

Ecology response 4 11 25 for F/25/99876 32-34 BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3ZL

Re-development of site including demolition of existing office building and replacement with a three-storey headquarters office building, together with associated supporting infrastructure, including car parking and hard and soft landscaping (amended description).

David Huckfield

4/11/25

I have reviewed the amended proposed documents submitted 27 October 2025. These are the Site plan, Biodiversity net gain statutory metric, Biodiversity net gain report, Drainage strategy, Drainage catchment areas, Elevations, Landscape statement and Landscape Masterplan. I understand that the amended Habitats Management and Monitoring Plan (HMMP) will be available soon and will need to be reviewed before determination.

Biodiversity net gain

Areas of green wall have now been added to most of the elevations of the building. Details of the proposed green walls along with the draft Habitat Management and Monitoring Plan are still required.

The amended Biodiversity net gain report by Arbtech (issue 2.0, October 2025) contains the updated plans.

The development is able to provide at least 10% biodiversity net gain on site.

Surface water drainage

I have reviewed the Drainage Design Statement by Scott White and Hookins (November 2025).

Although the site has permeability, due to the potential for contamination from an old oil tank infiltration drainage is not considered feasible. The current proposal is to discharge the surface water drainage from the roof to an existing watercourse/ditch to the north of the site at a proposed rate of 2 l/s. Surface water that falls onto the proposed soft landscaping will soak away naturally into the ground. This is suitable in wet conditions but in times of drought, additional water will be needed to water the green walls and soft landscaping.

Rainwater from the roof could be stored in water butts above ground or underground tanks within the proposed surface water drainage system and used for watering. It is not clear from the current drainage strategy diagrams whether or not this can be implemented with the current design.

A CCTV study of the current drainage system has been undertaken. Summaries of the structural defects and cleaning work needing to be done have been provided.

Remediating the existing drainage defects and cleaning blocked pipes must be done before the start of construction.

Lisa Malter
Ecologist