

Ecology response 1 7 26 for F/26/100693 1 to 19 Cheping Gardens & 5 to 41 Mortimer Road, Botley, SO30 2FW

Reinforcement and refurbishment of the existing retaining wall structure between the residential gardens. Proposal includes installing structural reinforcement (Geopins) into the existing structure, constructing a new Tobermore block retaining wall system directly in front of the existing wall with 1.1m high handrail on top and back filling the space between the two walls with concrete.

Clare Martin

1/7/26

- 3 No development shall commence until a construction environmental management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To minimise disturbance on ecology.

- 4 No development shall commence until a biodiversity enhancement plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To enhance biodiversity.

Condition 3 CEMP and Condition 4 Biodiversity Enhancement Plan

I have reviewed the Construction Environmental Management Plan (CEMP) and the Biodiversity Enhancement Plan (BEP) both by Darwin Ecology (June 2026).

There are a few details that need to be clarified.

BEP Section 2.3 states Should any parcels of land under this management plan be sold on, the new ownership will need to take on the management plan as an obligation. How with this be communicated and by whom and how will it be included in the documents that need to be sorted out when a property is sold?

BEP Section 4.4 states *A receptor area must also be identified and agreed so that any animals found can be moved to a suitable and safe habitat.* The CEMP (section 6.7) states that *habitat beneath the retained wooded area at the northern end of the site* has been identified as a reptile and amphibian receptor area. This must be shown on the Biodiversity Enhancement Plan along with an explanation of how it will be enhanced long term and protected during construction as specified in the CEMP.

BEP Section 6.2 states that bird boxes will be checked and cleared if needed between October - January (outside of bird nesting season), but it must state who is responsible to do this in perpetuity.

The Woodstone insect block shown in the BEP section 5.6 would require maintenance to replace any tubes that have fallen out or been pulled out by animals. There is no information about who is responsible to do this in perpetuity.

Hedgehog holes must not be blocked or filled in.

To address these concerns, a homeowner's information leaflet must be prepared and included as an appendix in this Ecological Enhancement Plan. A copy must be provided to each homeowner so that they understand what needs to be done, when and why.

In the CEMP Section 6 there is a section on Invertebrates which includes 6.31, but the text has been omitted after the number. I would expect this section to provide information on what would be done if stag beetles are found during the pre-commencement check. If stag beetle larvae are translocated, they are usually moved to a safe location along with some of the decayed wood in which they were found. A stag beetle stumpery must be created in the receptor area to provide a safe habitat for this priority species.

The River Hamble splits and runs to the south and east, flowing approximately 0.04km to the south of the site at its closest. The CEMP must also include more specific information on how to prevent surface water drainage pollution. CEMP section 2.2 is quite vague. How will light, noise, airborne or waterborne pollution incidents be prevented? How will any pollutants including sediments and concrete washout be filtered before being discharged off site?

CEMP section 6.5 states No surface run-off from the construction site will be allowed to flow towards the retained habitats. Appropriate site drainage must be installed to avoid this and to ensure that all surface water runoff discharges into existing drains. The Land Owner or Site Manager will monitor for any potential issues and advise on any remedial actions if required. The locations and specifications of appropriate site drainage must be shown on a construction site plan.

The site plan should also show the locations of areas designated for site toilets, contractor's office, contractor's parking, materials storage, fuel storage, refuelling, refuse storage, equipment cleaning areas, chemical storage and a parking area for the vehicles specified in CEMP section 6.3.

The pre-agreed access plan with vehicular access routes mentioned in CEMP section 6.22 must also be provided.

Lisa Malter

Ecologist