

Ecology response for F/25/100550 Land off Dutton Lane, Eastleigh

Retrospective application for change of use to storage and distribution (B8) in the southern and central portions of the site and general industry/storage and distribution (B2/B8) in the northern part of the site, with all associated infrastructure.

David Huckfield

No objection

As stated in section 2.10 of the DAS the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) are located approximately 160 metres to the east of the site, and the site lies within nearby proximity to the Impact Risk Zone. However, this retrospective application for change of use will not affect nearby ecologically sensitive areas.

The site is already paved and application F20/88034 approved its continuing use as a long stay car park for 5 years. Ecologically, storage and distribution would involve fewer vehicle movements than a car park, but the vehicles would be larger.

Lighting

The Lighting Impact Assessment by Hawkins Environmental (Jan 2026) demonstrates that the lighting would not affect any wildlife receptors. The site is surrounded by an existing industrial park which is already lit to medium brightness (CPRE night blight mapping).

The proposed customer lighting strategy in Appendix 4 is appropriate and can be adopted and secured by conditions.

Biodiversity net gain

The site is exempt from providing 10% BNG as it is a retrospective application for change of use and no habitat will be impacted. Some biodiversity net gain is required for all applications in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

It may be possible to enhance the boundary vegetation. The DAS states that existing boundary vegetation will be retained but if suitable, additional boundary vegetation could be added.

Lisa Malter

Ecologist