

DC/25/100548 BROADWAY FARM, BROAD OAK, BOTLEY

Discharge of Conditions 1 (surface water drainage), 2 (landscaping), 4, (Biodiversity Environmental Management Plan), 5 (external lighting) and 6 (tree planting) associated with planning appeals APP/W1715/C/25/3361911 and APP/W1715/C/25/3361912 relating to tarmac hardstanding

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

Documents Consulted: Drainage strategy, Drainage Technical Note, Drainage Plans, Biodiversity and Ecology Management Plan (BEMP), Landscape Plan, Lighting Plan

The submitted drainage strategy and plans (Paul Basham Associates) are in line with those discussed and broadly agreed at the appeal. The revised drainage strategy demonstrates that it can be accommodated within the reduced area of hardstanding. All works to accommodate the new headwall and ditch would need to adhere strictly to the tree protection plan also submitted with this conditions application.

With regards to buffering, landscaping and ongoing management the BEMP (Johns Associates) and Landscape Plan (Briarwood Landscape Architecture) demonstrate the implementation of the 15m buffer strip along the boundary of the Woodhouse Gully on the site's eastern boundary. The non-native laurel planting along the bunds to the south of the hardstanding is also shown to be removed and replaced. I support the measures outlined in both these documents. The suggested planting schedule for the structure planting and woodland edge species rich grassland is appropriate. Any deviation in terms of species from what is agreed here should be discussed and agreed by EBC ecologists.

The submitted lighting strategy (Designs for Lighting UK) adheres to that suggested at the appeal. Lightspill into adjacent habitats is minimised through the provision of close board fencing and the lighting array being located within a recess at the top the fence so lighting is directed downwards. Additionally the lighting is controlled by a passive infrared sensor to limit the time the lighting is active. Ultimately the lighting scheme presented is the best that can be done in the location to avoid impacts on the woodland. Ongoing inspection and repair as necessary will be important to ensure it functions as intended.

In summary, providing the landscaping, lighting and drainage are delivered in strict accordance with the submitted drawings, reports and tree protection strategy I recommend that conditions 1, 2, 4, 5 & 6 can be discharged.

Paul Howe MCIEEM

Ecologist

Date 07.01.2026