

Ecology response 7 7 26 for F 25 99382 VILLAGE HOTEL EASTLEIGH, BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3YJ

Construction of 2no. outdoor padel courts with canopy roof structure, perimeter fencing, lighting and landscaping on existing grass area.

Clare Martin

7/7/26

I have reviewed the Biodiversity Impact Assessment by Ascerta (Rev A, July 2026 with updates due to revised landscaping).

The native scrub mix used as a woodland buffer is now shown on the landscaping plan. Wildflower meadow planting has been removed from the scheme, but the existing grassland is proposed to be retained and enhanced with Emorsgate EH1 Hedgerow mixture which contains 21 species of wildflowers and slow growing grasses that are tolerant of semi-shade and suitable for woodland edges. This is fine.

There are a few issues remaining:

The revised site area is shown in Appendix 1 and the amended Detailed Soft Landscape Proposals (rev H, June 2026) has been included as Appendix 2. Photograph 1.1 (The extent of the site) still shows an earlier red line boundary and should be amended to match the red line boundary of the combined padel courts and outdoor gym area as shown in Appendix 1.

The Detailed Soft Landscape Proposals (rev H, June 2026) show an area (39m<sup>2</sup>) with 3 proposed trees along the southern edge of the outdoor gym. That area is also proposed to have 20 no. *Cornus sanguinea*, 8 no. *Ilex aquifolium* and 11 no. *Viburnum opulus*. I think that these 3 trees would struggle to get enough water and nutrients due to competition from the roots of so many shrubs growing in this constrained area next to the outdoor gym even though the shrubs would be planted at the recommended density of 1 per m<sup>2</sup>. Please check if this is acceptable to the Landscape officer and the Tree officer.

The Detailed Soft Landscape Proposals now include maintenance of the scrub line to prevent encroachment into the grassland as previously requested. In section 4.5 **the following should be added:** In addition to maintaining a clear boundary between the planting and the grassland, the scrub edges should be scalloped, not cut straight, to provide a variety of habitats for invertebrates on the scrub edge.

### **Biodiversity net gain**

The revised landscape proposals have been assessed to provide an on-site net gain of +0.13 habitat area units (50.55%).

#### Metric error

The latest version of the statutory metric shows one error message, which states: In [B-1 On-Site Hedge Baseline, ref 1](#), the *strategic significance* is "". This *strategic significance* is invalid. This refers to Tab B-1 On-Site Hedge Baseline, Habitat type, Line of trees. The reference to the hedgerow may have been retained from an earlier version of the metric.

Normally the metric is filled in according to the UK Hab post development plan. The latest UK Hab post development plan has not been submitted. We only have the latest the detailed soft landscape proposal, which is not quite the same, so it is difficult to tell where this error has actually occurred.

The Soft Landscape plan (Rev B) shows a native hedge proposed to the east of the car park which is no longer present in the current proposal (Rev H)

The metric should be amended so that there are no error messages and that it matches both the pre-development and the post-development UK Hab plans.

The applicant is reminded that the validation requirements are listed in the Eastleigh Borough Council Biodiversity Net Gain Strategy Form. This is available at [Ecology and Biodiversity Net Gain for Planning Applications](#) and was designed to make the application process easier, with all of the requirements for BNG in one place.

The following list is available on the first page of this form:

To show how a development will achieve 10% Biodiversity Net Gain, complete sections 1-11 and submit this document to Eastleigh Borough Council at validation, **along with the required supporting documents:**

- Completed Valid Statutory Metric Excel spreadsheet, **with no errors**
- Condition Assessments (if relevant to pre-development habitats)
- Pre-development baseline habitat survey report and map
- **Post-development habitat map** and proposed landscape plan
- Baseline and post development habitat map shapefiles (if available, for monitoring significant habitat for 30 years)
- **A draft Habitat Management and Monitoring Plan (HMMP)**

Whilst we have the rest of the information that would have been included in the body of the Biodiversity Net Gain Strategy Form, we still require the information listed in bold above. The final HMMP can be conditioned.

Lisa Malter

Ecologist