

Ecology response 24 6 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

24/6/26

Ecology

Please re-consult Ecology when the Ecological Impact Assessment has been submitted.

Surface water drainage

I have reviewed the amended Surface Water Drainage Design by Cowan Consultancy (Rev 4, June 2026). A forebay is now proposed for the detention basin which will provide another level of filtration. This now satisfies the requirements of DM 6. A hydro-brake vortex flow control (2l/s) will be located at the exit from the pond to the pipe network.

The long drainage pipe has been moved away from the western boundary hedgerow and tree root protection areas in the northern part of the site.

As the work is proposed to be done within bird nesting season (March-August inclusive) any vegetation that needs to be removed to enable construction must be checked for active nests by a suitably qualified ecologist no more than 48 hours before removal. This must include the vegetation in the area where the drainage outfall would be constructed.

Any trees proposed to be removed or pruned must be checked for potential bat roost features by a suitably qualified ecologist. This must include the trees in the area where the drainage outfall would be constructed.

The sides of the detention basin are proposed to have a 3:1 slope. At the last meeting we discussed planting flowering thorny native shrubs around the basin to prevent people from entering the basin or falling in. Raising the level of the outflow pipe within the pond will allow a low level of water to remain in the pond providing habitat for wetland species of plants and invertebrates.

A SuDS maintenance plan specific for this site will be required and can be conditioned. The maintenance and monitoring of the pond must be included in the SuDS monitoring plan.

A CEMP will be required. It must include measures to ensure that retained habitat will be protected during construction, that sediment and pollutants will not be allowed to enter the stream. It must also include precautionary working measures to protect wildlife such as bats, nesting birds, badgers, and hedgehogs. A CEMP was submitted that covered work on a previous application for the head office building F/26/100758, but it does not contain this information and must be amended to be considered for this application.

Biodiversity net gain

I have reviewed the latest Statutory Metric which shows that 11.88% biodiversity net gain can be achieved on site.

Although the habitats proposed to be created and retained on site could be considered significant if they covered a larger area, their relatively small size and low complexity on this site is not significant enough to require a monitoring fee. Although the pond will eventually provide some biodiversity enhancement, its primary purpose is as an attenuation basin.

The Biodiversity Net Gain Strategy Form is **required** in line with the statutory conditions. It is available at [Ecology and Biodiversity Net Gain for Planning Applications](#). The related supporting documents listed on this form must also be submitted before determination. These include:

- o Completed Valid Statutory Metric Excel spreadsheet, with no errors. The submitted metric shows two errors when run through Mycelia software, but these relate to Ref 1 on tab A-2 On-Site Habitat Creation, where the habitat is null with 0 ha in area, so the errors can be safely ignored.
- o Condition Assessments (which have been received)
- o Pre-development baseline habitat survey report and map (**updated map required**)
- o Post-development habitat map and proposed landscape plan (**updated map required**)

The maps included in the Statutory Metric are both the post-development map and are unable to be enlarged.

- o A draft Habitat Management and Monitoring Plan (HMMP) (**required**) to demonstrate how the proposed enhancement and creation of habitats would be achieved, and how these habitats would be maintained for 30 years. The final HMMP can be conditioned.

Statutory conditions:

1. The development must adhere to the Biodiversity Net Gain Strategy (dated xxx) which has been submitted and approved by the LPA in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details unless otherwise agreed in writing with the LPA.
2. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the submitted Biodiversity Gain Plan, has been submitted to and agreed in writing by the LPA along with a timetable for implementation. Thereafter those habitats shall be managed and maintained in accordance with the approved details for a minimum period of 30 years following completion.

3. Notice in writing shall be given to the LPA when the:

- a) habitat creation and enhancement works as set out in the HMMP have commenced, and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified the approved Habitat Management and Monitoring Plan.

Reason for all of the above: To ensure the development delivers a biodiversity net gain on site in accordance with paragraph 2 Schedule 7A of the Town and Country Planning Act 1990 and policy DM11 and to accord with the Environment Act 2021, Schedule 14.

Lisa Malter

Ecologist