

F/25/99762 BROADWAY FARM, BROAD OAK, BOTLEY

Creation of hardsurfaced area for the loading and unloading of HGVs.

Thank you for consulting Ecology, my observations are as follows:

Summary Recommendation: no ecology objection subject to conditions

Proposal

Creation of an area of hardstanding to the west of existing buildings for parking and storage. The proposal also includes the removal of an existing area of hardstanding to the east of the buildings to deliver a significant biodiversity net gain.

Protected Species and Designated sites

The Preliminary Ecological Appraisal (John Associates June 2025) carried out a detailed desk study that included obtaining biological records from the local record centre (HBIC). I have no protected species records additional to those listed in the report.

Subsequent to the information being received from HBIC, part of Woodhouse Gully SINC located adjacent to the north and northeast boundary of the site has been designated as Ancient Woodland following a revision of all woodland in Hampshire. The proposals set out in the present application will not directly impact the woodland and offer the opportunity to significantly buffer and enhance it.

In terms of protected species, the proposed creation of hardstanding is unlikely to have any direct impacts within the footprint as the baseline habitat is modified grassland. The hedgerow and trees to the north of the proposed hardstanding are likely to be of some ecological interest and could provide habitat for some protected species. Any impacts potential impacts can be avoided through precautionary mitigation.

Operationally, there could be indirect impacts on the northern boundary particularly through lightspill. Again these can be mitigated through good, ecologically sensitive design.

Biodiversity Net Gain

The baseline habitats across the site are generally low in ecological value (5.29 units). The site is comprised primarily of developed, sealed surface or buildings with significant areas of modified grassland. A significant habitat net gain is possible by re-naturalising the existing hardstanding and buffering the exiting woodland along the eastern boundary. In terms of linear habitats, there is a small length of non-native cherry laurel which is scheduled to be removed and replaced with a length of native hedgerow. Overall the proposals are scheduled to provide a habitat gain of 23% and a gain in hedgerow units of 418%.

Due to the significant habitat being created on site a BNG monitoring fee will be required through a S106 agreement in line with the council's agreed and adopted charging structure.

Drainage

A Flood Risk Assessment and Drainage strategy has been submitted by Paul Basham Associates (April 2025). The strategy is comprised of a private gravity drainage network designed to collect runoff from the proposed hardsurfaced area. It will include a 600mm wide filter drain with a 300mm perforated pipe which will direct runoff into a 920mm SuDS basin before discharging into an existing ditch at a restricted rate of 2 l/s.

Conclusions and recommendations

The application as presented is an opportunity to relocate the existing hardstanding into an ecologically more favourable location while providing a very desirable ecological buffer to the existing partly ancient woodland to the east. This will also deliver a significant biodiversity net gain.

Therefore, I have no objection to this application on the grounds of drainage or ecology providing the following conditions are applied should permission be granted:

- 1). The precautionary mitigation outlined in section 4.3 of the Preliminary Ecological Appraisal is implemented in full
- 2). The development is undertaken in accordance with the submitted and approved drainage strategy by Paul Basham Associates.
- 3). A Construction and Environmental Management Plan (CEMP) is submitted and approved
- 4). The development must adhere to the Biodiversity Net Gain report (John's Associates, dated 5th June 2025) which has been submitted and approved by the LPA in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details unless otherwise agreed in writing with the LPA.
- 5). The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan, has been submitted to and agreed in writing by the LPA along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.
- 6). Notice in writing shall be given to the LPA when the:
 - a) habitat creation and enhancement works as set out in the HMMP have commenced, and
 - b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified the approved Habitat Management and Monitoring Plan.

Paul Howe MCIEEM

Ecologist

Date 18/09/2025