

K4 Keppel
Daedalus Park
Daedalus Drive
Lee on the Solent
PO13 9FX

25th July 2025

To whom it may concern:

RE: Ecology Note to Address Comments Received for O/25/99534 for the development of the 150 dwelling at Denham's Corner off Snake moor Lane.

This ecological note serves the purpose of reviewing the comments received relating to the application WA/2024/00586 for the proposed development of 150 dwellings at Denham's corner with further ecological information to address the points where relevant. It is understood the following information was required.

- 1. Development of this site would cause unacceptable pressures on the adjacent SINC's (Scorey's Copse (Ancient Woodland) and Scorey's Copse Rush Pasture), the stream to the east of the site and the nearby SINC's (Scorey's Copse Meadow and Snakemoor Farm Meadow) due to recreational impacts, impacts from pets and lighting. This could include nutrient enrichment due to pet wastes, trampling of and changes to ground flora, creation of informal paths, collecting fallen wood for den building and fires, and fly tipping of garden waste.*
- 2. Barbastelle bats were recorded among the assemblage of bats of at least County importance using the site. Barbastelles are among the rarest Annex II species of bats and classified as a vulnerable species in Great Britain by IUCN (International Union for Conservation of Nature). They use deciduous woodland, wet meadows, streams and rivers for foraging for insects, so loss of this habitat and the resulting decrease in the population of the specific moths that make up their narrow diet would have a detrimental effect on this species. The development of the site would also remove the habitat for the prey insects of Barbastelles. Barbastelles are a light-avoiding species. The additional lighting that a development of 150 homes would bring to this site would have a negative effect on this population. Although the street lighting can be controlled, there is no way to control the additional lighting that homeowners could add to their houses and gardens*

3. *The built framework parameter plan by Corstorphine & Wright (June 2025) shows continuous green infrastructure with an area labelled as a 20 m ecology buffer around the site, broken by the site entrance and the foot and cycle path entrances. The buffer area would also be the public open space for this development, so it does not serve as a 20 m protective buffer against recreational impacts for the SINC's, or for the stream running through the SINC. It is only an area free from housing, parking and roads. The SuDS ponds have been included in the buffer, so it is not really free from all development.*
4. *The footpath through the woodland to Botley Road would be the major access route for pedestrians and cyclists. This would need to be an all-weather path, not the low impact gravel path proposed. Lighting would also be required for the path which would have an unacceptable impact on this woodland and the bat population. Although there is only one official access proposed to Botley Road, there are other areas where desire lines would cut through the woodlands surrounding the site which would have an unacceptable impact on these protected woodland SINC's. The proposed path that exits the site onto Snakemoor Lane would also provide additional access for people onto the road and then into the SINC woodland and stream to the east of the site.*

Response

Point 1

The development has been designed in a landscape led way with a 20m buffer zone implemented between the houses to the key sensitive areas on-site. To avoid recreational impact to the surrounding SINC's some key additions to the development will be able to deal with the issues raised in point 1 and make the 20m buffer zone more robust. The following bullet points will list some key additions to reduce recreational impacts.

- Add in pet waste bins across the site, to ensure pet waste is disposed of responsibly. These will be strategically placed at key entrances and exits on-site, as well as having a management company regularly remove the waste. Clear signage will be erected to direct pet owners to these stations.
- To prevent people from creating informal paths, the buffer zones will be fenced off to ensure they are being used as an ecological buffer and not an area of POS. Clear signage will be erected around these fences to explain the reason they are shut off from the public. The created footpaths throughout the development will be robustly designed to ensure that the public are provided with well-positioned, clearly-marked formal paths that align with likely walking routes, making them convenient and appealing so people are less tempted to forge their own.
- The same prevention measures above will help solve the trampling of ground flora and vegetation.

- To help prevent any fallen dead wood being used to create dens and fires then the Installation of signs at site entrances and near woodland areas, explaining the ecological value of dead wood and requesting that residents, children, and visitors leave the wood in situ, highlights the importance for wildlife (invertebrates, fungi, birds, and mammals), and the negative effects of removing wood for den building and fires. To further prevent this issue from occurring, welcome packs can be produced to new home owners highlighting why fallen dead wood should not be collected, creating a sense of community spirit among future residents.
- To prevent homeowners from fly tipping waste, the layout could be shifted so that houses are not backing onto any sensitive areas (buffer zones), or physical barriers (eg shrub planting/hedges) can be planted in front of sensitive areas to create a buffer between the homeowners and the sensitive (buffer) zones.
- The Council has recently upgraded access to Scorey's Copse at the Botley Road entrance with the installation of a boardwalk. The applicant has made contact with the Countryside Access team to make an offer of a financial contribution to extend the boardwalk in order to encourage users to keep to less sensitive parts of the copse and therefore reduce disturbance by preventing the further use of the network of informal paths through the area.

Point 2

During the Phase II Bat surveys a low number of Barbastelles were identified, likely using the site as part of their commuting route via the landscape. Within the ECIA produced by Ecosupport and communication with the client, a comprehensive package of mitigation measures have been put in place to ensure the disturbance to Barbastelles is kept to a minimum. The following mitigation measures have been put in place to support Barbastelles;

- Dark corridors proposed around the whole of the site to ensure Barbastelles have an alternative route around site to use to commute as they are a light sensitive species.
- A 20m buffer zone has been placed around the boundaries of the site.
- Wildflower planting within the buffers to create further foraging resources
- Scrub planting to provide alternative foraging resources.
- SUDS features (balancing pond which will provide a water source and further foraging).
- Retention of the rush pasture areas thus retaining the key food sources for the prey species of Barbastelle.

It is worth noting that these enhancements will be increasing the biodiversity that is currently on-site with additional planting of habitats which will increase the invertebrate availability, thus creating a more sustainable habitat for a host of foraging bats. The most sensitive areas (rush pasture have been retained) whilst the developable area (arable field) has an extremely limited biodiversity value and the loss of this will have a nominal impact on Barbastelle bats. A robust lighting strategy will be produced to enforce the dark corridors on-site which will provide the Barbastelles with a safe passage around site.

Point 3.

To ensure the 20m buffer zones are protected, for their intended purpose, a cleft chestnut rustic fence (**Fig 1**) will be erected around the buffer zones boundaries. Following the erection of the fenceline around the boundary informative signage will be placed intermittently around site, to explain the intended purpose of the buffer zone. This will then remove the illusion of a POS and will prevent any recreational impacts within the buffer zones.

Figure 1. Example of fencing to be used around buffer boundaries.



Point 4.

The proposed footpath into the site from Botley Road was chosen sensitively as the route of least resistance. A visit to site was requested to the council to be transparent, with Paul Howe from the ecology team coming out to view the proposed location on the 15th April 2025. The proposed footpath link is providing a more attractive alternative to the public footpath which leads into the SINC further north. This will encourage pedestrians to stick to the new route, thus reducing the likelihood of creating their own footpaths through a more ecologically sensitive area. Any lighting that may be required on the footpath will include low lighting bollards, with a downward facing hood, which will reduce any light spill. The specifics will be outlined in a robust lighting strategy which will be dealt with at Reserved Matters.

Conclusion

The responses above have addressed the comments received by the council, and have outlined sensible solutions to the issues raised from the council. If the recommendations above are followed, it should address the concerns raised by the council.

Kind regards,

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Ecosupport Ltd

