

ALLINGTON LANE, FAIR OAK

**LANDSCAPE AND ECOLOGICAL COMPLIANCE
REPORT**

Final Document

August 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

ECOSA, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF
Tel: 02380 261065 Email: info@ecosa.co.uk Web: www.ecosa.co.uk

Registered Office: Gateway House, Tollgate, Chandlers Ford, Hampshire SO53 3TG Registered in England No: 6129868
Ecological Survey & Assessment Limited is a Trinity Consultants Company



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 2017 (CIEEM, 2017).

Description:	Landscape and Ecological Compliance Report
Produced For:	Vistry Homes Limited
Issue:	Final Rev.2
Report Reference:	0227102.0049.0016 (F2)
Date of Issue:	19 th August 2026
Date of Survey Works:	19 th January 2026
Author:	 Simon Boswell MSc MCIEEM CEcol Principal Ecologist
Checked by:	 Samantha Faggetter MSc ACIEEM Senior Ecologist
Reviewed by:	 Simon Colenutt BSc (Hons) MCIEEM CEnv Managing Principal Ecologist

DISCLAIMER

This is a technical report which does not represent legal advice. You may wish to seek legal advice if this is required.

COPYRIGHT

© This report is the copyright of ECOSA Ltd. Any unauthorised reproduction or usage by any person is prohibited.

ALLINGTON LANE, FAIR OAK

LANDSCAPE AND ECOLOGICAL COMPLIANCE REPORT

Table of Contents

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Introduction	2
1.2 Background.....	2
1.3 Scope of Report.....	2
1.4 Design Plans.....	3
2.0 METHODS.....	4
2.1 Introduction	4
2.2 Compliance Check	4
2.2.1 <i>Survey Details</i>	4
2.2.2 <i>Limitations</i>	4
3.0 RESULTS	5
3.1 Introduction	5
3.2 Updated Ecological Assessment Outcome and Actions	5
3.3 Landscaping Enhancement and Management Plan Actions and Outcomes	12
4.0 DISCUSSION	14
4.1 Introduction	14
4.2 Discussion	14
5.0 REFERENCES	15
Map 1 Site Location Plan	
Appendix 1 Landscaping Plan	
Appendix 2 Lighting Plan	

EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Vistry Homes Limited to undertake a Landscape and Ecological Compliance Report of Allington Lane, Fair Oak. The site comprises a 35-unit housing development in the final stages of construction.

The main findings of the Landscape and Ecological Compliance Report are:

- Key ecological mitigation measures have been implemented, including licensed bat and great crested newt works under the terms of the relevant Natural England European Protected Species Mitigation licences.
- Reptile and amphibian mitigation measures were completed, with 273 slow-worms translocated to the receptor area. No evidence of bats, badgers or hazel dormouse was found during site clearance works. Nesting bird checks were undertaken and nests identified, buffered and protected where necessary.
- Lighting complies with bat-sensitive guidance, keeping the ecological corridor dark.
- Several enhancements have been installed, including bat and swift bricks, hibernacula, native trees and sedum roofs.
- Hedgehog homes, hedgehog highway openings and amphibian escape ladders have been installed across the site.
- Landscaping actions yet to be completed, and remedial action required for previously implemented actions, have been programmed for autumn 2026, which is the next available planting season.
- Overall, the majority of key ecological mitigation measures, particularly those associated with protected species, have been implemented correctly. Once the outstanding autumn 2026 landscaping and remedial works are completed, Condition 18 will have been fully implemented.

1.0 INTRODUCTION

1.1 Introduction

Ecological Survey & Assessment Limited (ECOSA) were contracted by Vistry Homes Limited to prepare a compliance report in relation to ecology and landscaping at the Land off Allington Lane, Fair Oak, Eastleigh, Hampshire, SO50 7QD (**Map 1**).

1.2 Background

Planning permission was approved by Eastleigh Borough Council (EBC) on the 27th October 2022 for the demolition of all on site buildings and subsequent construction of 35 residential dwellings with vehicular access from Allington Lane and associated infrastructure (EBC planning reference F/21/91132).

As part of the planning permission Condition 18 related to an ecological compliance report to be provided prior to the 30th occupation at the site. Planning Condition 18 states that:

The development shall be carried out in accordance with the approved Landscape Enhancement Management Plan (Ecosupport, 14 January 2022) and the Ecological mitigation, compensation and enhancement measures detailed within Section 6 of the submitted Updated Ecological Assessment (Ecosupport, 22 February 2022). The measures shall be implemented in full and, unless otherwise agreed in writing with the local planning authority, a report of compliance with the approved details shall be submitted to and approved in writing by the local planning authority prior to first occupation of 30th dwelling hereby approved. This report shall also include details of the organisation or body responsible for the ongoing management and maintenance of the measures where applicable. Reason: In the interests of amenity and biodiversity.'

To discharge this condition, this compliance report has been prepared detailing the ecological and landscaping works undertaken at the site and to confirm accordance with the Landscape Enhancement Management Plan (Ecosupport, 2022) and Updated Ecological Assessment (Ecosupport, 2022).

1.3 Scope of Report

This report outlines the actions and activities required by the Landscape Enhancement Management Plan and Updated Ecological Assessment and explains how these have been implemented. Where minor variations have occurred, these are explained fully. Where relevant, reference is made to the landscaping plans, as these show the location and extent of landscaping and ecological requirements (**Appendix 1**).

1.4 Design Plans

When carrying out the compliance check the following documents / plans were referred to:

- Amended Soft Landscaping Proposals VYH23077-11 Revision I dated 9th May 2023 (**Appendix 1**).
- Pro-electric street lighting design – Allington Lane, Phase 3 – Street Lighting Specification technical reference 2021064 Revision D dated 7th March 2023 (**Appendix 2**).

2.0 METHODS

2.1 Introduction

This section details the methodology used during the compliance check.

2.2 Compliance Check

The compliance check comprised a walkover of the site by an ecologist. During the checks attention was focussed on the following:

- Assessing the success of new planting and that the correct species / seed mixes have been used in the planting.
- Checking that the ecological enhancements have been installed correctly and in the locations as shown on the landscaping plans (**Appendix 1**).

2.2.1 Survey Details

The compliance check was carried out by Simon Boswell, Principal Ecologist and Beth Lord, Ecologist of ECOSA on 19th January 2026.

2.2.2 Limitations

A proportion of the actions required under the Landscaping and Ecological Enhancement Plan are long-term, for instance 'Grassland management – Years 2–5', will not have been implemented before the 30th occupation and therefore compliance cannot be confirmed for these actions at this stage.

In addition, houses were still being constructed and landscaping in some areas was yet to be completed, therefore full compliance with the terms of the landscaping and ecological works could not be confirmed in advance of the condition discharge being required by the LPA. This was particularly relevant to the habitats at the south-eastern edge of the site.

3.0 RESULTS

3.1 Introduction

This section details the results of the compliance check undertaken at Allington Lane, Fair Oak.

3.2 Updated Ecological Assessment Outcome and Actions

The actions from the Section 6 of the Updated Ecological Assessment have been extracted from this document and presented in **Table 1**. Where reference is made in **Table 1** to paragraph numbers this relates to the relevant paragraph in the Updated Ecological Assessment.

Table 1: Updated Ecological Assessment Actions and Outcomes

Reference	Action	Paragraph	Phase/Timing	Responsible	Compliance Details	Figures
1	Obtain a Natural England bat licence for demolition of Building 1 and carry out works under supervision of a licensed ecologist; prepare a Method Statement. Implement sensitive working methods: licensed ecologist to supervise stripping of roof materials and hanging tiles. Schedule bat-sensitive timing: optimal period 1 Sept–1 May; works can occur any time if weather conditions meet best practice. Deliver Tool Box Talk to contractors; establish stop-work protocol if a bat is found until licensee returns.	6.2.1	Pre-demolition / Demolition	Developer and Bat Licensed Ecologist	Bat licence applied for and granted by Natural England under reference: 2023-63661-EPS-MIT. Building 1 was subject to a destructive search under the supervision of a Level 2 bat licensed ecologist on 7th July 2023. The destructive search works of Building 1 were carried out in line with the terms of the Natural England bat licence. A toolbox talk was presented to the team undertaking the licensed demolition works. All attendees undertaking works signed a declaration confirming they had understood the requirements of the bat licence.	 Figure 1: Destructive search of Building 1 in progress
2	Install one Schwegler 1FD bat box in a suitable tree before works commence.	6.2.3	Pre-demolition Works	Ecologist and Contractor	As part of the destructive search works undertaken on 7th July 2023 a Schwegler bat box was erected by the attending ecologist on a tree at the south-eastern end of the site. This was a Schwegler 1FF as the Schwegler 1FD was not available to order in advance of the destructive search.	 Figure 2: Bat box in-situ
3	If bats are discovered: capture in soft holding bag, transport to mitigation bat box, and release; use appropriate bat-handling gloves.	6.2.6	Demolition	Bat Licensed Ecologist	No bats were recorded using Building 1 during the destructive search works.	-
4	Construction-phase lighting controls: limit works to daylight; no works from 30 min before dawn or after dusk; use low-level, down-facing, hooded, sensor-operated lights.	6.2.7	Construction	Developer and Contractor	During a site visit undertaken on 19th January 2026 the site manager confirmed that construction works had been limited to daylight hours, and no works had occurred in the period from 30 minutes before dawn or after dusk.	-

Reference	Action	Paragraph	Phase/Timing	Responsible	Compliance Details	Figures
5	Post-construction lighting design per Institute of Lighting Professionals/Bat Conservation Trust Guidance Note 08/18 : keep light spill on roosts/flight lines ≤1 lux ; use LED, no UV, warm white (<2700K), peak >550 nm , 0% Upwards Light Ratio, horizontal mount, motion timers , add baffles/hoods/louvres as needed.	6.2.8	Post-construction	Lighting Designer and Ecologist	Eight LED lighting columns have been installed at the site, all along the central spine road. There is no light spill on bat flight lines. The south-eastern edge of the site, which is the focus of ecological mitigation has been retained as a dark area without any artificial light spill. All luminaires conform to the Institute of Lighting Professionals/Bat Conservation Trust Guidance Note 08/18.	 Figure 3: Lighting column
6	Avoid bird-nest disturbance : carry out vegetation and building demolition works outside March–August or else conduct pre-works nesting checks ; if active nest found, establish 5 metres buffer until fledged.	6.3	Clearance / Construction	Ecologist and Contractor	A pre-works check of vegetation was carried out prior to removal works progressing during site clearance works. This resulted in a number of active bird nests being recorded, these were subject to regular checks, with further clearance only occurring once the nesting attempt had finished. A pre-works check of the buildings subject to demolition was carried out, during which time no active bird nests were recorded.	-
7	Undertake works under a Natural England EPS licence for great crested newt ; rely on existing survey data and site-wide great crested newt mitigation strategy .	6.4.1	Pre-construction & Construction	Ecologist	Great crested newt licence applied for and granted by Natural England under reference: 2023-63674-EPS-MIT-2.	-
8	Install reptile / amphibian exclusion fencing around site; supplement with pitfall trapping , and artificial refugia . Distribute bitumen felt refugia and carpet tiles across suitable habitats. Install pitfall traps along exclusion fencing.	6.4.2	Pre-clearance / Construction	Ecologist and Contractor	Perimeter fencing was installed at the site as per the requirement of the planning permission and great crested newt licence. Fencing was installed in 2023, then adjusted during 2024 through a modification to the great crested newt licence. The pitfall traps and artificial refugia were installed as per the requirements of the licence.	 Figure 4: Installed fencing with sandbagging
9	Conduct destructive searches of rubble/mounds under great crested newt-licensed	6.4.2	Clearance	Ecologist and Contractor	All rubble / mounds were destructively searched under the supervision of an ecologist working under the great crested newt licence.	-

Reference	Action	Paragraph	Phase/Timing	Responsible	Compliance Details	Figures
	supervision after capture/exclusion program is implemented.					
10	Prepare on-site receptor: retain/enhance ~0.22 hectares ecology area (eastern boundary) with rough/tussocky grass ; install attenuation pond with native planting .	6.4.2.1	Construction	Developer and Landscape Contractor	The receptor area has been left as tussocky grassland and lies outside of the wildlife fencing at the south-eastern end of the site. The attenuation basin has been constructed but is yet to be planted with native species.	-
11	Capture effort parameters: minimum 60 suitable days ; refugia density ≥50/ hectare ; pitfall traps 80/hectare ; require five consecutive negative days before completion.	6.4.2.4	Pre construction	Ecologist	A total of 56 translocation visits were undertaken for reptiles and 30 translocation visits were undertaken for great crested newt. The great crested newt licence only required 30 days of translocation, hence the reduction from what was recommended in the updated ecological assessment. No great crested newt were recorded on site during the translocation or subsequent destructive search. A total of 273 slow-worm were translocated into the receptor site.	-
12	Habitat manipulation: cut grass to 15 cm ; directional clearance toward east during April–September (active season). Perform sensitive destructive search using toothed bucket to remove grass/topsoil under licensed ecologist supervision ; relocate any animals found.	6.4.2.4	Post-capture / Clearance	Contractor and Ecologist	Habitat manipulation by brush cutting / strimming and soil stripping works with an excavator under the supervision of an ecologist authorised under the great crested newt licence was carried out from September to October 2023 and July and October 2024.	-
13	Amphibian-friendly drainage: install 45° angled kerbs 1 m either side of each drain; fit amphibian escape ladders to every drain (BHS mesh).	6.4.2.5	Construction	Developer	It was not possible to install angled kerbs at the site due to constraints with the design and installation of these features. However, the drains have been offset from the kerb by 100mm to allow amphibians to move along the kerb to areas where kerbs aren't present without falling in the drains. Escape ladders have been installed into every drain.	 Figure 5: Example offset drain to prevent amphibians falling into drains
14	Fund & safeguard receptor management: developer funds ≥5 years of monitoring/management; then transfer to Residents Management Company.	6.4.2.6	Post-completion	Developer and Residents Management Company	Information from Vistry Homes received on 9 th February 2026 confirmed that a management company will be instructed to undertake the required management.	-
15	Dormouse two-stage clearance under ecologist supervision: Stage 1 (Dec–Mar) cut vegetation to 30 cm with hand tools; Stage 2 (early May) cut to ground.	6.5	Clearance	Developer, Ecologist and Contractor	Vegetation clearance works were undertaken in the hazel dormouse active season and therefore a two-stage clearance was not considered necessary. Furthermore, there was no evidence	-

Reference	Action	Paragraph	Phase/Timing	Responsible	Compliance Details	Figures
					during the pre-construction survey works that hazel dormouse are present on site or in the surrounding area.	
16	Conduct updated badger walkover immediately prior to ground works; if setts found, classify and apply for licence to close.	6.6.1	Pre-construction	Ecologist	A thorough investigation of the site was undertaken in advance of habitat clearance works during 2023 and 2024. No evidence of badgers has ever been recorded at the site.	-
17	Protect mammals during construction: cover excavations nightly and/or provide escape ramps ; cover open pipes temporarily exposed.	6.6.2	Construction	Developer	During a site visit undertaken on 19 th January 2025 the site manager confirmed that excavations were covered overnight during construction.	-
18	Solent SPA mitigation: secure Solent Recreation Mitigation Strategy (SRMS) financial contributions per dwelling (rate by bedrooms) via Agreement or Unilateral Undertaking ; ensure payment before implementation.	6.7	Planning/Legal	Developer and LPA	The site lies outside both the 5.6km recreational buffer of the Solent protected sites and the 13.8km recreational buffer of the New Forest European sites. This was confirmed by the Eastleigh Borough Council Habitats Regulations Assessment dated 19 July 2022 (Eastleigh Borough Council, 2022). The assessment concluded: “ <i>Recreational disturbance: Not applicable due to the site being situated outside of the designated zones of impact for the Solent Complex and New Forest SPA, SAC and Ramsar sites.</i> ” On this basis, the Ecosupport report is incorrect in identifying the need for contributions to the Solent Recreation Mitigation Strategy. As a result, there is no requirement for compliance in relation to this statement.	-
19	Install tree protective fencing per BS5837:2012 : set at distance of branch spread/half tree height; robust fencing (chestnut paling or similar); no vehicles/storage within; install before machinery and retain until completion .	6.8	Pre-construction & Construction	Contractor / Arboriculturist	Tree protection fencing was installed at the site for the duration of the construction. The fencing was adjusted on a number of occasions as habitat clearance works were completed.	-
20	Implement native tree & shrub planting with 70:30 native:non-native ratio; include fruit-bearing species (e.g., hawthorn, crab apple, rowan, etc.).	6.9.1	Landscaping	Developer and Landscaping Contractor	Tree and shrub planting undertaken to date included native tree species and fruit bearing species such as hawthorn, apple and blackthorn.	 Figure 6: Field maple planting along frontage of the site

Reference	Action	Paragraph	Phase/Timing	Responsible	Compliance Details	Figures
21	Seed public grassland with diverse native wildflower mix and manage as traditional meadow.	6.9.2	Landscaping & Ongoing Management	Developer and Landscaping Contractor	The compliance visit undertaken on 19th January 2025 recorded that the public grassland areas had been seeded with amenity grassland mixes rather than those specified in the landscaping plan. There are also a small number of remedial works required in relation to hedgerow planting. During August 2026 Vistry Homes provided details of the remedial action that will be undertaken to rectify these issues. These works will be progressed in the autumn 2026 planting season.	 Figure 7: Example of incorrect grass mix; this area should be sown with Emorsgate EM1: Basic General Purpose Meadow mix, but an amenity grassland mix has been used instead
22	Install Swift bricks and bat bricks in ≥50% of new dwellings; position under eaves/high walls, shaded , away from windows/artificial light.	6.9.3	Construction	Developer and Ecologist	12 bat boxes and 13 swift boxes have been installed at the site, there is a small amount of variation in placement compared to the locations shown on the landscaping plans, however all boxes are in suitable locations to be utilised. These comprise Ibstock Swift Boxes and Bat Brick B bat boxes, as recommended by the ecology report.	 Figure 8: Integrated bat box in situ  Figure 9: Integrated swift box in situ
23	Construct two wood-based hibernacula (each ≥5 m ²) within ecology areas.	6.9.4	Landscaping	Developer and Contractor	Hibernacula have been installed as per the requirements of the planning permission and great crested newt licence.	-

Reference	Action	Paragraph	Phase/Timing	Responsible	Compliance Details	Figures
24	Provide Hedgehog homes (e.g., Igloo/Hogitat) within wider landscaping.	6.9.5	Landscaping	Developer and Contractor	The two hedgehog homes have been installed.	-
25	Create a Hedgehog Highway : cut 10×10 cm holes at base of boundary fences between gardens and habitats; add People's Trust for Endangered Species (PTES) signage so openings remain.	6.9.6	Construction	Developer and Contractor	Hedgehog highways have been installed.	-
26	Install two log piles (one vertical , one horizontal) using native wood from site.	6.9.7	Landscaping	Developer and Contractor	Installation of log piles has been completed.	-
27	Deliver Biodiversity Net Gain (BNG) measures as set out in the Landscape Enhancement and Management Plan and associated assessment.	6.10	Post-planning / Delivery	Developer	The site is not subject to statutory BNG. Habitat works undertaken to date have been broadly in line with the requirements of the landscaping plan, although the grassland creation at the site needs adjusting as per the wording in row reference 21. In addition, a proportion of the landscaping has not yet been delivered. As a result, it is not possible to confirm whether the BNG requirements have been met. On 9th February 2026 Vistry Homes confirmed that a schedule of works, based on the remedial action required under row reference 21 will be put in place to ensure the BNG requirements have been met.	-

3.3 Landscaping Enhancement and Management Plan Actions and Outcomes

The actions from the Landscaping Enhancement and Management Plan have been extracted and presented in **Table 2**.

Table 2: Landscaping Enhancement and Management Plan Actions and Outcomes

Phase	Action	Responsible Party	Notes	Status
Construction	Rotavate landscaped areas	Site Manager	Prepare soil for planting; remove ruderal vegetation	This was actioned in advance of landscaping works undertaken to date.
Construction	Plant native hedgerows	Landscape Contractor	Hornbeam & Privet mix; 4–6 whips/meter; Oct–Apr planting	These works have been completed.
Construction	Sow EM1 seed mix in ecology areas	Landscape Contractor	Includes wildflowers; sow in spring or autumn	Seed mixes EM1 have been planted incorrectly at the site. As detailed under reference 21 in Table 1 . During August 2026 Vistry Home provided details of the remedial action that will be undertaken to rectify these issues. This work will be progressed in the autumn 2026 planting season.
Construction	Sow EM8 seed mix in attenuation pond	Landscape Contractor	Plug planting with marginal species	Vistry Homes will be planting the seed mix in the attenuation pond during autumn 2026.
Construction	Seed amenity grassland with EL1 mix	Landscape Contractor	Spring or autumn sowing	Amenity grassland at the site has been planted correctly.
Construction	Plant scattered trees	Landscape Contractor	Stake for 2 years; water during dry periods	Scattered trees have been planted correctly at the site. A small number of specimens were not the correct species and these will be replaced during the next planting season (autumn 2026)
Construction	Plant 0.026ha mixed native scrub	Landscape Contractor	Dogwood, Blackthorn, Elderberry, etc.	This planting has been completed.
Construction	Install green roofs on garages	Site Manager	Use Lindum sedum mats	The sedum roofs as required by the landscaping plan have been installed.
Construction	Install bat and bird bricks	Site Manager	At least 50% of dwellings	See row reference 22 in Table 1 for details.
Construction	Safeguarding	Project Manager	Appoint ECoW; toolbox talk	Activities in relation to using an ECoW and associated toolbox talks are detailed in Table 1 .

Phase	Action	Responsible Party	Notes	Status
Operational	Grassland management – Year 1	Landscape Contractor	Mow to 40–60mm every 3–4 weeks; remove arisings; spot treat weeds	This action will be completed as the grassland develops.
Operational	Grassland management – Years 2–5	Landscape Contractor	Meadow management: 3 cuts/year (March, May, Sept/Oct); remove arisings	This action is for future years and is therefore yet to be completed.
Operational	Tree maintenance	Landscape Contractor	Water during dry periods; monitor deer damage; replace dead trees	All trees on site were healthy at the time of the compliance check.

4.0 DISCUSSION

4.1 Introduction

This section summarises the extent to which the ecological and landscaping measures required under the Updated Ecological Assessment and Landscape Enhancement Management Plan have been delivered at Allington Lane, Fair Oak. It draws on the compliance outcomes recorded during the site visit.

4.2 Discussion

Overall, the compliance review found that the majority of key ecological mitigation measures, and particularly those associated with protected species, have been implemented correctly and in accordance with relevant licences, guidance and approved plans.

Protected species works for bats, great crested newts and reptiles were carried out under the appropriate Natural England licences and under ecological supervision. Demolition of Building 1 was completed to licence standards, with no bats recorded. Great crested newt and reptile exclusion, trapping and habitat manipulation were delivered effectively, resulting in the successful translocation of slow-worms to the receptor area. Pre-works nesting bird checks were also undertaken, and no evidence of hazel dormouse or badger was recorded.

Lighting controls have been implemented successfully, with the south-eastern ecological corridor retained as a dark zone. Tree protection fencing was in place throughout construction, and integrated bat and swift bricks have been installed in accordance with the landscaping plan. Hibernacula have also been constructed within the receptor area and hedgehog homes installed.

Landscaping actions yet to be completed and remedial action required for previously implemented actions have been programmed for completion in autumn 2026, which is the next available planting season. Once these actions are undertaken Condition 18 will have been fully implemented.

5.0 REFERENCES

CIEEM, 2017. *Guidelines for Ecological Report Writing*. 2nd ed. Winchester: Chartered Institute of Ecology and Environmental Management.

Eastleigh Borough Council, 2022. *Habitat Regulation Assessment (HRA) Screen Matrix and Appropriate Assessment Statement: Treetops, Allington Lane*, s.l.: Eastleigh Borough Council.

Ecosupport, 2022. *Landscape and Ecological Management Plan*, Lee-on-the-Solent: Ecosupport.

Ecosupport, 2022. *Updated Ecological Assessment*, Lee-on-the-Solent: Ecosupport.

Map 1 Site Location Plan



**LAND AT ALLINGTON LANE, FAIR
OAK, EASTLEIGH, HAMPSHIRE**

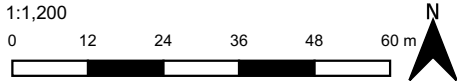
**ECOLOGICAL AND LANDSCAPE
COMPLIANCE REPORT**

Map 1 - Site Location Plan

Client:	Vistry Homes Limited
Date:	January 2026
Status:	Draft

KEY

 Site Boundary



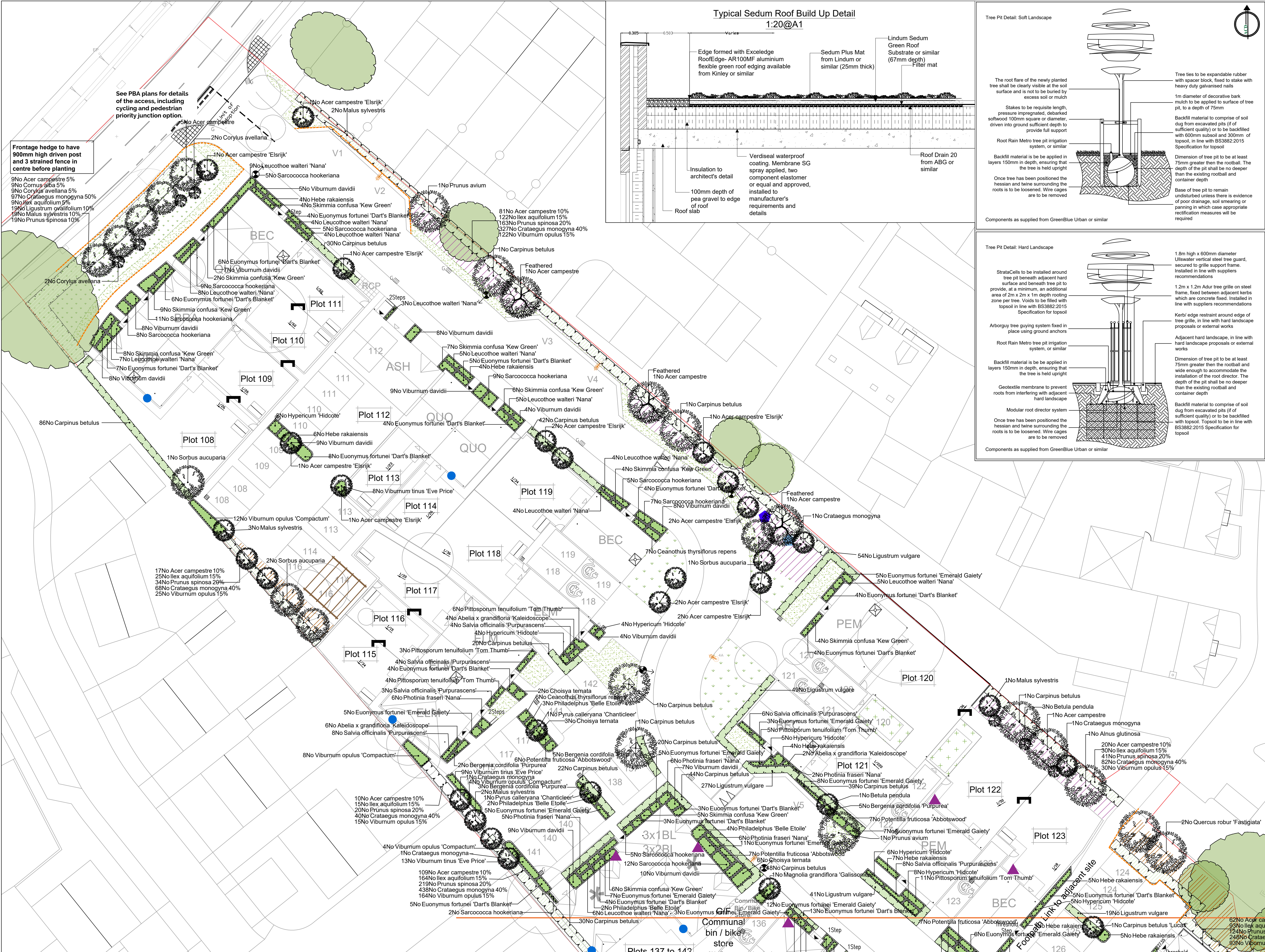
Prepared by: KM	Date: 130624
Last amended by: SB	Date: 220126



ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Appendix 1 Landscaping Plan



Appendix 2 Lighting Plan

This drawing and any information or descriptive material set out on it are the confidential and copyright property of Prolectric Services Ltd and MUST NOT BE DISCLOSED, COPIED, LOANED in whole or in part or used for any purpose without the written permission of Prolectric Services Ltd.

PROJECT:
ALLINGTON LANE, PHASE 3

STREET LIGHTING KEY:

● **SOLAR STREET LIGHT - OSRAM T2**
QTY: 8
LANTERN SHAPE: BATWING
WATTAGE: 10W
HEIGHT: 6m
TILT: 22°
LAMP TYPE: 4000K NEUTRAL WHITE LED
MAINTENANCE FACTOR: 0.81

STREET LIGHTING SPECIFICATIONS:

All materials shall be to the relevant British standard. Site works shall comply in general with department of transport specification for highway works, and shall also conform to:

- the electricity at work regulations (1989)
- the health and safety at work act
- chapter 8 of the traffic signs manual
- the control of substances hazardous to health regulations 1988
- the construction (design management) (cdm) regulations 2015

Columns shall be installed at the rear of the footway, unless otherwise shown.

STREET LIGHTING TO BS 5489-1:2020 & BS EN 13201-2:2015
CLASS P5 (Eav 3.00 TO 4.50 LUX, Emin 0.60 LUX)

Grid 1 Results
Eav= 4.27
Emin= 0.91
Emax= 11.58
Emin/Emax= 0.08
Emin/Eav= 0.21
Emax/Eav= 2.71

D	Moved column 5A	07/03/2023	BS
C	Updated plan	13/10/2022	HW
B	Updated plan	10/06/2021	HW
A	First issue	26/04/2021	HW
REV	COMMENTS	DATE	INI.

Drawn by: BEN SHACKLETON	Drawn Date: 07/03/2023
------------------------------------	----------------------------------

Checked by: BEN SHACKLETON	Checked Date: 07/03/2023
--------------------------------------	------------------------------------

Technical reference: 2021064
--

Sheet: 1/1	Scale: NTS	Rev: D
----------------------	----------------------	------------------

