

13 3 23 Drainage and Ecology response for F 22 93835 Moorlands Farm

F/22/93835 MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD

Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i).

Summer Sharpe

13/3/23

I have reviewed the amended plans and comments from Marta Oliveira, Urban Design, Sarah Boyd and Rachel Hardy, Countryside Manager.

Detaching buildings A and C and moving building C slightly towards (but not over) the 20 m SINC buffer (purple line) is acceptable. The email from Marie Nagy on 23 February 2023 shows two clear migration connections between the pond and the ecology areas. Use of the pond is more likely during dawn and dusk periods when there is less likelihood of traffic using the proposed turning circle.

A revised SuDS plan will be required to address the concerns brought up by Sarah Boyd in her email of 8/3/23. These are:

1. Where are the three forms of filtration – they're not shown on the plans on the email.
2. Does all the drainage from the site now flow towards the basin at the central point as the final form of treatment? Is the reedbed basin at the southern boundary is no longer required?
3. The indicative pond section looks like a bomb crater – but this is indicative. We require a minimum of 1 in 3 slopes (ideally 1 in 4), although small sections of steeper gradient are acceptable if there are other constraints. The cross sections A-A and B-B as shown on the attached plan aren't included so I haven't seen these, but they will show the real proposed profile of the pond.
4. Is the pond going to permanently hold water – if yes, to what level? This should be indicated on the sections and planting should be appropriate for these conditions.

This plan should also show exceedance flow paths and revised pollution mitigation indices. What safety barriers are proposed around the pond? The proposed pipe for migration would need to be attractive for wildlife, so more specific details and relevant research is needed. A LEMP with a planting plan can be conditioned.

Lisa Malter

Ecologist

