

Ecology response 30 7 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

30/7/25

Summary

No further concerns for surface water drainage and CEMP. Mycelia is raising error messages for Statutory Metric Rev B.

Ecology

I have reviewed the amended CEMP by Highwood Construction (V5, 2025). I am satisfied that will provide appropriate protection for wildlife and for the river Barton and can be implemented.

I have reviewed the amended Ecological Impact Appraisal by FPCR (Rev C, June 2025). Section 5.23 Table 4 shows the changes to the Headline BNG results. The typo in the net change for On-site Hedgerows has been fixed, and other values have been adjusted in line with the changes in the metric.

However, the amended Statutory BNG Metric Rev B July 2024 now shows 4 errors which have been flagged by Mycelia. These are:

- *The net gain for area habitats is -71.57%. It must be at least 10.0%.*

The net gain for area habitats in table 4 is listed as +31.41%. Why doesn't the metric show this?

- *There are net losses of Medium distinctiveness area habitats in 2 broad habitat groups, and too few gains at higher distinctiveness categories to offset these losses.*
The broad habitat groups concerned are:
 - *Individual trees, which loses 0.31 BU, from "Individual trees - Urban tree" (3.39 BU pre-intervention, and 3.08 BU post-intervention, so a loss of 0.31 BU)*
 - *Grassland, which loses 0.54 BU, from "Grassland - Other neutral grassland" (1.14 BU pre-intervention, and 0.6 BU post-intervention, so a loss of 0.54 BU)*
- *There are too many net losses of Low distinctiveness area habitats, and too few gains at higher distinctiveness categories to offset these losses.*
The net change of Low distinctiveness area habitats is -1.2 BU.
- *For off-site area habitats, the total area of lost habitat was found to be 0.33 ha, and the total area of created habitat was found to be 0.0 ha. These areas should be equal.*

The amended Ecological Impact Appraisal (Rev C) states that *the loss of the medium distinctiveness habitats is offset on and off site through the creation of new habitat to reduce*

encroachment along the River Barton, enhancement of retained ONG through seeding and beneficial management and removal of invasive cherry laurel with new tree and scrub planting.

Something is not matching up. This should be able to be shown in the metric so it does not produce any error messages.

Surface water drainage

Appendix C Soil Investigation includes a letter from GCC (28 March 2025) about groundwater level monitoring in the soil boreholes. This states that groundwater was encountered at depths varying from 0.6 to 3.0 m bgl (below ground level). It also states that in the four boreholes the ground water rose over 10 minutes from 3.0 to 2.0, from 2.7m to 1.4 m, from 2.0 m to 0.7 m and from 2.0 m to 0.6 m.

The proposed permeable paving and attenuation tanks would be affected by any changes in groundwater levels. The Technical Note by Jubb (16/3/25) states that *the permeable paving will be tanked* (3.1.4). and in 4.1.3 it states *Groundwater has been considered. All drainage features are isolated from the groundwater with impermeable membranes, all discharge is directly towards the watercourse.*

4.1.1 Additional forms of treatment have been added to provide 3 forms of treatment to car-park: • Hydro Filter Channel Drain, pick up drainage directly from surface of carpark, • Permeable Sub-base, conveys and treats water. • SPEL Smartceptor, provides final stage of treatment prior to outfall

The updated drainage plan in Appendix B (rev P3) shows a minimum of three stages of treatment for all catchment areas and exceedance flow arrows are now shown. The simple index approach has been used to demonstrate that the pollution hazards have been mitigated.

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Ecologist