

Appendix 1: Planning Policy and Legislation

Legislation

- A1.1 Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities Act (NERC) 2006;
 - The Hedgerows Regulations 1997; and
 - The Protection of Badgers Act 1992.
- A1.2 The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2018 (as amended).
- A1.3 In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4 The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Office of the Deputy Prime Minister (ODPM) Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System

- A1.5 ODPM Circular 06/05 was prepared to accompany PPS9, however continues to be valid, and material in the consideration of planning applications since PPS9's replacement by the NPPF.
- A1.6 ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).



- A1.7 Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.
- A1.8 Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

National Planning Policy

National Planning Policy Framework (NPPF), July 2021

- A1.9 The National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these should be applied. It replaces the first National Planning Policy Framework published in March 2012.
- A1.10 Paragraph 11 states that:
- "Plans and decisions should apply a presumption in favour of sustainable development."*
- A1.11 Section 15 of the NPPF (paragraphs 170 to 177) considers the conservation and enhancement of the natural environment.
- A1.12 Paragraph 170 states that planning and decisions should contribute to and enhance the natural and local environment by:
- a. *"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
 - c. *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"*
- A1.13 Paragraph 171 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- A1.14 Paragraph 174 states that in order to protect and enhance biodiversity and geodiversity, plans should:
- a. *"Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally*



designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

- b. promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

A1.15 When determining planning applications, Paragraph 175 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- a. “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b. development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and*
- d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”*

A1.16 As stated in paragraph 176 the following should be given the same protection as habitats sites:

- a. “potential Special Protection Areas and possible Special Areas of Conservation;*
- b. listed or proposed Ramsar sites; and*
- c. sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”*

A1.17 Paragraph 177 states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

Local Planning Policy

A1.18 The following policy of the adopted Eastleigh Borough Local Plan 2016 - 2036 (Adopted 2016) is relevant to the ecological assessment of the proposed development:



Policy DM11, Nature Conservation

General Approach

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to:
 - a. protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;and facilitate their adaptation to climate change wherever possible;
- b. assist in achieving national, county and local biodiversity targets as set out in Biodiversity Action Plans (BAPs);
- c. seek a net gain of biodiversity on all development sites (including sites for redevelopment) through the protection, enhancement and connection of existing and provision of new habitats and features of nature conservation interest compatible with the native biodiversity characteristics of the Borough, having regard to local geodiversity and soils; and
- d. contribute to major elements of the PFSH Green Infrastructure Strategy and other strategies for the provision and enhancement of multifunctional green infrastructure including green routes, ecological networks and biodiversity enhancements (see strategic policy S9).

International Designations

2. Development which is likely (either individually or in combination with other developments) to adversely affect the integrity of an international or European nature conservation site will not be permitted subject only to imperative reasons of overriding public interest and securing any necessary compensatory measures in the absence of alternative solutions. A 'project level' Habitat Regulations Assessment will be required where there are likely significant effects or uncertainty. Any mitigation measures required to ensure no adverse impact must be implemented at the appropriate time.
3. The Council will work with PFSH, Natural England, the Environment Agency and other wildlife organisations to develop and implement with developers a strategic approach to the protection and enhancement of international and European sites from the direct and indirect effects of development. Within Eastleigh Borough this will include:
 - a. implementing:
 - i. the Solent Recreation Mitigation Strategy (requiring contributions from residential developments within 5.6 kilometres of the Solent Special Protection Area to the Strategy); and



- ii. the interim and any future New Forest Recreation Mitigation Strategy if required; or alternative agreed site specific measures to address recreational disturbance;
- b. preserving the water quality and flows within the Itchen and Hamble, Southampton Water and Solent;
- c. protecting the River Itchen SAC, in particular the maintenance and where appropriate restoration of habitats and qualifying species to favourable conservation status (as defined by article 1 of the Habitats Directive); and
- d. seek contributions towards measures set out in the Southern Damselfly Conservation Strategy (or other strategy) specifically to deliver biodiversity net gain.

National and Local Designations

- 4. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve (LNR) as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre) unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects which cannot be avoided, mitigated or compensated, the benefits of the development must clearly outweigh the adverse effects on the nature conservation value of the site and any broader impacts on national and local designations.

Priority habitats, protected and priority species and the local ecological network

- 5. Development will not be permitted if it is likely (either individually or in combination with other developments) to have a direct or indirect adverse effect on priority habitats, protected or priority species, or on the local ecological network unless it can be demonstrated that:
 - a. there are no alternative solutions;
 - b. the adverse effects are unavoidable;
 - c. measures are taken to mitigate or, as a last resort, compensate for the adverse effects;
 - d. there is an overall biodiversity net gain; and
 - e. if there are any residual adverse effects, the benefits of the development clearly outweigh the adverse effects on priority habitats, priority and protected species, and the local ecological network.



Irreplaceable habitats

6. *Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.*

Buffers

7. *Buffers free from development will be provided to designated sites to avoid/mitigate impacts, including recreational impact and impacts on edge habitats, and to maintain dark skies.*

Surveys

8. *Development will not be permitted unless it can be demonstrated that:*
 - a. *there have been thorough habitat and species surveys;*
 - b. *the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond; and*
 - c. *the strategic bat trapping survey has been considered in all developments within the locality of a woodland or connected habitat networks.*



Appendix 2: Methodology

A2.1 Tyler Grange completed the following surveys at the site in 2022 and the methodologies for these are provided below:

- Full desk study and records search;
- Phase 1 habitat survey and Preliminary Bat Roost Assessment (PBRA); and;
- Badger survey.

Data Search

A2.2 The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.

A2.3 This data search covered the study area using the distances defined in the previous section. It was completed in November 2022 with the following organisations and resources contacted and consulted:

- Hampshire Biodiversity Information Centre (HBIC);
- Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Maps, for locations of statutory sites;
- Section 41 of the Natural Environment and Rural Communities (NERC) Act for Priority Species and habitats in England; and
- Eastleigh Borough District Council website for details of relevant local planning policies and supplementary planning guidance.
- Information supplied by these organisations has where relevant, been incorporated into the following report.

Extended Phase I Survey

A2.4 An extended Phase I habitat survey of the site was undertaken on the 11th of November 2022. The habitat survey methodology was based on guidance set out in the 'Handbook for Phase I habitat survey' (JNCC, 2010) and entailed recording the main plant species and classifying and mapping habitat types as well as recording the condition of habitats.

A2.5 Note was taken of the more conspicuous fauna and any evidence of, or potential for the presence of protected or notable flora and fauna. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.



A2.6 The habitat information gathered during surveys has been used to classify the habitats with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group (Butcher et al, 2020), and to determine their condition in accordance with the Biodiversity Metric technical supplement.

Preliminary Bat Roost Assessment

A2.7 A Preliminary Bat Roost Assessment (PBRA) of the buildings and all trees present within the site was undertaken to assess their potential to support roosting bats. This survey was undertaken alongside the 'extended' Phase I habitat survey by Paul Webb, an experienced ecological surveyor. The surveys followed standard methodologies (Mitchell-Jones, A.J., 2004; Mitchell-Jones, A.J. and McLeish, A.P., 2004; Collins, 2016) which are described below.

A2.8 The PBRA for buildings comprised an external and internal inspection of the buildings present on-site to assess their potential to support roosting bats. In summary, this required the following:

- A visual inspection of the exterior of the buildings on site, examining features such as brickwork, lead flashing, and tiles for evidence of use by bats, including the presence of bat droppings and staining from fur-oil or urine;
- A visual inspection of the internal of the buildings (where access was possible) examining features such as brickwork and visual inspection of loft areas for evidence of use by bats, including the presence of bat droppings and staining from fur-oil or urine; and
- A number of factors were considered including the presence of features suitable for use by crevice dwelling bats, proximity to foraging habitats or cover, and potential for disturbance from lighting and other sources.

A2.9 The potential of the buildings and trees to support roosting bats has been categorised against the criteria described in **Table A2.1** below.

Table A2.1: Roost Assessment Criteria (adapted from Collins, 2016).

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection conditions and surrounding habitat.



Badgers

- A2.10 A badger survey across the site was undertaken at the site in November 2022 during the Phase 1 site visit. This survey comprised two main elements, the first of these was a thorough search for evidence of badger setts. If any setts were encountered each sett entrance was noted and plotted even if the entrance appeared disused. The following information was recorded:
- A2.11 The number and location of well used or very active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
- A2.12 The number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
- A2.13 The number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.
- A2.14 Secondly, badger activity such as well-worn paths and run-throughs, snagged hair, footprints, latrines and foraging signs was recorded so as to build up a picture of the use of the site, if any, by badgers.

Limitations

- A2.15 The species data collated during the data search are only those records submitted to HBIC and therefore should not be taken as a definitive list of the protected and priority fauna to occur within the study area.
- A2.16 It is considered that the Phase 1 habitat survey and PBRA were not subject to any limitations.



Appendix 3: Preliminary Bat Roost Assessment (PBRA) Results

PBRA Results

- A3.1 A PBRA of the site was undertaken during the phase 1 survey which identified the properties of numbers 2, 6 and 8 Toynbee Road as having moderate suitability for roosting bats, and number 4 Toynbee Road and 2-5 Romsey Close were considered to offer low suitability for roosting bats due to a number of visible external potential roosting features (PRFs). See **Table A3.1** below.
- A3.2 The associated outbuildings and garage blocks across the site had no discernible are considered to have negligible potential for roosting bats and as such are not considered further within this report.
- A3.3 The trees present on site were identified as having negligible potential to support roosting bats, and no other suitable roosting features were identified on site.



Table A3.1: PBRA Results

Building	Suitability	Feature	Description	Photographs
2 Toynbee Road	Moderate	Lifted tiles and crevices	South elevation there is slight bowing in the centre of the roof and looks as though there has been some tile replacement immediately above the chimney. Lifting in tiles evident. Thin tiled archway over the driveway comprises exposed 1F bitumen lining with potential for crevice roosting opportunities behind the tiles.	 11 Nov 2022 09:29:07 50.9708N 1.3570W 301° NW 6 Toynbee Road Hampshire England Index number: 34 11 Nov 2022 09:37:31 50.9707N 1.3571W 102° E 1 Toynbee Road Hampshire England Index number: 44
4 Toynbee Road	Low	Lifted tiles	Slight lifting in tiles throughout roof, more lifting notable to rear.	 11 Nov 2022 15:31:00 50.9708N 1.3571W 266° W 4 Toynbee Road Hampshire England Index number: 242



Building	Suitability	Feature	Description	Photographs
6 Toynbee Road	Moderate	Gaps in tiles and lifted flashing	Lifting in flashing at the apex. Slight lifting in tiles throughout the roof from natural weathering.	



Building	Suitability	Feature	Description	Photographs
8 Toynbee Road	Moderate	Gap between soffit and wall, and missing tiles	North section of hipped roof there is a missing tile immediately beneath the chimney and second missing tile immediately above and west of chimney. Thin gap between soffit and brick wall on the north façade of potential to be suitable size for bat entry/egress.	 11 Nov 2022 14:50:07 50.9712N 1.3572W 162° S 8 Toynbee Road Hampshire England Index number: 220 11 Nov 2022 14:53:07 50.9712N 1.3572W 162° S 8 Toynbee Road Hampshire England Index number: 204



Building	Suitability	Feature	Description	Photographs
2 Romsey Close	Low	Gaps between tiles	On south side of rear extension there is missing mortar beneath the end tiles.	 11 Nov 2022 11:30:59 50.9707N 1.3565W 63° NE 5 Romsey Close Hampshire England Index number: 115
3 Romsey Close	Low	Lifted tiles and flashing	Rear extension – a lot of lifting in peg tiles, particularly around the skylights. Skylight flashing did not appear to be lead and potentially a plastic material.	 11 Nov 2022 14:16:15 50.9708N 1.3565W 92° E 5 Romsey Close Hampshire England Index number: 179



Building	Suitability	Feature	Description	Photographs
4 Romsey Close	Low	Gap in brick work	Gap at top of brick work on the southern elevation, potential to provide access into cavity wall.	 11 Nov 2022 11:51:35 50.9710N 1.3563W 12° N 3 Romsey Close Hampshire England Index number: 130
5 Romsey Close	Low	Missing soffit box	Front porch is missing soffit, which can allow access for bats beneath the tiles. There is also missing mortar beneath the end tiles on the north elevation.	 11 Nov 2022 11:51:35 50.9710N 1.3563W 12° N 4 Romsey Close Hampshire England Index number: 131



Appendix 4: Landscaping Proposals



LANDSCAPE STRATEGY MASTERPLAN



KEY

Red line boundary

HARD LANDSCAPE

Parking court. Tarmac.

Paths and patios. 450mm x 450mm flag or similar and approved. Colour: 'Buff'

Patio furniture

Benches

Raised bed

Pergola

SOFT LANDSCAPE

Existing Trees

Proposed native tree

Proposed evergreen tree

Proposed pleached tree

Proposed small ornamental tree

Proposed street/ boundary tree

Topiary specimens. *Ilex crenata* or *Laurus nobilis* cones

Large specimen shrubs. Thuja 'Smaragd', Phormium 'Jester', Hydrangea of various varieties

Ornamental shrub, herbaceous and groundcover planting

Native hedging

Evergreen hedge

Amenity grass areas

Hedgerow Wildflower grass corridor enhancing ecological networks

Drift of spring flowering bulbs

TREE PLANTING STRATEGY

Streetwise Trees are planted on the entrance of the site, chosen for their compact canopy and seasonal leaf colour.

Acer campestre
'Streetwise'

Native trees on the boundary will provide visual mitigation and support local biodiversity

Carpinus betulus

Betula pendula

Evergreen trees will provide year round visual mitigation and support local biodiversity

Pinus sylvestris

Ilex aquifolium

Ornamental trees within the amenity areas will add vertical seasonal interest to the shrub beds throughout the development.

Magnolia stellata
'Royal Star'

Cornus controversa
'Variegata'

Timber Sleeper Planters Could be proposed around the rear patio to provide a defensible boundary for owners private patios and communal patio.

Wooden Pergola Proposed in front of the Owners Lounge to create a welcoming spill out space.

DESIGN PARAMETERS

The Site is currently a collection of residential properties. They are proposed to be demolished and redeveloped into retirement living apartments. The main entrance to the building is from the parking courtyard to the north. The Site is relatively flat with slight level changes around existing trees in localised areas. Existing boundary treatments are to be retained and or enhanced; additional planting/ screening to be added behind. The additional planting on the boundaries has been strategically placed to address overlooking and views out to neighbouring properties. Raised timber sleeper planters proposed are designed to delineate the parking court from Owners Lounge patio area and allow accessible height gardens in a sheltered location should they be required. The Owners' Lounge and associated patio is on the north elevation of the proposed building. A pergola has been added to this space to create vertical interest and provide a welcoming 'spill out' space. Smaller patio areas associated with individual apartments have been provided throughout. Overall, the proposed landscape design is at a domestic scale, creating homely spaces which allow for small social gatherings and quieter contemplative resting places. Elements of herbaceous planting will be proposed throughout the scheme for seasonal interest.

PLANTING PALETTE - PLANTING PHILOSOPHY

Vegetation beyond the northern boundary provides a vegetated setting to the entrance road and into the car park. Planting within the car park aims to reinforce this boundary and help to delineate the access road and parking area. Compact canopy street trees such as *Acer campestre* 'Streetwise' provide a vertical interest without overshadowing the car park with broad canopy. These are under planted with ornamental shrub planting and groundcover. Proposed planting on the northern elevation of the building will be chosen for their shade tolerance and shadow cast by the building. On the southern, northern and eastern boundary, hedging (both ornamental and native), boundary trees and shrub planting are proposed with a wildflower turf strip and swathe of native bulbs in front to create layers of attractive vegetation that will help to screen and filter views beyond. Specifically, specimens and native trees such as *Carpinus betulus*, *Pinus sylvestris* and *Ilex aquifolium* provide visual screening to infill any inward looking views. The planting style for the amenity spaces will be more formal with seasonal interest and a strong year round evergreen presence to ensure structure and a 'green' landscape setting is maintained. Use of ornamental hedging and topiary specimens will offer instant impact and cohesive structure to the planting beds. Large specimen shrubs chosen for their tone and texture will give an established appearance upon implementation. Flowering shrubs and herbaceous planting add colour, seasonal interest and ecological value. Climbers including clematis and honeysuckle will be proposed as part of the screening treatment for the sub-station. Proposed small ornamental trees aim to add colour and vertical structure to the scheme as well as improve connectivity and biodiversity across the Site. A diverse selection of proposed plant species will provide an overall enhancement to biodiversity, with the site having the potential to attract a greater range of invertebrates and therefore providing foraging/nesting habitat for notable urban species.

Bergenia cordifolia
'Purpurea'

Hemerocallis
'Stella d'Oro'

Anemone x hybrida
'Honorine Jobert'

Aucuba japonica
'Variegata'

Erica carnea
Springwood white

Cornus sanguinea
Dogwood

Phormium varieties

Hebe 'Mette'

Cistus 'Sunset'

Hydrangea arborescens
'Annabelle'

Ilex crenata or *Laurus nobilis*
topiary cone

Low Evergreen hedge

Magnolia stellata
'Royal Star'

Cornus controversa
'Variegata'

Narcissus
'February Gold'

Choisya ternata 'Aztec Pearl'

Nandina domestica
'Fire Power'

Wildflower Turf Mix

Rosemarinus officinalis

Native Buffer
Viburnum opulus 'Compactum'

Rev A

Initials AJW

Date 27.04.23

Comment To suit new layout 26.04.23

JBA 22 - 410 - SK02 Landscape Strategy Plan

Site
**Eastleigh
Toynbee Road**

Drawn by LG

Date December 2022

Scale 1:250 @ A1

Rev A

James Blake Associates Ltd.

LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORICULTURE

34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA

Tel. 01284 335797 E-mail. jamesblake@jba-landmarc.com

JAMES BLAKE

ASSOCIATES

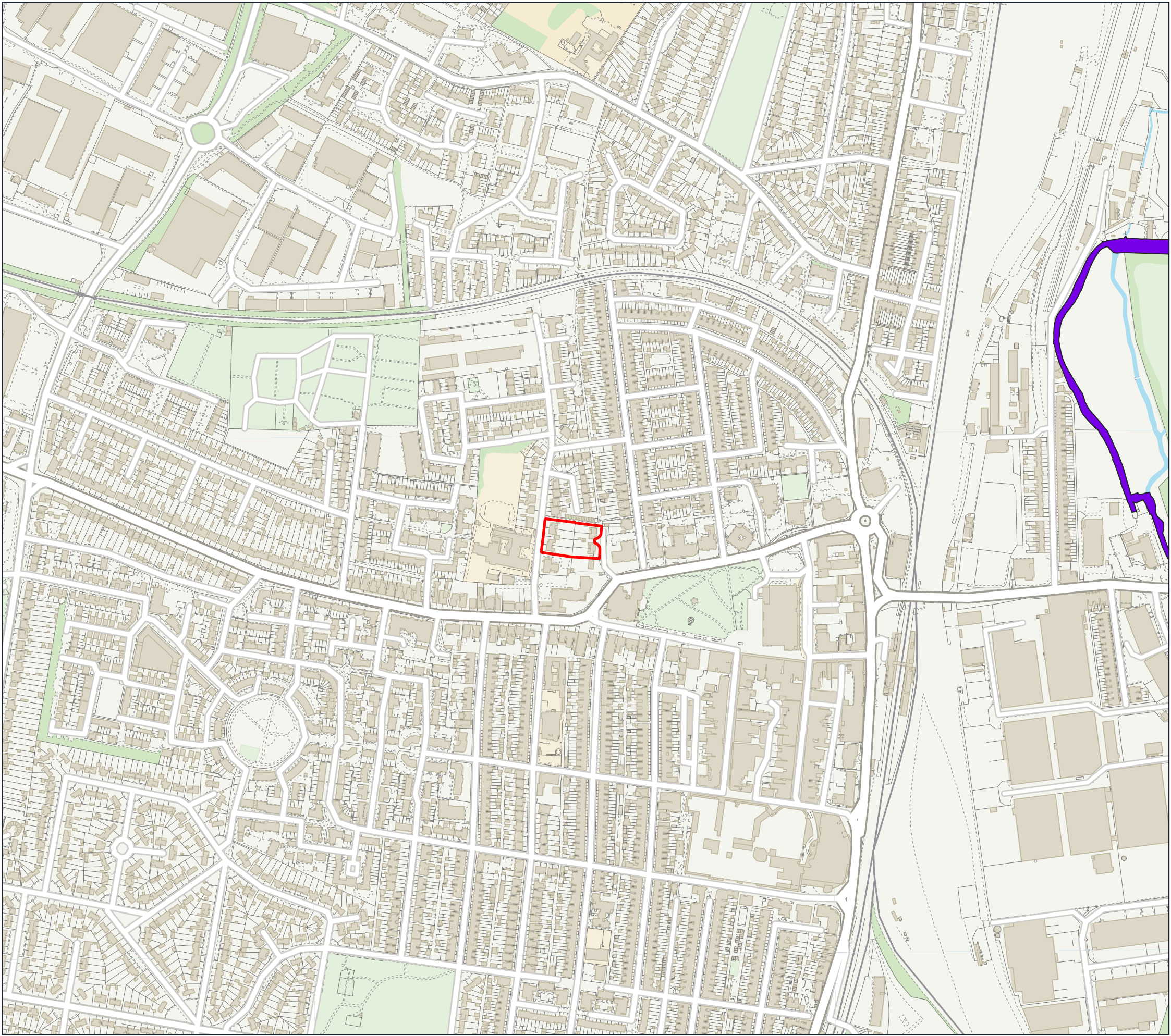
Plans:

Plan 1: Site Location and European Designated Sites: 14910/P01

Plan 2: Habitat Features Plan: 14910/P02

Plan 3: Ecological Opportunities and Constraints Plan 14910/P03





-  Site Boundary
- European Designated Site
-  River Itchen SAC (and SSSI)



Project	Toynbee Road & Romsey Close
Drawing Title	Site Location and Euopean Designated Sites
Scale	As Shown (Approximate)
Drawing No.	14910/P01
Date	December 2022
Checked	JS/RC



Tyler
Grange

The Gallery, Kings Wharf, The Quay, Exeter, EX2 4AN
T: 01285 851 804 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



Site Boundary

Habitats

Amenity Grassland

Bare Ground

Buildings

Ephemeral/Short Perennial

Hardstanding

Introduced Shrub

Poor Semi-Improved Grassland

Scrub

Pond

Scattered Trees



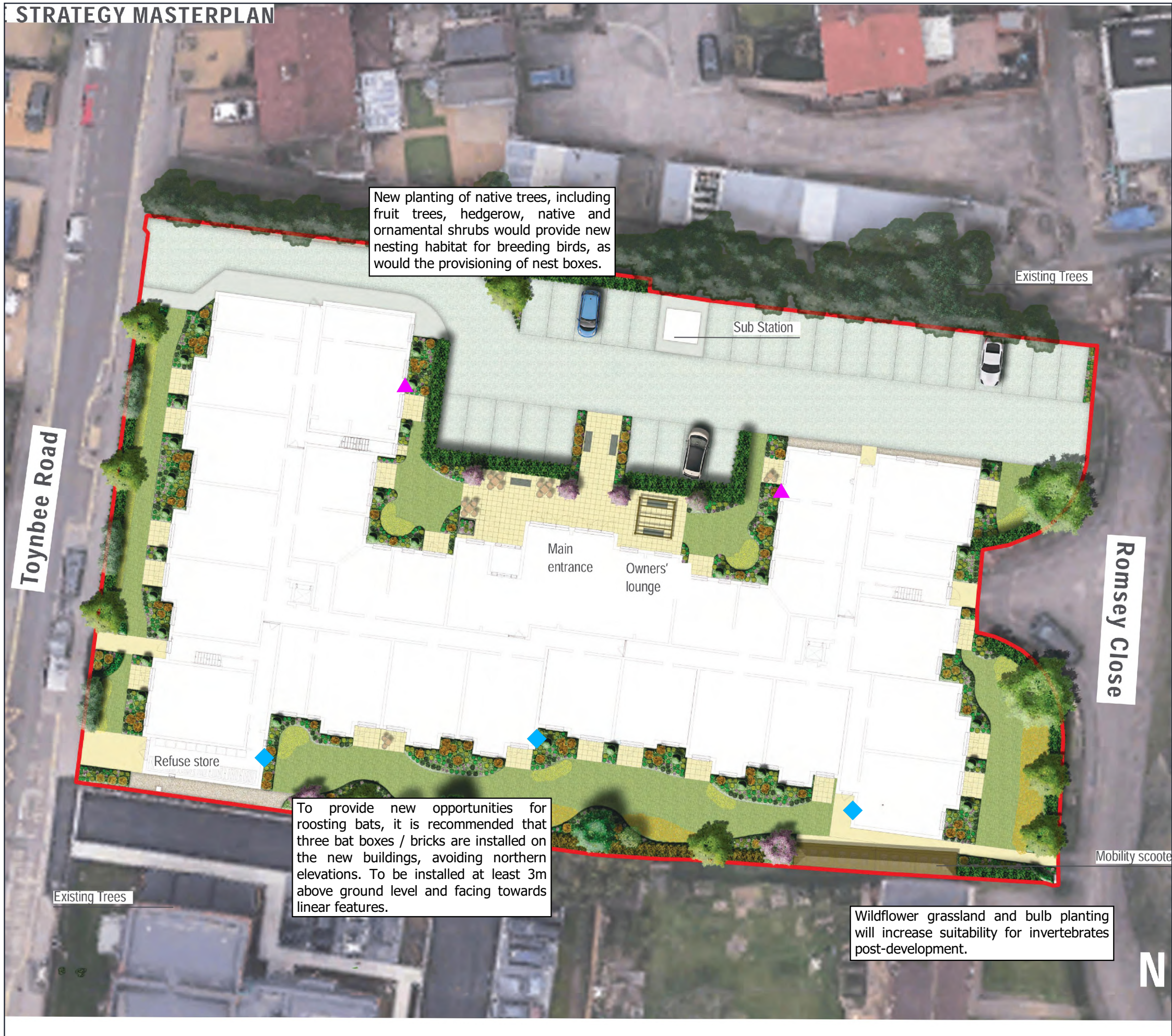
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Project	Toynbee Road & Romsey Close
Drawing Title	Habitat Features
Scale	As Shown (Approximate)
Drawing No.	14910/P02
Date	December 2022
Checked	JS/RC



The Gallery, Kings Wharf, The Quay, Exeter, EX2 4AN
T: 01285 831 804 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

STRATEGY MASTERPLAN



- Site Boundary
- Indicative bat box / brick location (3 total)
- Indicative bird box / brick location (2 total)



Project	Toynbee Road & Romsey Close
Drawing Title	Ecological Opportunities and Constraints
Scale	As Shown (Approximate)
Drawing No.	14910/P03
Date	January 2023
Checked	JS/RC



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