

Ecology response 14 2 24 for F/23/96070 VILLAGE HOTEL EASTLEIGH, BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3YJ

Erection of an outdoor gymnasium unit with associated lighting columns and fencing

Rachael Morris

14/2/24

I have reviewed the amended documents. The proposal is for land drains designed and installed by a specialist under the astro turf, and the drainage will connect to the existing on-site attenuation system via a new catchpit, pipe and headwall. This is acceptable, however additional drainage information must be provided to ensure that the existing system has the capacity to accept this additional volume, and that no surface water pollution would result from the astroturf/land drain system, or if so, mitigation will be provided. The details of the land drains, any drainage maintenance required, additional surface water volume expected, and pollution mitigation using the simple index approach can be conditioned.

Lisa Malter

Ecologist

24/1/24

The updated lighting plan by Design Lighting Solutions (16 January 2024) demonstrates that the woodlands surrounding the site will remain dark. The use of asymmetric floodlights and moving the enclosure further to the west ensure that the SINC boundary will not be affected by light spill from this proposal. I have no further concerns about the lighting plan. Surface water drainage is now the only outstanding issue.

Lisa Malter

Ecologist

19/12/23

Gym Equipment Plan and Elevations revision P4 (13/12/23) shows that 2 floodlights have been removed, but there are no directional arrows on this plan. Is the shipping container gym and opening in the fencing opening facing towards or away from the hotel car park? The Site Plan As Proposed revision P4 (7/11/23) shows the lighting columns on the eastern edge of the site only, so I am assuming that the opening is towards the car park. A 20, 000 mm (20 m) buffer from the woodland is shown on the plan.

The only information provided on the lighting is:

Sedna Lighting 5m tubular post, Robus Champion IP65 LED Floodlight Black, 400K.

The reduction in lighting is appropriate, however it is still not clear from the plan and elevations the specifications of the lights, how they will be shielded, and the amount of light spillage.

The lighting must conform to specifications listed in lighting guidance note GN08/23 Bats and Artificial Lighting. This is available to download from the Institute of Lighting Professionals at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>. The planning statement information on lighting is that the lighting specifications were approved in the original application F/18/82275, however the lighting guidance has changed since 2018, with the latest update in August 2023 so an assessment against the new guidance is required for this application.

No surface water drainage information has been shown on the plans. The drainage implications of installing astro turf in this area must be addressed.

Lisa Malter

Ecologist

26/10/23

I raise an ecological objection to this application due to the location of the proposal within the retained ecology area designated in application F/18/82275 and the lack of appropriate buffers to the adjacent SINC and woodland priority habitat.

Freespace Hicknor Hill SINC is located adjacent to the eastern boundary of the site and is designated 6A (sites which support one or more notable species) and 6B (sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range). These species are common lizard *Zootoca vivipara*, slow worm *Anguis fragilis*, adder *Vipera berus* and hazel dormouse *Muscardinus avellanarius*. A minimum of 20 m must be maintained as a SINC buffer, measured from the canopy edge and free of all built structures. Dormice are nocturnal animals and any lighting and noise in this area would disturb this protected species. The woodland area to the south of the site is continuous with the SINC. This is Cox's Rough, lowland mixed deciduous woodland priority habitat, and may also be suitable for dormice. A 20 m buffer from this woodland edge would also be required.

The management strategies for this area were agreed in the Landscape and Ecological Management Plan in condition 12 of application F/18/82275 which was discharged in application DC/19/85322.

Lisa Malter

Ecologist

