

Ecology response amended for RM/23/94868 CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

Approval of Reserved matters pursuant to outline planning permission F/18/83945 as amended by X/22/94322 giving details of the: a) layout b) scale c) appearance d) landscaping for a scheme of 6,419sqm of commercial floor space formed in [1.no](#) buildings.

Rachael Morris

17/4/23

Documents reviewed:

DAS by Boyle & Summers (March 2023)

Landscape Plan by Deacon Design (March 2023)

Landscape Management Plan by Deacon Design (March 2023)

Soft Landscape Specification by Deacon Design (March 2023)

Lighting Scheme by Holophane Europe Ltd (March 2023)

Constraints Plan by Boyle & Summers (March 2023)

BMEP by the Ecology Partnership, February 2023 submitted for X/22/94322

Response

As noted in the LLFA consultation response (13 April 23) surface water drainage information has not been provided for this application. The Landscape Plan does not show any permeable paving or drainage features. This information must be provided and must include simple index calculations for pollution and mitigation as shown in the CIRIA SuDS manual.

The original biodiversity enhancement plan (BMEP by the Ecology Partnership, February 2023) recommended 4 bird boxes and two bat boxes. This plan only shows two bird boxes and one bat box. The Landscape Plan should be amended to show the position of all of the boxes approved in X/22/94322.

The Management of Hedging section of the Landscape Management Plan includes the direction to *Maintain weed free area 500mm width to each side of hedge centreline using suitable translocated herbicide*. It is not clear to which planting areas this would apply. The habitat area planting and woodland or native scrub planting also includes maintaining a weed free 1 m diameter around the bases of trees using herbicides which I question.

Ecologically the understorey plants at the base of hedgerows and trees provide shelter for small animals and good habitat for invertebrates (which provide food for small animals). This important layer of vegetation would be killed off by herbicide treatment, which is not acceptable. Potentially invasive weeds such as thistle, nettle and dock can be hand pulled or spot treated but maintaining a non-vegetated layer under and beside the hedgerow plants is not acceptable. Each of the planting

areas in the detailed planting plan have a list of low, medium and high plants. Maintenance of climbing plants should also be included.

In order for hedgerows to provide a continuous supply of flowers, fruit and seeds for wildlife they must be trimmed on a 3-year rotation, with top and alternate sides trimmed in successive years or 1/3 of the hedgerow trimmed each year rather than trimming the entire hedgerow every year in June and September as currently specified.

I would recommend removing ivy, *Hedera helix* from the planting areas around the trees in the parking areas. This is designated proposed native/ornamental groundcover, and while it does have good value for pollinators, the ivy will out-compete the other plants in these areas. Similarly, pendulous sedge, *Carex pendula*, is quite invasive, is difficult to remove, and should not be included in landscape plans.

The inclusion of additional scented night flowering plants (in addition to honeysuckle) such as night flowering stock, tobacco and evening primrose would attract moths as food for bats.

The Management of Paved Surfaces section must include specific information on management and maintenance of permeable paving.

The lux levels shown in the lighting scheme appear to be appropriate for this site. The lighting information should include the details specified in the latest guidance on Bats and Artificial Lighting available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>. In particular, the guidance specifies *A warm white spectrum (ideally < 2700 Kelvin) should be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats.* The information provided should confirm whether or not the proposed lighting complies with this guidance and if not, why.

Lisa Malter

Ecologist