

**From:** Jamie Loxley <j.loxley@msa-architects.co.uk>  
**Sent:** 24 March 2026 11:55  
**To:** Harrison, Liz  
**Cc:** Matthew Thomas; Adam Connor  
**Subject:** RE: O/25/99506 - Navigator Quarter - Consultation responses  
**Attachments:** NQS-MSA-SI-XX-DR-A-2001 Parameters Plan-PL07.pdf; NQS-MSA-SI-XX-DR-A-2002 Illustrative Site Plan 1-PL10.pdf; NQS-MSA-SI-XX-DR-A-2005 Illustrative Site Plan 2-PL05.pdf

Hi Liz,

We have now had the opportunity to review the Ecologist and Landscape & Urban Design Officer's latest comments, and our responses are set out below:

### **Ecology Comments**

#### Justification for two lane access road / reducing the width of the reptile corridor

In relation to the reptile corridor, the Ecologist has requested that justification is provided to reduce the width of the road to the north of the runway to one lane with traffic signals. This justification was provided at paragraphs 3.23 – 3.25 of the submitted Planning & Design Statement Addendum, which confirms that a single lane route controlled by traffic lights was considered but not considered appropriate due to the effect upon traffic flow and the two-lane estate road proposal that had been agreed following review with HCC Highways was the best solution to serve the proposed development.

#### Site Levels

After review of the Landscape Sections, the Ecologist has queried the proposed levels across the site. As the application is in outline and the layout options are only illustrative, the site levels are not fixed at this stage. We suggest that a condition is included on the decision notice, requiring that details of site levels are provided to the Council before the development of a phase to be agreed with the Council in writing, in consultation with the ecologist.

#### Inclusion of the SINC buffer on the Illustrative Site Layout Plans

In addition to the SSSI and SAC buffers shown on the Illustrative Site Layout Plans, the Ecologist also requested that a 20m SINC buffer is shown. This has been actioned and the two Illustrative Site Layout plans attached to this email show a 20m buffer for the SINC, which is identified by the Council as *Allington Manor Farm Water Meadows* (Code: EA0036). There is another SINC to the north-east of the site, known as *Meadow North of Railway* (Code: EA0043), but this falls outside the geographical extent of the Illustrative Site Layout Plans and is therefore not shown on the drawing.

The updated Illustrative Site Plans are as follows:

- Illustrative Site Layout Plan 1 – NQS-MSA-SI-XX-DR-A-2002 Rev. **PL10**
- Illustrative Site Layout Plan 2 – NQS-MSA-SI-XX-DR-A-2005 Rev. **PL05**

#### Ecological Mitigation Strategy

After review of EPR's Letter, the Council's Ecologist has asked for the Ecological Mitigation Strategy to be provided. The mitigation is already covered across the ES Ecology Chapter, BNG metric, CEMP, illustrative plans as well as EPR's letter. For these details, please refer to:

- ES Ecology Chapter  
Page 156 – Para. 10.71 – 10.79

- BNG Report  
ES Addendum – Page 31 – Table 3.1

- CEMP  
ES Addendum – Amended Appendix 4.1 – para 4.4

- EPR's Letter  
Page 5 – Mitigation & Compensation Strategy

## **Landscape Comments**

### Building heights

Following receipt of the Landscape & Urban Design Officer's comments, we have considered the addition of a further line on the parameters plan, and these are identified as 'height consultation zones' within each plot on the updated plan attached (NQ-MSA-SI-XX-SDR-A-2001 Rev. PL07).

To control development along the site boundary inside these zones, conditions are proposed to set out that the maximum height specified is considered to be the limit for development, however exceptions to this can be made where it is demonstrated through the submission of further supporting information at Reserved Matters stage that any impacts of such development are acceptable.

Suggested condition wording is set out below, which allows extra control to the Council for development within these zones:

*Within the height consultation zone of the North Plot, as detailed on the approved Parameters Plan (ref. NQ-MSA-SI-XX-SDR-A-2001 Rev. PL07), no unit shall be constructed taller than 31m AOD unless a Detailed Landscaped and Visual Impact Assessment, demonstrating the acceptability of the unit(s) height, has been submitted to and approved in writing by the Local Planning Authority.*

*Reason: In the interests of the visual amenity of the locality.*

*Within the lower height zone of the South Plot, as detailed on the approved Parameters Plan (ref. NQ-MSA-SI-XX-SDR-A-2001 Rev. PL07), no unit shall be constructed taller than 30m AOD unless a Detailed Landscaped and Visual Impact Assessment, demonstrating the acceptability of the unit(s) height, has been submitted to and approved in writing by the Local Planning Authority.*

*Reason: In the interests of the visual amenity of the locality.*

We trust that the above and attached are acceptable in addressing the comments raised by the Ecologist and the Landscape & Urban Design Officer.

Please confirm receipt and let us know if you have any questions.

Kind regards,

Jamie Loxley  
BA(Hons) MSc MRTPI  
**Planner**

**Michael Sparks Associates**

## Chartered Architects

11 Plato Place, St. Dionis Road, London SW6 4TU  
j.loxley@msa-architects.co.uk  
www.msa-architects.co.uk  
+44 (0)20 7736 6162



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**From:** Harrison, Liz <Liz.Harrison@eastleigh.gov.uk>  
**Sent:** Thursday, March 19, 2026 4:33 PM  
**To:** Jamie Loxley <j.loxley@msa-architects.co.uk>  
**Cc:** Matthew Thomas <m.thomas@msa-architects.co.uk>; Adam Connor <adamconnor@blocgroup.org>  
**Subject:** O/25/99506 - Navigator Quarter - Consultation responses

Dear Jamie

Please find attached the following consultation responses:

- Landscape
- HCC Flood & Water

You will note that they both still have objections so I would be grateful if you could address the matters raised as soon as possible.

In responding to Landscape's comments, please could you also explain why the levels are shown to be raised to the extent shown in the Illustrative Masterplan Landscape Sections, particularly sections B and C (Unit 6 end of section).

Many thanks  
Liz

**Liz Harrison**  
**Principal Planning Officer**

Planning & Environment - Planning/Development Management  
023 8068 8284



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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