

RM/25/100575 ONE HORTON HEATH, UPPER ACRE, HORTON HEATH, FAIR OAK, EASTLEIGH

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 424 dwellings within Phase 10 (The Upper Acre), with associated public open space, landscaping, and cycle and vehicular parking,

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

Documents Reviewed: Ecological Impact Assessment, Ecological Management and Mitigation Plan, Drainage Plans, Biodiversity Net Gain Report and associated Documents, Drainage strategy and associated documents,

Summary: no objection on ecology or drainage subject to conditions

Ecology

Upper Acre is located in the southeast of the wider One Horton Heath Outline Planning Application (OHH OPA) Site. 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 (Johns Associates, December 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 bulk of the site is comprised of Modified grassland
- There are some additional areas of more diverse grassland, particularly towards the southwest corner
- A stream runs from the north to the southwest across the site – at the time of survey it contained little water and was choked with vegetation
- Native hedgerows, including small lengths of species rich hedgerow
- Dormouse are likely present in suitable habitat (i.e. hedgerows and connecting habitat)
- The upper Acre site provides suitable foraging/commuting habitat for bats
- The site likely supports a low population of common reptile species
- General habitat around the periphery is likely to support an assemblage of common breeding birds
- The site could be used by foraging barn owls known to nest to the south of the site

Main key requirements:

- Protection and buffering of the watercourse
- Retention and enhancement of the higher quality grassland

- Compensation for minor loss of hedgerow
- Protective measures to ensure not impacts on River Itchen during construction or operation
- Dormouse licence
- Precautionary mitigation for reptiles/amphibians and breeding birds
- Provision of swift bricks in relevant proportions and locations

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 (Upper Acre BNG report, Johns Associates November 2025) with the application.

As presented, the applications results in:

- a -4.07 unit habitat BNG, a -15.88% habitat BNG. The Trading Rules are not met.
- in a 4.19 unit hedgerow BNG, a 71.49% hedgerow BNG. The Trading Rules are met.
- in a 0.14 unit watercourse BNG, a 5.81% watercourse BNG. The Trading Rules are met.

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 a tracker will enable this to be easily quantified and monitored.

An Ecological Mitigation and Management Plan (EMMP) has been provided to outline the specific mitigation and enhancement measures needed to protect the ecological features of interest in terms of both habitats and species.

Given the level of work that has been undertaken across the site, previously for the overarching Outline Planning Application and now for the various reserve matters applications I am satisfied that providing the works are undertaken in accordance with the submitted relevant documents there will no overall detrimental impacts on habitat or 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 SuDS drainage design (Arch Associates, November 2025) has been prepared in accordance with the strategy developed for the OPP. This also works in conjunction with the drainage plan for the SID road application that has it's on SuDS scheme and SuDS basins that are already in place.

The proposed surface water strategy consists of a gravity sewer system, a SuDS management train in the forms of permeable paving, flow control units, downstream defenders and attenuation basins.

The attenuation basins function as both water storage and treatment by taking out phosphorous and nitrates through a combination of forebays, upstream removal and biological uptake through planting.

Maintenance of the SuDS is essential and this should be done in line with the agreed protocol from the OPA maintenance and management protocol.

This report demonstrates that the proposed drainage for this site which is linked to some 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 (Johns Associates, December 2025), Ecological Mitigation and Management plan (Johns Associates, December 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 (Arch Associates, 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

3). A scheme specific Construction and Environmental Management Plan (CEMP) based on that agreed with the Outline Planning Application.

Paul Howe MCIEEM

Ecologist

Date 15/01/26