

Ecology response 14 1 25 for DC/24/98679 82 ST JOHNS ROAD, HEDGE END,
SOUTHAMPTON, SO30 4DF

Discharge of condition application for conditions 3 (CEMP), 4 (foul & surface water drainage), 6 (landscaping), 7 (water consumption), 8 (Part M4(2) building regs) and 11 (lighting plan) from planning permission F/24/97314 for 'Erection of a four-bedroom bungalow with associated parking, storage and amenity space'

Rachael Morris

14/1/25

Condition 3 CEMP

I have reviewed the revised CEMP (Rev A 9.01.25). There will not be any temporary Lighting. Condition 3 can now be discharged.

Condition 6 Landscaping

As stated in the CEMP and the LEMP (Rev A 9.01.25) the swift brick has been moved to the northeast corner as the other available elevations are considered to have either too many windows or limited space. Condition 6 can now be discharged.

Condition 11 Lighting Plan

I have reviewed the revised lighting design plan (Rev A 10.01.25). The wall lights along the path at the southern side of the house have been changed to low level bollard lighting. Condition 11 can now be discharged.

Lisa Malter

Ecologist

7/1/25

Condition 3 CEMP

The CEMP by Ross Consulting (October 2024) has addressed all parts of condition 3 with the exception of details of any temporary lighting. If no temporary lighting is to be used, then condition 3 can be discharged.

Condition 4 Surface water drainage

I have reviewed the surface water section of the drainage letter by Aqua Callidus Consulting (December 2024). Permeable pavement is proposed and the soil permeability test results support this. The simple index approach has been used to demonstrate that any pollution hazards will be mitigated by the use of permeable pavement and infiltration to ground water. The use of water butts to divert and store rainwater for use in the garden is also recommended. Condition 4 can now be discharged.

Condition 6 Landscaping

The Landscape and Ecological Enhancement Planning Condition Report by Ross Consulting (October 2024) has been submitted to discharge conditions 6, 14 and 15. The location of the integrated bat box on the south western side of the building is appropriate, however the lighting diagram also shows a wall mounted light is also in this location. The bat box should not be illuminated by more than 1 lux.

The integrated swift nest box is shown on the southeastern elevation, which might become too hot for young birds unless it is well shaded under the eaves. The guidelines from Swift Conservation.org are: *Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.*

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>).

Condition 11 Lighting Plan

The PIR wall lights (shown in red) along the southwestern side of the building could illuminate the areas used by bats for commuting and foraging along the hedges and tree. A bat box is also shown on the southwestern wall. It is not clear which of the examples given in Appendix 2 are proposed for the lights in this position, at what height they would be mounted and whether any lighting is required in this area. If wall lighting is required rather than bollards, then a light spill diagram must be provided to demonstrate that the bat box, hedges and tree will be illuminated by no more than 1 lux.

Lisa Malter

Ecologist