

Ecology response for DC/26/102120 Chalcroft Business Park, Burnetts Lane, West End, SO30 2PA

Discharge of conditions 28 (bat report for buildings 3 & 7) and 29 (bat report for buildings 2 & 5) from planning application X/22/94322 for 'Variation of conditions 1 (approved drawings), 4 (Design & Access Statement and Site Plan), 13 (foul and surface water sewerage disposal), 14 (surface water drainage scheme), 20 (air quality impacts), 22 (noise mitigation scheme) and 26 (contaminated land verification) and amendments to other conditions of planning permission F/18/83945 for hybrid Planning Application consisting of:

1. Full Planning Application for the construction of a two storey industrial building for a commercial butchery (2,064 m² of Use Class B1(c)), development of 767m² of B1b/B1c floorspace (including a first-floor extension to the existing security building), construction of a cafe and site maintenance store and the demolition of building 17 and a water tank; and
2. Outline Planning Application for the demolition of Units 10 -15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1b, B1c, B2 and B8 storage and distribution floorspace (All matters other than access reserved).'

Rachael Morris

4/10/26

Condition 28 and 29 Bat report: I am satisfied that Conditions 28 and 29 can now be discharged.

I have reviewed the Bat Emergence Activity Survey Report by Phlorum Ltd. (V2, September 2026). The required emergence surveys have been carried out for these buildings. Buildings B3 and B7 each needed 1 survey. Buildings B2 and B5 needed three surveys.

Buildings B2 and B5 have been identified as a maternity roost for common pipistrelle bats.

On the single survey for B3 and B7 no bats were seen emerging; however a common pipistrelle bat was also seen emerging from and re-entering B7 during the 3rd survey in August for B2 and B5.

A European Protected Species Mitigation (EPSM) licence will be required before any works take place on buildings B2, B5 and B7. Work can proceed on building B3 without a license however in the event of any bats being found at B3 during demolition or construction, all work must stop immediately, and Natural England and the ecological consultant must be informed.

The license application process and recommendations for demolition and construction must be followed as described in section 4 of the report. This includes new roosts for common pipistrelle bats to be incorporated into the building; additional bat boxes on mature trees either on or around the site; and bat sensitive lighting.

Lisa Malter

Ecologist