

Ecology response 30 9 25 amended for F/25/99256 ASHBOURNE STABLES, MORTIMERS LANE, LOWER UPHAM, SOUTHAMPTON, SO32 1HF

30/9/25

Biodiversity Net Gain

The Biodiversity Net Gain Assessment report has been updated (18/9/25 issue 2.0) to reflect the changes in the amended metric. The report has been amended with page numbers as requested.

The biodiversity metric has been amended and now shows no errors. The overall net gain in area, linear and watercourse-based units is more than 10% which are appropriate.

The description of the ditch (on page 5) matches definition in the UK Hab classification, and the report has now explained why this cannot be considered as headwaters of the adjacent river system. The ditch habitat type condition sheet has been added to the condition assessment column.

A biodiversity gain plan and a habitat management and monitoring plan (HMMP) must be produced for this site. In line with the Eastleigh Borough Council local validation list these should have been submitted in draft form prior to validation, but as this has not happened, the draft EBC Biodiversity Gain Strategy form and draft HMMP can be submitted before determination or at the discretion of the planning officer, **and in this specific case only**, the final documents could be conditioned.

As cited in the Biodiversity Planning Guidance Note 3 July 2025 (available at [Ecology and Biodiversity Net Gain for Planning Applications](#))

2. The local list can be found at:

<https://www.eastleigh.gov.uk/planning-and-building/planning-permission/apply-for-planning-permission>

Local List Items 6, 7 and 8 explain the ecology and biodiversity information which must be submitted **before** an application can be validated.

5.3 EBC requires more Biodiversity Net Gain information at the validation stage than the national guidelines.

5.3.1 In particular, the [EBC Biodiversity Gain Strategy form](#) is required **at validation stage** and not after planning permission has been granted. This must be submitted on the form, which is different from the post-permission Biodiversity Gain Plan template provided by DEFRA on the www.gov.uk website.

5.3.9 A draft Habitat Management and Monitoring Plan (HMMP) will be required. This will provide an indication at application stage that any proposed habitat enhancement is feasible and deliverable e.g. details of changes in management or restoration/ uplift works.

Preliminary Ecological Appraisal

The updated PEA report by Arbtech has been amended with a more detailed description of the ditch (r1g 50) and clarified that it is not likely to have been part of the river system flowing south through Pond Farm and the golf course, with no evidence of any flow.

Precautionary working methods have been recommended in the PEA for birds, reptiles, amphibians (including great crested newts), badgers, otters, water voles and hedgehogs. These are appropriate and must be implemented.

The rapid risk assessment for great crested newts shows that an offence is highly unlikely, so as long as the recommendations in the report are followed as written, I don't think that it will be necessary to have any further surveys or a district level license in this case.

Lisa Malter

Ecologist

17/9/25

Ecology

I have reviewed the updated PEA report by Arbtech. The pdf is saved as v2 12-9-2025. It is not clear what changes have been made. Please ask the ecological consultant to highlight any changes made to these reports so they can be assessed efficiently. I can see that the report was reviewed by a Modular River Survey Team RCA accredited ecologist.

Biodiversity Net Gain

The BNG report is v2 15-8-2025 and the BNG metric is v2-15-08-2025.

Analysis of the updated metric by Mycelia produces the following error report:
The creation of culvert habitat in poor condition is marked as invalid. Mycelia has flagged two errors on this:

- In C-2 On-Site WaterC' Creation, ref 1, the *watercourse encroachment* is "". This *watercourse encroachment* is invalid.
- In C-2 On-Site WaterC' Creation, ref 1, the *riparian encroachment* is "". This *riparian encroachment* is invalid.

The watercourse information must be corrected so there are no errors. Data is required in the watercourse and riparian encroachment columns to be able to calculate the watercourse units delivered correctly.

When the pulldown menu is activated on each of these columns, the only choice (N/A Culvert) can be selected and this adds a multiplier of 0.68 in the watercourse encroachment, extent of encroachment box and a multiplier of 1 in the riparian encroachment, extent of encroachment for both banks box. The watercourse units delivered box populates as 0.01, and the spreadsheet can then be analysed with no metric errors. The net change in watercourses shows as 380.1%, but this is not a new watercourse, only culverting the existing watercourse.

In addition, on page 7 of the BNG report it states that the ditch is assessed to be in moderate condition but that the Hedgerow habitat type condition sheet was used to assess the ditch. This should be changed to the Other Standing Water condition assessment sheet.

Lisa Malter

Ecologist