

Ecology response 31 3 26 for DC/25/99595 Land at Netley Firs, Kanes Hill, SOUTHAMPTON, SO19 6AJ

11 (Dust Assessment and Mitigation), 13&14 (Tree Protection and Arboriculture Method Statement), 15 (Levels), Condition 16 (Pedestrian Link Construction Detail), Condition 17 (Invasive Plant Assessment), Condition 18 (Habitat Enhancement and Management), Condition 19 (Lighting), Condition 20 (Remediation), and Condition 23 and 24 (Foul and Surface Water Drainage) and 25 (Noise Mitigation) and 31 (Acoustic Barriers) of Outline Planning Permission O/18/82750 (Outline application for the demolition of existing buildings and erection of 23 employment units (up to 5,905 sq.m.) with units 12-20 for Use Class B1 (b) and (c) and units 1-11 and 21-23 for Use Class B2, with associated car parking and access. Detailed matters considered: Access and layout) approved March 2021.

Greg Chapman

31/3/26

Condition 18 Habitat Enhancement and Management

The information requested on the timing of bird boxes and *Rhododendron* removal has been submitted in the Invasive Species Management Plan by Pro Vision (March 2026 for condition 17). I am satisfied that Condition 18 can be discharged now.

Condition 23 Surface water drainage

I have reviewed the LLFA response and additional comments from the applicant. The LLFA consultation response is on the quantity of surface water drainage and Eastleigh Borough Council is primarily responsible for reviewing the water quality. The LLFA does not review whether or not the drainage strategy conforms to EBC local plan policy DM6.

Currently there is no infiltration proposed, the current water quality strategy is for filtration by permeable pavement only with discharge to sewer. The Drainage Strategy Technical Note submitted on 12 December 2018 by Paul Basham Associates (020.5288/TN/2) states that *infiltration rates are not anticipated to be an issue and refers to crate soakaways*. Micro-drainage results were submitted in support of this strategy.

Sarah Boyd is the ecology officer who responded to the outline application in 2018. She has confirmed that three forms of filtration have always been required before water is discharged off site. Since soakaways were originally proposed, the water was not originally planned to be discharged off site into surface water sewers.

The Foul and Surface Water Technical Note by MJA Consulting (June 2025) states:

*A proposed Surface Water Drainage Strategy has been produced based on the infiltration rates obtained from the site investigation. The proposed surface water strategy consists of permeable paving for the roads and parking areas of the development. **All surface water runoff will flow through the sub-base of the permeable paving before being routed towards the outfall features.** Runoff will be collected from the permeable paving sub-base by diffuser units and piped to a silt trap before discharging into underground geocellular storage tanks. These*

tanks will incorporate permeable geotextiles that **will allow water to pass through the base of the tank and into the gravel strata that allows infiltration.**

The average infiltration rate shown in Table 1 above has been used to calculate storage and suitable outfall features to enable discharge into the existing ground via infiltration. Appendix D of this technical note includes simulation calculations for the 100year + 40% climate change storm event for all outfall features shown in Appendix C.

This does not clearly explain any variation to the surface water drainage proposals from what was submitted in 2018. What is the applicant's explanation for these differences?

The site area given on the application form is 2.05 ha.

DM 6 states

Policy DM6, Sustainable surface water management and watercourse management 1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows: a. **On sites of 1 hectare or more**, or within 100m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration. On sites within 100m of headwaters and tributaries draining into a SAC, SuDS schemes **should include at least three forms of naturalised filtration** unless hydrological studies and project-level Habitats Regulations Assessment demonstrate this to be unnecessary to protect the integrity of the SAC and its qualifying features;

b. On other sites of between 0.5 hectares and 1 hectare, SuDS schemes should include at least two forms of naturalised filtration; and

c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified

Permeable paving has been proposed as one form of filtration for the surface water drainage before it is discharged into a surface water sewer.

The pollution hazard mitigation index has been used to demonstrate that the permeable paving will provide sufficient treatment prior to discharge however this alone is not compliant with Eastleigh Borough Council local plan policy DM6.

To comply with DM,6 three forms of filtration are required for all surface water before discharge off site. This should be shown for each catchment.

Lisa Malter

Ecologist

