

Amended Ecology response 3 4 23 for F/23/94668 Land east of Knowle Lane, Knowle Lane, Fair Oak, SO50 7DZ

Construction of 4no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works

Rebecca Altman

3/4/23

Documents reviewed

Updated Ecological Enhancement and Management Plan for Knowle Lane SINC by Ecosupport (December 2022)

Ecological Statement by Ecosupport (March 2023)

Landscape Layout Plan by UBU design (27/1/23)

Site photos

Proposed Site Layout by Jon Dale Architect Ltd (Rev C, Jan 2023)

Addendum Drainage Assessment Report by Cowan Consultancy (15 March 2023)

Current policy requires a 15 m buffer zone to a SINC boundary which is free from all development. The site has been subject to several different applications and the proposed SuDS pond has been moved into the SINC boundary as potential wildlife habitat within the buffer. A more detailed SuDS pond and swale proposal is required, showing levels, landscaping, inlets outlets and exceedance flow routes.

The site photos show that development had been started and stopped, the site has been re-graded, partly paved, and the latest pond is already within the SINC buffer zone.

There is an existing drainage ditch shown along the northern side of the site which is not shown in the latest landscape layout plan. It is not clear whether this is the stream shown on the landscape layout plan.

The latest drainage assessment report states that there would be increased runoff volumes over the previous consented application for office development but that the existing design would have sufficient capacity to accommodate this increase without increasing peak flow into the nearby watercourse. This must be explained more clearly in an updated document specific for this application.

The report cites calculations that incorporate 20% for climate change and 10% for urban creep, but EBC will require 40% additional capacity for climate change. An increase of 20% for climate change is no longer considered appropriate.

The report states that the proposed composite treatment train would be permeable pavement → swale/vertical filter bed → pond 1 → pond 2 then outfall to the watercourse on the northern boundary. This is not reflected in the proposed site layout, where only one SuDS basin is shown with no apparent connection to the watercourse on the northern boundary.

I am concerned that this proposal includes an HGV turning area next to the proposed SuDS basin, near the stream and near the SINC boundary. Exhaust from the HGVs turning (and possibly parking with engines on, when drivers are resting) will affect the air and water quality in this area, with an increase in particulate deposition. This area is not an appropriate location for an HGV parking or turning area.

In accord with DM6, the drainage statement must use the simple index approach to compare the SuDS pollution index and the SuDS mitigation index (Ciria SuDS manual pages 568 and 569 tables 26.2 and 26.3) to demonstrate that sufficient water quality mitigation would be provided. This must include calculations for the roof drainage, parking areas, road areas, and the HGV turning area.

I agree with moving the proposed swift nest boxes to the northern elevations of the buildings. Additional bat boxes, planting for pollinators and plants that provide seeds, nuts and berries must also be included in the landscaping scheme.

The proposals in the Updated Ecological Enhancement and Management Plan for Knowle Lane SINC states that there will no longer be public access to the SINC, which is a positive step. Informal access has been reported, with gaps in the fencing and rubbish and litter such as beer cans in the SINC. The site managers will need to be vigilant in maintaining fencing around all SINC boundaries throughout the construction phase as well as when the site is occupied. A hard landscaping plan must be provided for the entire site including the SINC with details of fencing, as well as paving, to coordinate with the SuDS plan and the Ecological Enhancement and Management Plan.

The update walkover survey reports a mammal hole at the base of a tree along the northern boundary of the SINC. The photo shows leaf litter at the front of the hole, so it does not look like an active burrow, but this can be checked in the spring by either a trail camera or placing crossed sticks across the entrance and returning a few days later to see whether they have been disturbed. It is not clear whether the surrounding areas have been checked for badger setts or signs of foraging. If there are badgers or evidence of foraging nearby, a precautionary working method for badgers will be required.

The habitat enhancement and maintenance measures as described in the report are mostly appropriate. A CEMP can be conditioned. The CEMP must include the provision of sediment traps with appropriate monitoring during the construction work on site and maintenance of badger access along with monitoring for badgers. The SINC management and monitoring plan must continue in perpetuity, not only for 15 years. As stated in section 4.4, the annual monitoring and survey reports must be submitted to the council and also to HBIC

(Hampshire Biological Information Centre) within the same year that they have been surveyed.

In tables 3 and 4 item 9b includes review of public access strategy. If it is agreed that no public access is to be allowed, this will not need review. Litter clearance must be added to the schedules of works in tables 2, 3 and 4.

4.2.1 recommends that the small pond (SuDS feature) within the industrial site be enhanced with a picnic area and gravel paths for use by the industrial workers. This area is within the SINC buffer and should not be developed any further.

Appendix 1 shows the previous ecological enhancement prescriptions from the report by Peach Ecology

(Peach Ecology (2018). *Land East of Knowle Lane, Fair Oak, SO50 7DZ. SINC Habitat Restoration, Management Strategy for Discharge of Condition 28 of Planning Application Reference F/17/80640.*)

Maintaining a mown path towards the lake will allow people to access this area through the marshy grassland.

The other members of the Ecology team may have additional comments.

Lisa Malter

Ecologist