

Ecology response 25 2 26 for F/26/100816 MACKOY STADIUM, VT SPORTS GROUND,
PORTSMOUTH ROAD, BURSLEDON, SO19 9PW

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

Gregg Chapman

25/2/26

Objection-More information needed

Biodiversity net gain

I have not yet received an amended biodiversity net gain proposal for this specific application separated from the amended proposal for F/24/98391. The EBC Biodiversity Planning Guidance Note is available at [Ecology and Biodiversity Net Gain for Planning Applications](#). The EBC Biodiversity Net Gain Strategy Form (with the additional required documents) must be completed and submitted before determination. The habitats on site will be affected by the proposed spreading of construction spoil on top of the existing grassland. This would result in a decrease in the quality of habitat and must be considered in the post-construction habitat plan.

Surface water drainage

As previously requested, a surface water drainage strategy which conforms to DM6, shown on a plan, is required to be submitted and approved before determination. It must be produced by a suitably qualified drainage engineer. All of the surface water drainage from the site and exceedance flows must be shown on the plan.

The site area is given as 1.1 ha. DM6 states that *on sites of 1 hectare or more, or within 100 m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration*. The full text of DM6 is available on page 63 at [eastleigh-borough-local-plan.pdf](#).

At the site visit it was apparent that the soil was not draining well. There was a large amount of water accumulating on the surface next to the bund on the southern boundary. There was no obvious exit path for this water. The applicant mentioned that this site would be receiving additional spoil from site construction works and that the bund would be re-profiled. The drainage strategy must include these proposed works, so that it reflects the actual plans for the site including changes in levels due to receiving this additional spoil. The volume of spoil must be estimated and the depth to which it is proposed to be spread must be agreed. The area on which the spoil is proposed to be spread must be shown on a plan. The drainage strategy must accord with the biodiversity enhancement proposals for this application. Spreading spoil on this land will affect the habitats on this site.

The applicant mentioned that the soil was usually waterlogged in the winter and hard and dry in the summer. This is indicative of high clay content, which is not suitable for drainage by infiltration. The drainage strategy must include soil test results and infiltration test results.

At least 6 months of data through the winter will be required to demonstrate whether the site is suitable for infiltration.

The surface water from this site must be dealt with on site, with adequate filtration and attenuation. It must not be allowed to flood neighbouring properties or the highway. The size, shape and depth of any attenuation ponds or other SuDS features must be submitted and approved before determination. If water is proposed to be discharged off site, it must be demonstrated that it will not affect any off-site habitats, cause any flooding or any pollution.

If the fields are proposed to be used for additional parking (no matter how temporary) as proposed, the drainage must be designed to accommodate this. Compaction due to vehicle use could cause additional surface water flooding.

Lisa Malter

Ecologist