

V/25/100369 Land Northeast of Fair Oak

EIA Scoping Request for the proposed development of up-to a maximum of 3,400 dwellings, a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features.

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

Chapter 8 of the Scoping request report (Boyer, October 2025) details the already considerable ecological work that has been undertaken on the site. The work to date is comprehensive in terms of potential receptors and likely impacts. I do not consider that any other detailed species work is required at this point.

Some Phase 2 survey work is ongoing and I would draw attention to the need to clearly understand the use of the site by bats, especially the rarer species such as barbastelle. They are known to have colonies within the general landscape and by the nature of their use of ephemeral roosting sites do move around. The site could be important now or potentially become important for the rarer species and understanding that at a pre-design stage is important.

Chapter 9 deals with drainage and flood risk. The relevant development policies are quoted in the document. It is important to note that a fully integrated drainage plan, compliant with DM6 will be needed to pass a habitats regulations assessment for potential impacts on the River Itchen SAC. Drainage design needs to be incorporated from the very start of masterplanning and not retrofitted.

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Ecologist

Date 11/11/25