

Quobleigh Breach, One Horton Heath

Ecology and Mitigation & Management Plan (EMMP)

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1 INTRODUCTION

1.1 BACKGROUND

Johns Associates Ltd was commissioned by the One Horton Heath Team at Eastleigh Borough Council to produce an Ecological Mitigation and Management Plan (EMMP) of the proposed Quobleigh Breach site at One Horton Heath, Eastleigh, in support of a planning application for the site. The site is located at post code SO50 7DF (central Ordnance Survey (OS) grid reference SU 4845 1746) and is hereafter referred to as the 'Site'.

Quobleigh Breach, One Horton Heath (OHH), is a Reserved Matters Application (RMA) for the site. The Quobleigh Breach parcel was included within the Outline Planning Permission (OPP) which was granted in October 2025 (LPA ref no. O/20/89498).

This EMMP accords with the over-arching Ecological Mitigation and Management Strategy (Johns Associates Ltd, September 2024) produced for the wider One Horton Heath Outline Planning Application (OPA). Construction phase elements and requirements will be implemented through the Construction Environment Management Plan (CEMP).

1.2 SUMMARY OF PROPOSALS

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to (RM Requirements) of Outline Planning Permission (OPP) O/20/89498 for the erection of 269 dwellings with associated public open space, landscaping, and cycle and vehicular parking.

1.3 PURPOSE OF THIS REPORT

The objective of the EMMP is to outline the mechanisms required to protect features of ecological importance during site clearance and construction in accordance with paragraph 194 of the National Planning Policy Framework (NPPF), February 2025 and Policies DM1 and DM11 of the Local Plan (Schedule of Main Modifications) May 2021. The EMMP provides the detailed measures for managing impacts to biodiversity throughout each phase of the construction. The EMMP is based upon the Ecological Mitigation and Management Strategy as approved by Eastleigh Borough Council (EBC). Implementation and responsibilities are addressed in Section 13.

The EMMP has been informed by historic surveys conducted within the OPP Site and on updated habitat, dormouse, bat and reptile surveys conducted at The Folds, The Holme and The Homestal RMAs in 2025 by Johns Associated Ltd and updated reptile and GLTA surveys conducted at Quobleigh Breach by ECOSA in 2025. This EMMP is informed by following supporting documents:

- The EMMS for the OPA (Johns September 2024).
- Quobleigh Breach Ecological Impact Assessment, ECOSA, November 2025.
- Quobleigh Breach, Reptile survey, ECOSA, June & July 2024.
- Quobleigh Breach, Tree emergence surveys, ECOSA, August & September 2025.
- GCN licence ref 2020-44604-EPS-MIT-1 ('Quobleigh GCN licence').
- Bat licence ref 2021-52266-EPS-MIT-1 (Chalcroft Farm/Northern Buildings/Victoria House bat licence for common pipistrelle, soprano pipistrelle brown long-eared bat day roosts)
- Bat licence ref 2021-62958-EPS-MIT-1 (Chalcroft Farm bat licence for common pipistrelle, soprano pipistrelle brown long-eared bat day roosts and brown long-eared maternity and satellite roost)

- Quobleigh Breach Habitat Regulations Assessment (Shadow Appropriate Assessment) (Johns Associates, January 2026).
- The Folds, The Holme and The Homestal Dormouse Survey Technical Note, Johns Associates Ltd, November 2025.
- The Folds, The Holme and The Homestal Reptile Survey Technical Note, Johns Associates Ltd, November 2025.
- The Folds, The Holme and The Homestal Bat Activity Survey Technical Note, Johns Associates Ltd, November 2025.
- Bat Mitigation Strategy (Johns Associates, 2019).

This EMMP provides the details relevant to the discharge of the following OPP OHH Planning Conditions:

Planning Condition 17

"No development shall commence on a phase until it has either been confirmed that there are no invasive non-native species on that phase or a detailed method statement for either the removal or the long-term management/control of any invasive non-native species on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of invasive species during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: to prevent the spread of invasive non-native species. Without it, avoidable damage could be caused to the nature conservation value of the site and for compliance with Policy DM11 of the Eastleigh Borough Local Plan."

Planning Condition 63

"The development shall fully comply with the measures, details and recommendations of the Johns Associates One Horton Heath Ecological Mitigation and Management Strategy (EMMS) Version 1 dated September 2022. Any departure from implementation of this document shall be fully agreed in writing by the Local Planning Authority beforehand.

Reason: To protect features of ecological importance during site clearance and construction in accordance with the National Planning Policy Framework (NPPF) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan."

Planning Condition 64

"Each Reserved Matters application shall be accompanied by a detailed Ecological Mitigation and Management Plan (EMMP) relating to that phase of development. No development shall commence (including vegetation clearance and groundworks) until an EMMP covering all the proposed development within that phase has been submitted to and approved in writing by the Local Planning Authority. Each EMMP shall be based on the approved Ecological Mitigation and Management Strategy (EMMS) and the recommendations in Chapter 10 and Appendix 10.12 of the submitted Environmental Statement and on the revised Green Infrastructure Parameter Plan (dated 25.05.2021). They shall be based on up-to-date ecological survey information and detail the avoidance and mitigation measures to be carried out on-site and off-site, together with a timetable for implementation. The development shall be carried out in accordance with the approved details. Each EMMP shall include the following:

a) Detailed risk assessment of potentially damaging site clearance and construction activities;

- b) Details of the extent and location of important ecological features (habitats, including watercourses, ponds, all hedgerows and trees, and species including great crested newt, bats, dormice, otter, reptiles and barn owl) and related green infrastructure and proposed avoidance and mitigation measures, shown on appropriate scale maps and plans;
- c) Identification of 'biodiversity protection zones' within which no construction related activities will take place (including protection zones for SINC's, woodland, hedgerows, ponds and watercourses);
- d) Details of the requirements for updated ecological surveys to inform mitigation measures and the timetable for each survey;
- e) Include a Biodiversity Net Gain Plan based on current DEFRA advice;
- f) Identify where Protected Species Licences will be required to enable the proposed development to proceed lawfully;
- g) Detailed practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (may be provided as a set of method statements)
- h) The times during construction when specialist ecologists need to be present on site to oversee works. The approved EMMP shall be adhered to and implemented in accordance with the approved details.

Reason: To ensure that ecological management measures are appropriately devised and implemented effectively so that the overall conservation objectives of the development (including Biodiversity Net Gain) are achieved and maintained over the lifetime of the development, in accordance with the National Planning Policy Framework (NPPF) and Policies DM1 and DM11 of the Eastleigh Borough Local Plan."

Planning Condition 69

"Site clearance and construction works that could result in harm or disturbance to species listed on Schedule 2 of the Conservation of Habitats and Species Regulations, 2017 (as amended) or their breeding sites or resting places, shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by [the relevant licensing body] pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; b) written confirmation from Natural England or qualified ecologist that the operation does not require such a licence. The works must be undertaken strictly in accordance with the methods, conditions and limitations of the licence granted.

Reason: To ensure there are no adverse effects to the populations of legally protected species for compliance with Policy DM11 of the Eastleigh Borough Local Plan."

Planning Condition 70

"A permanent appropriately qualified Ecological Clerk of Works shall be employed for the lifetime of the development who shall be responsible for the overseeing and compliance with all conditions of this permission relating to biodiversity, sustainable drainage, water quality, landscaping, construction, piling, trees, protected species, invasive species, bird hazards, soils and management.

Reason: in the interests of ecology, water quality and sustainable development and to meet the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016- 2036 and the Habitats Regulations."

1.4 PERSONNEL

This EMMP was compiled by Tessa Pepler BSc (Hons) MSc MCIEEM, a Principal Ecologist and Ecology Team Leader at Johns Associates who has worked as an ecological consultant since 2005. Tessa has a BSc (Hons) in Environmental Studies and an MSc in Ecology and Management of the Natural Environment. Tessa is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and holds a Natural England Class 1 survey licence for bats (2019-40584-CLS-CLS-1), great crested newt (2015-18828-CLS-CLS), and dormice (2016-20745-CLS-CLS). Tessa is proficient in botanical identification and is certified FISC Level 3.

The EMMP was reviewed by Liz Johns BSc (Hons) MSc CEnv MCIEEM MRSB, Director at Johns Associates with nearly 30 years experience as an ecologist in both the public and private sectors.

1.5 SITE DESCRIPTION AND LOCATION

The Quobleigh Breach Site is located to the west of the village of Horton Heath in Hampshire and measures 7.08 ha. Fir Tree Lane is located to the south of the Site. Several Sites of Importance for Nature Conservation (SINCs) are located in close proximity to the Site, including Quobleigh Pond and Woods SINC to the north-east, and Field North of Hearts Row, West End SINC and Treeline Break, West End SINC to the south. A solar farm is located to the southeast of the Site. The wider landscape consists of a matrix of agricultural fields, hedgerows, woodlands, bodies of water and urban settlements.

A plan showing the location and context of the Site is provided in Figure 1. Figure 2 provides the location of the Site within the OPP red line boundary. Figure 3 provides the 2025 baseline UKHab Habitat Plan and Figure 4 provides the post-development UKHab Habitat Plan.

1.6 LEGISLATION AND POLICY

The legislation and national and local planning policies which are relevant to this EMMP and protected species within the Site are provided in Appendix A to this report

Figure 1: Site Location Red Line Boundary Plan and Context of Site



Figure 2: Quobleigh Breach Location within OPP Location

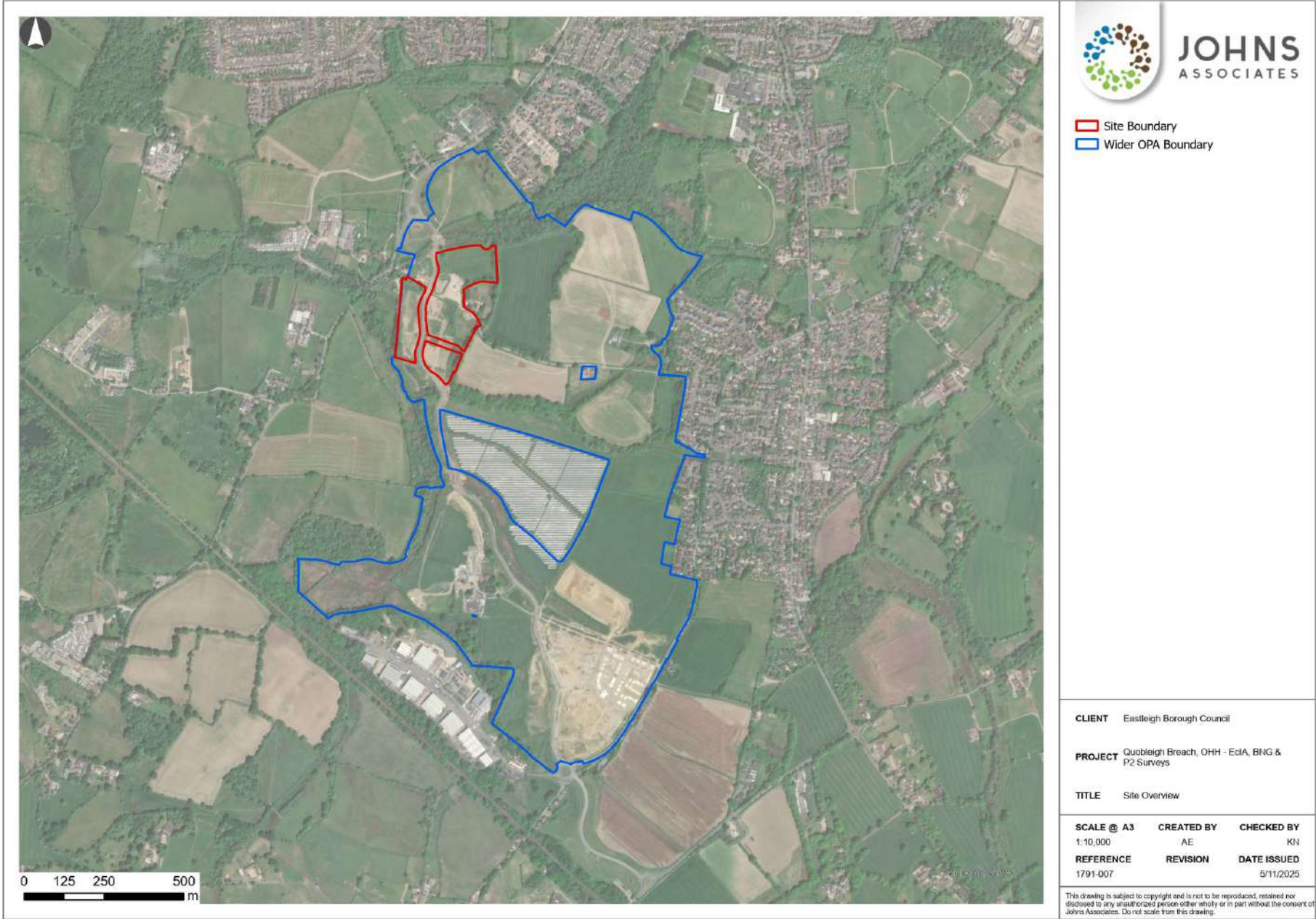


Figure 3: Quobleigh Breach 2025 Baseline UKHab Habitat Plan

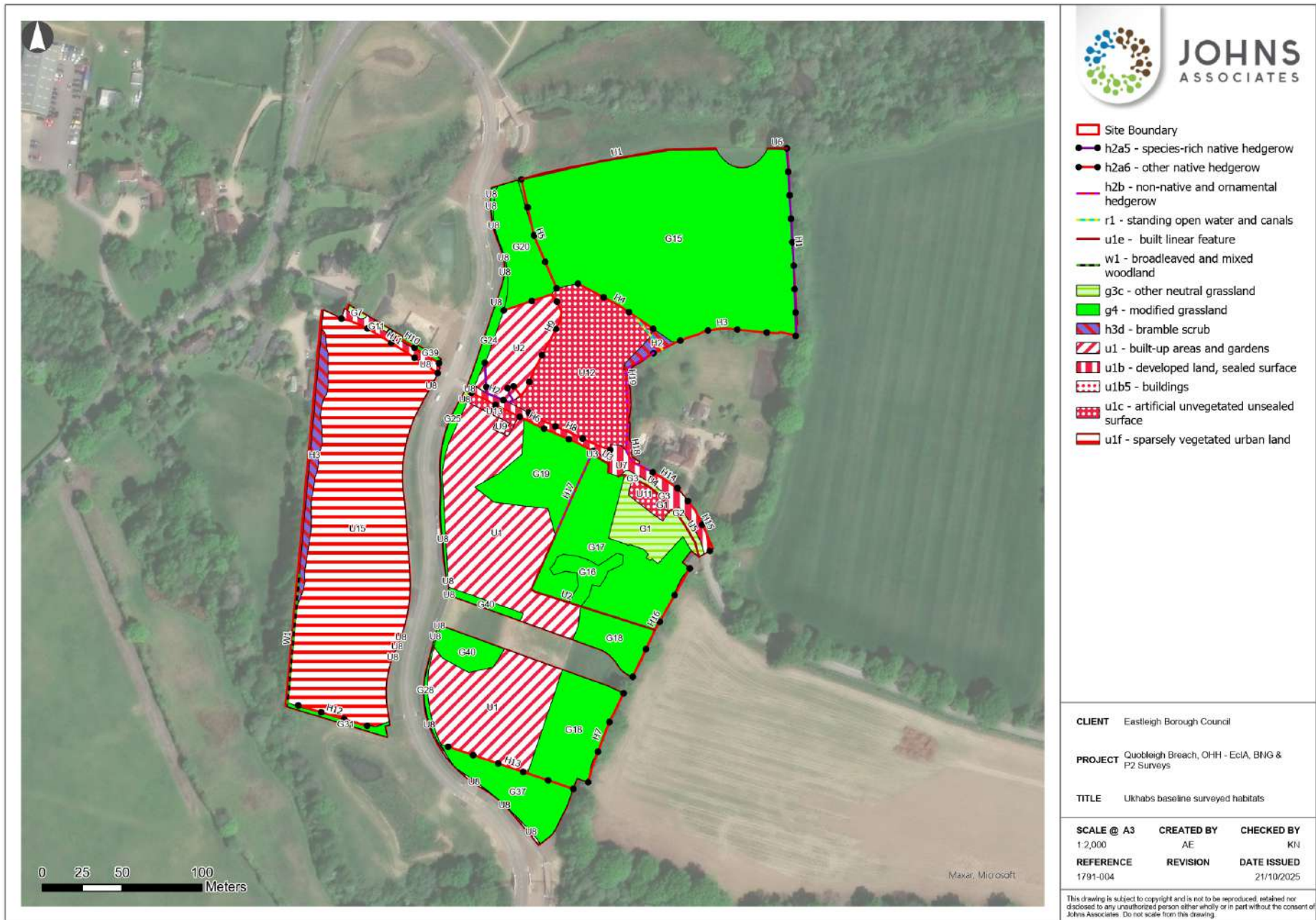
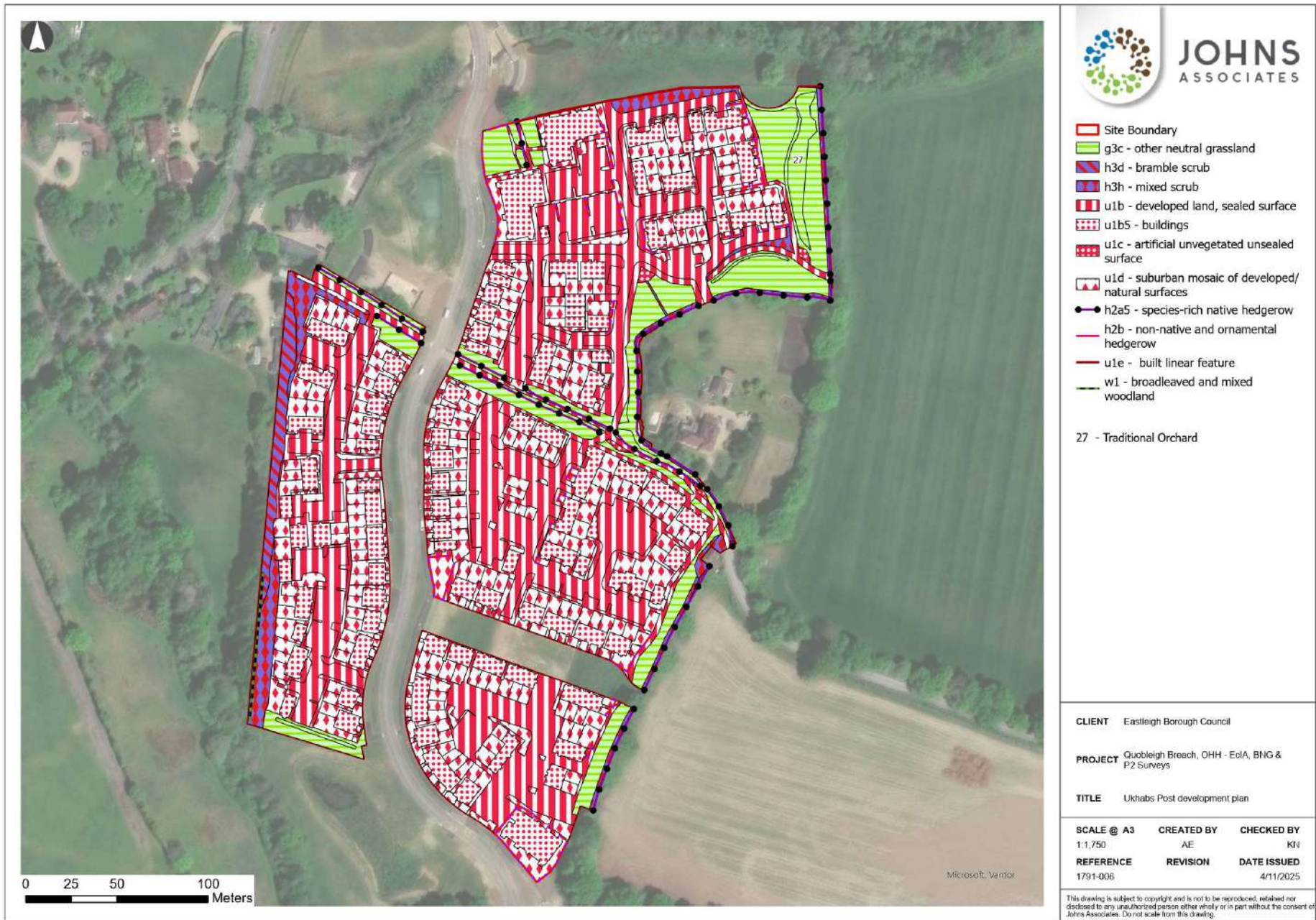


Figure 4: Quobleigh Breach Post-Development UKHab Habitat Plan



2 RISK ASSESSESSMENT OF CONSTRUCTION ACTIVITIES

The Ecological Receptors at the Site have been informed by protected species and habitat surveys conducted by Johns Associates Ltd from 2020 to 2025. Table 1 provides a summary of the ecological receptors at the Site, the legislative risk and the mitigation/avoidance measures to be implemented during the construction phase.

Table 1: Ecological Receptors, Risk and Avoidance/Mitigation Measures

Ecological Receptor	Legal Risk	Construction Risk	Avoidance/Mitigation Measures
Great Crested Newt (GCN)	Contravention of Wildlife and Countryside Act (WCA), 1981, as amended and Habitat Regulations 2019. NERC Act 2006	GCN are considered absent from the Site due to Quobleigh Brook and new road providing a barrier to dispersal. This has been agreed with Natural England and is outlined within the GCN Mitigation Strategy.	- The vegetation manipulation/ clearance programme to avoid harm to reptiles will also apply to avoiding harm to GCN.
Bats	Contravention of WCA 1981 and Habitat Regulations 2019	Risk of disturbance/accidental damage/harm/loss to bat roosts in bat boxes in Trees T11 and T8 and in trees T87-96, T193/G94 (PRF-M) and T13 (PRF-I) with suitability for roosting bats. Disturbance to brown long-eared bat maternity roost in Fir Tree House.	- Installation of site demarcation/ tree protection fencing around retained boundary trees in accordance with BS5837:2012 to prevent accidental access and use of signage as necessary. - A 10-30m construction buffer along the tree line and boundary trees.
Hazel dormouse	Contravention of WCA 1981 and Habitat Regulations 2019	Dormouse assumed present within all suitable hedgerows, bramble and the line of trees at the Site. Risk of harm to dormouse or their resting place or breeding site offences being committed from the removal of hedgerows/scrub.	- EPSL required. - Two-phase cut of vegetation in Nov to March and May to September. - Ecological Clerk of Works (ECoW) to inspect vegetation prior to removal.
Nesting birds	Contravention of WCA 1981	Risk of disturbance or harm to nesting birds from hedgerow/scrub.	- Scrub, tree and hedgerow clearance to be undertaken September to February. - If undertaken during the nesting period, then a nesting bird check by ECoW will be required.
Reptiles	Contravention of WCA 1981	Risk of harm to common lizard, slow worm and grass snake present in grassland/hedgerow/scrub.	- Vegetation manipulation/ clearance/translocation programme to move reptiles off-site to retained habitats to north. - ECoW present for vegetation clearance.
Hedgehog	NERC Act 2006	Risk of harm though hedgerow/scrub removal.	- Vegetation manipulation/ clearance/translocation programme.

		Risk of harm through falling in open holes/trenches overnight.	- ECoW present for vegetation clearance. - Access planks left in construction trenches and holes overnight, or open holes covered.
Jersey cudweed	Contravention of Sch. 8 of the WCA 1981	Risk of loss of species from vegetation clearance.	- Natural England Protected Plant License (A31) application for Jersey cudweed. - A method statement for translocation in A31 licence to be followed. - Translocation of Jersey cudweed to suitable off-site prior to construction commencing.
Himalayan Balsam	Contravention of Sch. 9 of the WCA 1981	Risk of spread of Himalayan balsam.	- Adoption of robust biosecurity and INNS methods (see Section 6 below).
River Itchen Special Area of Conservation (SAC) Solent and Southampton Water Special Protection Area (SPA)	Contravention of Habitat Regulations 2019 NERC Act 2006	Risk of discharge of accidental pollutants and soil/sediment from construction activities into the adjacent receiving watercourse and into the River Itchen. Risk of modification of on-site hydrological regime or change in flood regime resulting in a change in flow characterisation and water quality entering the River Itchen.	- Preparation of a CEMP through Condition to avoid and minimise all potential construction related pollution (water quality) and water quantity effects using best practice tried and tested industry methods (such as the NetRegs Guidance for Pollution Prevention Documentsⁱ and Ciria Control of water pollution from construction sites. Guidance for consultants and contractors (C532)ⁱⁱ) and a monitoring program. - Ecological toolbox talk and supervision of certain tasks by ECoW.
Quobleigh Pond & Woods Site of Importance to Nature Conservation (SINC)	Local Plan policy NERC Act 2006	Accidental damage to SINC as a result of un-authorised access by machinery/vehicles during the construction phase. Accidental release of pollutants from construction activities e.g. hydrocarbons discharged into adjacent watercourse and soils within the SINC.	- Preparation of a CEMP through Condition to avoid and minimise all potential construction related pollution (water quality) and water quantity effects using best practice tried and tested industry methods (such as the NetRegs Guidance for Pollution Prevention Documentsⁱⁱⁱ and Ciria Control of water pollution from construction sites. Guidance for consultants and contractors (C532)^{iv}) and a monitoring program.

			- Ecological toolbox talk and supervision of certain tasks by ECoW. - Installation of site demarcation/tree protection fencing around retained hedgerow and tree habitats in accordance with BS5837:2012 to prevent accidental access and use of signage as necessary. - A 10-30m construction buffer around retained line of retained trees including those adjacent to the SINC.
Treeline Break, West End SINC and Field North of Hearts Row, West End SINC.	Local Plan policy NERC Act 2006	Accidental release of pollutants from construction activities e.g. hydrocarbons discharged into adjacent watercourse and soils within the SINC.	- Preparation of a CEMP through Condition to avoid and minimise all potential construction related pollution (water quality) and water quantity effects using best practice tried and tested industry methods (such as the NetRegs Guidance for Pollution Prevention Documents^v and Ciria Control of water pollution from construction sites. Guidance for consultants and contractors (C532)^{vi}) and a monitoring program. - Ecological toolbox talk and supervision of certain tasks by ECoW.
Bird Hazard – attraction of risk bird species	CAA CAP 772	See CEMP and Bird Hazard Management Plan wording.	

3 DETAILS OF THE EXTENT AND LOCATION OF IMPORTANT ECOLOGICAL FEATURES

The Ecological Constraints Plan is provided in Appendix B. As part of a phased approach to construction works across the wider OPP Site, the on-site ecologist or site wide ecological consultant will plan the construction works of each RMA across all work parcels to avoid numerous treelines and hedgerows being interrupted at the same time. This will keep foraging and commuting routes open for wildlife that use the Site.

Appendix B provides the extent and location of the boundary protective fencing that will be installed to protect the retained boundary habitats at the Site in accordance with BS5837:2012 to prevent accidental access by construction vehicles. All boundary scrub, hedgerow and treelines are considered to support common reptiles, dormouse, and nesting birds.

3.1 BATS

ECOSA conducted two emergence surveys on the following trees in 2025: T87-96, T193/G94 (PRF-M) and T13 (PRF-I) and no bats were recorded roosting in the trees. These trees are scheduled for removal and must be inspected prior to removal for roosting bats using a MEWP/tree climb and a licenced bat worker with an endoscope. Figure 5 and Figure 6 provides the location of trees with potential roost features for bats.

Johns Associates have carried out a series of bat surveys across the wider OPP Horton Heath Site in 2018, 2019, 2020, 2021 and 2022. The static surveys conducted in 2025 have updated the survey data for the adjacent Site parcels; The Folds, The Holme and The Homestal and ten species have been confirmed to be present on Site through the various surveys carried out:

- Barbastelle: A potential mating roost located in tree line 182 m to east of the Site, potentially in T259. The highest number of bat calls were recorded in October in 2025.
- Serotine: One day roost at Fir Tree House. Low activity levels observed with the highest passes in June and July in 2025.
- Brown long-eared: Two maternity roosts present adjacent to site (Fir Tree Farmhouse and Chalcroft Farm). Fir Tree Farmhouse (Northern Colony) – static data indicates that these bats are using the two main connective habitats leading both north and south across Fir Tree Lane from the Farmhouse, presumably to the highly suitable foraging habitats in Quobleigh Wood and the central/western stream corridor respectively. Two post-lactating female BLE and one adult male were caught in Quobleigh Wood in August 2020. Chalcroft Farm (Southern Colony) – Maternity roost present in Pond Cottages to the north of Chalcroft pond. Additional satellite roosts identified in tree in Hearts Copse and within the stables building (A6). Key supporting habitats are considered to be Hearts Copse (offsite) with the marshy grassland and riparian corridor of the southwest and western areas of the site. Key connective corridors are the hedgerows to the south and the riparian corridor to the north and west of Chalcroft Farm. The highest number of bat passes were recorded in July and August in 2025. Day roost in a bat box in eastern boundary of Fir Tree House.
- Natterer's: One roost record on site in Building B18 in 2018. This building has subsequently been demolished under licence. This genus is represented at all locations sampled.
- Daubenton's: No known roosts present on site. Anecdotal observation of two Daubenton's bats entering oak tree in parkland south of Chalcroft during trapping surveys.
- Nathusius pipistrelle: mostly recorded in October in 2025.
- Noctule: Mating roost in an ash tree next to the pond at Chalcroft Farm.
- Common pipistrelle: Day roosts present in Northern and Southern Building clusters. Common pipistrelle were recorded at high levels at all static locations, particularly in July and August in 2025.
- Soprano pipistrelle: Day roosts present in Northern and Southern Building clusters. The highest number of passes were recorded in July and October in 2025. They were caught in all years and at all locations during trapping. Mating roost in bat box located 20 m to the north east of the Site in Quobleigh Woods.
- Whiskered. Roost in Northern building cluster.

The demolition of buildings containing bat roosts has been carried out under appropriate EPS licences, with replacement bat roosts being erected in trees to be retained. A new replacement bat house (for brown long eared bats from Pond Cottage) has been constructed near Hearts Copse. No buildings are being impacted by the Quobleigh Breach development.

Bats are sensitive to light and lighting of the site during construction has the potential to temporarily affect the behaviour and availability of foraging and commuting habitats for bats.

The hedgerows, treelines and Quobleigh Wood edge habitat that will be used by foraging and commuting bats.

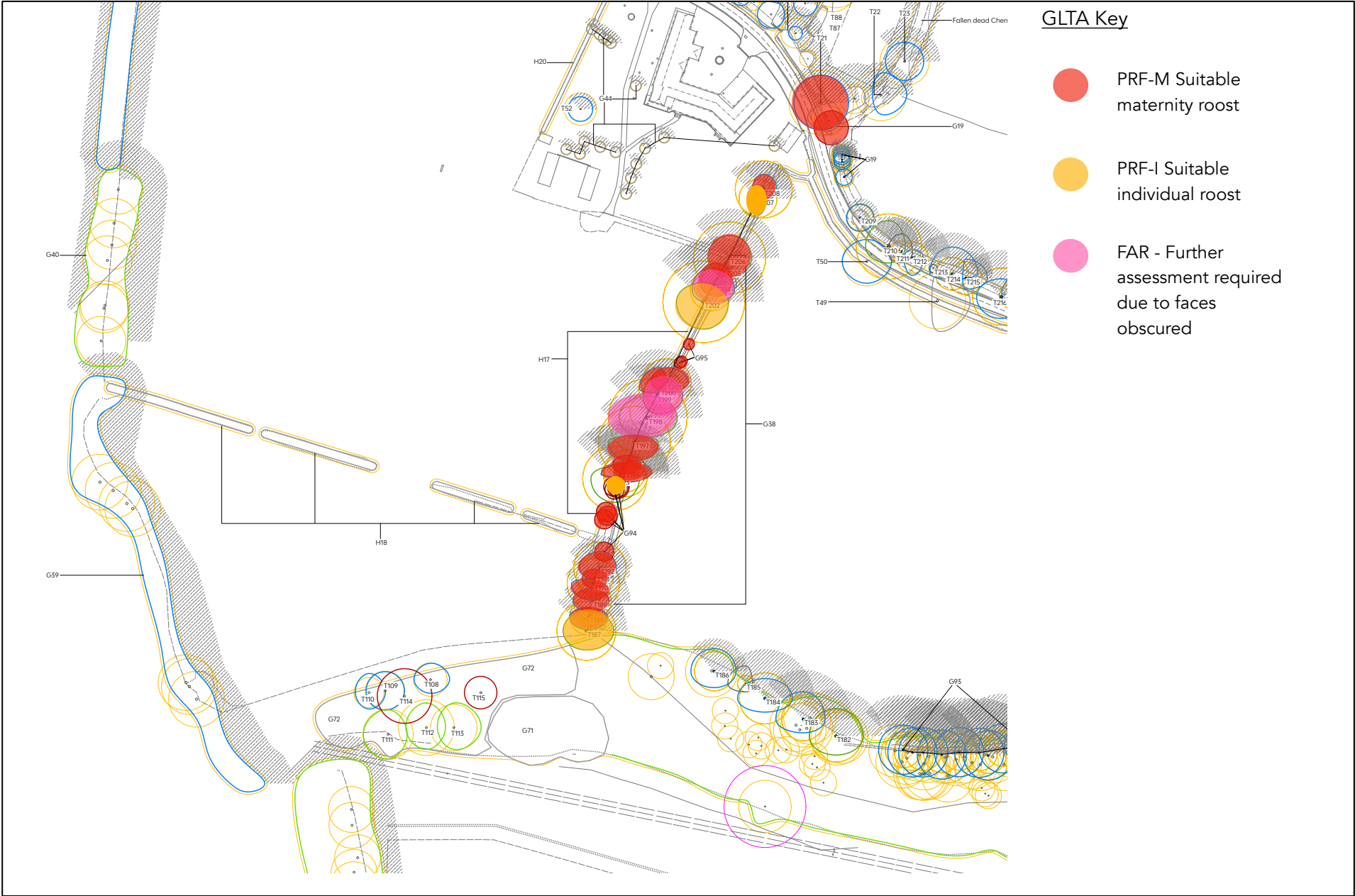
3.2 DORMOUSE

EPSL will be required from Natural England prior to any vegetation clearance or construction works commence on Site for dormouse. A two-phase cut for dormouse (November to March and May to September) and licenced dormouse worker to supervise will be required.

3.3 REPTILES & GCN

Prior to Site works commencing a destructive search will be undertaken by a suitably qualified ecologist. The habitat will be cleared via methodical strimming to 10 cm, followed by a second strim down to ground level. Once the strimming has been completed, the top layer of vegetation stripped using an excavator with a toothed bucket under the supervision of an ecologist. Any reptiles/amphibians encountered will be translocated outside of the works area to open public space and the south of Quobleigh Woods, part of the wider One Horton Heath site, to the north/east of the site. Once the destructive search has been completed, and all suitable reptile/amphibian habitat removed, the development works will be able to proceed

Figure 6: Trees with Suitability for Roosting Bats in South of Sites



4 IDENTIFICATION OF 'BIODIVERSITY PROTECTION ZONES'

The following areas will be protected for wildlife and subject to access restrictions (see Constraints Plan in Appendix B):

- Quobleigh Woods SINC.
- Hedgerows.
- Treelines.

5 DETAILS OF BIOSECURITY ARRANGEMENTS, INNS CONTROL AND METHODS FOR PREVENTING SPREAD OF INNS

5.1 BIOSECURITY

Quobleigh Breach will maintain a robust approach to biosecurity, focusing on avoiding factors and situations that increase the risks of spreading diseases, parasites and invasive non-native plants and animals (INNS). Himalayan balsam *Impatiens glandulifera* is present within the Site and within Quobleigh Woods to the north of the Site.

Rhododendron and laurel have also been recorded in Quobleigh Woods)and Japanese knotweed has been recorded at Chalcroft Farm within the Site wide OPP area. Unmitigated vehicle movements across the OPP Site have the potential to spread these species to the Quobleigh Breach Site.

The submitted OPP ES Chapter 10 Appendix 10.12 Landscape and Ecological Mitigation and Management Plan, proposes the avoidance and mitigation measures in relation to the control of INNS. Construction activity should not cause such species to spread and specialist contractor's may be required to control/remove such species.

Where present within and immediately adjacent to the working area, the contractor will remove the plants to ensure there is no risk of spread within the site prior to works commencing and dispose of it under an agreed procedure in accordance with relevant guidance from the Environment Agency (www.gov.uk). This needs to also be addressed through the contractors' RAMS.

Should other injurious and invasive plants or animals become suspected during works, cease work and contact the environmental manager immediately. The significance of these invasive species will be highlighted in the induction and toolbox talks.

5.1.1 Himalayan Balsam Legislation

Section 14(2) of the Wildlife and Countryside Act 1981 (as amended) states that "...if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence".

5.1.2 Approach to Biosecurity

Field equipment and materials will be stored and maintained in a separate location, split into lockable clean/dry and dirty/wet containers, with an outside yard and washdown area available for disinfection. This will ensure that INNS are not spread into the wider OPP site areas or into Quobleigh Breach from off-site. The three key steps associated with Check - Clean - Dry and the guidance for Biosecurity in the Field (both on site and at any associated equipment storage depots) forms the cornerstone of the Biosecurity approach:

- Check - Check plant, equipment and clothing for living organisms. Pay particular attention to areas that are damp or hard to inspect.

- Clean - Clean and wash all plant, equipment, footwear and clothes thoroughly, preferably with hot water. If you do come across any organisms, leave them at the location where you found them.
- Dry - dry all plant, equipment and clothing - some species can live for many days in moist conditions. Make sure you don't transfer them elsewhere.

Prior to any site work, a biodiversity risk assessment will be completed, which includes a Site inspection by an experienced INNS surveyor to identify potential species on Site, risk ratings and mitigation measures. Where specialist advice is required, this will be sought from professional external advisors and/or from other sources such as best practice guidance documents, the Defra and Non-Native Species Secretariat website, other EU/UK advisory websites and from our clients where appropriate (e.g. Environment Agency).

The outcome of the biodiversity risk assessment feeds into a project task method statement that will be used to deliver a project/site induction with the use of toolbox talks and registers of attendance. Any new members of the team (including sub-consultants and contractors) joining a project will have to complete the induction. Guidance and identification materials (e.g. of INNS) are made available as part of this induction. A biosecurity response plan is developed and procedures and any required equipment is always available on site as well as being prepared for the office/field depot.

Site work adopts a risk avoidance strategy where possible including:

- Use of advanced knowledge or walkover surveys to ground truth biodiversity risks identified as being potentially present
- Avoiding driving vehicles off road wherever possible to minimise transfer of soils/spores/seeds
- Avoiding sensitive times of the year
- Provision of the right equipment that is easy to manage
- Following defined paths
- Use of signage and barrier tapes, checklists, personal cleaning and disinfection, equipment isolation/ washing and disinfection facilities where possible, or isolation and handling at our field depot
- Confirmation of safe and appropriate disposal pathways for potentially contaminated materials, cleaning and drying (48hrs) of personal protective equipment and sampling equipment.

5.1.3 Preventing the Spread of Himalayan Balsam

The following measures will be implemented:

Mechanical/Physical Control

Mechanical control, by repeated cutting or mowing, is effective for large stands, but plants can regrow if the lower parts are left intact. The plant must be cut below the lowest node to stop regeneration. Inaccessible stands can quickly recolonise accessible cleared areas, so vigilance is needed if an area is to be effectively cleared. Small infestations can easily be controlled by hand-pulling as the species is shallow rooted. Padded gloves should be worn to avoid risk of injury to hands. Seeds are not very robust and only survive for up to 18 months so a two year control programmes can be successful in eradicating this plant if there is not further infestation from upstream or adjacent sites. To avoid additional spread do not disturb plants if seeds pods are visible (usually after May/June). Programmes should be undertaken in April or early May. If hand pulling after this time, bag plant tops to prevent seed spread.

Chemical Control

Himalayan balsam can be controlled by spraying the foliage with glyphosate. The plants should be sprayed in the spring before flowering but late enough to ensure that germinating seedlings have grown up sufficiently to be adequately covered by the spray. Glyphosate is sold under a number of brand names. Small infestations and

individual plants can be controlled by using glyphosate in a weed wiper. This has the advantage of preserving native plants and grasses which would otherwise be killed by the glyphosate. The herbicide 2,4-D amine controls many broadleaved annual weeds and may also be used to control this species but is not recommended due to the proximity of the Site to Quobleigh Woods ponds and stream.

A long-lance sprayer may assist in the spraying of less accessible areas out of the reach of conventional knapsack sprayers. Always follow health and safety procedures outlined by the herbicide manufacturer and take appropriate precautions when working near water.

6 REQUIREMENTS FOR UPDATED ECOLOGICAL SURVEYS TO INFORM MITIGATION MEASURES AND THE TIMETABLE FOR EACH SURVEY

Guidance on the lifespan of ecology reports can be found in the CIEEM Advice Note, April 2019. This recommends the following:

- Less than 12 months – likely to be valid in most cases
- 12-18 months - likely to be valid in most cases with the following exceptions:
 - Where a site may offer existing or new features which could be utilised by a mobile species within a short timeframe (see scenario 1 example);
 - Where a mobile species is present on site or in the wider area, and can create new features of relevance to the assessment (see scenario 2 example);
 - Where country-specific or species-specific guidance dictates otherwise.
- Report authors should highlight where they consider it likely to be necessary to update surveys within a timeframe of less than 18 months.
- 18 months to 3 years - A professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) and then review the validity of the report, based on the factors listed below. Some or all of the other ecological surveys may need to be updated. The professional ecologist will need to issue a clear statement, with appropriate justification, on:
 - The validity of the report;
 - Which, if any, of the surveys need to be updated; and
 - The appropriate scope, timing and methods for the update survey(s).

The likelihood of surveys needing to be updated increases with time and is greater for mobile species or in circumstances where the habitat or its management has changed significantly since the surveys were undertaken. Factors to be considered include (but are not limited to):

Whether the site supports, or may support, a mobile species which could have moved on to site, or changed its distribution within a site;

- Whether there have been significant changes to the habitats present (and/or
- the ecological conditions/functions/ecosystem functioning upon which they are dependent) since the surveys were undertaken, including through changes to site management;
- Whether the local distribution of a species in the wider area around a site has changed (or knowledge of it increased), increasing the likelihood of its presence.

- More than 3 years - The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated (subject to an assessment by a professional ecologist, as described above).

Table 2 below sets out when each survey was last undertaken and recommends further action if required. The table assumes construction works will commence in 2026/2027. Should construction works not start until 2028 re-surveys for all protected species will be required.

Table 2: Quobleigh Breach Ecology Survey Review

Species/ Group/ Survey Type	Dates of Previous Surveys	Date & Surveys Required	Rationale
1.Extended UKHab Survey	July 2025 Last Site walk over conducted in October 2025	One site walkover October 2026 or prior to construction works if before this date	An updated survey after October 2026 to update information on fields signs or changes in habitat.
2.Bat activity surveys (radio tracking, trapping)	Radio tracking summer 2020 Trapping Aug 2020 Trapping Aug 2018	2027 if works have not commenced in 2026	2025 bat activity surveys have shown that species usage of the Site has not significantly changed since 2020.
3.Roosting bat tree surveys (tree climbing, emergence)	GLTA conducted in 2024 (EBC) and July 2025 (ECOSA). Quobleigh crossing alders inspected and resurveyed spring 2022. Ground based assessment updated Dec 2021 Tree emergence surveys August/ September 2020 Tree climbing inspections of moderate or high potential trees Oct 2020	Precautionary pre-works inspection of trees in T13, T87-G96, T193 and G94 to confirm absence of bats (May to September).	Potential barbastelle bat mating roost present within a treeline located 182 m to the east of the Site. Trees T87-G96, T193 and G94 to be removed have suitability for maternity roosts. T13 to be removed have suitability for individual bats. The trees with suitability for maternity roosts must be inspected using a MEWP and endoscope to determine presence of bats prior to removal and to inform mitigation measures and a bat mitigation licence application to Natural England should bats be present.
4.Dormouse surveys	July to October 2025 on adjacent RMA parcels (The Folds, The Holme and The Homestal). August to November 2020 July to November 2018	No	A dormouse licence application will be submitted to NE post planning for clearance works to hedgerows, trees and scrub.
10. GCN Surveys	GCN surveys on ponds to north of Site 2024	No	Ponds are already covered within a monitoring strategy for the existing GCN licences and GCN Masterplan agreed with NE for the Site.

11.Bird surveys	UKHab survey July 2025 April to June 2020 (breeding bird surveys)	No	No changes to site layout or management. Updated UKHab has assessed any changes and concluded that previous results remain valid.
12.Badger surveys	2024 (EBC) September 2020 September 2019 November 2018	No	Potential badger sett requires confirmation that it is not in use by badger. Site walkover prior to construction works to check for new signs of badger.
13.Reptile surveys	Site walk over Sep/Oct 2025 (JA) June – July 2024 (ECOSA) Reptile Surveys at The Folds, The Holme & The Homestall RMA parcels 2025 September 2020 September 2018	No	2024/2025 results inform a vegetation manipulation programme for reptiles prior to construction.

7 DELIVERY OF BIODIVERSITY NET GAIN

An updated Statutory BNG Metric for the Site was conducted in November 2025. The OPP OHH application was submitted prior to the delivery of 10% BNG becoming mandatory for most developments on the 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and therefore the aim is for the OPP OHH site wide development to reach an overall BNG.

The BNG gain/loss for each RM development application will be tracked and offset with the BNG Gain from enhancement of the north, central and southern Green Infrastructure (GI) parcels within the Site and if required within off-site land outside of the red line boundary of the OPP but within the applicant's control.

The post-development landscape and ecological plans produced by Terraforma Landscape Architects informed the post-development BNG calculations.

7.1.1 Habitat Distinctiveness

Overall, the majority of the habitats within the Site boundary are of very low to high distinctiveness (Figure 4) and hedgerows are very low to very high distinctiveness. This has been quantified from the Statutory Metric trading summary for each habitat type (Table 3). The wider Site has scope to provide biodiversity net gain to offset the loss in the on-site habitats.

Following the mitigation hierarchy, areas of higher distinctiveness value should be preferentially retained and development avoided within those areas to ensure that a high loss is BNG does not occur.

Table 3: Existing Habitat Type Distinctiveness

Habitat Type	Distinctiveness	Trading Rule
Habitats		
Developed land, sealed surface	Very low	No compensation required
Artificial unvegetated, unsealed surface		
Modified grassland	Low	Same distinctiveness or better habitat required
Introduced shrub		
Other neutral grassland	Medium	Same broad habitat or a higher distinctiveness habitat required
Bramble scrub		

Rural Tree		
Traditional Orchard	High	Same habitat required
Hedgerows		
Non-native and ornamental hedgerow	Very low	Same distinctiveness or better habitat required
Line of Trees	Low	
Native hedgerow		
Species rich native hedgerow	Medium	
Native hedgerow with trees		
Native hedgerow with trees – associated with a bank or ditch	High	Like for like or better
Species-rich native hedgerow with trees – associated with bank or ditch	Very high	Like for like

7.2 POST-DEVELOPMENT

7.2.1 On-Site Habitats

The post-development proposals for the Site comprise a residential development with associated roads, car parking and gardens. Buffers of greenspace are provided along the hedgerows and boundary habitats which comprise other neutral grassland in poor condition due to public access and mixed native scrub with individual tree planting in moderate condition. There will be a total of 150No. individual urban trees planted along roads and within public areas within the Site. Two SUDs areas will be created, however they will not be wet year-round and will comprise periodically flooded grassland; as a result these areas are assigned other neutral grassland in moderate condition, due to being fenced off from the public.

An area of 0.062 ha of Traditional Orchard planting has been included to compensate for the loss in this Priority Habitat, and this is incorporated within the north-eastern corner of the Site. To achieve a BNG, 18.40 additional habitat units are required.

New species rich hedgerows with trees have been created. Existing species poor hedgerows will be enhanced to species rich hedgerows with trees. Hedgerows have been lengthened where possible. The non-native hedgerows will be removed in a gradual and phased approach and replaced with native species rich hedgerows with trees, small sections at a time to avoid disruption to connectivity for dormouse.

The Jersey cudweed within the Site will be translocated to a suitable location. A method statement for translocation will be included within a Natural England Protected Plant License (A31) application to take wild plants for conservation. This must be translocated prior to the construction works commencing.

Figure 4 provides the Post-Development UKHab Habitat Plan. Condition assessments for the proposed post-development habitats are provided in Appendix D. The following calculations have been based upon the Landscape General Arrangement Plan, Drawing Reference 2293-TFC-XX-XX-DR-L-1000 produced by Terrafirma Landscape Architects to inform the BNG assessment.

7.2.2 Headline Results

As demonstrated in Table 4 below, the biodiversity net gain results show an overall net loss in habitats, and a net gain in hedgerows. The trading rules have not been satisfied for habitats and hedgerows.

Table 4: Summary of Biodiversity Net Gain Assessment before Offsetting

Unit Type	Baseline Units	Post-development Units	Net Unit Change	% Change	Trading Rules Satisfied?
Habitat	29.99	11.89	-18.10	-60.35%	No
Hedgerow	13.40	13.54	0.14	1.07%	No

7.2.3 Additional Compensation Required

Habitat loss within the Site will be offset with enhancement of the GI parcels at the Site or off-site within land under the control of the Applicant under a S106 Agreement. This will be accounted for within a separate BNG Tracker document. Agreement will be sought from the EBC ecology team in terms of whether not meeting the Trading Rules is acceptable for habitat losses across the RM applications within the wider OPP due to BNG not being a statutory requirement at the time of application.

7.2.4 Compensation and Enhancement Measures

Table 5 below details the requirements of the compensation and enhancement measures which will be implemented in order to achieve the net gain in habitat and hedgerow BNG habitat conditions for the post-development habitats. The enhancement of habitat within the Site is significant relative to the baseline biodiversity value before development and includes:

- Habitats of medium or higher distinctiveness in the biodiversity metric.
- Enhancements to habitat condition, for example from poor or moderate to good.

Due to the 'significant enhancement' of habitats at the Site, a Habitat Management and Monitoring Plan (HMMP) is required to be provided within the planning application or via planning condition.

Table 5: Summary of Proposed Compensation Measures

Habitat Type	Proposed Compensation Measure	Target Condition	Delivery Details
Grassland	Creation of other neutral grassland	Moderate	In order to satisfy the criteria for moderate condition as per the Statutory Biodiversity Metric, the following are achievable and must apply: - The appearance and composition must fit the UKHab definition of other neutral grassland; - Sward height varied (20% <7cm and 20% >7cm). - No bracken or scrub encroachment should be allowed to establish; - No invasive non-native species should be present.
	Creation of Traditional Orchard	Moderate	In order to satisfy the criteria for moderate condition as per the Statutory Biodiversity Metric, the following are achievable and must apply: - Presence of deadwood - <5% scrub - Evidence of formative pruning - Grassland not over grazed - Other neutral grassland present Absence of INNS and species indicative of sub-optimal condition <10%
Heathland and Scrub	Creation of mixed scrub	Moderate	In order to achieve moderate condition, the following are achievable and must apply: - The appearance and composition must fit the UKHab definition of mixed scrub; - No invasive non-native species should be present; - The scrub should have a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat
Trees	Planting of 150No. small trees	Moderate	In order to achieve moderate condition, the following are achievable and must apply: - Tree species should be native; - Trees should not be unnecessarily pruned or subjected to detrimental activities; - Deadwood, cavities, ivy and loose bark should be preserved; - At least 20% of the tree canopy should oversail vegetation beneath. - Gaps in canopy of tree groups are <10% and no individual gaps being >5m wide.
Hedgerows	Enhancement of hedgerows	Good	In order to achieve good condition, the following must apply: - The hedgerow should be >1.5m in height on average; - The hedgerows should be >1.5m in width on average; - Gap between ground and base of canopy should be <0.5m for at least 90% of the length; - Canopy gaps make up <10% of total length and no gaps are >5m wide; - Plant species indicative of nutrient enrichment should account for <20% of ground flora at the hedge base OR >1m of undisturbed ground with herbaceous perennial vegetation is present on at least one side of the hedgerow (this should be left largely unmanaged, especially over winter, to maximise the

			value for wildlife); - >90% of the hedgerow is free of undesirable species OR >90% of the hedgerow is free of damage from human activities
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8 EPSL REQUIREMENTS

8.1 DORMOUSE

To enable the proposed development to proceed lawfully EPSLs for dormouse must be granted from NE prior to any vegetation clearance work commencing.

The licence for dormouse will cover all areas of scrub, hedgerow and scrub on Site. Appendix D provides the tree/vegetation removal plan and these habitats will be particularly covered by the EPSL and will require a two-phase cut and supervision by a licenced dormouse worker.

8.2 BATS

To enable the proposed development to proceed lawfully a 'Disturbance Notification' to Natural England will be required prior to works commencing. The notification will be regarding the brown long-eared maternity and satellite roosts and whiskered, common and soprano pipistrelle day roosts at Fir Tree House, a soprano pipistrelle mating roost in a bat box in Quobleigh Woods and a brown long-eared bat day roost in a bat box in the eastern treeline of Fir Tree House.

An EPSL will be required for any trees that are found to have bats roosting within them following the pre-works precautionary inspections.

The following licences are in place for the wider OPP development. These licences do not cover the land within the Quobleigh Breach development, however the Victoria House compensation roost is located adjacent to the eastern boundary of the Site and it is important to be aware that the connectivity of the Site to these bat roosts must be maintained and to be aware that these bat roosts are present within the wider OPP Site.

Appendix E provides the locations of the roosts and the compensation bat boxes located within the OPP Site for reference.

2021-52266-EPS-MIT-1 Chalcroft Farm (Licence 1 of 2)

- 5 C.pip day roosts - 5 bats
- 2 S.pip day roosts - 2 bats
- 5 BLE day roosts - 6 bats

Compensation was tree mounted bat boxes, which are to be maintained in perpetuity by EBC. In addition, waney edge cladding feature and internal features were added to Pond Cottage for the BLE.

2022-62958-EPS-MIT-1 Chalcroft Farm (licence 2 of 2)

- 1 BLE Maternity roost - 26 bats
- 1 BLE Satellite maternity roost - 5 bats
- 3 BLE Day roosts - 5 bats
- 11 C.pip Day roosts - 14 bats
- 1 S.pip day roost - 1 bat

Compensation was various features on Pond Cottage, retention of the building as a bat house + 5 tree mounted bat boxes and 1 bespoke wall mounted bat box

2021-52226-EPS-MIT-1 Northern Building Cluster

- 2 C.pip day roosts - 4 bats
- 1 S.pip day roost - 1 bat
- 3 BLE day roosts - 5 bats

Compensation was all tree mounted bat boxes (16 total) which are to be maintained in perpetuity by EBC.

2021-52226-EPS-MIT-2 Victoria House

- 4 C.pip day roosts - 4 bats
- 1 BLE satellite maternity roost - 6 bats
- 1 Whiskered bat day roost - 2 bats

Compensation was a standalone bat house structure in the Fir Tree Farmhouse gardens and 19 tree mounted bat boxes, all to be maintained in perpetuity by EBC.

8.3 GREAT CRESTED NEWTS (GCN)

The following GCN licences are in place for the wider OPP development:

- 2019-40025-EPS-MIT (25/04/2019 – 01/07/2026), approximately 196 m to the north east, Quobleigh Woods – OHH licence.
- 2020-44604-EPS-MIT-1, 2020-44604-EPS-MIT-2, 2020-44604-EPS-MIT-3, 2020-46989-EPS-MIT, 2020-46989-EPS-MIT-1 (01/05/2020 – 31/07/2023), Allington Lane approximately 124 m to the north – OHH licence.
- EPSM2009-903 Chalcroft Farm (17/06/2009 – 30/09/2009), Chalcroft Farm 665 m to the south west – OHH licence.
- 2023-64802-EPS-MIT (21/04/2023 – 31/12/2027), Chalcroft Farm, 665 m to the west – OHH licence.

The area of the proposed development was included within the GCN Masterplan for the OPA and as a result no further licensing is required for the Site. The new Access Road and Quobleigh stream provide a barrier to dispersal for great crested newt into the Site.

9 MITIGATION

The practical measures (both physical measures and sensitive working practices) needed to avoid or reduce impacts during the Quobleigh Breach Site clearance and construction including the location and timing of sensitive works to avoid harm to important biodiversity features (including relevant method statements) are set out below.

9.1 MITIGATION RATIONALE

Johns Associates Ltd has undertaken a range of protected species surveys within the local area to inform the Quobleigh Breach and the wider OPP development and the baseline is reported in full within Chapter 10 (Biodiversity) of the OPP EIA and Section 4.3 of the Quobleigh Breach Ecological Impact Assessment (EclA).

All landscape and ecological maintenance work will be carried out in a manner that will avoid potential legal offences and harm to ecological receptors that may be present on site. Any potentially harmful maintenance operations are to be performed with awareness of, or take place outside, the most ecologically sensitive periods, while providing the management necessary to maintain and increase the biodiversity value of the site.

All construction and maintenance operators and contractors will make themselves aware of all ecological constraints, drainage runs and services etc prior to commencing maintenance operations. They shall maintain access to all/any manholes/drainage hatches, soakaways, etc.

The principal seasonal ecological constraints of protected species and the avoidance, mitigation and compensation measures are provided in Table 6 below.

Table 6: Ecological Avoidance, Mitigation and Compensation Measure Summary

Receptor	Constraint	Sensitive Period/ Implementation Period	Action
Hazel dormouse	Dormouse present in hedgerows, tree lines and scrub	November to March	Pre-Works: Quobleigh Breach will be subject to an EPSL and agreed mitigation. The Site boundaries will be protected during the construction works. Construction works must avoid the treelines and hedgerow habitats. Heras fencing will be installed along the perimeter of the Site to provide a barrier to the lines of trees and hedgerow edges and to prevent dormouse being harmed or killed. Works Phase: Prior to clearance, vegetation will be inspected by a licenced dormouse surveyor (or approved ecologist under the EPS licence). Clearance of suitable habitat will be phased so as to limit potential impacts to this species. Two-phase cut of vegetation implemented under supervision of licenced dormouse worker under EPS Licence. Above ground vegetation clearance undertaken in winter when dormouse are hibernating (November to March) to 0.3 m in height to avoid dormouse hibernation nests that may be present at ground level. The lower parts and roots of vegetation will then be cleared in the following spring.
		May to October	An experienced ecological clerk of works will need to inspect the vegetation for summer nests immediately prior to the vegetation being removed. Works to remove tree roots and ground vegetation undertaken between May and October, i.e. when the dormice are active. Occupation: Homeowner packs will be issued to all new homeowners outlining the presence of dormouse and informing them of the impact of cats on dormouse to try and dissuade a significant increase in cat ownership at the Site.

			Dormouse boxes will be installed within onsite woodland as part of the Holme and Homestall application to increase nesting habitat for dormouse and compensate for habitat loss. These will be installed at an appropriate height to ensure interference by members of the public is minimised. The retained hedgerows, tree lines and woodland within the GI parcels at the Site will be enhanced for dormouse to strengthen connectivity, increase the scrub layer, thicken hedgerows and increase food source diversity for dormouse. Planting will be carefully planned to ensure the specification includes species that will provide a year-round food supply through flowers, fruits and seeds/nuts. Mixed scrub will be planted along all boundaries to increase cover for dormouse and in particular along woodland buffers and lines of trees where there are any gaps in vegetation cover. The amount of scrub and new hedgerow creation will be equal to or higher in area than the habitat that is removed. The increase in scrub cover will make it more difficult for cats to reach and predate on dormouse. Monitoring: As part of the NE Mitigation Licence, the dormouse population will be monitored. Dormouse boxes will be installed in woodland habitat on Site as per the methodology provided by the Peoples Trust for Endangered Species (PTES) within the Guidelines.
Bats - roost loss in trees	T13, T87-T96, T193, G19, G94 and G95 have potential roost features for bats.	Spring-Autumn	The removal of mature trees has been minimised through careful masterplan layout. Where trees containing potential roost features are retained, these will be protected by the buffer specifications (as per the as Appendix B). Trees T13, T87-T96, T193, G19, G95 and G94 are required to be removed and have potential roost features for bats. A precautionary principle will be applied which assumes that roosting bats are present. This is considered appropriate as tree roosts are dynamic and can be readily occupied/abandoned by a variety of species at any given time, making firm assessment of the roost types present particularly challenging. Works Phase: A 'disturbance notification' to will be made to Natural England. A pre-works inspection(s) will be conducted on T13, T87-T96, T193, G19, G94 and G95 prior to any impacts on these features. Should bats be found a EPSL will be made to NE for the tree removal works. Vegetation clearance works which occur adjacent to trees T12, T21 and T201 will require ECoW supervision to ensure that the removal works do not accidentally damage or disturb the above trees which have high suitability for roosting bats. Works around the western boundary treeline will be avoided between August and mid-November. Should task specific lighting be required, this should be limited to within the hours of 0700-1800.

			Compensation PRF translocation from trees damaged and lost through development at a 2:1 ratio will be included within the wider GI and off-site compensation plan for areas within the Applicants ownership. Built in bat tubes to be installed in new homes – the number is to be determined via a planning condition.
Bats - loss/degradation of foraging habitat	Hedgerows	All times	The loss of foraging habitat across the site has been minimised through the retention of hedgerows with a 5 m section of H1 removed for a footpath. Works Phase: Hedgerows will be protected with a minimum 5 m buffer and enhanced, with connectivity between habitat areas and potential roost sites maintained both across the site and the wider landscape through the measures to protect these specific habitats. Occupation Phase: Lighting on hedgerows must be <0.5 Lux.
Reptiles & Amphibians including GCN	Slow worm, present on Site.	Hibernation period: November–February inclusive	Timing of works: Vegetation clearance works of other neutral grassland or watercourse margins should be carried out within the active season for reptiles (March–October inclusive) to avoid the disturbance of hibernating animals which are unable to move away from the development area. No removal of suitable refuge habitat will be undertaken when overnight temperatures are consistently (for five consecutive nights) below 5°C, to remove the risk of disturbing hibernating reptiles. Pre-works phase: An ecological toolbox talk will be delivered prior to any works. Prior to the commencement of works the working footprint will be agreed and demarcated on site to include vehicle access areas, material storage, skip and materials handling areas associated with the demolition works. This working footprint will be minimised and designed with the contractor to avoid any unnecessary impacts on suitable boundary reptile habitats. Where suitable habitats are present within the agreed works area, a two phased cut of any habitat considered it be suitable for reptiles, such as tussocky grass, will be conducted to prepare the working area. The first cut will be to approximately 30 cm in order to encourage any reptiles present to move out of the area. The area will then be left to settle and a subsequent cut to 15cm will follow. A suitably qualified ecologist will lift and remove any potential reptile refugia from within the working area. The vegetation will be maintained in an unsuitable condition for the duration of works. Works phase: Should the movement of any machinery into the fenced protected boundary habitats be required, a suitably qualified ecologist will conduct an inspection first to ensure no animals are likely to be harmed. Response: If reptiles are found at any stage of the vegetation clearance works, they will be encouraged to move off of their own accord into the surrounding retained habitat. Post-construction: Two reptile hibernacula, basking areas, habitat piles, scrapes created within suitable boundary habitats and adjoining

			GI habitats.
Nesting birds	Potential nesting habitat present throughout site.	Nesting period: 1 st March -31 st August (inclusive)	Timing of works: No vegetation clearance within bird nesting season. Habitats requiring works during the nesting season (1st March-31st August inclusive) will be subject to a pre-works nesting bird check. Works phase: Hedgerows will be protected and retained (other than a 5 m section removed in H1). Creation of new hedgerow habitat for nesting birds. Installation of swift boxes and bird boxes on suitable new homes on Site facing boundary habitats – the number is to be agreed via condition. Response: Measures implemented to protect any active nests likely to be affected by the works including avoidance of disturbing works to a buffer informed by the ECoW.
Hedgehog	Suitable habitat includes hedgerows and other neutral grassland	March to October	Works Phase: Two phase vegetation cut methods for amphibians and reptiles and dormouse will also protect hedgehog. Deep excavations will be covered at night or suitable mammal ladders/earth maps will be provided to allow large mammals including hedgehog to exit excavations. Planks of wood to be left in open trenches/holes overnight allow fallen hedgehog to escape. Access holes for hedgehog to be built into all closed barriers around gardens and public areas.
Badger	Potential outlier badger sett	All times	Pre-Works: Precautionary survey prior to construction works to ensure any new setts are taken into account in the construction programme. Works Phase: Deep excavations will be covered at night or suitable mammal ladders/earth maps will be provided to allow large mammals including badger to exit excavations. Planks of wood to be left in open trenches/holes overnight allow fallen badger to escape.
Invertebrates	Loss of invertebrate habitat	Post-construction phase, pre-occupation	Works phase: 5No. Invertebrate and bee boxes to be installed within the Site within hedgerows. Dead wood to be retained on Site in suitable locations. Periodic scrapes, soil/gravel mounds and bee banks will be created within the GI parcel grassland habitats. Dead wood piles will be created in GI parcel treelines, woodland and grassland habitats.
Invasive species No INNS species have been recorded	Himalayan balsam and JKW present in the wider OHH OPP area.	All times	Construction activity should not cause the spread of any invasive species and specialist contractors should be employed to control and deal with invasive species, where required. Should invasive species be identified on site, measures set out in Section 6 would apply and an appropriate contractor informed.
Watercourses including River Itchen SAC	Accidental pollution	All times	Preparation of a CEMP through Condition to avoid and minimise all potential construction related pollution (water quality) and water quantity effects using best practice tried and tested industry methods (such as the NetRegs Guidance for Pollution Prevention Documents ^{vii} and Ciria Control of water pollution from construction sites. Guidance

			for consultants and contractors (C532^{viii}) and a monitoring program. Installation of site demarcation fencing to prevent accidental access. Ecological toolbox talk and supervision of certain tasks by Ecological Clerk of Works (ECoW).
	Prevention of sediment discharge into streams and SAC: maintenance of water quality	All times	Full details of construction measures set out in relevant CEMP. Early inclusion of SuDS to promote on-site attenuation of surface waters emerging from the OHH area to enable long-term high quality wetland/watercourse habitats, promoting physical habitat diversity, reconnection to the floodplain and Stage 0 headwater processes, to ensure no further downstream mobilisation of soil/riverine sediment and nutrients and to provide ecologically valuable natural filtration features within the development such as wetland areas reed beds etc that is above and beyond the net zero nutrient and sediment emission measures described in above. Control of sediment and runoff will be managed in accordance with the principles set out in the CIRIA SuDS Manual. Installation temporary sediment basins/traps/settlement ponds and/or early construction of the permeant SuDS features will be undertaken before any earthworks begin. Haul roads will be designed to minimise and control run-off including temporary surfacing and temporary drainage to intercept sediment laden run-off and wetting of surfaces during periods of dry weather. Run-off control measures to divert run-off around areas being excavated will be installed in conjunction with sediment basins/silt traps. The contractor will minimise the amount of land disturbed at any time to reduce the potential for run-off to enter water courses (phasing). The use of methods including, retaining grass and vegetation for as long as possible, in disturbed areas, controlling erosion via the use of straw bale barriers, geotextile silt fences and sediment basins (with regular clearing out of excess sediment off-site) and ensuring that the runoff from the disturbed area passes through sediment control systems before discharge will be required. De-watering operations – water pumped out of excavations generally carries a heavy sediment load and should never be discharged direct into watercourses. It should be routed first through features that will allow sediment to be filtered out and settle out. Working in or on the banks of watercourses presents a high risk of significant sediment mobilisation and challenges in intercepting it and capturing it once mobilised. The Contractor must consider the temporarily diversion of watercourses around work sites. Worked areas should be finished and vegetation established as soon as works are complete and the area/time ground is left bare and disturbed should be minimised. All discharge of water into local watercourses will be in line with relevant Environment agency licenses and permits.

			All sediment controls will be set out in the Contractors Construction phase plan and will be subject to weekly checks. Silt, including fine silt or other contaminated water must not be allowed to enter watercourses and ditches. The water courses in this area feed into the River Itchen, a European Special Area of Conservation for wildlife. Pollution of the watercourses could have significant environmental and ecological impact. There is a potential for significant silt and run-off from the construction works and storage areas, (which slope down towards the drainage ditches) to enter watercourse. The Principal Contractors plan their work to contain any contamination, for example, bunding, the use silt barriers/geotextile fencing or alternative effective measures to prevent this occurring. Contaminated water can arise from excavations, exposed ground, stockpiles, plant and wheel washing, concrete mixing, or other construction activities. Catch-pits or silt traps on drains will be used to remove suspended solids such as mud and silt to prevent contaminated water entering surface water drains, surface waters or ground waters, or draining onto the land. Wheel washing locations need to be identified away from watercourse. Before wheel washing takes place, checks will be carried out to ensure that sediment traps and measures to prevent run-off and the transmission of hydrocarbons/salt/invasive plant seeds are in place during cleaning. These must be checked and emptied and at regular intervals. Adequate provision for dealing with silty water is to be agreed in advance. Any planned discharges off the site will require prior approval with the appropriate authorities. All washings from cement and other cleaning processes must be contained within the site and removed via tanker or other appropriate means to prevent discharge into the local environment. All contaminated water must be removed from site and adequately treated prior to discharge under the appropriate permits and licenses. SuDs features have been implemented to prevent silt contamination. During construction of the sewers and infrastructure the likelihood of any contamination being caused is slim, however all machines are well serviced and will be fuelled via diesel station located within the compound facilities that will have the appropriate raised blockwork surround with plastic lining to help prevent spillages. If there are spillages whilst a machine is onsite, then this can be addressed using the locally located spill kits to prevent any further contamination within the soil. There will also be the appropriate skips
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			for waste materials etc. that will be delivered on a call-off basis to prevent over filling.
Hedgerows	Accidental damage to hedgerows	All times	Construction Phase: A minimum 5 m buffer to hedgerows in which the following specifications apply: No excavation (except SuDS, respecting RPAs) No construction related activities or activities likely to have negative effect on habitat Biodiversity Enhancement. No additional lighting >0.5lux The ecological buffer will be designed to effectively extend the existing habitats within the hedgerows and to provide a transitional habitat and structure, replicating natural hedgerow expansion/succession to increase diversity and to protect and enhance the existing habitat. Occupation Phase: All hedgerows will be managed for biodiversity in accordance with a long-term management plan, including new planting to infill gaps in hedgerows, increase species diversity and ongoing high quality management.
Bird Hazard Management Plan	Construction	All times	Construction phase: Control of construction drainage and earth works during the construction phase should ensure that wide areas of permanent open water do not develop which can attract geese, gulls and wading species. If necessary, bare loose soil should be compacted to reduce its suitability for bird species. The timing of all significant earthworks, particularly topsoil spreading and grading, shall be notified to the airport (Airfield Operations) in advance and scheduled, where possible, at times of lower flying activity. Grass seeding should be done in phased sections if the area to be seeded is larger than 150m² rather than all at once. Intervals between discrete blocks should ideally be in the order of 3 days. This will produce staggered germination, reducing the amount of seed available to pigeons, reducing the area affected at any one time and allowing better deployment of passive deterrent measures. Blocks of ground where construction work has been completed shall be reinstated or covered and re-seeded (where applicable) at the earliest opportunity. Waste control and disposal for the Site, including food waste, should be controlled to avoid the build-up of scavenging bird species such as gulls and corvids. Waste should be placed in covered skips and bins to reduce risk.

10 TIMINGS OF ECOLOGICAL SUPERVISION

Ecological supervision will be required for the following construction activity/operations:

- First phase vegetation clearance during dormouse/reptile/amphibian hibernation period and outside breeding bird season (to 0.3 m), November to February. Vegetation to be kept short until May to prevent it becoming suitable for nesting birds, dormouse, reptiles and amphibians.
- Second phase vegetation clearance of hedgerow during active dormouse/reptile/amphibian period (removal of hedge roots/stumps, May to October).
- Clearance of vegetation with nesting bird potential during the nesting bird season (1st March to 31st August) – pre-works nesting bird check required rather than supervision.
- Confirmation of the appropriate implementation of the CEMP measures.

The Project Ecologists will be on site to provide Ecological Toolbox Talks to The Principal Contractor and its sub-contractors to ensure that this EMMP, LEMP/HMMP and relevant parts of the CEMP are fully understood and will be adhered to.

In addition, the Project Ecologists will be undertaking ongoing monitoring and reporting back to the Principal Contractor, the OHH Management Team and EBC/NE/EA during the duration of the works.

The Project Ecologists will be 'on standby' to respond to any unforeseen ecological issue that may arise during the proposed construction works.

11 EMMP SCHEDULE OF OPERATIONS

Table 7 outlines the principal ecological seasonal constraints and the timing of works and avoidance, mitigation and compensation measure that will be carried out at prior to and during the construction phase of Quobleigh Breach.

Table 7: Quobleigh Breach EMMP Schedule of Operations – all to be overseen by ECoW

Ecological Timing Constraints and Schedule of Operations													
Species/Species Group	Construction Activity	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Dormouse and hedgehog	First phase vegetation cut to 0.3 m height	✓	✓	X	X	X	X	X	X	X	X	✓	✓
	Second phase vegetation cut and removal of roots	X	X	X	X	✓	✓	✓	✓	✓	✓	X	X
Reptiles and Amphibians	Other neutral grassland and hedgerow clearance – two phase cut	X	X	X	✓	✓	✓	✓	✓	✓	✓	X	X
Nesting Birds	Other neutral grassland and hedgerow clearance (unless ECoW has inspected and signed off)	✓	✓	X	X	X	X	X	X	✓	✓	✓	✓
Hedgerows, mixed scrub and trees	Planting (avoiding if ground frozen or waterlogged)	✓	✓	✓	X	X	X	X	X	X	X	✓	✓
Hedgerows/scrub	Thinning/cutting every 5 years	✓	✓	X	X	X	X	X	X	X	X	✓	✓
Grassland	Cut and remove arisings with off-site disposal	X	X	✓	X	X	X	X	✓	X	X	X	X
	Survey for undesirable species and hand pull	X	X	X	✓	✓	✓	✓	✓	✓	X	X	X
	Seeding	X	X	✓	✓	✓	X	X	✓	✓	X	X	X

12 IMPLEMENTATION AND RESPONSIBILITIES

Table 8 provides the roles and responsibilities in relation to implementation of the EMMP. Failure to comply with the avoidance, mitigation and compensation measures outlined within the EMMP could lead to offences being committed under wildlife legislation.

Table 8: Roles and Responsibilities to Implementation of EMMP

Mitigation/ Management Measure	Principal Derivation	Project Responsibility	Enforcing Body
Staff/contractors working on site should be briefed on the locations of environmentally sensitive features, and on the working practices required to safeguard these feature	Conservation (Natural Habitats and species Regulations 2017 to protect from killing, disturbance, damage, destruction, WCA, NERC Act	One Horton Heath (OHH) and appointed contractors.	Eastleigh Borough Council (EBC) and NE
Dormouse	Conservation (Natural Habitats and species Regulations 2017 to protect from killing, disturbance, damage, destruction, WCA	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with NE).
GCN	Conservation (Natural Habitats and species Regulations 2017 to protect from killing, disturbance, damage, destruction, WCA	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with NE).
Bats: habitat planting connectivity, lighting	Conservation (Natural Habitats and species Regulations 2017 to protect from killing, disturbance, damage, destruction, WCA	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with NE).
Precautionary measures for reptiles	Obligation under Wildlife & Countryside Act (WCA 1981) (as amended) to protect common reptile species from inter alia, killing or injury	One Horton Heath and appointed contractors.	EBC (in consultation with NE).
Nesting birds	WCA active bird nests protected from damage/destruction.	One Horton Heath and appointed contractors.	EBC (in consultation with NE).
Badger protection	Badger Act	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with NE).
Hedgehog protection	NERC Act	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with NE).
Watercourse and River Itchen SAC	Conservation (Natural Habitats and species Regulations 2017	One Horton Heath (scheme designers), landscape architects and appointed contractors. Water quality monitoring will be required and	EBC (in consultation with Environment Agency and NE).

		undertaken by specialist contractors (Hilson Moran and Johns preparing advice)).	
Invasive species	WCA 1981	One Horton Heath and appointed contractors.	EBC (in consultation with Environment Agency and NE).
Protection of buffer zones to sites and features (including hedgerows and watercourses)	EBC Local Plan	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with Environment Agency).
Bird Hazard Management Plan	International Civil Aviation Organization ICAO Annex 14, Volume 1, to the Convention on International Civil Aviation	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC (in consultation with UK Civil Aviation Authority (CAA))
LEMP/HMMP: habitat creation and management	EBC Local plan and associated policies. Environment Act 2021.	One Horton Heath (scheme designers), landscape architects and appointed contractors.	EBC

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APPENDIX A – LEGISLATION AND PLANNING POLICY

LEGISLATION

Many species of animal and plant receive some degree of legal protection. For the purposes of this report, legal protection refers to: species included on Annex II of the Habitats Directive 1992 (Council of European Communities, 22/07/1992) , Schedules 2 and 5 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended) , excluding species that are only protected in relation to their sale (see Section 9[5] and 13[2]) reflecting the fact that the proposed development does not include any proposals relating to the sale of species.

Legal offences associated with species listed on Schedule 2 of the Conservation of Habitats and Species Regulations and Schedule 5 of the Wildlife and Countryside Act in England and Wales include inter alia:

- Deliberate capture, injury or killing of animals or taking or destroying their eggs;
- Deliberately disturb animals in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young;
- Intentional or reckless disturbance of an animal in its place of shelter or protection;
- Damaging or destroying a resting place or breeding site;
- Intentionally or recklessly obstructing access to a place of shelter or protection; and
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead animal or any part of an animal.

Relevant species listed on these Schedules that are potentially associated with this Site include bats and reptile species (e.g. slow worm). All species of bat receive full protection from all legal offences listed above. Common reptile species receive partial protection under the Wildlife and Countryside Act in that they are protected from killing and injury only.

All species of wild bird are protected under the Wildlife and Countryside Act (1981) (as amended) from killing or injury. In addition, it is an offence to take or damage/ destroy their eggs and to damage or destroy a nest whilst it is in use. Species listed on Schedule 1 (such as barn owl) receive additional protection in that it is illegal to disturb birds or their young whilst occupying, or near to, an active nest.

A number of wild plants, habitats and animals (including reptiles, hedgehog and most species of bat) are also included within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 which lists flora, fauna and habitats considered by the Secretary of State to be of principal importance for conserving biodiversity. The publication of the "England Biodiversity List" satisfies the requirements of Section 41 of the NERC Act 2006 for the conservation of biodiversity. Section 40 of the NERC Act 2006 requires public bodies, including local planning authorities, to have regard for the conservation of biodiversity in England, when carrying out their normal functions.

Badgers are protected under the Protection of Badgers Act 1992 (UK Government, 1992) which makes it an offence to willfully kill, injure or take (or attempt to kill, injure or take) a badger; or to disturb badgers whilst occupying their setts.

NATIONAL PLANNING POLICY

NPPF

There are numerous national and local planning policies associated with flora and fauna (also referred to as biodiversity) that need to be addressed as part of the planning process. The Government has issued its National Planning Policy Framework (NPPF) February 2025, which requires impacts to biodiversity to be minimised. Paragraph

194 of the NPPF applies the same protection to Ramsar sites as that conferred by the Habitats Regulations to SACs and SPAs, it also applies the same protection to sites identified or required as compensatory measures for adverse effects on habitat sites.

To protect and enhance biodiversity plans should:

- 192a) 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;
- 192b) 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.

The NPPF requires development to apply the following principles (Paragraph 193):

- 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 reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Planning authorities should follow key principles to ensure that the potential impacts of planning decisions on biodiversity conservation are considered. Circular 06/05: Biodiversity and Geological Conservation provides guidance on the application of the law relating to planning and nature conservation and complements the NPPF.

The Natural Environment Paper

“The Natural Choice: Securing the Value of Nature” outlines the Governments approach and vision for nature in the UK including protecting and improving our natural environment, growing a green economy and reconnecting people and nature.

Biodiversity 2020

A strategy for England’s wildlife and ecosystem services, are the country level strategies for England and builds on the natural Environment White Paper. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The proprieties for action include a more integrated large-scale approach

to conservation, putting people at the heart of biodiversity policy, reducing environmental pressure and improving knowledge.

LOCAL PLANNING POLICY

13.1.1 Local – Eastleigh Borough Council

As well as national policy, there is relevant biodiversity policy contained within the Eastleigh Borough Local Plan 2016-2036, adopted in April 2022.

13.1.1.1.1 POLICY DM11: Nature Conservation

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.
 - 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).
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;
 - iii. 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.
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.
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 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.
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.
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.

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.

13.1.1.1.2 Strategic Policy S9, Green Infrastructure

1. Through new development and other initiatives and the Borough Council will seek to achieve the provision, retention and/or enhancement of the following forms of multi-functional green infrastructure, including provision of:
 - a. landscape scale strategic links across the Borough boundary, to and between the Borough's settlements, the countryside, the coast, and the major areas of open space including the country parks (see strategic policy S12);
 - b. interlinked publicly accessible open space through new and existing development including for example formal sports facilities and informal amenity spaces and cemeteries (see policies DM32-DM34, Chapter 5 and detailed proposals in Chapter 6);
 - c. green infrastructure incorporated into all new development with multifunctional spaces connected by primary, secondary and tertiary green links;
 - d. interconnected urban green infrastructure within the fine grain of existing and new development including green, cycle ways, paths and linkages between community facilities and open spaces to link community facilities;
 - e. green stepping stones such as street trees, green roofs and walls, pocket parks and urban copses (see policy DM1, Chapter 5);
 - f. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);
 - g. incorporation of historic buildings and landscapes, including historic parks and gardens within the wider Green Infrastructure to protect their setting (see policy DM12, Chapter 5); and
 - h. opportunities for local food growing including allotments, community orchards and farms (see policies DM32 to DM34, Chapter 5 and detailed proposals in Chapter 6).

13.1.2 Local Biodiversity Action Plans

EBC has a Biodiversity Strategy 2024 – 2034 – Securing our Natural Environment which outlines Priority Areas for Nature Recovery.

13.1.3 Local Nature Recovery Strategy

The Local Nature Recovery Strategy for Hampshire is currently in consultation and is due to be published in December 2025.

APPENDIX B – ECOLOGICAL CONSTRAINTS PLAN



-  Site Boundary
-  Extent and Location of Boundary Protective Fencing
-  Constraints Buffer

CLIENT Eastleigh Borough Council

PROJECT Quobleigh Breach

TITLE Constraints plan

SCALE @ A3 1:2,500	CREATED BY AE	CHECKED BY KN
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REFERENCE 1791-012	REVISION	DATE ISSUED 13/1/2026
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