

RM/26/101639 ONE HORTON HEATH, PRIMARY SCHOOL SITE AND PLAYING FIELD/ALLOTMENT SITE, HORTON HEATH, FAIR OAK,, EASTLEIGH

submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Requirements) of Outline Planning Permission O/20/89498 for the construction of a Three-Form Entry Primary School within Phase 8 (Primary School) including associated sports pitches and playing field, hard and soft landscaping, cycle and vehicular parking and a public square, and associated ancillary works, and for the provision of public open space including formal sports facilities comprising a 3G floodlit pitch for school and community use and pavilion, and informal play/meeting space, allotments and associated landscaping, cycle and vehicular parking and associated ancillary works within Phase 9A (Sports Pitch) and Phase 9B (Eastern Green Infrastructure including Allotments), along with temporary use of the school premises for early-years, pre-school and/or nursery provision, to include details relevant to the following conditions:

- Condition 16 (Arboricultural Assessment)
- Condition 21 (Design Code Compliance)
- Condition 24 (Lighting Design)
- Condition 25 (Refuse)
- Condition 33 (Building Research Establishment Environmental Assessment Method)
- Condition 42 (Site Investigation and Remediation)
- Condition 45 (Noise Risk Assessment and Management Scheme)
- Condition 48 (Sports Pitch Development)
- Condition 52 (Playing Fields and Pitches)
- Condition 58 (Flood Mitigation)
- Condition 61 (Surface Water Drainage)
- Condition 64 (Ecological Mitigation and Management)
- Condition 67 (Landscape Details)
- Condition 71 (Biodiversity Net Gain)

Thank you for consulting Ecology, my observations are as follows:

I have been extensively involved in the assessment of the outline application and have ongoing discussion regarding the ecological considerations for RM and other applications, of which this is one. As such I am happy that ecology has been fully considered and understood throughout the outline application and these subsequent reserved matter applications. This includes indirect impacts on statutorily designated sites (River Itchen and Solent Coast suite of sites) which are considered as part of the Habitats Regulations process for both these applications and the outline.

Key findings for ecology habitat baseline:

- The site is comprised of two parcels of modified grassland intersected and bounded by hedgerows
- One hedge was classed as being native species rich
- Adjacent to the site was an area of neutral grassland, an area of deciduous woodland, some bramble scrub and a stream that runs east to west along to the north of the site

Therefore, the habitats within the site boundary can be considered as having relatively low intrinsic ecological value although there are more interesting habitats around the edge of the site.

In terms of species, dormouse presence has been confirmed in several locations across the wider outline application site. Additionally, we know the wider site supports at least eight species of bat and the primary school site is likely to provide foraging and commuting habitat features. It is likely that the site boundaries and adjacent habitats (particularly the stream corridor to the north) will support a low population of common reptiles such as slow-worm and grass snake.

Additionally, the site provides some habitat for breeding birds especially around the site boundaries. Within the wider outline site there is known presence of barn owls and it is possible that they occasionally use the site for foraging.

In terms of biodiversity net gain, the scheme does not need to deliver the statutory 10% uplift as the parent Outline Application was submitted prior to the inception of mandatory BNG. However, as per the NPPF and Eastleigh LP Policy DM11, the outline application and its associated reserved matters still need to achieve an overall gain for biodiversity. This is best quantified through a bespoke BNG report. This has been provided (Johns Associates BNG reports, June 2026) with the applications.

Based on the submitted layout and landscape the proposals will result in a 19.71% uplift in habitat units and a significant increase of 111.12% of hedgerow units. Overall, the BNG calculations for each reserved matters are tracked to ensure that the wider outline permission delivers a net gain in biodiversity. The present RM application contributes to this overall target.

An Ecological Mitigation and Management Plan (EMMP) (Johns Associates June 2026) has been provided for this application to outline the specific mitigation and enhancement measures needed to protect the ecological features of interest in terms of both habitats and species. Given the level of work that has been undertaken across the site, previously for the overarching Outline Planning Application and now for the reserve matters applications I am satisfied that providing the works are undertaken in accordance with the submitted relevant documents there will no overall detrimental impacts on habitat or species.

Drainage

The submitted drainage strategies (Stantec, June 2026) builds on the work done for the wider and agreed approach to drainage for the outline application. For the purposes of drainage, the site is split into two separate catchments based around topography, refereed to as the northern and southern catchments.

The drainage strategy is designed in accordance with the national SuDS principles which use a hierarchical approach to managing surface water drainage.

In line with this guidance so water will be retained and recycled for non-potable uses and because infiltration is not possible a SuDS system based around the principles previously agreed in the strategy for the wider OPA will be implemented. Effectively the site is positively drained using the SuDS train into the wider system delivered through the SIDs internal distributor road.

Any drainage system needs to be maintained to allow it to continue functioning as intended. The Stantec report section 5 contains a detailed management and maintenance strategy which should be implemented in full.

Based on this I raise no objection to this Reserved Matters Applications subject to all work progressing in strict accordance with the submitted Ecology and Drainage reports and the EMMP. These can be secured by appropriately worded conditions. Additionally, a phase-specific CEMP should be secured through a condition based on that agreed for the OPA.

Paul Howe MCIEEM

Ecologist

Date 17/07/2026