

Ecology response 21 5 25 for DC/25/99034 HATTS COPSE FARM, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Application for discharge of Conditions 3 (details - materials, cycle storage, landscaping, boundaries and lighting), 5 (tree protection) and 13 (biodiversity enhancement plan), of planning permission ref. F/24/97960.

Rebecca Altman

28/5/25

Condition 3

The bin storage unit is proposed to be right next to the bathroom windows. Bins can be smelly even when closed and would be better placed next to the garage rather than near the living areas.

The exterior lighting plan is satisfactory.

The latest landscape plan (rev P 01) has moved the wildflower grassland to a larger area, under a row of existing trees, which is preferable to the smaller area in the superseded plan. An animal field and vineyard has been added to the revised plan in an area that had been set aside as retained grassland. These were originally assessed to be modified grassland. Since the original application was not required to demonstrate 10% biodiversity net gain as a self-build and custom development, there is no issue with changing the use of these two grassland areas. Nutrients from animal waste must not be allowed to enrich the soil in the wildflower grassland which would affect the species balance.

I am satisfied that condition 3 can be discharged.

Condition 13

I have reviewed the Biodiversity Enhancement and Management Plan by Arbtech (February 2025). Page numbers should be added to this document for easier reference. It must be updated with the latest landscape plan (rev P 01).

I agree with the landscape officer that the hedge planting mix should be changed to a more standard native mix of Hawthorn 40%, Hazel 20%, Blackthorn 10%, Native Cornus 10%, Field Maple 10% & Dog Rose 10%.

In the Herpetofauna section (p 14 of 38), pre-development vegetation management, part b should be amended to ...this can be moved by hand (wearing clean rubber or disposable gloves) to the site boundary.....and Do not handle animals by the tail as these can be shed when an animal is threatened, exposing them to infection or death.

In the section on Bats (p 16 of 38) roots should be corrected to roosts, and presence of bats within building 2 should be amended to potential presence of bats.

Lisa Malter

Ecologist

