

RM/25/100614 Land West of Burnetts Lane (The Folds) and RM/25/100615 Land West of Burnetts Lane (The Holme and Homestal), Horton Heath, Eastleigh, SO30 2HH

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 629 dwellings within Phase 17 (The Folds) and 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 357 dwellings within Phases 13A and 14 (The Holme and Homestal).

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

Summary: No ecology or drainage objection subject to conditions

Ecology

These reserve matters application sites are adjacent to each other and the ecology and drainage is linked so I am providing a single response covering both – henceforth referred to as “the site”. I have been extensively involved in the assessment of the outline applications 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 these subsequent reserved matter applications. 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 these applications and the outline.

Key findings:

- The site baseline comprises predominantly modified grassland and cereal crops, there are some areas of more diverse grassland in the southeast, hedgerows and hedgerows with significant trees are present as boundary features and are of raised ecological interest
- the site supports protected species including dormice, roosting/foraging/commuting bats of numerous species, common reptiles and amphibians and suitable habitat for nesting birds.

In terms of ecological receptors, of particular sensitivity is the central tree line between the Homestal and Folds. There are several mature trees within this treeline which were determined to be of high suitability for bats. Targeted bat surveys were undertaken between June and October 2025 to inform the reserved matters applications. The Johns Associates technical note submitted with the applications summarises the findings, including what was known regarding bat populations as a result of previous survey work from 2018 to 2020.

Of particular interest from the most recent survey was the incidental observation of emerging barbastelle in late October from the mature trees in the northern section of the central hedge. This combined with a high number of barbastelle calls from statics in this area strongly indicates that the trees are a roost for this species – most likely a mating roost. Any barbastelle roost is of high conservation significance.

Given the conservation status of the roost, considerable discussion was held between ecologists, barbastelle experts and the OHH team to determine what embedded mitigation was required to ensure the integrity of the roost. It was deemed necessary for a 25m buffer measured from the edge of the canopy was required on both side of the treeline and this was subsequently applied to the amended design.

Dormice have been recorded across the wider OHH site, and in the most recent 2025 surveys presence was confirmed at The Folds and The Holme and the Homestal RM application sites to the south of Quobleigh Wood and within the line of trees and scrub which extends south from Quobleigh Wood along the western boundary of The Folds. It can therefore be assumed that dormouse is present within all hedgerows, scrub and treelines within the Site. A licence from Natural England will be required to allow the work to proceed lawfully.

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 BNG reports, December 2025) with the applications.

As presented, the Holme and Holmestal delivers a gain of 6.58 habitat units and a loss of -0.84 hedgerow units. The Folds results in a gain of 0.6 habitat units and a 0.48 unit hedgerow unit increase. The trading rules are not met on either parcel.

However, 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.

An Ecological Mitigation and Management Plan (EMMP) has been provided for both parcels 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 both sites, previously for the overarching Outline Planning Application and now for the various reserved matters applications I am satisfied that providing the works are undertaken in accordance with the submitted relevant documents there will be no overall detrimental impacts on habitat or species.

The exact delivery of EPS licences for dormice and the 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 strategies (Stantec, December 2025) build on the work done for the wider and agreed approach to drainage for the outline application. The surface water drainage system for both applications will utilise SuDS treatment trains in line with the strategy established in the OPA, to manage water quality and quantity, using Prevention Measures, Source Control and Site Control Techniques, and Regional Control Features.

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.

Based on this I raise no objection to these Reserved Matters Applications subject to all work progressing in strict accordance with the submitted Ecology and Drainage reports, the EMMPs. These can be secured by appropriately worded conditions. Additionally, a phase-specific CEMP should be secured through a condition based on that agreed for the OPA.

Paul Howe MCIEEM

Ecologist

Date 03/02/26