

Ecology Officer Consultation Response

Surface Water Drainage

I have reviewed the Storm Drainage Design and the Surface Water Drainage Disposal drawing by WRD Engineers (March 2021).

Based on the soil infiltration test results I am satisfied that soakaways will be appropriate. The label on the Surface Water Drainage Disposal drawing states that *permeable road surface makeup to be agreed*. What are the proposed specifications for the permeable paving?

Soakaways SA8, SA7 and SA4 within the gardens appear to be within the root protection zones of the adjacent trees. SA5 is also within the root protection zone of the trees in the parking area. To avoid this SA8 could be moved further south and SA7 further north to avoid these root protection zones. SA4 could be turned 90 degrees and moved further east. SA5 could be moved further west and turned 90 degrees.

Or is it possible to design an integrated tanked permeable paving system/soakaway under the parking area, which would accommodate the water that would have gone into soakaways SA3, 4, 5, 7 and 8 and which would avoid incursion on root protection zones? Other options could include underground rain water storage tanks being used as a source for a grey water recycling system to be used for flushing toilets and laundry.

Biodiversity Enhancements

I have reviewed the Biodiversity Enhancement Plan (25/2/2021) and the updated Site Layout (rev J, 23/2/2021) both by PDP Architects.

I am satisfied that the proposed biodiversity enhancements are now appropriate and that the post and rail fencing has been accepted.

The species proposed are acceptable and should be managed for the benefit of wildlife. This includes trimming native hedgerow plants on a 3-year rotation (trim top and alternate sides in successive years or trim only 1/3 of the hedge each year) so that there are always flowers and fruits available for wildlife. The ornamental hedging should be trimmed to maintain availability of fruit and flowers as much as possible.

Flowering lawn mix should be mown according to the instructions from the seed supplier to maintain the flowering species at their maximum density. The areas of retained bramble scrub and vegetation should be maintained at a height of 1-1.5 m and not be allowed to develop into woodland which would shade out the scrub species.