

**LAND WEST OF ALLBROOK WAY, KNOWLE HILL,
EASTLEIGH, HAMPSHIRE**

**LANDSCAPE AND ECOLOGICAL MANAGEMENT
PLAN**

Final Document

June 2026

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

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ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (CIEEM, 2017)

Description:	Landscape and Ecological Management Plan
Produced For:	Bargate Homes
Issue:	Final
Report Reference:	23.0063.0007.F0
Date of Issue:	11 th June 2026
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LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

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1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Bargate Homes Ltd to prepare a Landscape and Ecological Management Plan for Land West of Allbrook Way, Knowle Hill, Eastleigh SO50 4LZ (hereafter referred to as the site). This report will be submitted to support a Reserved Matters Application (Planning reference: O/19/86980).

An Ecological Impact Assessment was previously carried out by Species Ecological Consultancy in 2018 to support the outline planning application for the site (Species Ecological Consultancy, 2020). ECOSA undertook an updated Ecological Impact Assessment in 2024 (ECOSA, 2024).

Following the submission of outline planning application for the site (Eastleigh Borough Council outline planning permission reference: DC/25/98692) the following Planning Condition 14 was attached to the consent.

Condition 14 of Planning Permission Reference DC/25/98692, states that the proposals should be supported by a LEMP:

'No development shall be carried out until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following:

- i) The detail and extent of new planting;*
- ii) Details of maintenance regimes;*
- iii) Details of proposed species enhancements;*
- iv) Details of any habitat created/retained on site;*
- v) Timings for the implementation of proposed ecological mitigation, compensation and enhancement measures; and,*
- vi) Details of ongoing management responsibilities.*

Ecological mitigation, compensation and enhancement measures to be included in the LEMP shall accord with the recommendations within Section 5 of the submitted Ecological Impact Assessment (Species Ecological Consultancy, 2020).

The works and their ongoing management and maintenance shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the locality and to ensure the protection of wildlife and supporting habitat found on the site and to secure opportunities for the improvement of wildlife corridors and wider enhancement of the nature conservation value of the site.'

1.2 The Site

The site is located in Eastleigh, Hampshire, centred on National Grid Reference (NGR) SU 4557 2136 (**Map 1**).

The site comprises a grassland field bounded by woodland to the north, west and of the site, with a hedgerow around the adjacent Westfield House property, a tree line to the south and a line of scrub to the east.

The wider landscape to the north-west of the site comprises woodland and ponds, and to the south-west lies a residential area. A public footpath runs alongside the western side of the site, between the site and the adjacent woodland. The A335 (Allbrook Way) runs alongside the eastern boundary of the site, beyond which lies further grassland fields.

1.3 Aims and Scope of Report

The aim of this document is to outline the proposed ecological mitigation and management required at the site. The mitigation and management plan sets out the mitigation and management prescriptions for the site in order to retain the long-term ecological value. This plan covers a period of 10 years following the commencement of the development.

1.4 Site Proposals

The proposals entail the redevelopment of the site to provide 49 residential units with associated landscaping, lighting and access.

The Ecological Impact Assessment is based on the proposals plan produced by Pegasus Group, dated 28th November 2024 (Drawing No. P23-0088_DE_004_E_01) (**Appendix 1**).

Full planning permission is being sought during 2026 with construction proposed to commence soon after permission has been granted.

2.0 MITIGATION AND MANAGEMENT PLAN OBJECTIVES

2.1 Introduction

This section provides an overview of the objectives of the Landscape and Ecological Management Plan for the site. Specific objectives for each individual habitat type are detailed within the management prescriptions.

2.2 Overview of Mitigation and Management Plan Objectives

The overarching objective of the Landscape and Ecological Management Plan is to retain and enhance the long-term ecological value of the site. These will be achieved through the following measures:

- The protection of retained habitats within the site;
- Creation of new, native species-rich and wildlife friendly habitats to enhance biodiversity at the site; and
- Establishment of long-term management prescriptions for new and retained habitats to ensure the habitat diversity and suitability for wildlife is maintained.

2.3 Structure of the Mitigation and Management Plan

The general overarching management prescriptions for the site are provided within Section 3.0, with species specific management and mitigation measures detailed in Section 4.0.

The main habitat types which are the focus of this management plan are grassland, woodland and pond habitats. Management prescriptions for each of these habitat types are detailed individually within Section 5.0.

3.0 GENERAL MANAGEMENT PRESCRIPTIONS

3.1 Introduction

This section provides an overview of the general management prescriptions for the site.

3.2 Review

As part of on-going monitoring and review process, the management plan will be periodically reviewed in order to ensure that the objectives are being met. Details of this review process are provided within Section 6.0.

3.3 Responsibilities

The implementation of the management plan will be the responsibility of the landowner, who will likely transfer the ownership of the land to a third party following the completion of the development. This third party will be responsible for implementing the management plan. For the purposes of this management plan the “management site” is the area of the site which will be retained by the third party and outside of residential ownership.

3.4 Contractors

The proposed management works will be undertaken by specialist contractors with suitable experience in the management measures proposed. Monitoring and review will be undertaken in conjunction with suitably qualified ecologists with other specialists, such as arboricultural consultants employed/consulted as necessary.

4.0 SPECIES-SPECIFIC MITIGATION AND ENHANCEMENT

4.1 Introduction

This section provides an overview of the species-specific mitigation measures and management prescriptions for the site.

4.2 Bats

New external lighting will comprise hooded luminaires mounted horizontally with no light output above 90° and directed away from vegetation, particularly the boundary woodland and waterbody habitats where possible. Light spill from porches facing the woodland boundaries will be minimised through the installation of Passive Infrared Sensor lighting.

Ideally the bulbs should be LED and be a warm light source (2700 Kelvin or lower). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The new lighting should be task related and lux level should be as low as possible to allow the task to be carried out safely and effectively. Guidance on task related lighting levels and mitigation options as described within the Bats and Artificial Lighting in the UK report will be followed (Institution of Lighting Professionals, Bat Conservation Trust, 2023).

As a measure of enhancement, Vivara Pro Build-in Woodstone Bat Tubes (or similar) will be installed in at least 20% of new residential units, although Bargate Homes has an existing policy of installing at least one ecological enhancement feature (bat box, bird box, bee brick etc.) in every new residential dwelling. The bat tubes will be installed as high as possible, but at a minimum height of three metres on the eastern and southern elevations, with a preference for locations on the fringes of the development, positioned closer to suitable foraging and commuting habitat such as the adjacent woodland. Once installed, these do not require ongoing maintenance or management unless damage occurs, in which case repair or replacement will be undertaken as necessary.

4.3 Badger

An updating badger survey will be carried out approximately three months prior to construction works starting to determine if setts have been created on site. If any setts are identified in or within 30 metres of the construction zone and cannot be retained within the proposals, then these would need to be closed under a Natural England licence. If a main sett is identified within the construction zone, a suitable alternative will need to be created and its use demonstrated prior to the main sett being closed.

4.4 Birds

As a measure of enhancement, bird boxes will be incorporated in every Bargate home in line with the company's policy, although the company policy does extend to say that at least one ecological feature (bat box, bird box, bee brick etc.) in every new residential dwelling. The type of bird boxes to be installed will include a mixture of Vivara Pro Woodstone Sparrow nest boxes, Woodstone Build-in Swift nest boxes and Woodstone Build-in Open Hole nest boxes or similar alternatives.

The bird boxes will be installed as high as possible to prevent interference. Swift boxes will be installed in pairs on the eastern or northern elevations. The boxes will be positioned at eaves level, at the top of the brickwork, or at a minimum height of 5 metres above ground level, and will be provided with a clear, unobstructed flight path to allow safe access for swifts. Putting boxes on southern elevations will be avoided to prevent overheating of chicks in hot weather. Once installed, these do not require ongoing maintenance or management unless damage occurs, in which case repair or replacement will be undertaken as necessary.

4.5 Reptiles

A separate Habitat Management Plan and Reptile Management Plan was prepared in order to mitigate for identified adverse effects on reptiles as a result of the proposed redevelopment (ECOSA, 2026). A reptile translocation has been carried out on site and the site has been subject to a destructive search. Full details of the reptile management strategy is provided in the report produced by ECOSA (ECOSA, 2026).

A receptor site has been created within the woodland on the west of the site with two hibernacula constructed within. Hibernacula will not require regular maintenance however they will be repaired or replaced if subject to damage. The creation of grassland habitat will provide foraging opportunities for the species.

4.6 Great Crested Newt

A separate Habitat Management Plan and Reptile Management Plan was prepared in order to mitigate for identified adverse effects on great crested newt as a result of the proposed redevelopment (ECOSA, 2026). A great crested newt translocation has been carried out on site and the site has been subject to a destructive search. Full details of the great crested newt management strategy is provided in the report produced by ECOSA (ECOSA, 2026).

A receptor site has been created within the woodland on the west of the site with two hibernacula constructed within. The ponds created will provide suitable breeding habitat and the new grassland will provide opportunities for the species in their terrestrial phase.

4.7 Invertebrates

Bee bricks will be incorporated into a number of new residential dwellings on site. These will be installed within external walls on south or south-east facing elevations, at least 1 metre above ground level. Vegetation surrounding the bee bricks will be managed to prevent obstruction of the fascia, with suitable foraging habitat for solitary bees available within 100 metres.

The creation of ponds will also provide suitable breeding habitat for a range of freshwater invertebrates, and foraging habitat through the planting of aquatic vegetation.

4.8 Other Relevant Species

Two hedgehog domes will be installed within public open spaces on site, one to the north of the site and one to the south. The hedgehog domes will be sited partially under cover to avoid being disturbed by residents. The creation of hibernacula within the receptor site will also benefit this species. The installation of 'hedgehog highways' detailed within the Ecological Impact Assessment Report (ECOSA, 2024) will also provide commuting routes for European hedgehog..

The pond creation will provide suitable breeding habitat for common toad and the surrounding terrestrial habitat associated with the receptor site will provide foraging habitat and shelter for the species outside of the breeding season.

5.0 HABITAT-SPECIFIC MANAGEMENT

5.1 Introduction

This section provides an overview of the habitat-specific management objectives and prescriptions for the site.

5.2 Grassland

New areas of open space grassland will be created on site post-development.

5.2.1 Management Prescriptions

The grassland on site is currently subject to a cutting once a year during September/October done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge. Grass is cut to a minimum of 100 millimetres with arisings removed after two weeks of cutting to allow wildflowers to set seed.

5.3 Ponds

Three new ponds will be installed on site.

5.3.1 Management Prescriptions

In the first year following planting, annual weed growth will be cut back to encourage the development of perennial ground cover.

Once established, a variation in vegetation structure around the pond edge will be created through cutting back and removing short sections of vegetation in rotation at least every two years, but no more than every three years. Vegetation will be removed in a wedge shape. Dense stands of single species will be subject to selective thinning. Vegetation removal will be undertaken during September.

The ponds will be subject to dredging every two years to reduce the accumulation of sediment. This should be carried out in September to avoid impacts to amphibians.

5.4 Woodland

The woodland habitats on site will be retained as part of the proposals.

5.4.1 Management Prescriptions

The proposed management plan for the woodland habitats is set out in the separate woodland management plan (SJA Trees, 2025). The areas covered will be subject to a 30-year management plan which will include a maintenance schedule and any operations to promote the development of the woodland.

6.0 MONITORING AND REVIEW

A review of the mitigation and enhancement measures implemented will be undertaken by a suitably qualified ecologist following the completion of the development. Following the implementation of the proposed mitigation and enhancement measures, any necessary revisions to the Ecological Mitigation and Management Plan will be made.

It is proposed that the party responsible for implementation of this mitigation and management plan carry out regular *ad hoc* monitoring at the site to establish any obvious deviations or faults. Where any issues are highlighted, a suitably qualified ecologist will be consulted for advice where necessary.

An integral part of the mitigation and management plan process will be a system of monitoring and a formal progress review. There will be a review meeting at the end of five years, post-completion, attended by the landowner and management contractor, to discuss the progress of the activities undertaken. This will enable issues to be identified and resolved where required. The meeting will take place to judge the effectiveness of the plan's aims, objectives and prescriptions.

The monitoring and review process will comprise a review report to include the following elements:

- Details of extent, timing and outcome of all works undertaken in the previous five years;
- Managing agent's assessment of effectiveness of works undertaken and the Ecological Mitigation and Management Plan as a whole; and
- Recommendations for next five year's management requirements.

7.0 TIMETABLE OF MANAGEMENT AND MONITORING WORKS

Management Prescription		Section Reference	Year ¹										
			0	1	2	3	4	5	6	7	8	9	10
Construction Phase Mitigation and Enhancement	Installation of bat and bird boxes and bee bricks within the site	4.2, 4.4, 4.7	+										
	Installation of LED lighting and hooded luminaires	4.2	+										
	Creation of hibernacula and hedgehog domes	4.54.6, 4.8	+										
	New landscaping implemented at the site including new grassland seeding and tree planting and pond creation and enhancements	5.2, 5.3	+										
	Updating badger walkover survey prior to construction works	4.3	+										
Habitat Management	Amenity Grassland Management, as necessary (year-round) and Other Nutral Grassland Management (spring/early summer and late summer), arisings removed	5.2.1	+	+	+	+	+	+	+	+	+	+	+
	Pond Management, as necessary, in September	5.3.1		+	+	+	+	+	+	+	+	+	+
Monitoring and Progress Review	<i>Ad hoc</i> monitoring by management contractors	6.0		+	+	+	+	+	+	+	+	+	+
	Five-year management review	6.0						+					+

¹ The exact timescales for the construction of the development are unknown. For the purposes of this mitigation and management plan, construction works are referred to as “Year 0” with the mitigation and management plan covering subsequent years “Year 1 – 10”.

8.0 REFERENCES

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[Online]

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DEFRA, 2026b. *Statutory Biodiversity Metric Calculation Tool*. [Online]

Available at:

[https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e4670ab418ab055592a23%2FThe Statutory Biodiversity Metric Calculation Tool - Macro enabled tool 23.07.2024.xlsm&wdOrigin=BROWSELINK](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F669e4670ab418ab055592a23%2FThe%20Statutory%20Biodiversity%20Metric%20Calculation%20Tool%20-%20Macro%20enabled%20tool%2023.07.2024.xlsm&wdOrigin=BROWSELINK)

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Institution of Lighting Professionals, Bat Conservation Trust, 2023. *Bats and Artificial Lighting At Night*, Rugby: Institution of Lighting Professionals.

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Species Ecological Consultancy, 2020. *Land at Knowle Hill, Eastleigh, Hampshire - Ecological Impact Assessment*, Bournemouth: s.n.

Map 1 Site Location Plan

LAND WEST OF ALLBROOK WAY, KNOWLE HILL, EASTLEIGH, HAMPSHIRE

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

Map 1 - Site Location Plan

Client:	Bargate Homes Ltd
Date:	February 2024
Status:	Draft

KEY

 Site Boundary



1:10,000

0 100 200 300 400 m



Prepared by: JT

Date: 290224

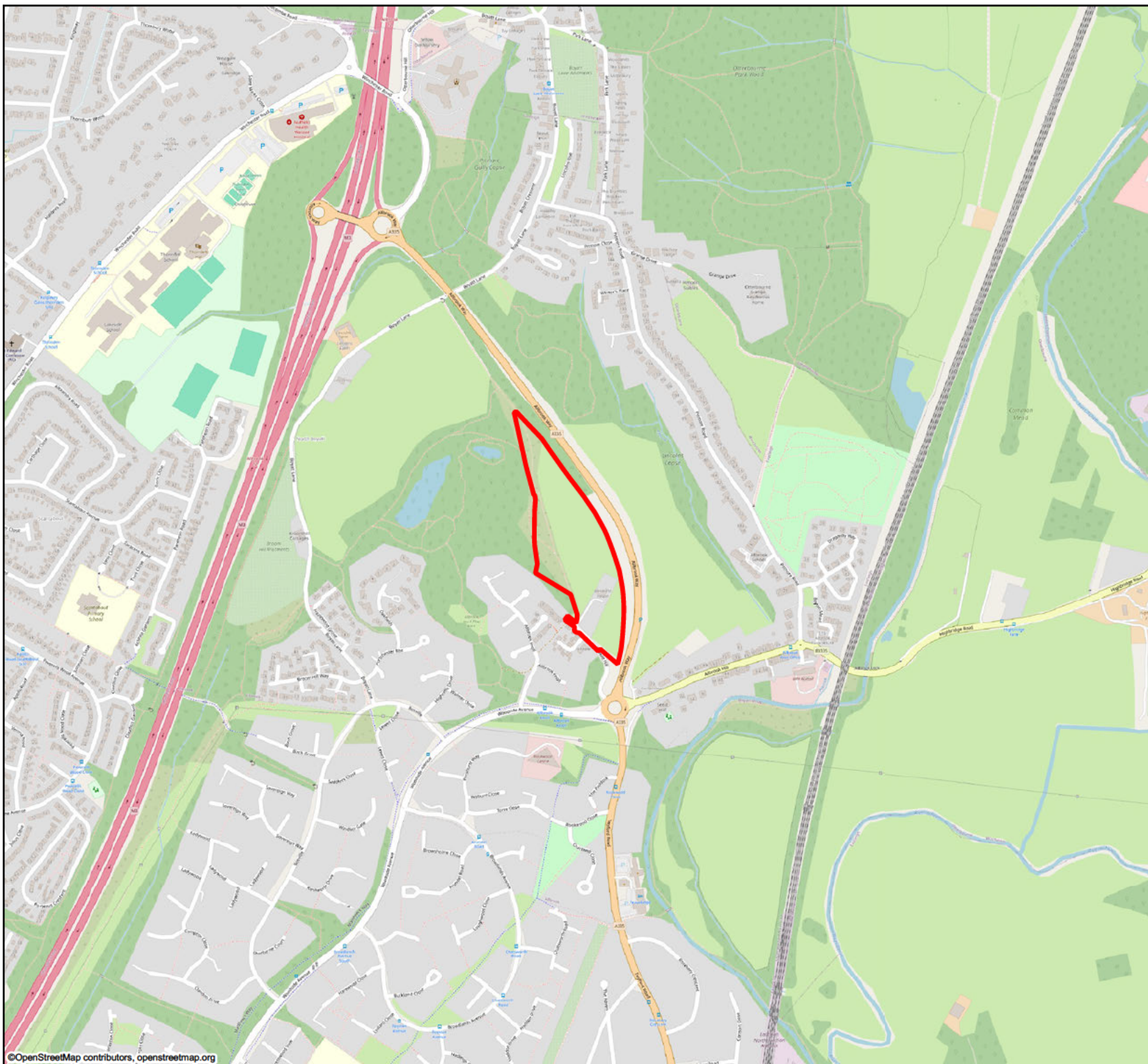
Last amended by:

Date:

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Appendix 1 Site Proposals Plan



Accommodation Schedule

Open Market

Unit Type	No. Beds	Storeys	No. of Units	Sqft./Unit (Structure)	Total Sqft	Split
LARK	2	1	2	753	1,506	28%
BLACKBIRD	2	2	7	873	6,111	
BUZZARD M4(3)	3	2	2	1154	2,308	53%
CROW	3	2	2	1142	2,284	
FINCH	3	2	1	1150	1,150	
HERON	3	2	7	1147	8,029	
WREN	3	2	1	1151	1,151	
NIGHTINGALE	3	2	3	1151	3,453	19%
NIGHTINGALE (SIDE BAY)	3	2	1	1161	1,161	
PHOENIX	4	2	1	1440	1,440	
QUAIL	4	2	3	1486	4,458	
GROUSE	4	2	2	1485	2,970	
Total OM				32	36,021 sqft	

Affordable Rented

Unit Type	No. Beds	Storeys	No. of Units	Sqft./Unit (Structure)	Total Sqft
ROBIN GF	1	2	1	548	548
ROBIN FF	1	2	1	676	676
KWI	2	2	5	906	4,530
SPARROW	3	2	4	1019	4,076
Total AR				11	9,830 sqft

Affordable Shared Ownership

Unit Type	No. Beds	Storeys	No. of Units	Sqft./Unit (Structure)	Total Sqft
JAY M4(3)	1	1	1	753	753
POUCEON	2	2	1	801	801
KWI	2	2	2	906	1,812
SPARROW	3	2	2	1019	2,038
Total SO				6	5,404 sqft

Total Units 49 51255 sqft

KEY

- SITE BOUNDARY
- EXISTING TREES
- TREE RPA
- AFFORDABLE RENTED DWELLING
- AFFORDABLE SHARED OWNERSHIP DWELLING
- 20M OFFSET FROM SINC BOUNDARY
- WATER MAINS EASEMENT
- PUBLIC RIGHT OF WAY FOOTPATH
- POTENTIAL FOOTPATH CONNECTIONS (REFER TO DETAILED LANDSCAPING PROPOSALS)
- LONG DISTANCE VIEWING CORRIDORS
- PROPOSED LAP
- PROPOSED DRAINAGE ATTENUATION (REFER TO DETAILED DRAINAGE PROPOSALS)
- BIN COLLECTION POINTS
- INDICATIVE BIN STORAGE IN GARDENS
- CYCLE STORAGE SHEDS (PROVIDED ON PLOTS THAT DO NOT HAVE GARAGES)

LAND WEST OF ALLBROOK WAY, EASTLEIGH - PROPOSED LAYOUT

