

Ecology response 24 4 24 for F/23/96586 amended plans for MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)] and estate office (Use Class E(g)(i). (Application Resubmission) (Amended plans: removal of existing dwelling and additional industrial unit). Additional Notes: Please can we have your observations on the amended plans and documents.

Summer Sharpe

24/4/24

I have reviewed the amended plans submitted in April 2024. Compared with the plans from December 2023, the red line boundary has been changed to include the site of the existing farmhouse. The farmhouse containing confirmed bat roosts (last survey in June 2021) is now proposed to be demolished and replaced with an additional industrial unit. A European protected species license will probably be needed to demolish the building. The license application will need to be informed by a minimum of three bat activity surveys done within the same year as the application. Mitigation and compensation for the loss of these bat roosts will be required.

The biodiversity net gain metric and the December 2023 Ecological Impact Assessment (EclA) by Ecosupport must be updated to reflect these new proposals, with an additional walkover survey required to determine whether any other conditions have changed since the last walkover survey in August 2022.

The SuDS pond is in a suitable location, away from vehicles and only slightly within the 20 m buffer. It could have a more naturalistic shape as mentioned by the Landscape officer. There is a proposed tree which is located on the edge of the SuDS pond. This tree should be moved so that it does not overlap the SuDS pond, and its roots cannot grow into the pond liner or get drowned when there is water in the pond. Leaf fall and the resultant algal growth can lead to eutrophication (depletion of oxygen levels in the water). I agree with the Landscape officer that the SuDS pond should have a more natural shape. The inclusion of an additional building and parking area within the red line boundary will affect the surface water drainage volume and overland exceedance flow routes. The Flood Risk Assessment and Sustainable Drainage Strategy (December 2023) will need to be amended to reflect these proposed changes.

The former ecology buffer zone area to the northwest (as originally proposed in F/22/93835) would be a welcome addition to this proposal.

In agreement with the Landscape officer and the Urban Design officer, I consider this scheme to be less acceptable than the previous layout which was refused at committee stage in

September 2023. I agree with the Landscape officer that the positioning of units A & C so close to the western boundary will not allow a significant band of tree/hedge/understorey planting along this boundary. This limits the continuity of green infrastructure around the site boundary.

Lisa Malter

Ecologist