Ecology response 7 7 25 for DC/25/99165 OAKFIELDS, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HA

Approval of conditions 7 (Japanese Knotweed management), 8 (foul drainage), 9 (sustainable drainage), 11 (landscape scheme), 13 (noise assessment) and 17 (bin & cycle storage) of Planning Permission F/23/96103 for the erection of 8No. dwellings with parking, landscaping and associated works.

Gary Osmond

7/7/25

I have reviewed the documents submitted on 2 July 2025 to discharge Condition 7. These are JKW documents Harding Knotweed Plan (004), Oakfields JKW Monitoring Report 23.06.25 and a pesticide application certificate. The monitoring report dated 23/6/25 states that no evidence of Japanese Knotweed was present on site or near the locations, so no treatment was made. A map has been included in the monitoring report. The final monitoring visit is due in September 2025, so if there is still no evidence of Japanese Knotweed on site at that time, the condition can be discharged after we receive the report of that visit.

Lisa Malter

Ecologist

21/4/25

Condition 7 Japanese knotweed management

I have reviewed the Japanese Knotweed (JKW) Control and Management Plan by Greenspan Projects design/build (January 2022). The initial application of systemic herbicide was reported to be carried out in November 2017. Site visits for monitoring were scheduled in 2022, 2023, 2024 and 2025. The two visits for 2025 are proposed for July and September. Although this basic method statement has been provided, it does not refer to The Knotweed Code of Practice [Environment Agency, v3 2013] as specified in the decision letter. There is no map showing the locations of Japanese knotweed and the areas being treated. There is no information about the specialist contractor engaged to do the treatment or the monitoring visits and there is no information about the findings of the monitoring visits. I have searched for Greenspan Projects Ltd. and they appear to be a designer of recreational projects such as theme parks, mini-golf, there is no information available on the internet about their credentials for eradication of invasive plants. I cannot recommend discharge of this condition until more detailed information has been provided.

Condition 9 Sustainable Drainage

I have reviewed the Drainage Plan by Thorpe Engineering Consultants Ltd (P2, March 2025). There is an existing surface public sewer under Delamere Gardens and several of the plots appear to drain into it. Each plot has an attenuation tank under the drive and parking area which is specified as permeable paving. The specifications of the permeable paving are required. Each attenuation tank must have its own outlet into the surface water sewer rather

than the drainage pipe from one property discharging into the sewer under the driveway of the adjacent property. There are flow control chambers shown with a discharge rate of 1litre/s. There is one specified for plot 1 and one for plots 2 and 3 but plots 4-8 use just one flow control chamber for all of them. If these plots are, as proposed to be developed separately by separate homeowners, they should each have their own flow control chambers and not be dependent upon services located in the curtilage of another property.

An implementation and management/maintenance plan is required by this condition and has not been provided. The surface water drainage systems for each property should be able to function and be maintained independently of each other unless managed by a management company throughout its lifetime.

Condition 11 Landscaping

An amended landscape plan has been provided and can be seen but not read in preview. When I tried to download it the error message *Couldn't load plug-in* appeared. Please provide the information required by the condition in a readable format such as a pdf.

This must include: all hard & soft landscaping [including trees and boundary treatment] and details of timings for all landscaping and any future maintenance.

Any closed board fencing must show gaps in the baseboards (13x 13 cm minimum) to allow small animals such as hedgehogs to move freely through the gardens. There should be continuous green infrastructure around the site boundaries to provide shelter for wildlife. A range of flowering plants should be used so that there is a long flowering season and sufficient supplies of pollen, nectar and food for wildlife.

Lisa Malter

Ecologist