

Ecology response for F/23/96639 EAST HORTON GOLF CENTRE, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Construction of a new plant/ equipment store and workshop, and erection of segregated aggregate bays.

Clare Martin

4/1/24

This site is in a red impact risk zone for great crested newts and there are at least 5 ponds within 500 m, with one pond within Land at Knowle Lane, Fair Oak SINC approximately 35 m north of the site. The SINC is designated 2B, *Semi-improved grasslands which retain a significant element of unimproved grassland* and some of which is also designated as *Other purple moor grass and rush pastures* priority habitat. There are records of bats, stag beetles, and notable plants nearby. Amphibians, breeding birds and bats may be using the woodland and the SINC.

A biodiversity checklist has been submitted but has not been completed accurately, with all statements ticked no or marked X without due consideration of adjacent ecological features. Qc has been checked no, when it should be yes, as the SINC and wetland is within 100 m of the site. Qd has also been checked as no, but it has not been demonstrated that this proposal would not have an impact on the SINC or priority habitat within in. In section 2A, the questions about aquatic habitat and ponds within 200 m have been marked X when they should have been Y. The woodland to the east of the site has not been characterised, it may be mature deciduous woodland, so that question should be marked Y. There appears to be grassland in the SINC adjacent to the site so that question should also be marked Y.

The existing site plan shows most of the area within the red line boundary as concrete hardstanding, however the aerial photos on Google maps and Grid Reference Finder shows some vegetation may be present around the site boundaries, with an area of woodland along the eastern boundary. The proposed site plan (December 2023) shows the red line boundary of the site adjacent to this woodland, extending into the woodland canopy and root protection zones of the trees. The Indicative sections plan appears to show the woodland on a bund separating it from the East Hampshire Golf Club car park, but the extent of the bund is not clear from this plan. The plan shows the bund and car park to the left of the building, with the elevation design which looks like the southern elevation. This would place the bund and car park to the west of the proposed building, but on aerial photos the car park is located to the east of the building.

Even though the majority of this site is hardstanding, the proposed development has the potential to affect the ecological features adjacent to the site. An Ecological Impact Assessment (EclA) is required before determination. The report must include a proposed biodiversity enhancement plan appropriate for the site. Naturespace should also be

consulted. A wildlife sensitive lighting plan, which conforms to the latest Bat Conservation Trust and Institute of Lighting Professionals guidelines (GN/08/2023), is required and can be conditioned.

The proposed surface water drainage arrangements are shown on the External Works Plan by Exdell Management (December 2023). Storm drainage from the roof is shown emptying into an infiltration/attenuation tank. There is also a small surface water channel shown across the site entrance with a petrol interceptor on the pipe between the channel and the infiltration/attenuation tank.

Further surface water drainage information is required and can be conditioned. Exceedance flow routes must be shown on a plan. The pollution hazard and mitigation indices must be calculated using the simple index approach to ensure that there is no pollution risk to the surrounding environment.

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Ecologist