

RM/25/100430 One Horton Heath - Quobleigh Breach, Horton Heath, Fair Oak, Eastleigh

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (Reserved Matters Submission) of Outline Planning Permission O/20/89498 for the erection of 269 dwellings within Phase 6 (Quobleigh Breach), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to various Outline Planning Permission conditions:

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

Summary: No ecology or drainage objection subject to conditions

Ecology

I have been extensively involved in the assessment of the outline application and have ongoing discussion regarding the ecological considerations for RM and other applications, of which this is one. As such I am happy that ecology has been fully considered and understood throughout the outline application and this subsequent reserved matter application. This includes indirect impacts on statutorily designated sites (River Itchen and Solent Coast suite of sites) which are considered as part of the Habitats Regulations process for both this application and the outline.

Updated survey work was undertaken between 2023 and 2025 in order to inform this RM application. The EcIA (Ecosa, November 2025) undertook a full review of existing ecological information and further Phase 2 surveys were undertaken where deemed necessary. This work builds on the bank of ecology work already undertaken for the various applications associated with the wider development.

Key findings:

- The site baseline comprises hedgerows with more common and widespread habitats such as amenity grassland, improved grassland, marshy grassland and running water.
- It supports protected species (dormouse, likely terrestrial habitat for GCN, bat foraging/roosting/commuting, small population of slow-worm)

Key requirements:

- Protected species licences required for dormouse and GCN
- Avoidance mitigation for other protected species
- Overall habitat/species enhancement as part of the wider outline application

In terms of biodiversity net gain, the scheme does not need to deliver the statutory 10% uplift as the parent Outline Application was submitted prior to the inception of mandatory BNG. However, as per the NPPF and Eastleigh LP Policy DM11, the outline application and its associated reserved matters still need to achieve an overall gain for biodiversity. This is best quantified through a bespoke BNG report. This has been provided (Johns Associates, November 2025) with the application.

As presented, the application delivers a loss of habitat units (18.1 units) and does not satisfy the trading rules (loss of a small area of traditional orchard habitat associated with the farmhouse). However, as statutory BNG does not apply I am satisfied that the approach outlined in the report to

deliver a measurable net gain across the whole Outline application site is sound and the use of tracker will enable this to be easily quantified and monitored.

Providing the recommendations in the EcIA and BNG report are implemented in full as part of a suitably worded condition I am satisfied that the application can proceed as presented without having an overall detrimental impact upon protected species.

The exact delivery of EPS licences for dormice and GCNs and species enhancements such as nest boxes/swift bricks should be considered in the context of the outline planning application and other reserved matters phases that are coming forward in parallel. This can be done in liaison with the council ecology team.

Drainage

The submitted drainage strategy (Motion, November 2025) builds on the work done for the wider and agreed approach to drainage for the outline application. This report provides additional detail around conditions 58-61 with regards to ecological buffers, flood risk, sewerage and surface water flooding.

It has been confirmed through ecological survey work that the watercourses on site constitute agricultural drainage ditches rather than ordinary watercourses and therefore the 10m buffer that will be applied across the OPA to watercourses is not required as part of this RM site.

This report demonstrates that the proposed drainage for this site which is linked to SuDS features already installed meets the criteria agreed in the outline application.

Suggested conditions.

- 1). The development must adhere to the recommendations in the Ecological Impact Assessment (Ecosa, November 2025) and Biodiversity Net Gain Strategy (John's Associates, 2025) which have been submitted and approved by the LPA in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details unless otherwise agreed in writing with the LPA.
- 2). The development must adhere to the details in the Drainage Strategy (Motion, November 2025) which has been submitted and approved by the LPA in accordance with paragraph 14(2) of Schedule 7A of the Town and Country Planning Act 1990 and shall be implemented in accordance with the approved details unless otherwise agreed in writing with the LPA.

Paul Howe MCIEEM

Ecologist

Date 17/12/25