

Ecology response 26 2 25 for F/25/98800 OAK LODGE, BRIDGE ROAD, BURSLEDON

Construction of 1no. detached two storey dwelling

Clare Martin

26/2/25

Biodiversity Net Gain

I raise a holding objection until the BNG metric is modified. The BNG habitat baseline for this site must comprise the wildflower meadow with replacement trees and hedgerows and any other approved planting which was agreed in the approval of F/20/87926 (Landscape Plan revision C, 10.01.2023 by R& R Design Studio Ltd), as they should have been planted in the first planting season following occupation and should be in place for a minimum of 5 years after planting.

By not having completed the landscaping works, the applicant is not complying with this extant approval. These are the habitats which should be present on site and this new scheme should not benefit by lack of compliance with the previously approved landscaping scheme.

Surface Water Drainage

The surface water drainage scheme for the adjacent site was not designed to accommodate additional surface water drainage from this site. It is not clear what filtration the surface water is before leaving this site. The treatment of all surface water must be shown clearly on a plan. This plan does not show the approved drainage layout of the adjacent scheme. There is not enough information submitted to demonstrate that two forms of filtration are provided on this scheme.

The Ecological Appraisal found areas of damp grassland, so the proposed permeable paving in this area may need to be tanked permeable paving specifically designed for areas with high ground water.

Lisa Malter

Ecologist