

Ecology response 6 3 26 for F/26/100816 MACKOY STADIUM, VT SPORTS GROUND

6 no. covered Padel courts, Padel centre (including Studio, changing areas and refreshments) and associated parking

Gregg Chapman

6/3/26

More information required

10% Biodiversity Net Gain

I have reviewed the updated proposed site plan. The updated red line boundary includes only the area immediately impacted by the proposal. What is the total revised site area?

The red line boundary must not include biodiversity enhancements proposed for previous applications unless they have already been implemented and are considered to be part of the baseline for this application.

An email from the ecologist states that this would result in the loss of 0.325ha of modified grassland in poor condition. It is proposed that an enhancing an additional 0.05ha of modified grassland to mixed scrub would meet the biodiversity net gain requirement for this proposal. Are any trees included in the biodiversity enhancement proposals? What

An updated biodiversity metric must be submitted, with clear information on whether biodiversity net gain is proposed to be provided on-site or off-site. If off-site biodiversity units are proposed to be purchased, evidence must be provided that these units have been sourced and are available. A quotation from a specific habitat bank provider must be submitted with a statement from the applicant that they will purchase these units once planning permission has been granted.

Ecology

During the site visit, the applicant mentioned that the construction spoil from this proposal would be spread on the land now shown within the blue line boundary, where there is already a bund made of spoil from previous construction. Spreading the spoil over the area within the blue line boundary would result in further degradation of the grassland in this area and will affect the drainage of this area adjacent to the red line boundary.

The spoil must not be spread right up to the bases of any trees or hedgerows. A bund can be built to separate the edge habitat from the temporary parking area retained within the blue line boundary and to prevent cars from parking in the root protection zones.

Edge habitat such as scrub and understory planting is very important for invertebrates which are the base of food chains and are responsible for a large amount of pollination.

A bee bank to provide habitat for pollinators can be created on thinly vegetated spoil, with patches of bare soil and patches of ruderal vegetation.

Surface water drainage

A drainage strategy that accords with DM6 and the Ciria SuDS standards is still required and must be agreed before determination. The deposition of spoil on the area within the blue line boundary and parking of cars on this area will affect the drainage on the site within the red line boundary. This must be accounted for in the drainage strategy for the site.

The LLFA consultation response also requires a drainage strategy in accordance with the NPPF and National SuDS Standards. Please re-consult ecology when the drainage strategy has been submitted.

Lisa Malter

Ecology