

Ecology response for X/22/94322 CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

Hybrid Planning Application consisting of:

1. Full Planning Application for the construction of a two-storey industrial building for a commercial butchery (2,064 m² of Use Class B1(c)), development of 767m² of B1b/B1c floorspace (including a first floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and
2. Outline Planning Application for the demolition of Units 10 -15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).

Rachael Morris

7/6/23

I have reviewed the proposed site plan for this application and the previously consented site plan.

The proposed 2-unit scheme moves more of the parking further away from the 20 m SINC buffer than the previously consented 3-unit scheme.

The urban design response (27 Jan 23) mentions that there would be more building mass close to the tree line. This would create more shading on vegetation within the SINC buffer but not on the SINC as the 20 m SINC buffer has been maintained with the new proposed design. Shorter buildings with a gap between them would create less shade than a taller single mass but it is not clear whether this would be a significant difference. A new lighting scheme will be required to demonstrate that the SINC buffer zone will remain as a dark corridor and that light shining from the buildings will not be more than 1 lux on the buffer area. A new surface water drainage plan will be required to support the new layout.

The Biodiversity Mitigation and Enhancement Plan by the Ecology Partnership (August 2020) will need to be updated to reflect the new proposals. Bat roost features may be affected by this change. This must be shown in the amended BMEP.

Lisa Malter

Ecologist