

Ecology response 19 5 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

19/5/26

I have reviewed the latest Drainage Layout General Arrangement Plans 1 and 2 (May 2026)
and the Catchment Areas and Calculation References (April 2026) by Cowan Consultancy.

I have the following concerns:

1.The detention pond, pipe to the stream and headwall are located outside the previous red line boundary for this application. The red line boundary must be extended to include these features and any adjacent areas that would be affected by their installation.

2.The Head Office is still included on the Catchment Areas and Calculation Reference and the Drainage Layout General Arrangement Plans 1. This is a separate application (F/26/100758) which has already been determined. The surface water drainage from that application should be treated separately, not added to this application. The site location plan for that application (SFC-PL-01 Site Location Plan submitted 11/3/26) has been included in the documents for this application. The red line boundary for that application also includes the main access road for the whole site.

3.This drainage strategy includes a perforated pipe under the paved car park, rainwater collection pipes from the building, a detention basin/ pond (description varies between documents), a flow control unit, and a pipe to discharge to the stream at the north of the site with a bagged headwall at the outfall. The Catchment Areas and Calculation References document still mentions permeable paving and also shows soakaway crates which have been shown to be unworkable by the infiltration testing. The latest Drainage Layout General Arrangement Plans 1 and 2 do not include any labelled permeable paving but show perforated collection pipe under the parking areas. The access roads proposed to the parking behind the Padel courts (labelled access to temporary grass parking area) do not appear to have any drainage arrangement.

4.This proposed strategy provides attenuation (for the quantity of water) but does not sufficiently address water quality. The Catchment Areas and Calculation References document uses the simple index approach to assess the minimum water quality arrangements. **Eastleigh Borough Council local plan policy DM6 requires more than the minimum water quality standards. This strategy does not conform to DM6** which requires a specific number of forms of naturalised filtration depending on the size of the site (which would be increased by the inclusion of the detention basin and land required to install the pipe and headwall). Two additional forms of filtration are required before the surface water is discharged off site to comply with the requirements of DM6.

5.The detention basin/pond would need to be changed from an attenuation feature to one that provides filtration. **The profile of the pond must be shown on a plan, with an explanation of the vegetation and filtration features it is proposed to provide.** The design and maintenance of the pond is critical to its being able to provide filtration as a water quality feature. A SuDS maintenance plan can be conditioned.

6.Installation of the pipe and outflow headwall and possible de-silting of the ditch will require digging in an area which has not been included in any of the previous ecological surveys. This has the potential to affect scrub, grassland, hedgerows and trees. **An updated Ecological Impact Assessment (EclA) and suitable mitigation must be provided for all of the areas that would be affected by this drainage proposal.**

7.The Biodiversity Metric must be re-calculated with the revised red line boundary.

Landscaping of the pond as a biodiversity feature could provide an uplift in biodiversity units, however I am concerned that this area was previously described as being required for parking, which would have a negative effect on a pond.

Lisa Malter

Ecologist