

Additional ecology response 22 6 23 for 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

22/6/23

I have reviewed the revised Ecological Impact Assessment report by Ecosupport (May 2023). Amendments were made on 21 st April 2023 (3.3, 7.2.1, 8.12, 8.3.6) and 11th May 2023 (Fig 35).

The ecological features identified are:

- 1 building with confirmed Common and Soprano Pipistrelle summer day roosts
- Low-moderate usage of the site by foraging and commuting bats
- Suitable habitat for breeding and nesting birds
- Confirmed medium population of Grass Snakes (Natrix natrix)
- Adjacent statutory designated site
- Biodiversity net gain of 0.24% to habitats on site and 436.55% to linear habitats

Updates:

A condition assessment was carried out in April 2022.

The surface water drainage has been redesigned (Figure 35) with no earthworks to be done within the 15 m buffer. With mitigation in place no impact to the SSSI is likely.

Amphibian wildlife passages have been designed to connect the pond to suitable habitat within the buffer zone (8.3.6 and Figure 38).

Recommended conditions listed in section 8 of this report.

An update badger survey must be done immediately prior to construction works (as explained in 8.4), this can be conditioned.

All bat work will be done under license from Natural England. The license can only be obtained after planning permission is granted.

In order to avoid disturbance / harm to nesting birds or damage to their nests, all construction works (i.e. tree, shrub and scrub removal), and the removal of the outbuildings, will be undertaken outside of the bird nesting season (bird nesting season is typically between March – August, dependent on weather). If this is not possible, any potential nesting sites must be checked by a suitably qualified Ecologist. If an active nest is identified a 5m buffer will be established, within which no works will be able to take place until the Ecologist has confirmed the fledglings have left the area of impact.

Reptile mitigation work must be done according to the guidelines outlined in section 8.3. This must also include ongoing habitat monitoring (for 5 years) and management as outlined in section 8.3.5.

The Landscape Mitigation and Enhancement plan (April 2023) is satisfactory as an overview. A biodiversity enhancement mitigation and management plan (BEMP) is required and can be conditioned. This can be combined with a landscape/planting plan to include specifications for the green roofs.

A CEMP is required and can be conditioned, to include the wildlife protection measures outlined in the report. This must also include dust control and surface water drainage with pollution and sediment control measures to protect the watercourse, ecological buffer zones and Moorgreen Meadows SSSI. The CEMP must also include details who is responsible people monitoring the site during the construction phase.

A wildlife sensitive lighting plan is required and can be conditioned. This must follow the latest guidelines on Bats and Artificial Lighting as detailed in the report and provide a dark corridor in the SINC buffer zone.

The SSSI must be managed positively towards favourable condition, this would be subject to an S106 agreement.

SuDS

I have reviewed the Sustainable Drainage Strategy Addendum No. 2 by Fernbrook (May 2023) which includes the Indicative Surface Water and Foul Drainage Strategy (PO4 May 2023). This includes the permeable paving details, the cross section of the attenuation basin, typical rain garden details and sediment forebay detail on indicative drainage outfalls.

A SuDS management and maintenance plan is required and can be conditioned.

If the packaged sewage treatment plants malfunction, what precautions would be in place to prevent the foul sewage from contaminating the conveyance swales and then flowing into the watercourse with the surface water drainage? I can see the downstream defenders in the system but it is not clear that they would deal with the nutrient aspects of untreated sewage. Additional information is still required on this.

Lisa Malter

Ecologist