

Ecology response for DC/25/100069 LARKBY, KEW LANE, BURSLEDON, SOUTHAMPTON, SO31 8DD

Discharge of Conditions 4 (Arboriculture Method Statement), 5 (Construction Management Scheme), 6 (Surface Water Drainage) and 7 (Foul Connection) of application F/22/93962 (Construction of a replacement dwelling following the demolition of the existing dwelling with associated landscape works) allowed at Appeal on 12th June 2024.

Gregg Chapman

22/9/25

Condition 5. No site clearance, preparatory work or development hereby permitted shall commence on site until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include, as a minimum, the detailed methods as set out in Section 4.1 of the Ecological Appraisal Report, prepared by Cherry Tree Ecology Ltd and dated 10 June 2023. The development shall be carried out in accordance with the approved CMS.

I have reviewed the Construction Method Statement by Ross Consulting (July 2025). Although this report refers to Condition 19 of Appeal Decision APP/W1715/W/23/332395 rather than condition 5 of DC/25/100069, the rest of the wording is appropriate. The author of the CMS just did not scroll down on the appeal decision notice to find the wording of condition 5.

Section 8.5.2 through 8.5.2.3 do not make it clear enough that the reptile translocation work must only be done by a suitably qualified ecologist and that the installation of the reptile exclusion fencing and creation of the reptile receptor area must be done under ecological supervision. Section 8.5.4.1 does state that the destructive strip must be supervised by an ecologist. Non-qualified personnel must not attempt to catch or handle reptiles.

The construction management plan in Appendix 1 is satisfactory and can be implemented.

There is a statement which says please see the Ross Consulting AMS for full detail, but this has not been submitted.

Condition 6. No development hereby permitted shall commence until a detailed surface water drainage scheme including a timetable for its delivery and scheme for future maintenance for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter maintained in accordance with the approved details.

The Drainage Layout by Taylor Consulting Engineers (P03, September 2025) is satisfactory. Condition 6 also requires a timetable for delivery and a scheme for future maintenance. Condition 6 cannot be discharged until these have been provided and reviewed.

Lisa Malter

Ecologist