

Ecology response for F/26/100992 Land at Winchester Road, Fair Oak, Fair Oak, SO50 7HD

Change of use of existing storage facility and ancillary offices (Use Class B8) to a Sui Generis use for motor vehicle sales, including demolition of two existing buildings, re-use of three existing buildings, creation of show car display area, and provision of associated customer parking.

Katie Lasham

27/4/26

Objection: Surface water drainage does not comply with DM6

This site is in an amber impact risk zone for great crested newts. There are records of bats and hedgehogs nearby.

I have reviewed the Ecology Assessment by Peach Ecology. I agree with the recommendations in the report, which can be conditioned. The application is exempt from the requirement of 10% BNG as a change of use application but is required to provide some biodiversity enhancements to comply with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

Landscaping

Five new native or orchard trees planted. All new trees planted will be native or wildlife beneficial species, including fruit bearing (apple, plum and cherry).

A Landscape Ecological Management Plan (LEMP) will be required and must be reviewed by an ecologist.

Any new garden or boundary fencing will need to allow the movement of amphibians and hedgehogs at ground level by leaving out barge boards or leaving gaps at least 100mm wide by 100mm high.

A Construction Environment Management Plan (CEMP) will be produced prior to works commencing on site, this will cover issues such as those listed below required to ensure impacts are adequately avoided/mitigated:

covering of trenches

protection of surrounding trees

avoidance of pollution

Bats and birds

A lighting plan will be produced in accordance with the Bat Conservation Trust Guidance Note 08/23: Bats and Artificial Lighting at Night. This can be conditioned.

External lighting will be strictly directed away from the boundary vegetation and will be kept to below 1 lux within at least 2m from the boundary or avoided completely.

If there are any signs of dormice or great crested newts then all work must stop and Natural England must be contacted for further advice.

If there are any signs of nesting birds or if active nests are found, all work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

A bat and sparrow box are proposed to be attached to the exterior of the retained building. The locations of these boxes must be determined by the ecologist and shown on a biodiversity enhancements plan.

Pollution prevention

A CEMP is required to demonstrate that the proposals follow appropriate pollution prevention guidelines (PPG 6) to protect watercourses, ponds, groundwater and other habitats connected hydrologically to the site.

Precautionary working methods to protect wildlife are required.

Surface water drainage

I have reviewed the Drainage Technical Note by Paul Basham Associates (December 2025).

The surface water drainage plan must demonstrate that it conforms to both local plan policy DM6 and the pollution hazard mitigation simple index approach in the Ciria SuDS manual. The pollution hazard index values of the proposed motor vehicle sales area have been shown to be the same as those of the previous storage yard.

The current drainage infrastructure is a channel drain which discharges into a public sewer in Winchester Road. This serves a limited area of the 0.5 ha site. There is no filtration shown in the current drainage strategy for this water before it is discharged off site so this does not conform to DM6.

Section 3.3 of the report states that *Surface water runoff from the remainder of the site is managed at source, with water assumed to be infiltrating into the ground beneath the existing stone and gravel surfaced areas.*

The proposal is to retain the current partial drainage using the channel drain and to replace the existing tarmac with gravel to allow infiltration into the ground.

Infiltration testing and determination of ground water levels are required before determination to demonstrate that infiltration would be successful on this previously paved ground. This would still only provide one form of filtration.

Lisa Malter

Ecologist

