

Ecology response 20 3 26 for F/26/101013 OAK COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH

Erection of part two, part three storey retirement living building with 50 apartments, associated communal lounge, house manager's office, external enclosed refuse and electric scooter/cycle stores and sub-station; erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road, internal roads, car parking and hard and soft landscaping.

Liz Harrison

20/3/26

Ecology

I have reviewed the Ecological Impact Assessment by Ecosupport (February 2026). This is based on data from 2024 with an update walkover in 2026.

The ecological features are listed in the Executive summary (p 5-6) and in section 4.

The proposals in section 6 are appropriate mitigation for the likely ecological impacts listed in section 5. Mitigation can be conditioned.

The precautionary working methods outlined in this document are appropriate and must be implemented. Precautionary working methods can be conditioned.

Biodiversity Net Gain

I have reviewed the BNG Habitat Management and Monitoring Plan (HMMP) by Ecosupport (February 2026). Condition assessments for the grassland, traditional orchard, 16 individual trees, the native hedgerows with trees, the line of trees, and vacant and derelict land have been included in this document.

This report provides most of the information requested by the EBC Biodiversity Net Gain Strategy Form which is available at [Ecology and Biodiversity Net Gain for Planning Applications](#).

Baseline and post development habitat maps have been included in the HMMP, but the shapefiles will be required for monitoring significant habitat for 30 years.

There is a biodiversity unit shortfall of 4.59 BU in area habitats. A minimum of 0.50 units of traditional orchard and 0.01 units of individual trees or a higher distinctiveness habitat have been proposed to be obtained by the purchase of off-site units from a local habitat bank.

The purchase of these units must be done after determination, however a quotation for these units from a habitat bank is required before determination to ensure that they are available and that the applicant is aware of the total cost.

A final Biodiversity Net Gain Strategy/Plan must be submitted and approved by the LPA. This will include the details of the purchase of biodiversity units or statutory credits.

Separate proof of purchase must be submitted to the LPA. For units, this must include the Biodiversity gain site register reference number.

The LPA must be notified at the start and end of habitat enhancement and creation work so that the monitoring period can be started.

Surface Water Drainage

I have reviewed the Drainage and Flood Risk Statement by Scott White and Hookins (rev 07, February 2026).

The drainage strategy has been developed and amended over the course of the previous application. It complies with EBC DM6, the Simple Index Approach to pollution hazard mitigation and the guidance in the Ciria SuDS manual. A maintenance schedule has been provided. Exceedance flow paths are shown in Appendix H.

Landscaping

The retention and enhancement of some of the traditional orchard priority habitat is a positive feature of the landscape plan. I don't agree with the location of the mobility scooter store next to the bin store due to the potential for flies, rats and mice to be attracted to the bins. The smell of the bins could also be unpleasant for mobility scooter users.

Lighting

I have reviewed the Lighting Strategy and Assessment by Stantec (Rev 04, February 2026).

The areas used by bats around the northern and northwestern site boundaries will be kept dark. Section 6.3.4 states that the orchard trees in the south of the site will be removed and cleared, however some of these trees will be retained as shown by comparing the baseline and post-development habitat plans. The landscaping in the lighting plan (P08 20/1/26) does not exactly match the landscaping in the post development habitats plan (11/2/26 as presented in the BMMP dated 11/2/26) but this difference may not be significant enough to change the plans.

A detailed lighting plan with the location of the specific light fixtures on the buildings and on the grounds can be conditioned. It must show that all bat boxes built into the building and mounted on trees, and the vegetation that might be used by bats and insects will remain dark.

Lisa Malter

Ecologist