

Ecology response amended 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

2/3/23

I have reviewed the Update Preliminary Ecological Appraisal (PEA) and the Biodiversity Mitigation and Enhancement Plan (BMEP), both by the Ecology Partnership (February 2023).

I am satisfied that the lighting scheme can be secured under condition. It must be checked by a suitably qualified ecologist before submission. Use of the most recently updated bat-sensitive lighting guidance will be required, which is due to be updated and published this month. The 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. Section 3.10 of the BMEP states that the lighting strategy ensures no increase in artificial light levels within the SINC and the majority of the 20 m buffer area, with no higher than 2.5 lux in the remaining small areas. What is the justification for using 2.5 lux as the lighting level rather than the standard 1 lux?

Section 5.9 and 5.10 of the Update Preliminary Ecological Appraisal (PEA) state that there were **confirmed bat roosts** in buildings 2 and 5. Three bat activity surveys will be required for these buildings to inform a Bat Low Impact Class license. The surveys need to be done in the same bat activity season as the license application.

PEA Section 5.12 states that during the 2023 update survey buildings 3 and 7 were assessed as having low bat roost potential and these will each need a single emergence/re-entry survey. Normally these surveys need to be done before planning permission is granted as the presence of protected species is a material consideration. In this case, outline permission has already been granted, however these buildings must not be demolished or worked on until after the surveys have been conducted and reported and the full bat survey report has been reviewed by the Local Planning Authority. If buildings 3 and 7 are being used by bats then further surveys to inform a license will be needed.

Mitigation for loss of these bat roosts and potential roost features must be provided. The full bat survey report must provide details of the proposed mitigation. This will be in addition to the biodiversity enhancements for bats proposed in PEA section 5.31.

Reasonable avoidance measures have been recommended to protect/avoid harm to **reptiles, amphibians, badgers and hedgehogs**. These are listed in PEA sections 5.22, 5.23, 5.25 and 5.27 and can be conditioned.

A shade tolerant mix of native flowering species will be planted in the 20 m SINC buffer to the north of the buildings to compensate for increased shading in this area.

Enhancements for nesting birds will also be provided.

The inclusion of small holes (up to 200 mm x 200 mm) in the perimeter wire mesh security fencing to allow small mammals to pass through the fence (mentioned in the BMEP section 4.4) can be conditioned.

Woodland Management plans are discussed in BMEP sections 4.7 through 4.18 are proposed as enhancements and include monitoring surveys in years 3 and 8. The monitoring surveys can be conditioned. The Woodland Management plans (map of areas shown in Appendix 2) and monitoring results must also be submitted to the Local Planning Authority.

Lisa Malter

Ecologist