Ecology response 21 3 25 for DC/24/98602 WEST END COTTAGE, SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO18 3HT

Discharge of conditions 3 (CEMP), 4 (arboricultural information), 5 (foul and surface water), 6 (materials), 7 (internal water mains consumption), 8 (nitrates mitigation), 9 (higher access standards), 11 (bin storage) and 12 (landscaping) from planning application F/23/96419 for 'Erection of 1.no 3-bedroom dwelling with associated parking, bin/bike storage & boundary treatments'.

Rachael Morris

21/3/25

**Condition 5 Surface water only**

The percolation test result in the presence of the building inspector was satisfactory as stated by email of 19 3 25.The surface water part of condition 5 can now be discharged.

Lisa Malter

Ecologist

30/1/25

I have reviewed the updated CEMP, the CEMP site plan and the Site Plan Rev B.

**Condition 3 CEMP can now be discharged.**

**Condition 5 Surface water only**

The Landscape Plan has an indicative location of a soakaway below new permeable driveway, but there is still no information about whether the soil is permeable enough for a soakaway to be successful. As explained in the previous response soil permeability/infiltration test results are required to show that a soakaway would be successful on site before condition 5 can be discharged. If it can be shown that the neighbouring properties have working soakaways this may provide suitable evidence.

**Condition 12 Landscaping**

I have reviewed the amended Landscape Plan. A bat box is shown on the southeastern elevation and a swift box on the northwestern elevation. The plants included in the low-level planting have now been listed but it appears now that only low-level planting and grass are proposed for this site. Two hedgehog holes are shown on the western site boundary. The hornbeam hedging and four birch trees described in the Landscaping Report by Aura Landscapes (Appendix A) have still not been added to the Landscape Plan. I note that the site address on this report is 146 St James Road and not this site address. Has there been an editing error in the Landscaping Report? Condition 12 cannot be discharged until it is clear exactly what is proposed to be planted on this site. Hedging along the fences with low level planting beds in front would provide good structure and provide nesting opportunities for birds.

Lisa Malter

Ecologist

21/1/25

**Condition 3 CEMP**

I have reviewed the CEMP by Jaytrend Developments Ltd (no date). Although an attached CEMP site plan was referred to in the document it does not appear to have been submitted. The report states that demolition is not required but other than stating that the works would occur over 4-5 months, no specific information has been provided. If this plan has been provided it has not been labelled properly within the documents list.

The following information is still outstanding and should be shown on a CEMP site plan.

a) A programme of and phasing of demolition (if any) and construction work;
b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
c) Access and egress for plant and machinery;
d) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
e) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
h) Provision for storage, collection, and disposal of rubbish from the development during construction period;
l) Methods and phasing of construction works;
m) Protection of pedestrian routes during construction;

**Condition 5 Surface water only**

I have reviewed the Drainage Layout Plan by V & L Architects (October 2024). Although I can see lines representing surface water drainage there is only an arrow indicating the direction it will be sent, with no details on how it will be managed or discharged off site. Three diagrams labelled typical rainwater gully and then typical bedding detail have been provided, but no indication of where or how these are proposed to be used on this site.

Is the surface water drainage proposed to enter a soakaway? If so, permeability test details are required to show that a soakaway would be successful on site. If surface water is proposed to enter mains drainage, this should be stated.

**Condition 12 Landscaping**

The landscape plan shows most of the site is proposed to be covered in cellular gravel filled grids, with grass in the rear garden. Low level planting is proposed around some of the boundaries.

The Landscaping Report by Aura Landscapes (no date) provides some general information about planting. It states there are 4 birch trees indicated in the landscape specification, but I don't see any shown on the plan. Hornbeam hedging is indicated in the specification but not specifically shown on the plan. The plants included in the low-level planting have not been identified but all of the green areas on the landscape plan are shown as low level planting in the key.

Condition 12 states Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments) and shall provide details of timings for all landscaping and any future maintenance.

The information provided is not sufficient to discharge condition 12. The boundary treatments have not been indicated on the plan, although from the Ecology response for F/23/96419 it can be inferred that closed board fencing is proposed. It is not clear what plants are proposed in the low-level planting, whether any invasive plants are being proposed, or whether this planting would provide resources for pollinators and food for birds and other wildlife.

The locations of hedgehog holes should be shown on this plan in relation to the proposed landscaping to ensure that hedgehogs have enough cover to move across the site safely.

Additional information is available at:

https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31, planting for bats

https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf - Stars of the Night guide to attract bats into your garden

https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators

https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

https://ptes.org/my-garden/

https://www.ukbutterflies.co.uk/foodplants.php

Lisa Malter

Ecologist