

Additional Ecology response 21 8 23 for DC 23 95645 East Horton Business Park, Knowle Lane, Fair Oak

Discharge of Conditions. Conditions 3 (CEMP), 8 (Public Water Apparatus), 9 (Drainage), 11 (Materials), 12 (Landscaping), 13 (Boundary Treatment), 16 (Noise Management), 18 (Vehicle Access Plan) and 23 (Cycle Storage), of planning permission ref. F/23/94668 for Construction of 5no. General Industrial Buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works.

Rebecca Altman

21/8/23

Condition 3 CEMP

I have reviewed the CEMP by PC Ltd (V2, August 2023).

Section j. Lighting must be amended to readany lighting will be directed away from highways, neighbouring properties, boundary vegetation, the swale and the SuDS ponds.

Section k. Surface water runoff must be amended to specify the position of the construction filters and silt (correct spelling error in silt) trap protection so that the swale, SuDS ponds and adjacent SINC are protected from silt and surface water drainage pollution during the construction process. Any refuelling or chemical transfers must be done on bunded absorbent mats away from the surface water drainage features and the SINC.

Condition 9 Drainage

The LLFA have no objection to the discharge of condition 9.

I don't see any exceedance flow arrows on the Drainage GA plan by Cowan Consultancy (updated drawing July 2023). The planting and drainage overlay plan shows the swale as a single black line, but it shows that the thicket planting would overlap the swale in at least one place. This might lead to a blockage. This plan still shows the parking area as a turning area however the latest plan as shown in the CEMP v2 August 2023 shows the turning area located outside of building A, not at the eastern edge of the site, which is just for parking. This is Site Layout rev E, May 2023. The drainage plan needs to be updated with the latest layout.

The condition also requires detailed drainage plans to include type, layout and dimensions, including long sections and cross sections along the flow path, which I do not see in the information supplied.

Simple index calculations to ensure water quality were also requested to comply with DM6 as specified in the condition. This information can be found in the CIRIA SuDS manual, part E, tables 26.2 and 26.3.

Maintenance information for the private sewer is also required.

Condition 12 Landscaping

The Planting Plan by UBU design (sheets 1 and 2, June 2023) is satisfactory in terms of ecology, however a landscape maintenance strategy is required, to demonstrate that these features will be managed to provide a continuous supply of flowers, fruits and seeds available for wildlife. The thicket planting on the northern, western and southern boundaries must be managed to maintain wavy edges which will provide a variety of microclimates needed by invertebrates and small vertebrates.

Condition 13 Boundary Treatment

I have reviewed the Boundary Treatment Plan and Details (spell check needed for details) by UBU design (June 2023).

This shows existing boundary fence to be retained at the northern, western and southern boundaries, with a timber post and rail fence separating the parking area from the SINC buffer zone containing the SuDS ponds on the eastern boundary. The plan shows a gate in the post and rail fence for maintenance of the SuDS area, which is not designed for public access, but I don't think this fence would deter dog walkers or other people from entering this area. There is no labelling on the eastern red line site boundary, so it is not clear whether there is an existing boundary fence separating the SINC buffer zone from the SINC or how the SINC is proposed to be protected. Additional details are required in this area.

The Drainage GA plan shows a retaining wall surrounding the car park and the swales which bring surface water drainage to the SuDS ponds. The retaining wall and swales must be shown on the Boundary Treatment Plan.

One or more hydrobrakes are mentioned in the drainage calculations but the types and locations are not shown on the Drainage GA plan.

Lisa Malter

Ecologist