

Ecology response 19 3 25 for F/24/97945 LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH

Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.

Following on from your earlier response please comment on the amended information rec/d 11.3.25

Liz Harrison

19/3/25

I am satisfied that the amended information has addressed my concerns on these three topics:

Lighting strategy

I have reviewed the amended Lighting Strategy and Assessment by Stantec (Rev 02, dated 25 July 2024 but submitted 11/3/25). This contains a new Ecological Requirements section with the information previously requested in sections 7.3.13, 7.3.14 and 7.3.15. The version number and report date have not been amended. This copy of the report should be labelled Rev 03, February 2025.

A detailed lighting plan can be conditioned. It must show the positions of all lighting units together with the locations of bat boxes and vegetation that might be used by bats, badgers and nesting birds to ensure that these areas will not be illuminated by more than 1 lux near the buildings and 0.5 lux at 4m height above the ground.

Habitat Enhancement Plan

I have reviewed the EclA report by Ecosupport (Rev 1, February 2025). The Habitat Enhancement plan in Appendix II has been updated. In general, the bat bricks have been moved to the southern and western elevations. The bat brick on the northernmost detached dwelling is located on the northeastern corner of the house but this will provide a greater range of conditions, so does not need to be relocated.

Surface water drainage

I have reviewed the updated Drainage and Flood Risk Statement by Scott, White and Hookins (Rev 06, March 2025) and the Drainage Strategy Layout (P09, March 2025).

The following information has been provided in sections 2.1.1 and 2.1.2 describing the treatment of the water from each of the catchment areas. Area 1 is surface water drainage from the access road and parking spaces for the apartment building. The water from the parking spaces is proposed to be treated by the permeable block paving and permeable sub-base via distribution units.

It will then pass through a perforated pipe, attenuation crates, a Hydrobrake chamber and a swale before being discharged into the ditch north of the site boundary at existing greenfield runoff rates.

Area 2 is the surface water from the roof of the apartment building and the two houses at the southern end of the site. It will pass through a lined cellular crated attenuation tank, and the Hydrobrake chamber mentioned in area 1. Although not explicitly stated, this implies that it would also run through the swale before being discharged into the ditch north of the site boundary at existing greenfield runoff rates.

In section 2.5 Surface Water Quality additional forms of treatment are proposed. For Area 2, A Downstream Defender will be provided prior to the attenuation tank.

A vegetated swale in the northwest corner of the site to receive the water from the Hydrobrake to meet the standards of DM6 and provide a second form of filtration for all surface water before leaving the site.

Maintenance of the swale has been included in section 2.6 and consists of mowing the grass and removing the cuttings.

All of the surface water drainage is now proposed to pass through two forms of filtration before being discharged off site.

Lisa Malter

Ecologist