

Ecology response for DC/22/94428 Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH

Discharge of conditions 4 (piling), 5 (road/footway construction), 10 (drainage plan), 15 (SuDS) and 16 (landscaping scheme) of planning permission X/22/93381

Rachael Morris

Variation of condition 7 (S278 agreement/design check approval) for planning permission F/17/81809 for construction of link road between St Johns Road and Dodwell Lane (Phase 3 of planning permission O/13/73700). Site: Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH

18/1/23

Condition 5

Details of the construction proposed for the roads and footways within the development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development commences. The development must accord with these approved details. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

I have reviewed the documents available on Salesforce and there do not seem to be any details of street lighting available. I have reviewed the 278 Agreement drainage, levels and external works by Arch Associates (Rev P01, December 2022) and Proposed levels and drainage sheets 1-4 by Arch Associates (Rev P01, December 2022) which show the method of disposing of surface water from the roadways and footways, the levels and cross sections. I am not sure which documents would contain a programme of implementation for making up the roadways and footways, but the street lighting and drainage are usually the main items reviewed by ecology. The trapped gullies specified must be fitted with amphibian escape ramps.

Condition 10

No development shall take place until a construction drainage plan has been submitted to and approved in writing by the Local Planning Authority. Details shall include 1. Measures to ensure that the storage of machinery, fuels and chemicals avoid and contain the risk of spillage through the use of barriers and nonpermeable areas as well as safe handling procedures 2. Diagrammatic and written specifications of a temporary drainage which includes no less than three forms of filtration. 3. A timetable for the implementation of the construction drainage plan The approved scheme shall be implemented prior to the commencement of development including site clearance, preparation and the bringing of equipment onto site. Reason: To ensure that the proposal does not result in an

adverse impact on European Protected Sites in accordance with the Habitats and Species Regulations (2017) (as amended).

The Recommended Environmental Protection Measures by Arch Associates (December 2022) has been labelled wrong application but seems to be the correct document for this condition.

In the introduction it states that *Until the tarmac layers are laid, the road subbase will be permeable and will provide filtration of the run-off. The run-off will also flow through vegetation and therefore will be well filtered.* However, the SuDS Treatment and Maintenance plan Section 2.0 states that *infiltration is not viable on this site in line with the drainage strategy for the wider development in this location.* Therefore, although infiltration will occur through the road sub-base it will not infiltrate the soil below this layer. Specialist silt fences are proposed alongside the watercourses on site which is appropriate.

There are some editing errors. The entire document should be checked for these but only the errors that make a difference to the content of the document are listed below.

On page five it states • *Full implantations of the Contractor site waste management plan.* This should be corrected to read full implementation rather than implantations.

On page 6 • *Use bunded area* should be amended to read Use bunded area for any liquid transfers such as refueling and pouring of chemicals which could spill. • *Clean spillages using agreees wet handed methods* should be amended to read using agreed wet handling methods.

• *Use great care in all processes to prevent spillages and extinguish any accidental fired immediately* should be amended to read and extinguish any accidental fires immediately using the appropriate fire extinguishers for the substances that are burning.

The section on Cutting, grinding and sawing on page 8 has numerous errors, but these do not affect discharging this condition. Scabbling and scrabbling are both mentioned, concrete scabbling may be involved. The water used in this process must be contained and removed from site, not allowed to enter the surface water drainage system.

Condition 15

Prior to the commencement of development, Information shall be submitted to and agreed by the Local Planning Authority demonstrating: 1. That the correct level of water treatment exists in the system in accordance with the Ciria SUDS Manual C753 and; 2. Evidence that a suitable number of infiltration tests have been completed to determine if infiltration is achievable. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015 and; 3. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction. Reason: To prevent onsite and offsite flood risk from increasing from the proposed drainage system.

The SuDS Treatment and Maintenance plan by Arch Associates (December 2022) has been labelled wrong application but seems to be the correct document for this condition.

Section 2.0 states that infiltration is not viable on this site in line with the drainage strategy for the wider development in this location. The SuDS features include silt trapping gullies, a balancing pond (stated to provide further treatment- but this has not been specified and no specific planting shown that would provide this treatment), and a downstream defender filter manhole. Comparison of the pollution hazard indices and the pollution mitigation indices shows that there is sufficient treatment provided for the surface water drainage prior to discharge. The generic SuDS maintenance tables from the Ciria SuDS manual have been copied into the report and this section also mentions sump catchpits which were not mentioned earlier in the report. Responsibility for maintenance is discussed in the final paragraph and depends on whether the balancing pond is adopted by HCC or by EBC.

Therefore sections 1 and 2 of this condition can be discharged, but further information is required before section 3 can be discharged. This includes further details on the balancing pond and how it will be maintained, *a plan illustrating the organisation responsible for each element and evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.*

Condition 16

No development shall start until an amended landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

I have reviewed the Landscape proposals plan by Deacon Design (Rev B, September 2018). The maintenance plan for hedgerows/bat mitigation planting must include that hedgerow pruning must be done on a 3-year rotation (each side and top in successive years) to provide a continuous supply of flowers, fruit and seeds to be available for wildlife.

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