

Consultee Comments for Planning Application

SDNP/22/01498/PRE

Application Summary

Application Number: SDNP/22/01498/PRE

Address: Grey Farm House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NJ

Proposal: 100% affordable scheme for 34 new residential properties

Case Officer: S Robinson

Consultee Details

Name: Ms maral Miri

Address: Hampshire Coounty Council, Elizabeth II Court, Winchester SO23 8UD

Email: Not Available

On Behalf Of: HCC - Ecology Group

Comments

Dear Sabrina,

SDNP/22/01498/PRE | 100% affordable scheme for 34 new residential properties | Grey Farm House Kilmeston Road Kilmeston Alresford Hampshire SO24 0NJ

Thank you for consulting me on this pre-application.

Review of the available aerial imagery for the site indicates that the application site is covered by a grass field, a mature tree line along the southern boundary, and woodland edge along the south-western and eastern boundaries.

The application site is also located in an ecologically sensitive area, with the River Itchen SAC (Special Area of Conservation) and SSSI (Site of Special Scientific Interest) located 20m to the west, which are designated for supporting habitats such as chalk river habitat, fen meadow, flood pasture and swamp and supporting species such as southern damselfly, otter, bullhead, Atlantic salmon, brook lamprey and white clawed crayfish. Parcels of Priority Habitat woodland are located to the east and south-west of the site, with a large area of Ancient Woodland located approximately 700m to the south-west of the site. Furthermore, Priority Habitat Coastal and Floodplain Grazing Marsh are located beyond the western boundary of the site.

Due to the location of the site, presence of a range of notable and protected species are likely, such as dormice, reptiles, great crested newts, badgers, foraging and commuting bats, etc. Therefore, any future application should be supported by a Preliminary Ecological Appraisal carried out by a qualified ecologist as per the CIEEM (Chartered Institute of Ecology and Environmental Management) guidelines. It is likely that further phase 2 surveys will have to follow

this initial assessment to confirm the presence/absence of protected species and notable flora, along with appropriate avoidance, mitigation and compensation measures. Any future application should also fully assess the impacts of the proposals on the internationally and nationally designated sites and identify measures to avoid these impacts as the LPA will be required to complete a Habitat Regulations Assessment and the absence of such information, this engagement will not be possible.

Unfortunately I am unable to support the proposed layout as no measures have been implemented to protect the adjacent Priority Habitats or to protect the notable habitats on site, nor compensate for the overall loss of biodiversity on site (i.e. complete loss of grassland on site). As a minimum, meaningfully wide green buffers will be required along the southern and eastern boundaries of the site to protect the woodland and the mature treeline. Inclusion of these features within or immediately adjacent to residential gardens will inevitably result in indirect adverse impacts such as pollution, dispersal of non-native invasive species, illegal disposal of green waste, etc. or their removal.

Furthermore, in line with the NPPF requirements, a net gain in biodiversity, beyond the installation of bat and bird boxes will be required and therefore any future application should be supported by a Biodiversity Enhancement Strategy.

Any future application should also be supported by a sensitive lighting strategy to ensure no light spill onto important nearby habitats.

Please do not hesitate to contact me if you require any additional information.

Kind regards,
Maral

Coronavirus (Covid-19)

Hampshire County Councils response to the Covid-19 is available here (<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Ecology officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver. We will ensure that we keep all applicants / interested parties informed of any further impacts to our services should they arise. The Councils response also means that no non-essential site visits or face to face meetings will be undertaken until further notice. Essential and contractual surveys may continue take place where there is no risk to the surveyor or the public, and in line with Government advice. This will be reviewed on an on-going basis.

Maral Miri (MSc, CEnv, MCIEEM)

Senior Ecologist

Ecology Team

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<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity>