

Ecology response 1 5 24 for DC/23/94559 Land on the North side of Grange Road, Netley Abbey, Southampton

Discharge of conditions 6 (construction management plan), 7 (levels), 8 (foul drainage), 9 (SUDs drainage), 10 (landscaping scheme), 11 (landscape management plan) and 15 (Japanese knotweed) of outline planning permission O/16/78014 for residential development of up to 89no. dwellings with all matters reserved except for access.

Rachael Morris

1/5/24

I have reviewed the Summary of Japanese Knotweed Management to Date by Elcot (5/2/24). The last action was on 12/9/23, where one small plant on the boundary of area 1 was treated. Proofs of eradication A and B are anticipated to be achieved on or before 1/7/2025. I propose that condition 15 could be discharged on receipt of an updated summary report in July 2025. If this is not acceptable, then an alternative proposal should be submitted.

Elcot Environmental has requested to be on site when digging is done for the pond in the Knotweed area to ensure no disturbance to the Knotweed bury site. Certainly this should be done before the condition is discharged.

Lisa Malter

Ecologist

30/4/24

The previous ecology responses (8/4/23, 6/3/23/ and 15/11/23 (Paul Howe) have already recommended discharge of conditions 9, 10 and 11. The documents received since 24/4/24 include additional information on drainage (4 docs), levels, landscaping, and planting. To determine whether any additional ecology input is needed on these conditions, it would be helpful to understand what changes have been made and where.

Condition 6

There is one document under this application on Salesforce labelled Construction Details and Condition 6, submitted 11/1/23, but this is construction details for a drainage outflow (should be labelled Condition 9). I don't see any document containing a CEMP.

Condition 15 Japanese Knotweed

The documents relating to Japanese Knotweed in the documents for DC/23/94559 all have different titles, so I may have missed some. Of the documents which can be searched by JKMP, knotweed or condition 15, there is only one which is new since the previous ecology responses (8/4/23, 6/3/23/, 15/11/23 (Paul Howe)

I have reviewed the Reliance Agreement by Elcot Environmental Limited (March 2024). This letter references a series of reports between 10/2021 and 12/2022 and a summary of management dated 5/2/24. The report of 6/10/2021 and the after-dig handover report have been submitted, but I don't see the summary of management dated 5/2/24. There is a

document titled response to Ecology Comments for X/23/94505 and DC/23/94559 by KNC (August 2023). This sentence is under Condition 9: *An accurate location survey of the observed knotweed east of the pond is to be undertaken. This will be checked against the proposed pond and swale designs and any adjustments will be made to ensure that there is full compliance with the control of the knotweed.*

I don't see any evidence that this has been done. If there have been specific design changes to ensure compliance with Japanese knotweed control, they need to be stated in writing so that it is clear what is being proposed.

Lisa Malter

Ecologist