

Ecology response amended 8/6/ 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

8/6/23

I have reviewed the latest documents:

RA Markup Amended Site Plan by Jon Dale Architect Ltd (Rev E, May 2023)

Further SuDS information by Cowan Consultancy (no date).

The SINC buffer is now acceptable, the SuDS maintenance proposals are standard and fine, however there are still issues with the water quality calculations.

My concerns about the single SuDS pond being considered as two ponds have not yet been addressed. The solid weir must be replaced by a filtering feature such as a line of gabion baskets with a variety of stone and gravel sizes for this feature to function as two ponds rather than one.

The Ciria SuDS simple index approach to water quality has been provided. I question that two roofs have been classified as residential roofs, which are not shown on the plan. As far as I understand all the roofs are non-residential. There is a comment saying *2 residential roofs remove gross solids and sediments. Where are these residential roofs proposed to be located within this industrial park and how would they be different from the other roofs?

The residential roofs are shown to have very low pollution hazard.

TSS Index	Metals Index	Hydrocarbon Index
0.2	0.2	0.05

The non-residential roofs are shown to have low pollution hazard.

TSS Index	Metals Index	Hydrocarbon Index
0.3	0.2	0.05

If all of the roofs are non-residential then the TSS mitigation index would be exceeded and there would be residual pollution which would need to be mitigated. Details of the roofs must be supplied to demonstrate how they would be classified as *residential* within an industrial park. Provision of green roofs on the buildings would provide another level of treatment, provide some attenuation, provide an insulating layer for the roofs and create more habitat for pollinators.

The simple index approach form asks whether the site is in close proximity to an area with sensitive environmental designation and this has been answered with N, but the next question, Is an additional treatment component required due to sensitivity has been answered with Y. The SINC is

adjacent to the site and is considered an area with a sensitive environmental designation. Water leaving this site eventually flows into the River Hamble.

Lisa Malter

Ecologist