

From: Catherine Watson <CWatson@winchester.gov.uk>
Sent: 17 Feb 2025 10:47:14
To: IdoxDMS@winchester.gov.uk
Cc:
Subject: FW: 22/00621/FUL 11 Mount View Road Olivers Battery
Attachments:

11 MOUNT VIEW ROAD

From: Zoe Goldsmith <zgoldsmith@winchester.gov.uk>
Sent: 14 February 2025 16:53
To: Catherine Watson <CWatson@winchester.gov.uk>
Subject: 22/00621/FUL 11 Mount View Road Olivers Battery

Hi Cat,

Please see the below comments. There is still some further information which I consider necessary including agreement from 9 Mount View and an update of the proposed plan regarding the western boundary.

22/00621/FUL 11 Mount View Road Olivers Battery

The letter from Cherry Tree Ecology dated 4 December 2024 confirms that an updated ecological walkover has been undertaken. This shows the location of the reptile receptor site within the rear garden of 9 Mount View. Evidence of agreement from the landowner at this property and commitment to manage this area for reptiles in the long term is required. The other details of reptile mitigation are detailed within the 2022 Ecological Appraisal.

The Ecological Appraisal also details the precautionary method of works for dormouse and birds as well as mitigation and enhancement measures in Appendix 3. These recommendations should be conditioned.

The proposed site plan must be updated to align with the letter which states that "the western boundary will be fenced off from the gardens to prevent loss of dormice habitat".

I suggest that a Construction Environmental Management Plan is conditioned to detail any necessary construction lighting and the location of the reptile receptor fencing. No site works should commence until the reptile and dormouse mitigation has been undertaken. An External Lighting Plan and Landscape Ecological Management Plan (LEMP) should also be conditioned to ensure that the site remains suitable for protected species as specified in the Ecological Appraisal. This must include the scrub planting for dormouse and the maintenance of this boundary as a 'dark' area.

In order for the proposal to increase biodiversity and be in accordance with Policy CP16, a minimum of 0.17 biodiversity units (in accordance with the trading rules) must be delivered offsite. This could be secured by a pre-commencement condition, but a legal agreement may be considered necessary to secure this for the long term.

Kind regards

Zoe Goldsmith
Principal Ecologist/Biodiversity Officer

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