

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

**HABITAT MANAGEMENT PLAN AND REPTILE
MANAGEMENT PLAN**

Final Document

November 2025

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

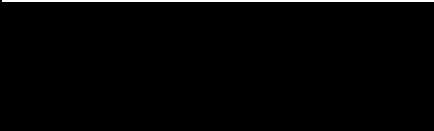
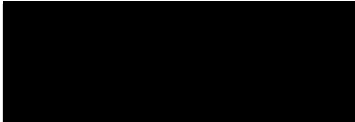
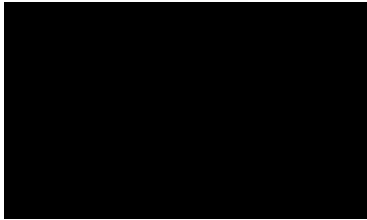
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ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017). The Ecological Impact Assessment and report has been prepared in line with the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018) and survey work has been undertaken in line with references within CIEEM's Source of Survey Guidance (CIEEM, 2017).

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ALLBROOK WAY, EASTLEIGH

HABITAT MANAGEMENT PLAN AND REPTILE 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 Habitat Management Plan and Reptile Management Plan to support the approval of The Reserved Matters (Application No. RM/24/98388) for Land West of Allbrook Way, Knowle Hill, Eastleigh SO50 4LZ (hereafter referred to as the site).

There are two conditions within the Decision Notice provided by Eastleigh Borough Council (Planning Permission Ref: O/19/86980) that relate to ecology which are as follows;

Condition 5 states that:

'No development shall start on site until a great crested newt licence method statement and a habitat management plan, to include the location of the receptor site and hibernacula and translocation data, has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that great crested newts are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).'

Condition 6 states that:

'No development shall start on site until a Reptile Management Plan, to include the location of the receptor site and hibernacula and translocation data, has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that reptiles are not harmed by the development, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).'

Previously, Species Ecological Consultancy were contracted to carry out an Ecological Impact Assessment (Species Ecological Consultancy, 2020) to support the outline planning application. A number of protected species surveys were carried out in 2018 as part of the works including reptile surveys. Due to previous survey works becoming out of date, ECOSA was contracted by Bargate Homes to conduct updating ecological surveys in 2023 (ECOSA, 2024).

During the reptile surveys and a peak count of a peak count of seven adult slow-worm *Anguis fragilis*, two juvenile slow-worm, two adult grass snakes *Natrix natrix* and one juvenile grass snake were recorded. As the reptiles cannot be retained within the site as a result of the site proposals, a suitable receptor site has been identified in the woodland on the west of the site (**Map 2**).

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.

2.0 MANAGEMENT PLAN OBJECTIVES

2.1 Introduction

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

2.2 Overview of Management Plan Objectives

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

- Establishment of long-term management prescriptions for new and retained habitats to ensure the habitat diversity and suitability for wildlife is maintained.
- Protection of great crested newt and reptiles.

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 and pond habitats. Management prescriptions for each of these habitat types are detailed individually within Section 5.0. The management of the woodland habitats on site is covered by a separate Woodland Management Plan document (SJA Trees, 2025).

3.0 GENERAL MANAGEMENT PRESCRIPTIONS

3.1 Introduction

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

3.2 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.

3.3 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 GREAT CRESTED NEWT AND REPTILE MANAGEMENT MEASURES

4.1 Introduction

This section provides detailed prescriptions for mitigation and management measures that must be implemented at the site with regards to great crested newt and reptiles.

4.2 Translocations

Due to the risk of killing/injuring great crested newt and slow-worm during the construction works, a translocation exercise will be undertaken to remove individual animals from the development area. The proposals will result in loss of approximately 2.63 hectares of grassland, including suitable great crested newt and reptile habitat, during the construction phase within the site.

During the surveys carried out in 2023, a low population of great crested newt was recorded within ponds to the west of the site and a peak count of seven adult slow-worm, two juvenile slow-worm, two adult grass snakes and one juvenile grass snake were recorded. A density of 23 refugia per hectare was used on site, so the site is said to support a low population of grass snake and slow-worm, based on population size classes defined in the current guidance (Froglife, 1999).

4.2.1 Receptor Site

A receptor site has been identified within the woodland on the west of the site (Error! Reference source not found.). The receptor site comprises approximately 0.5 hectares of lowland mixed deciduous woodland (**Figure 1**). As the receptor site lies directly adjacent to the rest of the site and the reptiles within the site are likely to move in and out of this area on their own, it is considered that the translocation of any reptiles into this area is not likely to cause overcrowding issues.



Figure 1: The woodland to the west of the site.

Two hibernacula have been constructed within the receptor site (**Figure 2**). The hibernacula were constructed from logs and stones and were dug in slightly into the ground, with the resultant turf placed over the top of the hibernacula to provide cover.



The site was fenced using 1000 gauge polythene exclusion fencing buried into the ground by 100 millimetres with an external return to prevent reptiles from burrowing beneath it. Posts were erected at approximately 1-2 metre intervals to support the fence. The exclusion fence was installed by a suitably qualified ecologist along the boundaries of the site, excluding the receptor site, to prevent great crested newt reptiles entering from adjacent habitats.

A destructive search was undertaken under the supervision of a suitably qualified ecologist between 26th August and 13th September 2025. The habitat was cleared via methodical strimming to ground level, followed by the top layer of vegetation stripped using an excavator with a toothed bucket under the supervision of an ecologist.

Following the completion of the development, the fencing will be removed under the supervision of a suitably qualified ecologist. This will be undertaken either upon completion of the entire development or on a phased work basis as the development is completed.

5.0 HABITAT MANAGEMENT MEASURES

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).

6.0 REFERENCES

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[Online]

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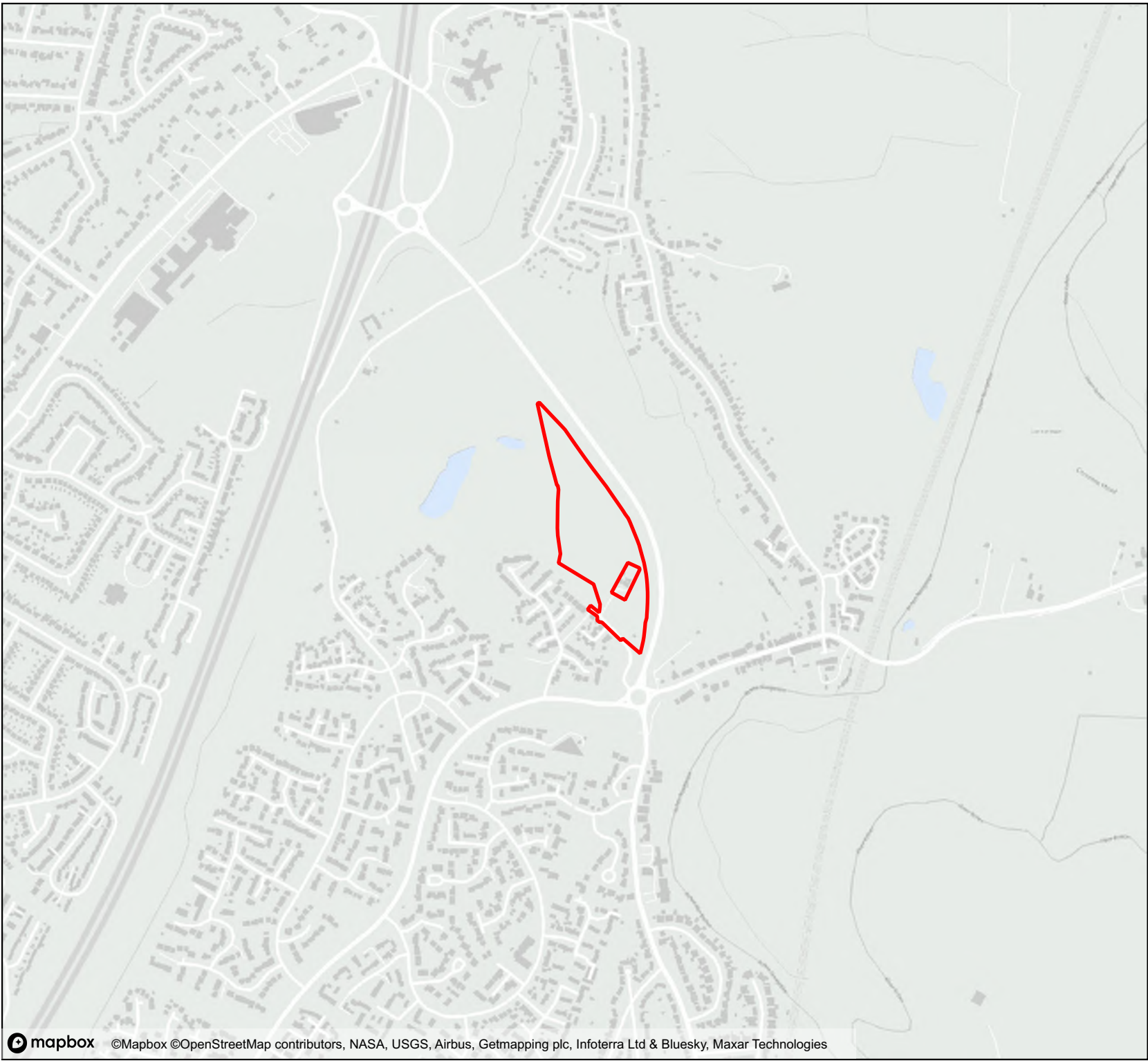
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Map 1 Site Location Plan



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

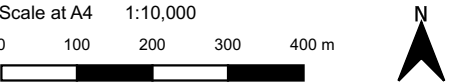
REPTILE MITIGATION REPORT

Map 1 - Site Location Plan

Client:	Bargate Homes Ltd
Date:	August 2025
Status:	Draft

KEY

 Site Boundary



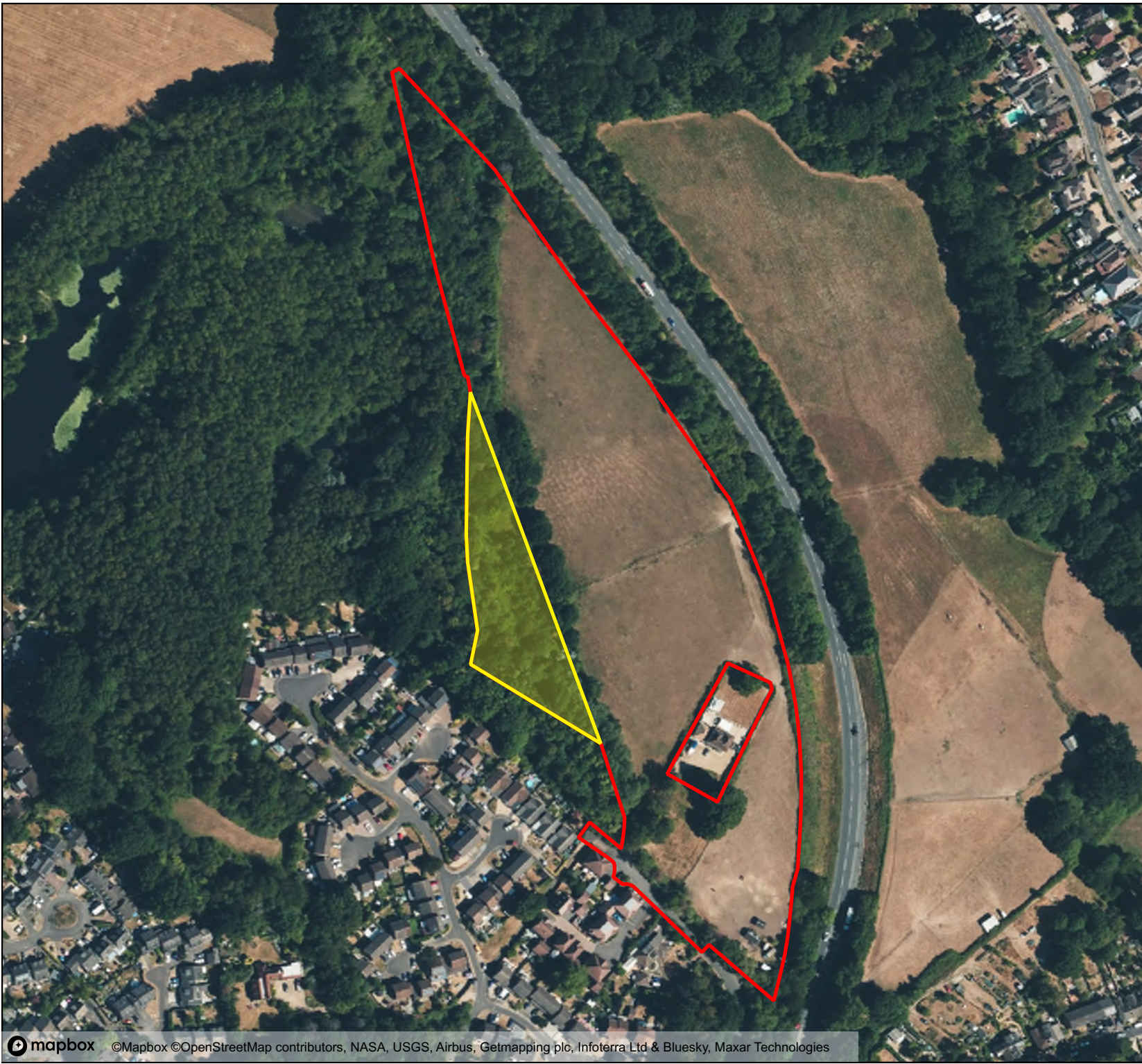
Prepared by: KM	Date: 180825
Last amended by: KM	Date: 180825

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Map 2 Receptor Site Location Plan



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

REPTILE MITIGATION REPORT

Map 2 - Receptor Site Plan

Client:	Bargate Homes Ltd
Date:	August 2025
Status:	Draft

KEY

-  Site Boundary
-  GCN Receptor Area

Scale at A4 1:2,700

0 30 60 90 120 m



Prepared by: KM

Date: 180825

Last amended by: KM

Date: 180825

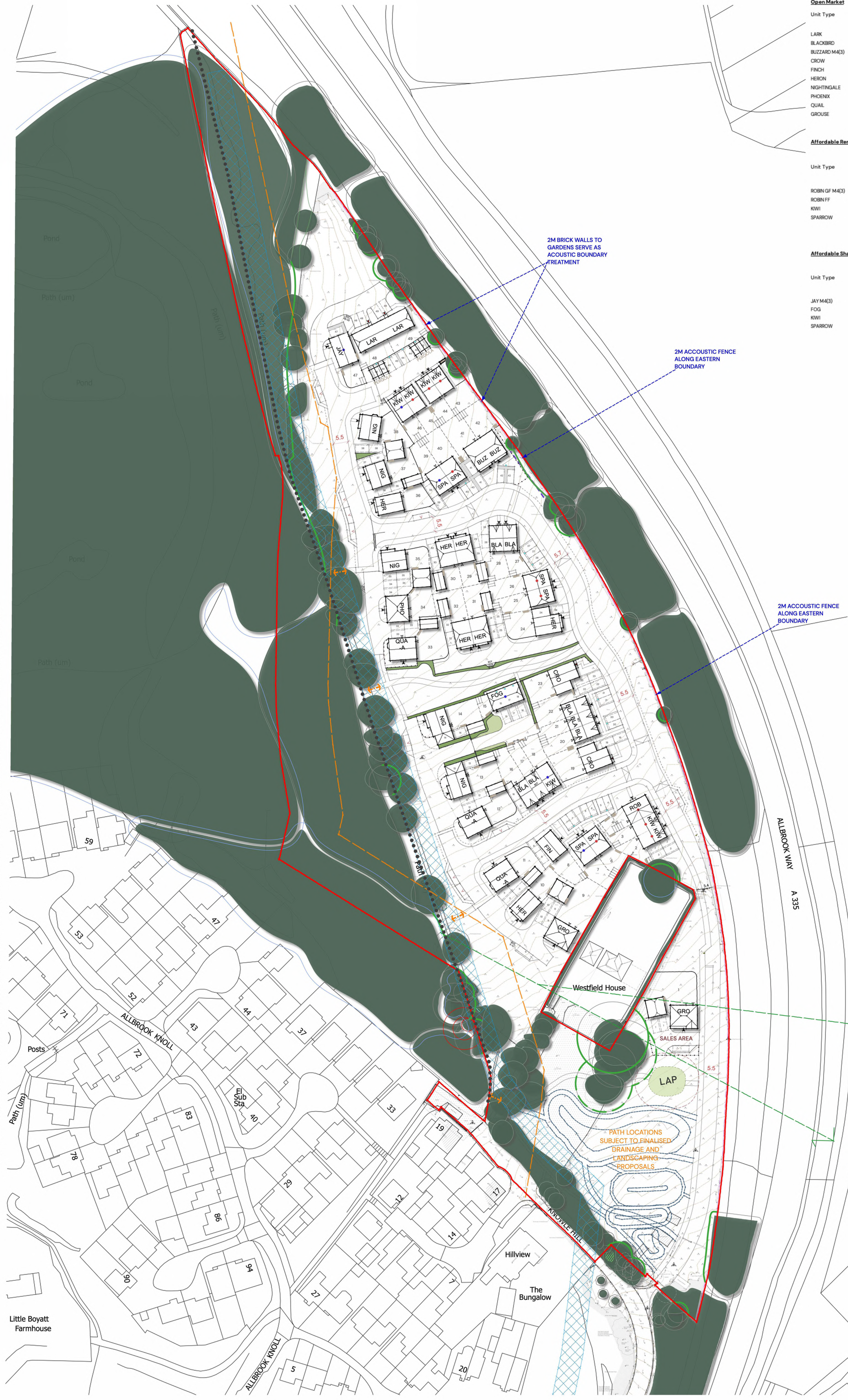
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Appendix 1 Site Proposals Plan



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	
BLACKBIRD	2	2	7	873	6,111	34%
BUZZARD M4(3)	2	2	2	1154	2,308	
CROW	3	2	2	1142	2,284	
FINCH	3	2	1	1150	1,150	47%
HERON	3	2	7	1147	8,029	
NIGHTINGALE	3	2	5	1151	5,755	
PHOENIX	4	2	1	1440	1,440	
QUAIL	4	2	3	1486	4,458	19%
GROUSE	4	2	2	1485	2,970	
Total OM			32		36,011 sqft	

Affordable Rented

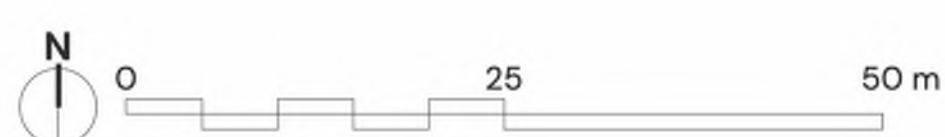
Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit (Structure)	Total Sqft	
ROBIN GF M4(3)	1	2	1	548	548	18%
ROBIN FF	1	2	1	676	676	
KWI	2	2	5	906	4,530	45%
SPARROW	3	2	4	1019	4,076	36%
Total AR			11		9,830 sqft	

Affordable Shared Ownership

Unit Type	No. Beds	Storeys	No. of Units	Sqft./unit (Structure)	Total Sqft	
JAY M4(3)	1	1	1	753	753	17%
FOG	2	2	1	801	801	50%
KWI	2	2	2	906	1,812	
SPARROW	3	2	2	1019	2,038	33%
Total SO			6		5,404 sqft	
Total Units			49		51,245 sqft	

KEY

- SITE BOUNDARY
- PUBLIC OPEN SPACE (2.16HA)
- EXISTING TREES
- TREE RPA
- AFFORDABLE RENTED DWELLING
- AFFORDABLE SHARED OWNERSHIP DWELLING
- 20M OFFSET FROM SINC BOUNDARY
- 1.8M HIGH BRICK WALL
- WATER MAINS EASEMENT
- PUBLIC RIGHT OF WAY FOOTPATH
- POTENTIAL FOOTPATH CONNTECTIONS (SUBJECT TO DETAILED LANDSCAPING PROPOSALS)
- LONG DISTANCE VIEWING CORRIDORS
- PROPOSED LAP
- PROPOSED DRAINAGE ATTENUATION (SUBJECT TO FINALISED DETAIL)
- BIN COLLECTION POINTS
- ASSUMED LOCATIONS FOR ON-PLOT BIN STORAGE
- CYCLE STORAGE SHEDS (PROVIDED ON PLOTS THAT DO NOT HAVE GARAGES)
- ASSUMED LOCATIONS OF ELECTRIC VEHICLE CHARGING POINTS FOR OFF-PLOT PARKING ARRANGEMENTS (PROVIDED ON INDIVIDUAL DRIVEWAYS WHERE PARKING IS ON-PLOT)



LAND WEST OF ALBROOK WAY, EASTLEIGH - PROPOSED LAYOUT



Appendix 2 Great Crested Newt Translocation Results

Survey Visit	Date	Weather Conditions				Number of Individuals Translocated			
						Great Crested Newt			
		Conditions	Temp (°C)	CC (%)	WF	M	F	Juv	Unsexed
1	18 th July 2025	Dry	17	60	1				
2	19 th July 2025	Rain	18	100	0				
3	20 th July 2025	Overcast, rain showers	17	100	1				
4	21 st July 2025	Clear, dry	19	15	2				
5	22 nd July 2025	Overcast, dry	18	75	2				
6	23 rd July 2025	Overcast, drizzle	17	45	1				
7	24 th July 2025	Dry, overcast	19	60	2				
8	25 th July 2025	Dry, overcast	17	80	1				
9	26 th July 2025	Dry with sunny intervals	19	50-70	1				
10	27 th July 2025	Dry	18	75	2				
11	28 th July 2025	Dry, clear	19	50	1				
12	29 th July 2025	Overcast, drizzle	17	100	2-3				
13	30 th July 2025	Sunny	16	5	3				
14	31 st July 2025	Cloudy	16	95	2		1		
15	1 st August 2025	Overcast, dry	17	100	2				

16	2 nd August 2025	Cloudy	17	60	1				
17	3 rd August 2025	Cloudy	17	80	1				
18	4 th August 2025	Overcast, drizzle, windy	18	80	1-2				
19	5 th August 2025	Warm and sunny	11-16	40	1				
20	6 th August 2025	Overcast to start than sunny and warm	10-17	40	1				
21	7 th August 2025	Overcast, light rain for 15 mins	15	100	1				
22	8 th August 2025	Dry, cloudy	14	85	1				
23	9 th August 2025	Dry, sunny	15-17	10-20	1				
24	10 th August 2025	Dry, Sunny	14-17	0	1				
25	11 th August 2025	Dry, sunny	14	15	1				
26	12 th August 2025	Dry, sunny	18	0	2				
27	13 August 2025	Cloudy, dry	18	20	1				
28	14 August 2025	foggy, dry	17	70	1				
29	15/08/25	Dry, sunny	15	10	2				
30	16 August 2025	Dry, sunny	17	30	1				
31	17 August 2025	Dry, sunny	17	10	1				

Appendix 3 Reptile Translocation Results

Survey Visit	Date	Weather Conditions				Number of Individuals Translocated			
						Slow-worm			
		Conditions	Temp (°C)	CC (%)	WF	M	F	Juv	Unsexed
1	18 th July 2025	Dry	17	60	1				
2	19 th July 2025	Rain	18	100	0				
3	20 th July 2025	Overcast, rain showers	17	100	1				
4	21 st July 2025	Clear, dry	19	15	2				
5	22 nd July 2025	Overcast, dry	18	75	2				
6	23 rd July 2025	Overcast, drizzle	17	45	1				
7	24 th July 2025	Dry, overcast	19	60	2				
8	25 th July 2025	Dry, overcast	17	80	1			1	
9	26 th July 2025	Dry with sunny intervals	19	50-70	1				
10	27 th July 2025	Dry	18	75	2				
11	28 th July 2025	Dry, clear	19	50	1				
12	29 th July 2025	Overcast, drizzle	17	100	2-3				
13	30 th July 2025	Sunny	16	5	3				
14	31 st July 2025	Cloudy	16	95	2				
15	1 st August 2025	Overcast, dry	17	100	2				

16	2 nd August 2025	Cloudy	17	60	1				
17	3 rd August 2025	Cloudy	17	80	1				
18	4 th August 2025	Overcast, drizzle, windy	18	80	1-2				
19	5 th August 2025	Warm and sunny	11-16	40	1				
20	6 th August 2025	Overcast to start than sunny and warm	10-17	40	1				
21	7 th August 2025	Overcast, light rain for 15 mins	15	100	1				
22	8 th August 2025	Dry, cloudy	14	85	1				
23	9 th August 2025	Dry, sunny	15-17	10-20	1				
24	10 th August 2025	Dry, Sunny	14-17	0	1				
25	11 th August 2025	Dry, sunny	14	15	1				
26	12 th August 2025	Dry, sunny	18	0	2				
27	13 th August 2025	Cloudy, dry	18	20	1				
28	14 th August 2025	foggy, dry	17	70	1				
29	15 th August 2025	Dry, sunny	15	10	2				
30	16 th August 2025	Dry, sunny	17	30	1				
31	17 th August 2025	Dry, sunny	17	10	1				