

Ecology response for F/22/94336 PRYSMIAN CABLES LTD, CHICKENHALL LANE, EASTLEIGH, SO50 6YU

Extension to an existing industrial building to provide 1225 square metres of additional floor space.

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The Planning Statement by RK LS Architects (rev P01, November 2022) states that the extension to the existing prefabricated building is *to be sited on an existing made-up grassed area... There is no significant vegetation on the site of the extension and any vegetation to be removed are incidental and unremarkable specimens*. The photo of the current building (under section 2.06) shows some grassland, but it does not look level. The Preliminary Risk Assessment by Ramboll (October 2022) states that the ground proposed for this site is flat and approximately 13.3 m above ordinance datum (AOD) but the ground level of the existing building to this would be attached is at 12.6 m AOD. This ground slopes gently toward the River Itchen with a steeper slope on the opposite side of Chickenhall Lane. This has some implications for surface water drainage.

Ramboll states that no invasive species were observed to be present on site (Preliminary Risk Assessment section 2.6). Site photos are provided in Appendix 2 of this Preliminary Risk Assessment.

It also states that *the existing gravel margins will be extended to provide fire access paths and maintenance access. In addition, a short hardcore road linked to an existing hardcore access road will be provided for emergency vehicle access*.

The existing grassland would absorb rainwater and might provide some flowering plants for pollinators, so it does not have negligible value. The building and hardcore road would be impermeable. The gravel margins can be made permeable.

The capacity of the existing surface water drainage system must be checked to ensure that it is able to accept the additional volume generated by extending this building and the hard core road. What is the current system and where is the water discharged off site? In section 2.13 of the Planning Statement, it states *that rainwater will be connected to the existing surface water system via drainage channels*. A photo has been provided of storm water sluice gate 2 but no other information was included. A drainage drawing was not provided to Ramboll during their site visit (Preliminary Risk Assessment section 2.4) and there is no drainage diagram included in the documents provided with this application.

There are records of bats very close to this site and it is adjacent to the River Itchen SAC.

The biodiversity checklist submitted with this application is incorrect. Whoever filled it out has answered no in the box that asks whether this application is within 2 km of a SAC, SPA or Ramsar site and a sewage treatment works. The site is definitely within 2 km of an SAC and sewage treatment works. This form was obviously done for a different application because whoever filled it out has also answered yes for *is the application for new housing units?*. Table 2.1 in the Preliminary Risk Assessment states that the site is roughly 100 m from the River Barton (to the northeast of the site) and River Itchen SAC and SSSI and 150 m from the waste water treatment works.

A habitats regulations assessment will be required. A CEMP will be required to ensure that no pollutants (including sediment) are allowed to enter the River Itchen SAC.

Biodiversity enhancements are also required. Biodiversity enhancements and the CEMP can be conditioned.

Additional information on biodiversity enhancement is available at:

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

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