

Additional Ecology response November 2023 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 6,420sqm of commercial floor space formed in [2.no](#) buildings. (DUPLICATE APPLICATION 2)
Additional Notes: Please can we have your observations on the amended description and plans we have received.

Rachael Morris

2/11/23

I have reviewed the option 1 flow direction plan and the information provided by the agent's email (30/10/23). These proposals are acceptable.

A more naturalistic shape to the SuDS basin is better than the rectangular basin.

The flow direction arrows are appropriate.

As an alternative to night-scented stock, the Stars of the Night brochure available from Wild About Gardens.org.uk lists a variety of different flowers which can attract bats on pages 4 and 5. They recommend growing a range of flowers for a longer flowering season and a greater diversity of insects. Evening primrose, hemp agrimony, lavender, marjoram, borage, oxeye daisy, cosmos, Michaelmas daisy, common honeysuckle, scotch thistle, Verbena bonariensis, wild angelica, sea holly, bishop's weed, rowan, Hebe, and common ivy are all suggested.

The lighting specifications comply with the latest guidance.

Signage for HGV drivers will help to avoid them driving over the permeable paving and will be appropriate for this scheme.

Lisa Malter

Ecologist

19/10/23

In the revised Landscape Management Plan by Deacon Design (Rev A, October 2023) the Management of Hedging section has been removed completely but the recommendations made in the Ecology response of 17/4/23 have been incorporated into a Management of Native Buffer/Shrub Planting section. Permeable paving has not been mentioned in the Management of Paved Surfaces section but the directions to clean surfaces monthly by brushing and to wash surfaces annually as required is included.

In the Landscape Proposals Plan (rev A, October 2023) ivy and pendulous sedge have been removed from the planting lists and *Matthiola longipetala* (night-scented stock) has been added, but only in the three ground cover areas around the *Tilia cordata* (small leaved lime) trees along the access road

between the two buildings. As the trees mature, they will produce shade and two of those areas will be quite shaded by the buildings, so it is not clear that the night-scented stock will do well in these locations. Several sources state that they require full sun or that they don't flower well in dappled shade. The positions of the bat and bird boxes has been changed and are now appropriate.

The Lighting Diagram shows that the area between the two buildings is lit by four wall-mounted (AW) lamps. If the purpose of planting night scented stock is to attract moths as food for bats, these plants should not be in a well-lit area where bats are less likely to forage, or if they do forage there would be more vulnerable to predators.

It is still not clear to me whether the lighting proposals conform to the latest (August 2023) guidance note on Bats and Artificial Lighting (available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>) as previously requested.

The Drainage Technical Note by Jubb (Rev P1, June 2023) states that the new surface water drainage network will need to connect to the existing surface water sewer due to impermeable underlying bedrock making infiltration not feasible. A planted detention basin is proposed and is shown on the landscape plan and a below ground storage attenuation tank will provide additional storage.

The three forms of filtration are proposed.

For the first level of filtration the proposals are permeable paving for road areas without HGVs, a filter channel drain for areas where HGVs will use the roadway, and SuDS planters for surface water drainage from roof areas. A downstream defender is proposed for the 2nd level of filtration, located upstream of the attenuation tank to prevent silt entering. The detention basin will be the third level of filtration. The pollution hazard and mitigation simple index approach has been used, and therefore the SuDS approach complies with DM6. Direction of flow arrows must be added to the plan.

The detention basin mentioned in the text of this technical note is described as a wildflower planted swale in the plan at Appendix B. The shape of the SuDS basin shown in the landscape plan is different to the shape of the basin/swale shown in the plan in the Drainage Technical Note. Although SuDS planters are mentioned in the text they are not shown on the plan. A planting plan for the detention basin and SuDS planters is also required. This must be coordinated with the Landscape Plan and the Landscape Maintenance Plan which can be conditioned.

A SuDS maintenance plan can be conditioned. The plan must also include maintenance of the SuDS detention basin which has not been included in the draft regime listed in the table at 4.1.5.

Lisa Malter

Ecologist