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Village Hotel, Bournemouth Road, Eastleigh

Biodiversity Impact Assessment

VUR Trading No.1 Ltd.

P.2166.25
July 2025

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Reference	Site	Client	Date
P.2166.25	Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ	VUR Trading No.1 Ltd.	03 July 2025

Field work	Document author(s)	Quality & approval
Liz Kenyon BSc	Liz Kenyon BSc	Richard Anderson, Quality & Office Administrator

Revision	Date	Details	Name
A	06 June 2026	Updates due to revised landscaping	Liz Kenyon

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Appendix no.	Name
1	Drawing P.2166.25.E02 Baseline Habitats
2	Drawing P24 – 3082_EN_001H Detailed Landscape Plan

Executive Summary

This report presents an assessment study of effects on biodiversity gain in connection with the proposed development at Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ, centred on Ordnance Survey Grid Reference (OSGR) SU 42807 18508 and the What3Words reference is riots.energy.engage, hereafter referred to as the site.

This report calculates 'biodiversity units' using the Department for Environment Food and Rural Affairs (DEFRA) Statutory Biodiversity Metric, February 2024, and following the methods set out in the *Statutory Biodiversity Metric: User Guide 2024*. The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals and recommended enhancements, there will be a net gain of **+0.13 (50.55%)** in habitat area units demonstrating that a net gain in biodiversity units can be achieved, in line with the National Planning Policy Framework (NPPF) and the Eastleigh Borough Local Plan 2016–2036 (adopted April 2022).

Post-development biodiversity units with the proposed development site were calculated based on the habitats displayed on drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by VUR Trading No.1 Ltd. to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see **Photograph 1**. This assessment has been prepared to support a planning application for the site.



Photograph 1.1: The extent of the site

1.2 Ecological background

The proposed development site was subject to an ecological appraisal in March 2025 (Ascerta report P.2166.25 Preliminary Ecological Appraisal).

The site currently comprises of modified grasslands and forms part of the wider existing hotel grounds (drawing P.2166.25.E02 Baseline Habitats, Appendix 1).

The site lies to the southwest of Eastleigh and is set within an industrial/retail area with the M3 motorway to the south and areas of open space in the wider landscape.

2. Methods

2.1 Field survey

A walkover survey of the site was conducted on 18 March 2025, when the habitat types and linear features were identified and mapped. A habitat survey using UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology was undertaken along with habitat condition assessments (Natural England Farm Environment Plan [FEP] Manual, 3rd Edition, [March 2010]).

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within the *Statutory Biodiversity Metric*, February 2024, and following the methods set out in the *Statutory Biodiversity Metric: User Guide 2024*. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric, which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using the *Statutory Biodiversity Metric: User Guide 2024*. The post-development biodiversity units were calculated using information from drawing P24 – 3082_EN_001H Detailed Landscape Plan Appendix 2. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The baseline biodiversity units were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within the *Statutory Biodiversity Metric: User Guide 2024* which may require ecological input and/or guidance to ensure the target conditions are achieved.

2.2.3 Information and data used to inform the BNG calculations

The following information was used to inform the biodiversity unit calculations of the site. GIS layers and survey data of:

- The site
- Drawing P.2166.25.E02 Baseline Habitats, Appendix 1
- Drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2

2.2.4 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas and linear features have been calculated in GIS and are not rounded, for precision.

3. Biodiversity Baseline

3.1 Biodiversity baseline for area habitats on-site

The baseline area habitats, drawing P.2166.25.E02 Baseline Habitats, Appendix 1, includes one type within the development area.

Following the methods set out in the *Statutory Biodiversity Metric: User Guide 2024*, biodiversity scores have been calculated and assessed and are displayed in **Table 3.1** below.

Table 3.1: Baseline: Habitat areas biodiversity calculation

Broad habitat	Habitat type	Irreplaceable habitat	Area (ha)
Grassland	Modified grassland	No	0.129

4. Impacts on Biodiversity

4.1 Post-development biodiversity value of the proposed development site

Drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2, includes one individual tree within the retained grassland. Habitat area distinctiveness and condition scores have been calculated and assessed and are displayed in **Table 4.1** below.

Table 4.1: Post-development: Habitat areas retained biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition	
			Distinctiveness	Score	Condition	Score
Urban	Developed land; sealed surface	0.07	V. low	0	N/A - Other	0
Individual trees	Urban tree	0.0204	Medium	4	Poor	1
Heathland and shrub	Mixed shrub	0.0466	Medium	4	Moderate	2
Grassland	Modified grassland	0.01	Low	2	Poor	1

5. Change in Biodiversity Value

Based on the current development proposals and recommended enhancements, there will be a net gain of **+0.13 (+50.55%)** in habitat area units demonstrating that a net gain in biodiversity units can be achieved, in line with the NPPF and the Eastleigh Borough Local Plan 2016–2036 (adopted April 2022).

6. References

A – Natural England, B – Environment Agency, C – Department for Environment, Food and Rural Affairs, D – Treework Environmental Consultants Ltd, E – eCountability Ltd.

Borough Council of Kings Lynn and West Norfolk Local Development Framework - Core Strategy adopted July 2011. Accessed online https://www.west-norfolk.gov.uk/downloads/download/68/core_strategy_document.

Department for Environment Food and Rural Affairs (DEFRA) (2024). Statutory Biodiversity metric: User Guide. Natural England.

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Ministry of Housing, Communities and Local Government. National Planning Policy Framework (NPPF) (12 December 2024).

QGIS Development Team (2024). QGIS Geographic Information System version 3.38. Open-Source Geospatial Foundation. URL <http://qgis.org>.

UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.01 at <https://ukhab.org/ukhab-documentation/>.

Appendix 1



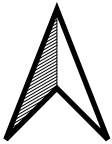
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Key

Survey Area

Modified grassland



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
VUR Village Trading No.1 Ltd

PROJECT:
Village Hotel, Bournemouth Road,
Eastleigh, SO53 3YJ

DRAWING TITLE:
Baseline Habitats

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LK	P.2166.25.02
DATE:	CHKD BY:	REV:
29/03/2.25	JK	A

Appendix 2

PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

- 1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
- 1.2. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.
- 1.3. Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.
- 1.4. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to10 and Annexes E to F.
- 1.5. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
- 1.6. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.
- 1.7. If the water supply is likely to be restricted, e.g. due to emergency drought legislation, do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out and the water supply is restricted, obtain instructions on watering.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

- 2.1. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided; where large areas need to be cleared a non-glyphosate herbicide should be used – following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- 2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
- 2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.
- 2.4. Drainage: prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If free vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.

Tree Planting

- 2.5. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.
- 2.6. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.
- 2.7. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level – the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.
- 2.8. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.
- 2.9. General-purpose slow release fertiliser (at the rate of 75gm/m2) and Tree Planting and Mulching Compost at the rate of (20litres/m2) are to be incorporated into the top 150mm of topsoil during final cultivations.
- 2.10.Selected standard trees will be protected from rabbit and deer damage by fitting appropriate tree guards.
- 2.11. Standard trees are to be single staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.
- 2.12.Staked trees shall be secured to stakes with suitable proprietary hessian or jute tree ties with approx. 50mm depth. A spacer is to be formed using the natural tree tie itself.
- 2.13.Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.
- 2.14.Composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

3. NATIVE SHRUB PLANTING

Ground Preparation

- 3.1. Cut existing rough grass and weeds to between 20mm and 30mm and remove 300x300mm squares of turf at 1/m².

Planting

- 3.2. The minimum overall recommended rooting depth for shrubs is 600mm and for trees is 900mm. The first 300mm shall be made up of multi-purpose topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
- 3.3. Shrub / tree planting is to be as per the planting pattern as set out on the planting plan and planting schedule, with shrubs / trees planted at even spaces into the prepared soil at the specified number per centre, with minimal disturbance to the rootball, and well firmed in. Planting should avoid man-made grids and lines, and should group species together in groups of 5-7 plants. Spread composted bark mulch to a depth of 75mm to a 900mm diameter around each planting station.
- 3.4. All bare-root planting stock will be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) plastic-free shrub guards (e.g. Greentech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by the manufacturer
- 3.5. All container-grown planting stock will be protected from rabbit damage using approved proprietary 600mm plastic-free shrub guards (e.g. Greentech Bio-Earth Biodegradable Plastic-Free Shelter), supported with 0.9m x 32mm x 32mm softwood stakes as advised by the manufacturer.

Maintenance

- 3.6. Using approved herbicides, a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. In the autumn following planting the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.

4. GENERAL MAINTENANCE

- 4.1. The Landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the Following operations:
- Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
 - Litter clearance: All litter is to be removed from planting beds.
 - Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.

Trees and Shrubs

- 4.2. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days.
- 4.3. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens.
- 4.4. Native shrubs – Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.
- 4.5. Native scrub planting should be regularly monitored and maintained to prevent it from encroaching into the grassland area. Branches and shoots extending beyond the designated planting area should be cut back to maintain a clear boundary between the planting and grassland. The boundary should be inspected every 4–6 weeks during the growing season. Heavy pruning should be avoided during peak flowering and nesting periods; during this time, only essential corrective trimming of overgrown branches should be carried out using hand tools to minimise disturbance to wildlife.

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5. EXISTING YOUNG PLANTING – REQUIRED WORKS

Relocation of trees

- 5.1. To optimise the successful establishment of relocated trees, all replanting works should be scheduled during the dormancy season, typically from late autumn (after leaf fall) to early spring (prior to bud emergence). Transplanting during this period minimises shock as the tree is not actively growing, thereby reducing water and maintenance requirements. All work must be conducted by qualified landscape contractors recommended by the Local Authority and in accordance with best landscape practices.
- 5.2. The following principle should be adhered to:
- Maintain the integrity and hydration of the root ball during replanting, and ensure it is wrapped in natural, biodegradable burlap for transport.
 - Ensure the root flare is positioned at or slightly above soil level to prevent root suffocation.
 - Backfill with the original soil, incorporating only minimal compost to mitigate potential settling issues.
 - Construct a small soil berm around the base to retain water and apply 75mm–100mm of mulch, ensuring it does not come into contact with the trunk to prevent decay.
 - Stake large trees as necessary to provide stability for at least one growing season, securing the tree without over-restriction.
 - Water thoroughly after planting and maintain consistent moisture levels, particularly throughout the first summer, to support recovery from transplant shock.
- 5.3. All trees are to be relocated beyond the designated future padel court area. The preferred location is along the western boundary, where additional screening from Bournemouth Road can be provided. Alternatively, the south-eastern corner of the hotel grounds, within the newly proposed native planting area, may be considered.
- Native Shrub Planting**
- 5.4. Insufficient maintenance of newly planted native shrubs has resulted in noticeable plant failures. All dead specimens should be replaced with high-quality plants (as per paragraph 1.2 of the planting specification) during the dormancy season. Recommended species Cornus sanguinea, Corylus avellana, Ilex aquifolium, Prunus spinosa, Rosa canina, Viburnum opulus.
- 5.5. To promote successful establishment, planting areas must be cleared of grass and weeds to reduce competition. Ground preparation to be undertaken in accordance with the planting specification paragraph 3.2 and watering/mulching as per paragraph 3.3. For general maintenance requirement follow paragraph 4.4 and 4.5

Planting Schedule

Tree Planting						
No.	Species	Girth (cm)	Height (cm)	Form	Clear Stem (cm)	Root
3	Acer campestre 'Elsrijk'	10-12	300-350	Select Standard	Min 200	RB
3	Betula nigra	6-8	250-300	Feathered	-	RB
2	Prunus padus	6-8	250-300	Standard	-	RB
2	Sorbus aucuparia	10-12	300-350	Select Standard	Min 200	RB

Native Shrub Planting Mix 1 – planted in single-species groups (no less than 5, no more than 7), evenly spaced but irregular pattern (i.e. no grids or straight lines) @ 1/m²

No.	Species	%	Form	Height (cm)	Root
45	Acer campestre	10	Feathered	125-150	B
64	Corylus avellana	15	Transplant	60-80	B
64	Cornus sanguinea	15	Transplant	60-80	B
45	Crataegus monogyna	10	Feathered	125-150	B
64	Ilex aquifolium	15	Leader with laterals	80-100	10L
64	Prunus spinosa	15	Branched	60-80	B
45	Rosa canina	10	Transplant	60-80	B
45	Viburnum opulus	10	Transplant	60-80	B

Native Shrub Planting Mix 2 – planted in single-species groups (no less than 5, no more than 7), evenly spaced but irregular pattern (i.e. no grids or straight lines) @ 1/m²

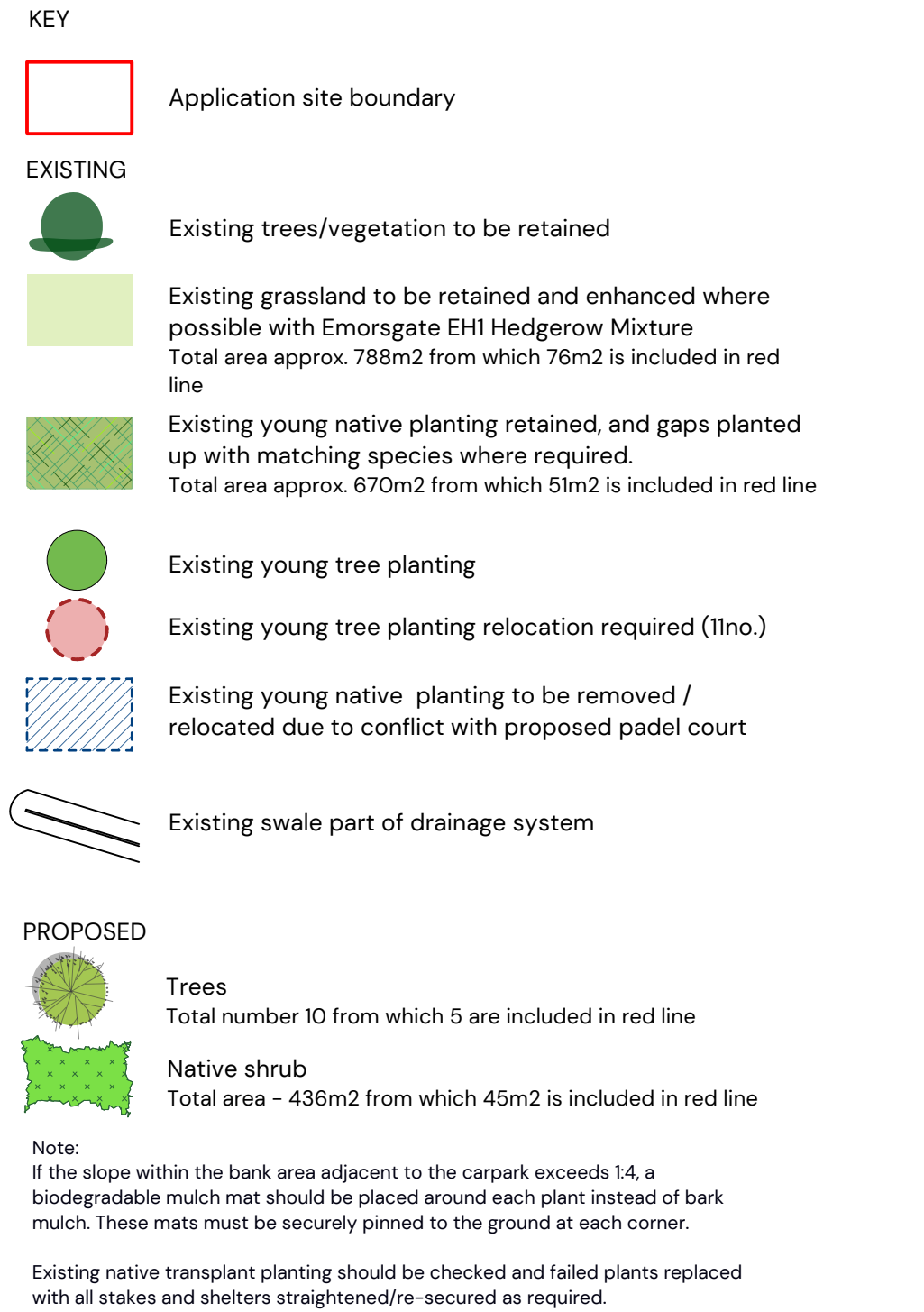
No.	Species	%	Form	Height (cm)	Root
20	Cornus sanguinea	50	Transplant	60-80	B
8	Ilex aquifolium	20	Leader with laterals	80-100	10L
11	Viburnum opulus	30	Transplant	60-80	B

Replacement Native Shrub Planting Mix – planted in single-species groups (no less than 5, no more than 7), evenly spaced but irregular pattern (i.e. no grids or straight lines) @ 1/m²

No.	Species	%	Form	Height (cm)	Root
49	Cornus sanguinea	40	Transplant	60-80	B
37	Euonymus europaeus	30	Branched	80-100	B
37	Viburnum opulus	30	Transplant	60-80	B

Infill Planting – planted in visible gaps (at 1/m², assumed approx. 30% rate) within newly established vegetation along western boundary in order to replace failed plants identified on site by the landscape contractor, and under supervision of the Local Authority.

No.	Species	%	Form	Height (cm)	Root
18	Corylus avellana	15	Transplant	60-80	B
18	Cornus sanguinea	15	Transplant	60-80	B
18	Ilex aquifolium	15	Leader with laterals	80-100	10L
18	Prunus spinosa	15	Branched	60-80	B
12	Rosa canina	10	Transplant	60-80	B
12	Viburnum opulus	10	Transplant	60-80	B



H	30/06/2026	ARW	Amends to landscape officer comments
G	03/06/2026	ARW	Landscape amended to revised layout and drainage plan
F	25/03/2026	NES	Landscape amended to comments
E	30/01/2026	ARW	Landscape amended to LPA comments from email dated 29th January 2026
D	26/01/2026	ARW	Landscape amended to revised layout and LPA comments. Following the site visit on 8th January 2026 and review of the relevant documents (including the minutes from 19th January).
C	02/07/2025	ARW	Landscape amended to comments
B	29/04/2025	ARW	Landscape amended to drainage layout
A	11/04/2025	ARW	Amendments to the red line
Rev	Date	By	Note

Detailed Soft Landscape Proposals

Village Hotels Padel Eastleigh

Client: VUR Village Trading No 1 REV: H

DRWG No: P24-3082_EN_001

Drawn by : NES /ARW Approved by: ARW

Date: 30/06/2026

Scale: 1:500 @ A1

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