

Additional Ecology response for F 23 94713 Cockpit Farm Barn, Knowle Lane, Horton Heath

Construction of six dwellings, including landscaping, parking and associated works following demolition and site preparation.

Alex Webb

4/7/23

Ecology

The Habitat map in the PEA has been updated with the woodland at its former extent as requested. Looking at the Metric 3.1 spreadsheet, the ponds, as high distinctiveness habitat, provide an uplift to the on-site units provided, and the proposed addition of a bat house near the western boundary designed for a larger roost and bigger bat species is a positive biodiversity enhancement. The details of this enhancement can be conditioned.

The rows for the total on-site % net change plus off-site surplus section shows habitat units at 4.75% (amber) and hedgerow units at 65.21% (green). I can now see the hedgerows on the updated Landscape Strategy Plan by Deacon Design (Rev F, June 2023).

The updated Landscape Strategy Plan shows enhancements to the boundary vegetation. The text states that hedgehog gaps have been included in the closed board fencing. The post and rail fencing at the rear of the gardens has been proposed to have stockproof mesh. Provisions for hedgehog gaps must be included in this mesh, so that hedgehogs and other small mammals don't need to go through all of the gardens (east to west) to get into the area to the north of the gardens. I would like to see more diverse vegetation in the front and rear domestic gardens, such as fruit trees or flower beds rather than just amenity turf.

If all hard and soft landscaping details are to be conditioned, as requested by the landscape officer, then I am satisfied that this can be addressed in the conditions.

SuDS

From the plan in the Drainage Calculations document, it is not clear how water moving from basin WQ2 to WQ3 can be routed or how the fencing can be installed without affecting the root protection zones of the trees at the corner of this property, but these details can be conditioned.

The email of 15 May 2023 from Andy Traves of Aqua Callidus Consulting states that all the attenuation is provided by the matrix under the porous pavement, all treatment is provided by the ponds and swale, and that water would not be expected to infiltrate the ground due to the soil having negligible permeability. The water discharged from the swale would follow the same natural flow route pathway and at the same rate as pre-development. I am satisfied that the SuDS proposals are workable. SuDS maintenance plans and final sizing and profiles of the basins and swale can be conditioned.

I am now satisfied that there are no ecology or surface water drainage issues that cannot be conditioned.

Lisa Malter
Ecologist