

**LAND WEST OF COBBETT WAY,
BOTLEY, SOUTHAMPTON,
HAMPSHIRE**

**ECOLOGICAL SUPPORT
SUMMARY REPORT**

Final Document

August 2024

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

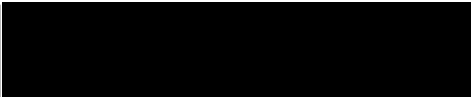
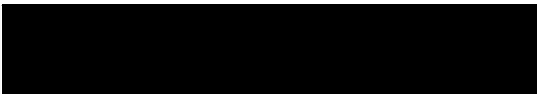
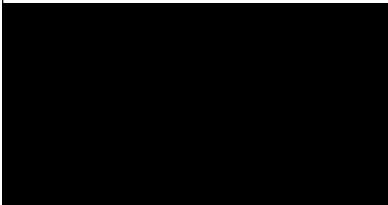
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ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017).

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HAMPSHIRE

ECOLOGICAL SUPPORT
SUMMARY REPORT

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1.0 BACKGROUND INFORMATION

1.1 Introduction

Ecological Survey & Assessment Limited (ECOSA) have been appointed by The Mulberry Investments Pension Scheme to prepare an Ecological Support Summary Report to provide further ecological recommendations on how to address Reason 2 within the Decision Notice of the refused planning application for the development of the land west of Cobbett Way, Botley, Southampton, Hampshire SO30 2ET (hereafter referred to as 'the site'). The site is centred on National Grid Reference (NGR) SU 5051 1298 (see **Map 1**)

1.2 Background Information

Outline planning permission under reference O/23/96432 was sought from Eastleigh Borough Council in November 2023 for the residential development of up to 34 dwellings and associated infrastructure.

Reason 2 within the Decision Notice of the refused planning permission, dated 1st March 2024, was provided and stated the following:

"2. There is insufficient information to determine if the access road can be achieved without causing harm to the adjacent priority habitat (Lowland mixed deciduous woodland) during construction and operation, contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023.)"

The Mulberry Investments Pension Scheme therefore have requested the assistance of ECOSA to provide further ecological support for the appeal against Reason 2 of the Decision Notice.

1.3 Aims and Scope of Report

The aim of this report is to recommend measures that will ensure the access road can be achieved without causing harm to the adjacent priority habitat during construction and operation.

2.0 ECOLOGICAL RECOMMENDATIONS

2.1 Introduction

This section will detail the ecological recommendations to ensure that a satisfactory approach may be adopted.

2.2 Ecological Recommendations

None of the woodland habitats to the south of the site are proposed to be removed as part of the proposals and will be retained on site. A suitable buffer of at least three metres from the trunk of the nearest tree will be established between the retained woodland habitats to the south of the site and the proposed road way entering the site from the south-east. This buffer is the maximum that can be achieved within the proposals, however it is noted that there is no guidance on what defines a suitable buffer for woodland, with the exception for ancient woodland. As the retained woodland to the south of the site is not noted as being ancient woodland, it is considered that the guidance does not apply in this case and the best possible buffer has been provided instead.

During the construction phase the woodland will be protected with a suitable three metre buffer at the closest point to the woodland and reinforced with Heras-type fencing, prior to construction works in accordance with BS 5837:2012 (British Standards, 2012). The heras fencing will be installed along the edge of the access road and returning back towards the woodland. To prevent impacts from dust arising during construction, there will be regular dampening of the roads during dry periods and heras fencing will be covered with a dust guard.

An ecologist will supervise the clearance of vegetation to create the access road to ensure there is no encroachment of the woodland and checks will be carried out by an ecologist on a regular three month basis, to ensure that the measures are being implemented and that no negative impacts to the woodland are occurring.

Once the road has been constructed, a hedgerow will be planted along the edge of the newly constructed road to provide a permanent buffer of three metres at the closest point between the retained woodland habitats and the road during the operational phase of the site. Native scrub planting will be planted between the new hedgerow and the retained woodland and managed to create a dense structure to prevent access to the woodland. The location of the proposed hedgerow planting is shown on the landscaping plans prepared by Green Landscape Studio, dated 5th August 2024 (drawing no. GLS_090_104_1310 Rev. A) (**Appendix 1**)

3.0 CONCLUSION

The woodland habitats will be retained on site as part of the proposals. The proposed measures, including a buffer for the woodland habitats to the south of the site, which will be at least three metres at the closest point, dust prevention measures, supervision of works and scrub and hedgerow planting, will provide suitable protection for the woodland habitats during both the construction phase and the operational phase of the site proposals. Therefore it is considered that the access road can be achieved without causing harm to the adjacent priority habitat (Lowland mixed deciduous woodland) during construction and operation.

4.0 REFERENCES

British Standards, 2012. *BS:5837:2012 trees in relation to design, demolition and construction – Recommendations..* s.l.:s.n.

CIEEM, 2017. *Guidelines for Ecological Report Writing*. 2nd ed. Winchester: Chartered Institute of Ecology and Environmental Management.

Map 1 Site Location Plan

ECOLOGICAL SUPPORT SUMMARY REPORT

Client:	XXXXXXX
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Date:	August 2024
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Status:	Draft
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 Site Boundary

1:10,000

0 100 200 300 400 m



Prepared by: KM

Date: 050824

Last amended by: N/A

Date: N/A



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Appendix 1 Landscaping Plan



Drawn by :

Checked by : JM

Scale @ A3:

0

1

2

3

4

5

6

7

8

9

10m

Scale 1:200

NORTH

Date: 05.08.2024			
Rev	Date	Drawn	Checked
Drg No: GLS_090_104_1310			
Rev:			A

Project:

Land off Cobbett Way
Botley

Title:

Illustrative Landscape Detail
Site Entrance

Client:

THE MULBERRY INVESTMENTS
PENSION SCHEME

