

Ecology response 30/1/25 for RM/24/98388 Land west of Allbrook Way, Allbrook, SO50 4LZ

Reserved matters relating to layout, scale, appearance and landscaping of the proposed development pursuant to outline permission O/19/86980 for the construction of [49.no](#) residential dwellings.

Rebecca Altman

30/1/25

Ecology

I have reviewed updated Ecological Impact Assessment by Ecosa (Rev 3, December 2024).

Bat, bird and insect bricks/boxes

The locations of these proposed enhancements must be shown on a biodiversity enhancements plan which can be conditioned. We expect the maximum number of bat and swift bricks to be installed depending on the appropriate elevations being suitable. This plan must be integrated with a lighting plan to demonstrate that the bat and bird boxes and any habitat used by bats will not be illuminated above 1 lux. These can be conditioned.

Reptiles

The information on reptile mitigation and enhancement is appropriate. A reptile mitigation and management plan can be conditioned. The plan must show the location of the receptor site and hibernacula. The translocation data must be provided to the LPA at the end of the translocation exercise and destructive search, before the start of construction.

Great crested newts

The information on great crested newt mitigation under ESPM licence and in tandem with the reptile mitigation and enhancement is appropriate. The licence method statement must be submitted to the LPA. The habitat management plan can be conditioned together with the reptile habitat management plan. The plan must show the location of the receptor site and hibernacula. The translocation data must be provided to the LPA at the end of the translocation exercise and destructive search, before the start of construction.

Hedgehogs

A precautionary working method for hedgehogs and other small animals is required. Hedgehog gaps in fences and the location of two hedgehog domes proposed as enhancements must be shown on a plan. This can be conditioned.

Flowering plants

Planting specifications should also include night scented flowering plants to ensure a sufficient supply of insects for bats. A wide variety of flowering plants that flower over a long season is needed to attract insects as food for bats and swifts.

Surface water drainage

I have reviewed the amended drainage information submitted 10 January 2025.

This includes the Applicant/Designer's response to the LLFA comments, the amended Flood Risk Assessment and Drainage Strategy with appendices (1 and 2), the amended Proposed Drainage Plan (whole site and parts 1-3, Rev G, January 2025) Exceedance Flow Route Plan by CEP (Rev A, January 2025).

In sheet 3 there is a surface water drainage pipe running along the road to the east of the pond system with several gullies and two catchpits and which only goes through a downstream defender before being discharged off site. Any water that enters this small side catchment will only have one form of treatment rather than three. Pollutants that wash down the road surface in exceedance flows could also enter this catchment. I realise that due to the slope of the site it may not be possible to route the water from this catchment through the pond system, however it still needs to undergo sufficient treatment with water pollution hazards fully mitigated before being discharged off site.

Ecology supports the requirement from Natural England for a fully secured long term funded Maintenance and Monitoring Plan for the SuDS wetland and other wetland. An s106 agreement linked to a Habitat Maintenance and Monitoring Plan should be used to fulfil this requirement.

Lisa Malter

Ecologist