

Ecology response 20 3 25 for F/24/98678 Land East of Chickenhall Lane, Eastleigh, SO50 6AF

Construction of a 70-bed care home (Use Class C2), with associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

Rebecca Altman

20/3/25

Surface water drainage

I have reviewed the Planning Comments Response by Jubb (16 March 2025). An updated drainage plan has been provided so there are at least three forms of treatment before surface water is discharged off site.

Additional forms of treatment have been proposed to provide 3 forms of treatment to the surface water drainage from the car park.

The surface water drainage pathways are proposed as a Hydro Filter Channel Drain for the carpark and a filter strip (unspecified but possibly including the raingardens) for the roof drainage, then the permeable paving sub-base, and finally a SPEL Smartceptor, to provide a final stage of treatment prior to outfall.

This satisfies the requirements of DM6 and demonstrates that the pollution indices as shown in the Ciria SuDS manual have been fully mitigated.

The outflow swale is still shown in the updated drainage layout (P6, February 2025) but is no longer being considered as a stage of filtration.

Flood risk

There is still a risk of flooding, and in agreement with the Environment Agency response (27 January 2025) I would question whether it is reasonable or safe to have a 70 bed care home, with vulnerable residents who would need to be evacuated safely and quickly to suitable alternative and accessible accommodation with appropriate care available, in an area which could flood in the future.

Public access along the river

At the meeting on 4/3/25 the developer proposed that the area along the river could be a secure ecology area with no access for people or pets other than for maintenance.

The confirmation of fishing rights along the River Barton, whether or not they have been exercised, means that public access to the river in this area cannot be restricted and we question whether a secure ecology area could be achieved.

Lisa Malter

Ecologist