

O/25/99506 Navigator Quarter

Ecology, further comments 25.3.26

Thank you for the recent submissions. Please see our comments below:

Width of the reptile corridor:

I note the justification for the two-lane width. However, our current objection regarding the loss of reptile habitat corridor remains. Although it cannot form part of the application, I reiterate that we encourage the applicant to continue discussions with the third-party lease holder of the land to the north of the application site to provide a long-term reptile corridor. Discussions should include additional land to the north of that currently identified as being under discussion to form a connected link rather than it stopping short of a connection.

20m buffer to Itchen Nature Reserve SINC:

Our previous comments refer to the Itchen Valley Nature Reserve SINC which is adjacent to the site, not Allington Manor Farm Water Meadows which is over 100m to the south-east of the site. SINC's are coloured yellow on plan below:



The 20m buffer to this SINC and SSSI needs to be shown on the Illustrative Site Layout Plans. The Parameters Plan may need to be adjusted accordingly.

Building heights and massing:

I note the alterations to the Parameters Plan regarding the height consultation zone for landscape purposes. I reiterate our concern (and requirement of a condition) regarding shading impacts from the buildings on habitats (including the non-

designated greenspaces which form important wildlife corridors). Given the requirements and purpose of the development, massing of buildings is our predominant concern, as opposed to height. This is because the building heights required are already so great (over 20m) and in such proximity to these habitats that a few metres higher or lower should not make a significant difference. The prevention of massing and therefore prevention of deep, continuous shading of these habitats must therefore be conditioned but the layout (to be fixed at the Reserved Matters stage) must not make the condition unattainable.

Raising of ground levels:

The applicant has recommended a condition to address our concern regarding the impact on the adjacent ecology. Any condition must ensure the raising of levels must not adversely affect the ecology. If you believe this is achievable via condition, then this is acceptable to us.

Ecological Mitigation Strategy:

This must be provided in one document rather than dotted around the application which will be hard to implement. Please can the submission of a document prior to commencement be conditioned -for both the full part of the application as well as the outline part. This document must be based on the information provided in the application but additional measures may be required if their absence becomes apparent when the information is pulled together.

Drainage proposals:

The changes to the drainage proposals do not affect my previous comments. I believe however our previous comment is outstanding: *Although the most recent revisions of the drainage layout are included in Appendix D of the report, the drawing number referred to within the main body of the report (section 5.6) and Figure 1 - illustrative masterplan (section 2.5) have been superseded and **need updating**.*

Sarah Boyd

Ecologist