-reptile-conservation) section 13.4).

Every dwelling (not just 50%) should have either a bat brick or a swift brick/sparrow terrace, depending on the orientation of the building, and lighting conditions. A CEMP will be required and will contain precautionary working methods and pollution controls.

The SuDS strategy must conform to DM6 with three above ground forms of naturalised filtration and use the simple index approach to demonstrate that all pollution hazards are mitigated.

More detailed plans can be reviewed in reserved matters.

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Ecologist