

Ecology response 28 12 25 for DC/25/100494 BROOKFIELD, PROVIDENCE HILL, BURSLEDON

Application for Discharge of Conditions: 3 (contaminated land), 5 (Construction Environmental Management Plan), 6 (invasive species), 8 (tree monitoring statement), 17 (biodiversity and lighting) and 37 (BNG verification) of permission ref. F/25/99169 for Construction of a 68-bed care home and 3 x close care cottages

Rebecca Altman

28/12/25

Condition 5 Construction Environmental Management Plan

Further information required

I have reviewed the CEMP (November 2025).

Section 3 Environmental and Ecology

Adding the Ecological Impact Assessment (EcIA) and BEP reports to the appendices is fine, but they are long reports and the specific information required by a construction manager should be highlighted in the body of the CEMP so it is clear and easily accessible during the construction phase and they know exactly where to look within the reports (which contain a huge amount of information that would not be relevant at this stage).

For example, the CEMP should include: the following sentence:

The Invasive species section 3.12 is in EcIA p 15-16, the Mitigation and Enhancements for protected species can be found in EcIA section 4.0 p 16-27 and there is an Implementation plan summary in EcIA section 6.0 p 30-32.

The appendices for the Biodiversity Enhancement Plan (BEP) (East and West) can be found at the end of the EcIA after p 38 and just before the Bursledon External Lighting design report.

Section 14 Temporary Surface Water Drainage

The site manager or their representative must check the temporary surface water drainage filter systems to ensure that they are still in place and functioning properly to prevent silt from entering the waterway. This must be done before and after any storms or periods of heavy rainfall. A plan is required to show where these filtration systems will be installed and how they will be constructed.

Invasive species

Japanese knotweed was identified off site on HCC highways land (see condition 6 below) near the proposed site access. Operatives constructing the access road from the site to the highway must be made aware of this location and must notify the site manager if any Japanese knotweed is found on site. Appropriate precautions must be listed in the CEMP to avoid disturbing plant material and soil in that area and inadvertently transporting Japanese knotweed onto the site.

Condition 6 Invasive species

No further action is required, and Condition 6 can now be discharged.

The site has been surveyed by Knotweed Specialists UK in June 2025. No Japanese knotweed has been found on site. A stand of Japanese knotweed was reported off site on land owned and managed by HCC Highways. This has been reported and is on their annual treatment plan.

Condition 17 biodiversity and lighting

Further information required

I have reviewed the Design Report Bursledon External Lighting by UK Lighting Design (October 2025). For Ecology purposes, I need to review a *copy of the lighting plan overlaid with the Biodiversity Enhancement Plan to demonstrate that biodiversity enhancement features such as bat boxes and foraging areas are not illuminated by more than 1 lux.*

The method of calculating the results within specific red line measuring areas used in this report is based on the need to know the lighting on the pathways. It does not include the areas outside the red lines, which are the areas where wildlife could be affected. For example, measuring areas 12 E and 13 E has streetlamps adjacent to the trees but the pseudo colours that show illuminance (lx) are only included within the red lines on the pathway. The illuminance on these trees would be more than 1 lux, probably closer to 50 lux (dark purple at the centre of the circle), so changes will need to be made

Foraging areas are the flowering plants, trees, shrubs and other vegetation which would have insects that bats eat. The locations of bat bricks (orange circles) on the buildings and bat boxes (red circles) on the trees are marked on the biodiversity Enhancement Plans East and West. The lighting on the buildings must also be shown, to demonstrate that the entrances to the bat bricks and bat boxes will be kept dark, otherwise bats will not be able to use them.

Condition 37 BNG verification

Further information required

I can see from the documents submitted for F/25/99169 that the S106 (BNG) was signed on 10 November 2025, with the completion memo dated 18 November 2025.

As stated in the Eastleigh Borough Council Biodiversity Planning Guidance Note ([biodiversity-planning-guidance-note-3-july-2025.pdf](#)):

9.1 A final Habitat Management and Monitoring Plan (HMMP) must be submitted and approved by the LPA. Additional guidance is available at Creating a habitat management and monitoring plan for BNG - GOV.UK. The Natural England Habitat Management and Monitoring Plan Template (JP058) is available at Habitat Management and Monitoring Plan Template - JP058.

I don't see a final HMMP in the documents for F/25/99169 or DC/25/100494.

Condition 37 can only be partially discharged when a) Habitat creation and enhancement works as set out in the BNG Monitoring & Management Plan (Ecosupport Ltd, 3 April 2025), have commenced, and fully discharged when b) Habitat creation and enhancement works as set out in the BNG Monitoring & Management Plan (Ecosupport Ltd, 3 April 2025), have been completed. Notice must be given in writing at each of these points.

Lisa Malter

Ecologist