

Ecology response for F/25/98836 Land at Inwood Cottage, Winchester Road, Southampton, SO32 1HH

Erection of stables to replace field shed.

Rachael Morris

6/3/25

I have reviewed the Biodiversity Net Gain Assessment report by Southern Planning Practice (January 2025). The habitat area lost would be 0.048 ha (0.03 units) of medium distinctiveness grassland. Biodiversity Net Gain is proposed by the enhancement of 0.08 ha offsite in the same ownership of other neutral grassland from poor to moderate condition to deliver 0.54 habitat units offsite (16.71% BNG) to be maintained for 30 years.

This is appropriate. An S106 agreement and a Habitat Management and Monitoring Plan (HMMP) will be required.

A surface water drainage plan for the stables is also required and can be conditioned.

Recommended conditions:

The development shall not commence until a surface water drainage plan has been submitted and agreed in writing by the Local Planning Authority.

The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment report by Southern Planning Practice (January 2025).

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and agreed in writing by the Local Planning Authority along with a timetable for implementation. Works shall then be carried out in accordance with the approved HMMP.

The HMMP shall include

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

2. The enhanced habitat shall be managed and maintained in accordance with the approved HMMP.

3. Notice in writing shall be given to the Local Planning Authority when the:

- (a) habitat enhancement works as set out in the HMMP have been implemented;
and
- (b) habitat enhancement works as set out in the HMMP have been completed.

Reason: To ensure the development delivers 10% biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Lisa Malter

Ecologist