

To: Ecology
From: Southern Team

Date: 7th April 2026
Tel: 01264 368803

PLANNING APPLICATION CONSULTATION

Please complete and return to the case officer by **17 April 2026**

If no response is received by this date it will be taken that you have no comments to make.

Case Officer: Sarah Barter
Application No: 26/00702/SCOS
Proposal: Scoping opinion under the Environmental Impact Assessment Regulations 2017 (as amended) for up to 1,000 dwellings, including land for educational provision, employment/community provision, SANG, play areas, allotments and associated infrastructure
Location: Velmore Farm, Bournemouth Road, Chandler's Ford, CHILWORTH VALLEY PARK
TPO: Yes/No
Conservation Area: Yes/No
Development Type: Non Planning Submissions

Listed Building	Yes/No
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Case Officer Comments:

Response on application as submitted

No Objection ☐
(subject to conditions)

Comment ☒

Objection ☐
(specify planning reasons for refusal)

Conditions/Reasons for refusal:

Thank you for consulting the Ecology Team on this application for a scoping opinion under the Environmental Impact Assessment Regulations 2017 (as amended) for up to 1,000 dwellings, including land for educational provision, employment/community provision, SANG, play areas, allotments and associated infrastructure at Velmore Farm, Bournemouth Road in Chandler's Ford.

An EIA Scoping Opinion Report (Turley, March 2026) has been produced to support this application. Due to the scale and nature of the development are such that the development would be captured as a Schedule 2 development, with Schedule 3 criteria relevant of the EIA Regulations 2017 (as amended). The applicant now wishes to scope out what the EIA shall include.

The EIA Scoping Opinion Report (Turley, March 2026) confirms that ecology will be scoped in for the EIA, and this will be produced by EPR in the form of an Ecological Impact Assessment (EcIA). The EcIA will include mitigations and enhancements identified after conducting targeted notable/protected species surveys across the seasons of 2023 to 2024, with update surveys conducted in 2026.

The following have been scoped out of the EIA:

- Habitat damage/degradation due to waterborne pollutants during the construction stage to the River Itchen SAC; Solent Maritime SAC; Solent and Dorset Coast SPA;

and Solent and Southampton Water SPA and Ramsar.

- b. Habitat damage/degradation due to an increase in recreational pressure during the operational phase on Ratlake Meadows SSSI.
- c. Damage to retained habitats during the construction phase on The Rough SINC; St Austins Copse SINC; Hut Wood SINC; and Habitats of Principle Conservation Importance.
- d. Disturbance during the construction phase on Invertebrates; Breeding birds; Wintering birds; Bats (Roosting); Bats (Foraging and commuting); and [REDACTED]
- e. Direct harm to protected/notable species and loss of bat roosting opportunities.
- f. Harm to individuals/destruction of nests of Breeding birds and Wintering birds.

From an ecological perspective, this is agreeable and The Ecology Team would not expect to see these impacts and effects scoped in due to the mitigations proposed to avoid the inclusion of these matters within an EIA.

The scoped in impacts and effects relating directly to ecology are in proportion to the proposed development and cover mitigation measures to any habitats and species which may be impacted by the development. At this time, The Ecology Team are content with the level of information within the scoping request and would not require any further information. Where this may change, would be due to the timing constraints of surveys, and if any surveys become out-of-date. This could be overcome by having updated surveys, which are noted within the EIA Scoping Opinion Report (Turley, March 2026) to be carried out in 2026, alongside any outstanding surveys.

To conclude and summarise, The Ecology Team would expect to see the following within the EIA chapter of the EIA, most of which have already been identified:

- a. Effects during the construction and operation stage on Great Crested Newts; Reptiles; Dormice; water Vole; Otter; and [REDACTED]
- b. Absence/presence, and where required, population surveys for protected species, including mitigations, licence requirements, and enhancements.
- c. Data search to identify the baseline, alongside the protected species surveys.
- d. The above points will be addressed for all stages of the proposed development (i.e. construction, operational, etc), including cumulative effects where applicable.

Subject to the above, The Ecology Team is content with the proposed scope for Ecology.

Other comments:

Consultee Name: Amy-Louisa Read
Date of reply: 17th April 2026