

Ecology response conditions 5 and 6 for DC/25/100551 Land West of Allbrook Way, Knowle Hill, Eastleigh, SO50 4LZ

Application for discharge of Conditions 5 and 6 (Habitat Management Plan and Reptile Management Plan) of permission ref. RM/24/98388 - Reserved matters relating to layout, scale, appearance and landscaping of the proposed development pursuant to outline permission O/19/86980 for the construction of 49 no. residential dwellings.

Rebecca Altman

27/12/25

More information needed

Condition 5 – 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 LPA.

Condition 6 – 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 LPA.

Condition 5 Great Crested Newt License and Habitat Management Plan) was partially discharged in July 2025. The Habitat Management Plan was required for full discharge.

An email (23/9/25) from Molly Hayter at Bargate Homes confirmed that the destructive search for Great Crested Newts was completed in accordance with the GCN license.

I have reviewed the Habitat Management Plan and Reptile Management Plan by Ecosa (Nov 2025) which was submitted with application DC/25/100551. At the discharge of conditions stage, this plan needs to be more detailed.

It does contain the translocation data for reptiles and great crested newts and shows the GCN receptor area on a wider plan but does not show a plan of the receptor site, the locations of hibernacula or areas that will be managed specifically for reptiles within the woodland.

This document states that "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." This does not commit the management contractors to consider specific actions at specific times or a regular review by an ecologist.

The report refers to a separate woodland management plan, but it was not submitted with either of the DC applications for conditions 5 and 6. The elements of the woodland management plan that refer to management for reptiles must also be included in this report.

This report does not contain a calendar/table with a proposed work schedule which can be rolled forward over a 5-year period (as described in BS42020, section 11). This should show the months and years when the specific habitat management and monitoring work that would be expected, for purposes of accountability.

Please could you provide the proposed management plans for reptiles and for amphibians in calendar/table form as a very specific management plan with information on which management techniques and which monitoring checks will be done in which months and years.

An example of similar a management and monitoring calendar chart can be found on page 26 in the Reptile Habitat Management Handbook available to download at [Reptile Habitat Management Handbook.pdf](#).

Lisa Malter

Ecologist