

Ecology response for DC/24/97979 71 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

Discharge of conditions 3 (construction statement), 4 (foul and surface water drainage), 10 (imported soils), 12 (landscape scheme), 13 (noise and air pollution), and 17 (external materials) from application F/23/96117 for 'Proposed 3 bedroom two storey detached dwelling with associated parking and access alterations, following removal of existing outbuildings'..

Rachael Morris

16/9/24

Condition 3

I have reviewed the Construction Method Statement by Studio Fifty Four (no date). It contains everything listed in condition 3 except for (j) *Precautionary working methods (to protect hedgehogs and amphibians)*. This information is required before Condition 3 can be discharged.

Condition 4

The SuDSmart Plus report by GeoSmart Information (no date) is appropriate and can be implemented. High ground water makes the infiltration potential low, so lined permeable paving and rainwater harvesting are proposed before discharge to the public surface water sewer. Exceedance flows would be towards the garden, which due to the high ground water could result in a poorly drained garden. Using rain garden techniques for planting, incorporating gravel or grit into the soil and using wet-tolerant plants will help absorb any additional water from exceedance flows. Additional information is available at www.rhs.org.uk/garden-features/rain-gardens .

Condition 12

A landscaping scheme with biodiversity enhancements has not yet been submitted. This is required before Condition 12 can be discharged.

12 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments (which shall not exceed 0.6m where fronting High Street), and biodiversity enhancements) and shall provide details of timings for all landscaping and any future maintenance.

Lisa Malter

Ecologist