

Ecology response for F/24/97409 TAMELLA, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Demolition of existing dwelling and detached garage and construction of replacement dwelling with associated landscaping

David Huckfield

3/6/24

There are records of common toads, grass snakes, bats, stag beetles, hedgehogs and badgers near this site.

I have reviewed the Preliminary Ecological Appraisal (PEA) by Ecosupport (August 2023). The report states that there is low potential for the following species: roosting bats in the main dwelling, roosting bats in the garage, nesting birds, foraging and commuting badgers and dormice.

One bat emergence survey is required for the main dwelling and the garage. This must be done before determination as the presence of protected species are a material consideration. I will review the proposed mitigation and biodiversity enhancements after the results of this survey have been provided.

In addition, four trees are proposed to be removed to accommodate these proposals. Three were assessed as having negligible potential for roosting bats, but a sycamore just outside the boundary was assessed as having low bat roost potential and would be affected by these proposals. This tree is proposed to be soft felled under ecological supervision, this can be conditioned.

Some of the text of the landscaping strategy document appears to be scrambled and not readable, however the landscaping section of the Planning Design and Access Statement provides some information.

Rainwater harvesting has been proposed for watering the gardens. The existing hard landscaping is proposed to be replaced by permeable paving.

The applicant is claiming a self-build and custom build development exemption from the requirement to provide 10% biodiversity net gain. The site measurement as listed on the application form is 2666.00 m². This is less than 0.5 ha and the PDAS states that the objective is for the owners to provide a larger home for their family so I would agree that it would be exempt from 10%, unless there are any other considerations. Some biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. Recommendations have been made in section 6 of the PEA report.

Lisa Malter

Ecologist