

Ecology response for F/26/101815 1 to 19 Cheping Gardens & 5 to 41 Mortimer Road, Botley, SO30 2FW

Reinforcement and refurbishment of the existing retaining wall structure. Proposal includes installing structural reinforcement (Geopins) into the existing structure, constructing a new Tobermore block retaining wall system directly in front and back filling the space between the two walls with concrete. The existing retaining wall will be removed where it is adjacent to existing footpaths that provide rear garden access and replaced with a new Tobermore block retaining wall system (amendment to planning permission F/26/100693).

Clare Martin

3/8/26

The main difference between this application and the previous application (F/26/100693) seems to be that in this amended application some of the parts of the existing retaining wall will be removed (where adjacent to footpaths to gardens) and some will be retained, and in the previous application all of the existing retaining wall was proposed to be retained and all of it was proposed to be covered by the new wall.

The wall to be built in front of the existing wall will be back filled with concrete with an area of free draining aggregate at the top of the wall only, whereas the wall that will replace the existing wall will be back filled with free draining aggregate all the way to the top and not have any area of solid concrete behind it.

The Ecological Impact Assessment by Darwin Ecology (March 2026) does not appear to have been changed from what was submitted previously.

A **Home Occupiers Information Leaflet** by Darwin Ecology has been submitted. This explains the biodiversity enhancement features and provides basic information on how to maintain them. This is very basic, but sufficient.

The **CEMP** by Darwin Ecology has not been amended to reference this latest application F/26/101815. It is dated June 2026 and still refers to F/26/100693 in section 1.2. An amended CEMP (with an amended date) is required which is specific to this application. In Section 3 Site Overview it does not account for the areas where some of the existing retaining wall will now be removed. This will provide ecologists with a new opportunity to find any animals living in these parts of the wall and the spoils removed from the site. This should be reflected in the precautionary working methods (section 5.5) and a safe system of work. The amended plans for this application should be added to the appendices of the CEMP.

A one-month period of settlement is required for the upper tier of the replacement walls after the lower tier has been completed, this can be conditioned. The Ecological Clerk of Works must review the site at the end of the lower tier work and before the upper tier work commences to ensure that no animals will be trapped due to this settlement time.

This information is listed on the Secura Grand Retaining Plan (Rev C 12.06.26)

12) SETTLEMENT AFFECTING SERVICES/SURFACE FINISH Some settlement will occur after construction, depending on the compaction and condition of the soils at formation and the backfill placed. Post-construction of the wall, the surface of the upfill should be monitored, and installation of any services or final surfacing should be delayed until post-construction settlement has ceased. A settlement assessment of the wall is outside our scope. Construction of the upper-tier retaining wall to be delayed until at least one month post-construction of the lower tier to prevent excessive settlement.

Lisa Malter

Ecologist