Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ

Habitat Management and Monitoring Plan

VUR Village Trading No.1 Ltd.

P.2166.25
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2	Drawing P24 – 3082_EN_001H Detailed Landscape Plan
3	Biodiversity Impact Assessment (P.2166.25RevA)

Executive Summary

This Habitat Management and Monitoring Plan (HMMP) has been prepared by Ascerta on behalf of **VUR Village Trading No.1 Ltd.** for the redevelopment of 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.*

The plan has been developed to satisfy conditions of the planning application and to ensure the long-term management and enhancement of biodiversity on-site in accordance with the Environment Act 2021, DEFRA Biodiversity Metric 4.0, and Eastleigh Borough Local Plan 2016–2036 (adopted April 2022).

The HMMP outlines the management, monitoring, and maintenance of newly created and enhanced habitats over a 30-year period (2027-2057). Its primary objective is to ensure all habitats reach and maintain target ecological conditions, thereby delivering measurable Biodiversity Net Gain (BNG) in line with statutory requirements.

The HMMP ensures that the development of Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ, delivers measurable, lasting biodiversity improvements in compliance with national policy and local planning conditions. Through detailed management prescriptions, monitoring, and adaptive strategies, the plan secures the long-term ecological value of the site while enhancing its contribution to local green infrastructure and wildlife conservation.

- **Site Overview**: The **0.13**-hectare (ha) site currently comprises of modified grassland. 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.
- **Habitat Baseline and Outcomes**: The existing modified grassland is in poor condition. The post-development proposals will deliver a **+0.13 (+50.55%)** in habitat area units.
- **Habitat Areas to be created and retained:** The habitat areas to be created on-site includes 0.07ha of developed land; sealed surface. This includes housing, driveways and road, five individual trees to be planted, mixed scrub and modified grassland, collectively totalling **0.47 Biodiversity Units (BU)**. Please refer to drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2.
- **Monitoring and Maintenance:** Annual monitoring by a qualified ecologist between May and August for 30 years. Formal reviews and reports at years 1, 2, 5, 10, 20, and 30 with biodiversity reconciliation at each stage. Adaptive management procedures to address underperformance or environmental changes.
- **Long-Term Management:** Regular maintenance of vegetation, replacement of failed planting, control of invasive species, and preservation of habitat structure and diversity. Establishment and maintenance schedules detailed for all habitat types to ensure target conditions are met.
- **Responsibility:** Implementation and monitoring will be managed by **VUR Village Trading No.1 Ltd.**, in consultation with the Local Planning Authority ***Eastleigh Borough Council***

1. Introduction

This HMMP has been commissioned by **VUR Village Trading No.1 Ltd.** to form part of the consent for the construction of two padel courts and an outdoor gym area, together with associated access, drainage infrastructure, gravel trenches and landscaping works. The site's OS grid reference is SU 42807 18508 and the What3Words reference is *riots.energy.engage*. See Figure 1.1 below for the extent of the site.

Figure 1.1: Extent of the site

1.1 Aims and Objectives

This HMMP provides an overview of how habitats will be managed. It also sets out monitoring proposals for habitats and certain species present on site. It should also be noted that the landscape architect/contractor will also advise on specific management of landscaped areas, whilst adhering to the ecological management activities contained herein.

It may be appropriate for this document to be updated over the period; however, the overall extents and types of created habitats, and their ecological value, are unlikely to change. Proposals for monitoring may also identify issues requiring remedial measures and alteration to the management prescriptions detailed in this document.

1.2 Site Safeguarding

VUR Village Trading No.1 Ltd., as the owner and operator of the proposed development, will be responsible for the implementation of this HMMP. The stated management will be undertaken for 30 years. The implementation of the HMMP will be secured by way of planning condition and will therefore be binding upon a future operator or occupier of the Proposed Development, should **VUR Village Trading No.1 Ltd.** transfer its interest in the site or ceases to operate the proposed development during that 30-year period (see **Table 1.1** below). They will also undertake safeguarding measures such as reinstatement of habitats or installations such as fire, acute pollution or other major damage, and control and removal of dumped materials.

1.3 Project Background

The proposed development site was subject to an ecological appraisal in April 2025 (Ascerta 2166.25 Preliminary Ecological Appraisal), followed by a Biodiversity Impact Assessment (BIA) and subsequently a revised Biodiversity Impact Assessment (Biodiversity Impact Assessment (P.2166.25RevA). The BIA Rev A incorporated the updated development proposals and associated changes to the Biodiversity Net Gain (BNG) metric (Biodiversity Metric Calculation (P.2166.25RevA).

The site comprises an area of grassland located within the grounds of the Village Hotel. The site is bordered by the existing hotel car park to the north and is surrounded by established woodland and mature trees to the east, south and west. Bournemouth Road lies further to the west.

Further details regarding the project and relevant organisational responsibilities are provided in **Table 1.1** below.

Table 1.1: Key project and organisational details for this HMMP

Site overview	Description
Project type	Commercial development
Development Name and Address	Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ
BNG Project Name and Address	Biodiversity Impact Assessment (P.2166.25RevA) Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ
Author Organisation	Ascerta
Landowner	**VUR Village Trading No.1 Ltd.**
Land Manager	**VUR Village Trading No.1 Ltd.**
Responsible person/organisation for creating or enhancing the habitat	**VUR Village Trading No.1 Ltd.**
Period covered by this management plan	From commencement of habitat implementation to 30 years following the completion of initial capital works. The plan covers a preliminary period of between 2025 (Year 0) to 2057 (Year 30).
Planning authority	Eastleigh Borough Council
Planning reference	F/25/99382
BNG register reference (if applicable)	Not Applicable
Central OS grid reference	SU 42807 18508
Metric revision/title	Biodiversity Metric Calculation (P.2166.25RevA)
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

2. Habitat Baseline Conditions, Creation and Management

2.1 Current Land Use Summary

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

The site comprises an area of grassland located within the grounds of the Village Hotel.

2.2 Baseline Habitats On-site: Area

The baseline habitat conditions, scale and unit value for the site are shown in Table 2.1 and 2.2 below.

Table 2.1: Baseline area habitats

Existing area habitats				Distinctiveness		Condition		BBU
Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	
Grassland	Modified grassland	No	0.129	Low	2	Poor	1	0.26
Total habitat areas ha			**0.129**	Biodiversity baseline units				**0.26**

The site currently comprises 0.129ha of modified grassland, collectively summing to **0.26 BBU**. Please refer to drawing P.2166.25.E02 Baseline Habitats Appendix 1, and **Table 2.1** above.

2.3 Post-Development Biodiversity Value of the Proposed Development Site

The post-development habitats, target conditions, scale and unit value for the site are shown in Table 2.2 below.

Table 2.2: Post-development: Habitat areas created biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		RBU
			Distinctiveness	Score	Condition	Score	
Urban	Developed land; sealed surface	0.07	V. low	0	N/A Other	0	0
Individual trees	Urban tree	0.0204	Medium	4	Poor	1	0.08
Heathland and shrub	Mixed scrub	0.0466	Medium	4	Moderate	2	0.09
Grassland	Modified grassland	0.01	V. low	2	Poor	1	0.02
Total habitat areas retained		**0.147**	Retained biodiversity units				**0.19**

2.4 Impacts to Biodiversity: Statement

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 has been achieved in line with the National Planning Policy Framework (NPPF) and Eastleigh Borough Local Plan 2016–2036 (adopted April 2022).

3. Site Baseline, Environmental Information and Associated Impacts Checklist

Consideration has been given to the sites Baseline and Environmental Information listed below within **Table 3.1**, including appropriate contextual information for the management prescriptions provided later in this document, informing the proposals and project design.

Table 3.1: Site Baseline and Environmental Information

Baseline and Environmental Information	Relevant information	Check box	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	One statutory designated site and seven non-statutory designated sites were identified within 2km of the proposed development site. The closest statutory designated site is Valley Park Woodlands Local Nature Reserve (LNR), located approximately 1.5km northwest of the site. The closest non-statutory designated sites are Freespace Hiknor Hill Site of Importance for Nature Conservation (SINC), adjacent to the eastern site boundary, and Hut Wood SINC, approximately 30m west of the site. Please refer to Ascerta 2166.25 Preliminary Ecological Appraisal, April 2025.		Ascerta 2166.25 Preliminary Ecological Appraisal, April 2025.
Protected and Notable Species	No protected or notable species have been identified which would influence the delivery of the landscape plan or HMMP.		Protected and notable species do not influence the proposals.
Invasive Non-Native Species (INNS)	No INNS have been identified. Where INNS are identified during the management period, management prescriptions (Section 3.6/5) provide methods for control.		INNS do not significantly influence the proposals.
Biological Records Plan - Sites and Specie	No biological records identified which would influence the delivery of the landscape plan or HMMP.		Biological records do not influence the proposals Ascerta 2166.25 Preliminary Ecological Appraisal, April 2025.
Baseline Habitats Survey	The baseline habitats survey has informed the habitat creation associated with the proposals.		Biodiversity Impact Assessment (P.2166.25RevA), Ascerta, July 2025.
Public Access	Public access is not considered to significantly influence the proposals.		Public access will not significantly influence the proposals.
Climate	Given landscape typologies and habitats designed into the scheme, local climate and climate change have not significantly influenced the delivery of the landscape plan or HMMP.		Climate has not significantly influenced the proposals.
Geology and Topography	The geology and topography of the site have not influenced the delivery of the landscape plan or HMMP. The geology and topography of the site are not considered to significantly influence the delivery of the landscape plan or HMMP.		Geology and topography have not significantly influenced the proposals.
Agricultural Land Status	The site is located within the existing grounds of the Village Hotel and is not in agricultural use.		Agricultural Land Classification map, Natural England.
Soil and Substrates	The soils within the site are characterised as naturally wet, very acidic sandy and loamy soils with very low fertility.		Soil and substrates have not significantly influenced the proposals.
Contaminated Land	No contaminated land has been identified within the Site.		Contaminated land has not been identified to influence the proposals.
Hydrology and Drainage	The site is not shown as being directly crossed by a watercourse. A watercourse is present within the wider green space to the south-west, which should be considered in relation to surface water and flood risk.		
Landscape Character and Designations	The site is located within the Romsey to Eastleigh Wooded Lowland Mosaic Landscape Character Area (2d).		Landscape character and designations have not significantly influenced the proposals.
Historic Land Use	The historic land use of the site is not considered to significantly influence the proposals.		The historical use of the site has not therefore influenced the delivery of the landscape plan or HMMP.
Historic Environment and Earth Heritage	No known archaeological features present within the site would affect the implementation of the HMMP.		None known that would influence ethe proposals.

4. Management Operation Necessary to Achieving Aims and Objectives

4.1 Habitat Management and Monitoring

All habitats shall be managed and monitored to ensure successful establishment and achievement of target condition. Monitoring shall be undertaken at agreed intervals and any necessary remedial management implemented where targets are not being met. It should be noted that, based on the Biodiversity Impact Assessment (P.2166.25A), the proposed development achieves the required Biodiversity Net Gain for habitat area. This HMMP relates to the management and monitoring of created on-site habitats only, and does not, in isolation, secure compliance with statutory BNG requirements.

4.2 Overview

This section describes the management and monitoring measures required to ensure that all newly created habitats successfully establish, deliver the intended ecological functions, and achieve their target conditions. Management and monitoring activities will ensure that habitat condition targets are met, maintained, and reported to the Local Planning Authority over the 30-year monitoring period or as otherwise agreed with the Local Planning Authority.

4.3 Purpose

The purpose of this section is to outline the approach for monitoring and maintaining created habitats so that they meet the target condition and biodiversity unit values defined within the BNG metric calculations (Biodiversity Metric Calculation [P.2166.25RevA]) and the approved management plan.

4.4 Monitoring Frequency and Timing

Annual monitoring shall be undertaken for all created habitats on-site, including individual trees, mixed scrub and modified grassland for the first 30 years post-development, unless otherwise agreed. Monitoring visits shall occur between May and August, when plant identification and habitat assessment are most reliable.

All monitoring shall be carried out by a suitably qualified ecologist or botanist, with demonstrable competence in habitat classification and species identification in accordance with UKHab (2023) and CIEEM (2021) Guidelines for Ecological Report Writing.

Monitoring will follow the principles set out in BS 8683:2021 – Process for Biodiversity Net Gain aligned with the Environment Act 2021 and BS 42020:2022 – Biodiversity Code of Practice for Planning and Development.

4.5 Assessment Criteria and Remedial Action

The established vegetation shall be measured against the approved landscape and habitat creation plans (drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2), including species composition, planting densities, and the applicable habitat target condition criteria.

Where failed planting or poor establishment is identified within the site location boundary, replacement planting shall be undertaken using equivalent native species of local origin, in consultation with the appointed ecologist and the landscape architect.

If vegetation becomes dominated by one or a limited number of species, adaptive management measures, such as selective thinning, overseeding, or targeted replanting shall be implemented to restore the intended species

diversity and ascribed habitat condition, as such, to proactively achieve and maintain habitat target condition within the allocated timeframe (see Section 4).

All remedial works will be documented and reviewed during subsequent monitoring cycles to confirm success and ongoing progress towards the BNG targets.

4.6 Control of Invasive and Undesirable Species

Each monitoring visit shall include an inspection for colonising flora, with particular attention to non-native invasive species (INNS). The assessment shall include, but not be limited to, species listed under: Schedule 9 of the Wildlife and Countryside Act 1981 (as amended); The Invasive Alien Species (Enforcement and Permitting) Order 2019; and Relevant provisions of the Environment Act 2021**.**

Where such species are identified, control or removal shall be implemented in accordance with recognised best-practice guidance, including the Environment Agency (2010) - Managing Invasive Non-native Plants; and CIRIA C773 (2018) - Invasive Species Management for Infrastructure Managers.

All works shall be supervised by a competent ecologist (ECoW) to ensure legal compliance and prevent the further spread or ecological degradation of retained and created habitats on-site and respective target condition.

4.7 Reporting and Review

Annual monitoring reports shall be prepared and submitted to the LPA and/or Natural England, where required and agreed, to demonstrate progress, trajectory towards habitat target conditions and the statutory biodiversity unit delivery.

Reports will detail:

- The results of the habitat condition assessments using the applicable Statutory Biodiversity Metric condition assessment criteria
- Details of any remedial, management, or enhancement actions undertaken
- Any changes to habitat extent or quality
- Suitable sources, such as dated photographic evidence and habitat survey data (DAFOR augmented Species lists and QGIS mapping, for example)

Where results indicate a shortfall in condition and/or trajectory to target condition, the management regime shall be reviewed and updated in consultation between the responsible and governing bodies.

4.8 Long-Term Management and Adaptive Approach

The management prescriptions outlined within **Section 5** are designed to be adaptive, allowing modification in response to monitoring outcomes, such as change in climatic conditions, not considered or change abiotic conditions, on-site and local ecological trends observed.

Any significant amendments to the management approach shall be documented within subsequent monitoring reports and agreed with the relevant body before implementation.

The overarching objective is to ensure that all habitats achieve and maintain their ascribed target condition and contribute long-term net gains in biodiversity value.

Table 4.1: Management summary

Consideration	Description
Habitats to be Created on-site	The proposals comprise the creation of modified grassland, mixed scrub and urban trees, alongside developed land; sealed surface. Please refer to the detailed proposed plan drawing P24 – 3082_EN_001H Detailed Landscape Plan Appendix 2, and Biodiversity Impact Assessment (P.2166.25RevA), Ascerta, July 2025.
Timescale and Applicable Actions	Habitat creation works will commence following completion of the associated development. This will be defined as Year 0 of the 30-year management period. Year 1 will commence following completion of habitat implementation and soft landscaping. The habitats will subsequently be managed and maintained for a minimum period of 30 years in accordance with this HMMP.
Monitoring	Habitat monitoring to be undertaken in Years 1, 3 and 5 (see Section 4) (following completion of the habitat capital works in Year 0 and establishment), and then Years 10, 20 and 30 subsequently. This is considered proportionate for the soft landscaping and the habitats created and maintained within the proposed development. Additional monitoring surveys may be undertaken as required in response to earlier monitoring and any required remedial measures.
Funding	**VUR Village Trading No.1 Ltd.**
Legal Agreement	Management will be secured via a condition.

5. Details of the Monitoring Needed to Measure the Effectiveness of Management

5.1 Proposed Individual Tree Planting

Table 5.1: Habitat Management Prescription - proposed trees

Proposed habitat type	Urban trees
Proposed species	Urban trees. Proposed tree planting within the site comprises Rowan *(Sorbus aucuparia)* and Field maple (*Acer campestre 'Elsrijk')*.
Areas proposed	Drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2
Target condition	**Moderate**
Considered Habitat Failure Risk (HFR)	Low likelihood

Management objective

To ensure new tree planting is managed to provide good health over the long-term and to retain and enhance its habitat value. To ensure that the health and growth of the trees does not decrease over time due to weed growth around stem, and damage due to vandalism, rubbing of ties, or weather conditions. The ecological management strategy will aim to enhance canopy coverage, limit pruning, reduce disease proliferation, and retain created ecological niches (deadwood and cavities) where possible (for example, when not a risk to public health and safety).

Tree descriptions

Table 5.2: Proposed trees, typical canopy form, growth rate, native status and management conditions

Tree / cultivar	Canopy form	Typical spread (m)	Litter	Growth rate	Native status	Condition targets/ expected	Condition achieved
Rowan (Sorbus aucuparia)	Narrow oval crown	4-6	Light leaf litter and berries	Moderate	UK native	A, B, D, F	Moderate
Rowan (Sorbus aucuparia)	Compact, broadly oval crown	4-6	Moderate leaf litter	Moderate	UK native cultivar	A, B, D, F	Moderate

When managed in accordance with the prescriptions below (see Appendices 3), the newly planted trees have the potential to meet **moderate** condition. A full tree species list is provided on drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2.

Establishment Phase (Years 1–2)

- Water to field capacity and ensure good establishment
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction)
- Retain 20% of the proposed vegetation below the tree canopy areas, if this becomes limited, re-seed/ replant these areas
- Annually replace dead or dying stock with like-for-like species, check stakes and tree ties and adjust/replace if necessary
- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years
- Remove excessive leaf litter to reduce disease proliferation within the immediate area
- Augment habitat structure to progressively raise the canopies of new trees to provide clearance for residents, pedestrians and vehicles
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property

Established Management (Years 3+)

- Annually replace dead or dying stock with like-for-like species and check stakes and tree ties and adjust/replace if necessary

- Hand weed around a 0.6m diameter of the base of each tree to ensure weed free and top up mulch every two years
- Limit pruning, to allow 75% canopy coverage of the expected age and height of each individual tree (avoid heavy crown reduction)
- Retain vegetation below 20% of the tree canopy area; if this becomes limited, re-seed
- Remove excessive leaf litter to reduce disease proliferation within the immediate area
- Augment habitat structure to progressively raise the canopies of new trees to provide clearance for residents, pedestrians and vehicles
- Management should ensure planting and/or substantial leaf litter does not encroach into/onto adjacent habitats and/or property

Monitoring and Adaptive Management

- **Years 4–10**: twice per year (spring and late summer)
- **Maturity**: annually and following extreme weather events
- **Record at each visit**: survival, crown density, leaf condition, pests/diseases, leader/stem form, root flare exposure, stake/tie condition, soil moisture, mulch, irrigation volumes and soil damage/compaction.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation, particularly those features that provide important roosting and commuting habitats (including trees / tree lines / installed bat and bird boxes) will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until the young have fledged.

Maintenance should also involve the removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back, and the inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.

5.2 Proposed Mixed Scrub

Table 5.3: Habitat Management Prescription - Proposed mixed scrub

Proposed Habitat Type	Mixed Scrub (Uk Hab ref: h3h)
Proposed Species	The proposed mixed scrub comprises a mixture of native species including field maple *(Acer campestre),* hazel *(Corylus avellana),* dogwood *(Cornus sanguinea),* hawthorn *(Crataegus monogyna),* blackthorn *(Prunus spinosa),* dog rose *(Rosa canina),* holly *(Ilex aquifolium) and* guelder rose *(Viburnum opulus).*
Areas Proposed	Please refer to Drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2.
Target Condition	**Moderate**
Considered HFR	Low Likelihood

Management objective

To ensure new scrub is managed to provide good health over the long term and to retain and enhance its habitat value. To ensure that the health and growth of the scrub does not decrease over time.

Establishment Phase (Years 1–2)

- >80% of the scrub will be woody native species. Species will be implemented and managed as below to reduce any one species dominating and exceeding 5m in height to meet **criteria A.**
- The management regime will work on a rotational basis to allow the succession of age classes across the pre-existing scrub and created area; this will ensure more structural diversity, and allow grasslands to

develop within glades along the scrub's edges, creating refuge and food source for a wider variety of species meeting **criteria D and E**

- To meet **criterion C,** relevant good practice and management will be adopted to eradicate non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Specialist advice will be sought.
- To meet **criterion D and E**, upon planting newly selected native species; south facing areas of the existing scrub and created will be selectively thinned, manually or mechanically with chainsaw / brush cutter.
- Stumps will be retained or cut to ground level, removing arisings to avoid nutrient enrichment
- Encourage herbaceous growth by allowing natural regeneration or sowing a wildflower/grass mix suited to local soils
- Add deadwood piles proportionally to selectively thinned areas from any felled/pruned trees within the site

Table 5.4: Established management (years 3+) and monitoring and adaptive management

Management activity	Timing / frequency	Method / details	Responsibility	Monitoring / success criteria	Notes
Pruning and sucker removal	Annually, October-January	Prune branches to augment height Undertake works outside the bird nesting season. Leave deadwood in-situ.	Landscape Contractor / Estate Manager	Annual inspection to confirm height control, no unmanaged regrowth, and healthy structure.	Avoid disturbance to nesting birds or protected species.
Weed control	Monthly during first 2 growing seasons; then as required	Hand-weed around each plant to maintain a 0.5m weed-free radius. Avoid herbicides where possible.	Maintenance Contractor	Annual checks to confirm ≤10% weed cover within planting areas.	Prevents competition for moisture, light, and nutrients.
Shelter guards, ties, and stakes	Monthly (Apr-Oct) during establishment and after severe weather	Inspect and refix or replace damaged, missing, or vandalised guards, ties, and stakes. Remove when plants become self-supporting (typically after 3 years).	Landscape Contractor	Annual record of inspections; <5% of plants with missing/damaged guards.	Ensure plants are protected from browsing and wind damage.
Replacement planting	Winter (Nov-Feb)	Replace all dead, dying, or failed plants with matching native species, same specification and density.	Landscape Contractor	Mortality <10% after first 5 years. All gaps replanted by end of following winter.	Maintain 100% species mix and design intent.
Fertiliser (Pro Flora tablets)	Year 2 only	Apply as per manufacturer's specifications: • 40–60cm: 3 tablets (45g) • 60–80cm: 4 tablets (60g) • 80–100cm: 5 tablets (75g) • Transplants (30–120cm): 2 tablets (30g)	Landscape Contractor	Spot checks during Year 2 maintenance; ensure even application and correct dosage.	Place tablets in soil at planting base; avoid root damage.
General monitoring	Twice annually for first 5 years; annually thereafter	Visual inspections for plant health, evidence of pests/disease, and general establishment success.	Ecological Clerk of Works (ECoW) / Landowner	Establishment success ≥90% after 5 years.	Findings to inform adaptive management as part of BNG monitoring.

Protective Measures
Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation, particularly those features that provide important roosting and commuting habitats will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until the young have fledged.

Maintenance should also involve the removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back, and the inspection and reporting of any incidence of pests and diseases which could cause trees or limbs to fail.

5.3 Proposed Modified Grassland

Table 5.5 Habitat Management Prescription –Modified Grassland

Proposed habitat types	Other neutral grassland (UKHab ref g3c/g4)
Proposed seed mix	Grassland areas will comprise a suitable amenity grassland seed mix, managed as modified grassland
Areas proposed	Please refer to Drawing P24 – 3082_EN_001H Detailed Landscape Plan, Appendix 2
Target condition	**Moderate / Moderate**
Considered HF Risk	Low likelihood

Management Objective
To create and maintain modified grassland in a healthy and stable condition, maintaining a continuous grass-dominated sward while controlling undesirable species, scrub encroachment and excessive areas of bare ground.

Amenity grassland seed mix
Modified Grasslands - Select a mix that typically includes at least 5–8 forbs species (Emorsgate EM2 - General Purpose Meadow Mix or similar).

Establishment Phase (Years 1–2)
- Prepare the ground by reducing soil fertility, strip existing agricultural land and remove the top 5-10cm of topsoil or cultivate deeper to expose a lower-nutrient subsoil
- Sow both mixes at 5g/m² during the period of September to October
- Undertake 3-4 spatially rotated light establishment cuts (to 50-70mm) whenever the sward reaches 70-100mm, removing all arisings to prevent nutrient build-up and weed dominance

Established Management (Years 3+)
- Undertake regular mowing during the growing season to maintain a short, predominantly grass-dominated sward
- Remove excessive arisings where required to prevent the accumulation of thatch
- Reseed areas of failed establishment or excessive bare ground as required using an appropriate amenity grassland seed mix
- Manage the occurrence of invasive and undesirable species
- Control scrub encroachment to maintain the extent and character of the modified grassland habitat

Monitoring and Adaptive Management
Undertake annual monitoring to assess grassland establishment, sward condition, extent of bare ground and the presence of invasive or undesirable species. Where establishment or condition declines, appropriate remedial measures such as reseeding, adjustment of the mowing regime or selective weed control will be undertaken.

Protective Measures

Any clearance of vegetation to accommodate the proposals will be undertaken with appropriate consideration for potential use of the site by birds and bats. Cutting of vegetation will be undertaken outside of the bird breeding season (1 March to 31 August, inclusive). Should the above timing constraints conflict with any phased/timetabled works, it is recommended that works commence only after a suitably qualified ecologist has undertaken nesting bird checks 48 hours prior to works commencing to ensure no nesting birds are present. If nesting birds are found to be present during checks, then a suitable species-specific buffer zone will be allocated, and clearance of that area would be delayed until the young have fledged.

6. Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

Proposed Individual Tree Planting

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Inspect health & structure											X	
Watering				X	X	X	X	X	X	X		
Formative pruning	X											
Check stakes & ties	X									X		
Weed control				X		X		X				
Replace failed stock											X	
Top-up mulch (Years 2 & 4)										X		

Proposed Mixed Scrub

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Prune / thin scrub	X									X	X	X
Weed control by hand				X		X		X				
Check guards & stakes	X									X		
Remove guards (Years 3–5)										X		
Replacement planting											X	

Other Modified Grassland

Activity	J	F	M	A	M	J	J	A	S	O	N	D
Main hay cut							X	X	X			
Secondary cuts (if required)								(X)	X	X		
Remove arisings							X	X	X	X		
DAFOR monitoring						X	X	X				

7. Long-Term Management Schedule (Years 6–30)

The ongoing management plan is a guideline for the maturing phase of the site and should be reviewed every 5 years as a minimum, to take account of site-based ecological changes.

7.1: Proposed Individual Tree Planting

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Monitor tree health and structural condition	x		x		x		x		x		x		x		x		x		x		x		x		x
Replace dead or dying trees / gap-up	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.2: Proposed Mixed Scrub

Year of Operation	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Annual pruning / thinning (Oct–Jan)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Weed control and replacement planting	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

7.3: Modified Grassland

Year of Operation	6	7	8		9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Annual hay cut following seed set (July–Sept)	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Control pernicious weeds	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Monitor grassland succession	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

8. Details of Persons Responsible for the Implementation and Monitoring

8.1 This HMMP has been prepared by Ascerta on behalf of **VUR Village Trading No.1 Ltd.** It sets out the key management of features of ecological interest due to be created within the redevelopment of the land at Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ.

8.2 This HMMP document provides details in full of the measures to ensure the site is considerately managed long-term for the benefit of biodiversity, wildlife and the future occupants of development. It is considered that, subject to the implementation of the measures set out above, this document provides an appropriate framework for the long-term management and monitoring of habitats associated with planning application F/25/99382.

9. Mechanisms of Adaptive Management to Account for Necessary Changes in Work Schedule to Achieve the Required Targets

9.1 Following the completion of the proposed development, a programme of monitoring will be undertaken. Primarily, this will focus on the habitat creation and enhancement that will be undertaken in the first appropriate season following the receipt of planning permission. This will be no later than within 6 months of development commencing. Habitat creation in areas cleared during the construction phase will be completed within 6 months of completion of development activities. Management will continue for 30 years. This management plan will be subject to periodic review to ensure it remains fit for purpose and if any adaptations of mechanisms are noted to be necessary, this will be undertaken by the responsible persons **VUR Village Trading No.1 Ltd.**

10. Expected Unit Progress Shown at Years 1, 5 and 10 for each Habitat

10.1 In accordance with this HMMP, the urban trees will reach target condition by year 27, the mixed scrub will reach target condition by year 5 and the modified grasslands will meet target condition by year 4.

Table 10.1: Standard time to target condition/years

Year Habitat	1	2	3	4	5	27	30
Urban Trees						X	
Mixed scrub					X		
Modified Grasslands				X			

11. Reporting on Year 1, 2, 5, 10, 20 and 30 with Biodiversity Reconciliation Calculations at each stage

11.1 An audit should be carried out on the habitats within years 1, 2, 5, 10, 20 and 30 by the persons appointed responsible by **VUR Village Trading No.1 Ltd.** This should include an audit of all planted areas to ensure that the management proposals and objectives have been met. If any planting has failed, it must be replaced. Routine monitoring of the plant stock is also recommended during general maintenance works.

12. Conclusion

This HMMP sets out the measures required to ensure that habitats created within the development Site are successfully established and maintained in accordance with the approved **VUR Village Trading No.1 Ltd. Biodiversity Net Gain Assessment (Report Ref. Biodiversity Impact Assessment (P.2166.25RevA), Ascerta, July 2025)** and Biodiversity Net Gain requirements.

Ecological monitoring, maintenance and reporting shall be undertaken throughout the 30-year management period to ensure habitats establish and develop towards their target condition. Monitoring will review habitat establishment, vegetation structure, species composition and overall ecological performance. Where monitoring identifies that habitats are not progressing towards their target condition, appropriate adaptive management measures shall be implemented.

Formal ecological audits shall be undertaken at **Years 1, 2, 5, 10, 20 and 30**. These audits will review habitat condition and management effectiveness and, where required, include biodiversity reconciliation calculations to confirm that the approved biodiversity net gain targets continue to be achieved.

Monitoring and reporting will be undertaken by a suitably qualified ecologist on behalf of the **VUR Village Trading No.1 Ltd.**, or their appointed management company or contractor.

- **Habitat Outcomes:** The development will deliver the creation of habitats including urban trees, mixed scrub and modified grassland. These habitats will collectively deliver measurable biodiversity net gain in accordance with the approved Biodiversity Net Gain Assessment.
- **Monitoring and Maintenance:** Ecological monitoring will be undertaken annually during the main growing season (typically May–August) for the duration of the 30-year management period. Monitoring will review habitat condition, vegetation composition and management effectiveness, with adaptive management measures implemented where required.
- **Long-Term Management:** Long-term management will include regular vegetation management, maintenance of grassland structure, scrub, and tree management, control of invasive or undesirable species and remedial actions where habitat establishment or condition targets are not being achieved.
- **Responsibility:** Implementation of this HMMP and ongoing monitoring of the habitats will be undertaken by **VUR Village Trading No.1 Ltd.** and/or their appointed management company, in consultation with the Local Planning Authority where required.

13. References

Ascerta (2025) Biodiversity Impact Assessment: Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ, Report P.2166.25. July 2025.

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CIEEM (2021) Guidelines for Ecological Report Writing, 2nd edn. Winchester: Chartered Institute of Ecology and Environmental Management.

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The Invasive Alien Species (Enforcement and Permitting) Order 2019 (UK). London: The Stationery Office.

Appendix 1

ASCERTA
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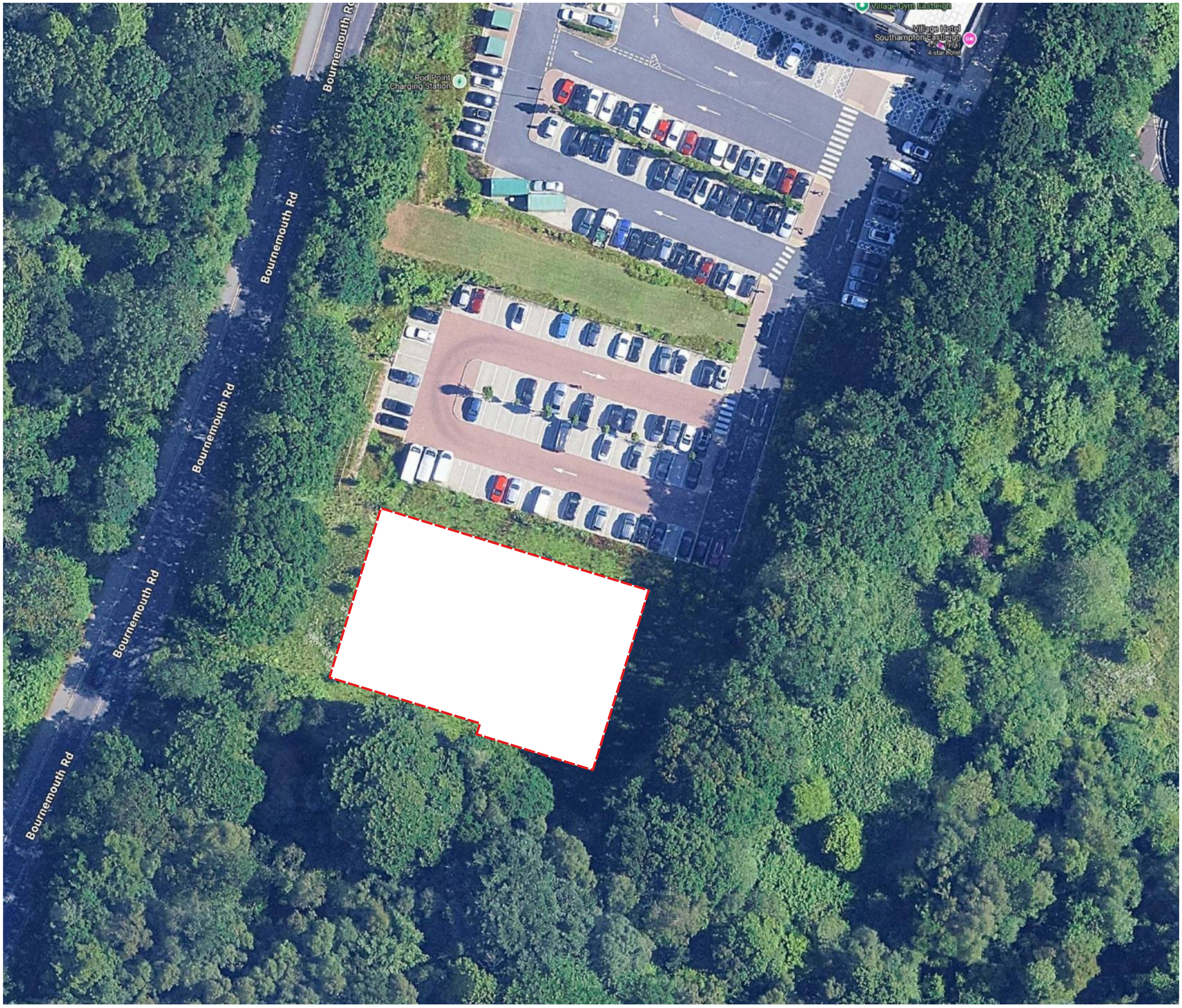

Key

Survey Area

Modified grassland

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

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LANDSCAPE | TREES | ECOLOGY
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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

ASCERTA
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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.

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

KEY

Application site boundary

EXISTING

Existing trees/vegetation to be retained

Existing grassland to be retained and enhanced where possible with Emorsgate EH1 Hedgerow Mixture
Total area approx. 788m2 from which 76m2 is included in red line

Existing young native planting retained, and gaps planted up with matching species where required.
Total area approx. 670m2 from which 51m2 is included in red line

Existing young tree planting

Existing young tree planting relocation required (11no.)

Existing young native planting to be removed / relocated due to conflict with proposed padel court

Existing swale part of drainage system

PROPOSED

Trees
Total number 10 from which 5 are included in red line

Native shrub
Total area - 436m2 from which 45m2 is included in red line

Note:
If the slope within the bank area adjacent to the carpark exceeds 1:4, a biodegradable mulch mat should be placed around each plant instead of bark mulch. These mats must be securely pinned to the ground at each corner.

Existing native transplant planting should be checked and failed plants replaced with all stakes and shelters straightened/re-secured as required.

Rev	Date	By	Note
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

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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Appendix 3

ASCERTA
LANDSCAPE | TREES | ECOLOGY

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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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.

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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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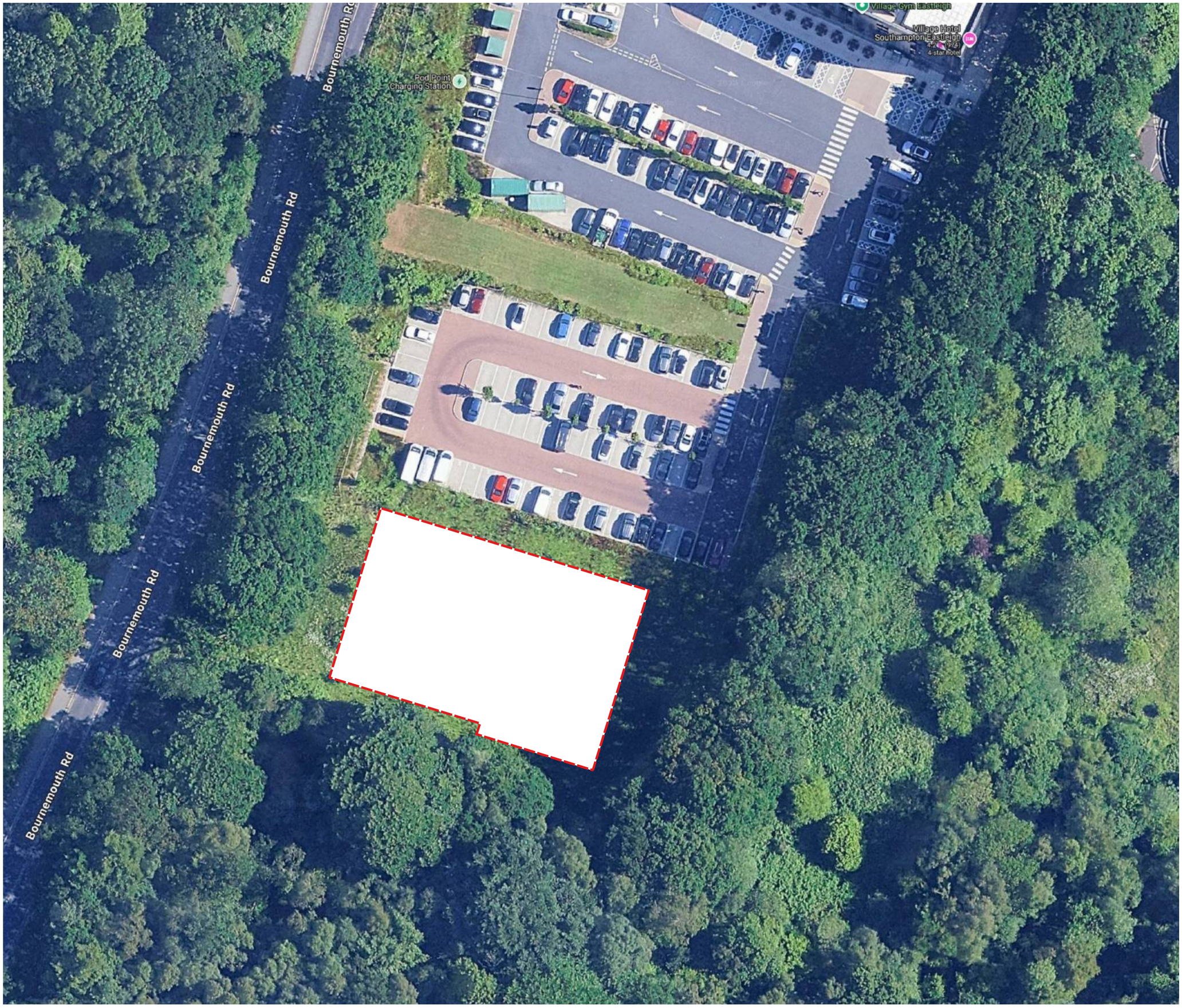
LANDSCAPE| TREES | ECOLOGY



Key

Survey Area

Modified grassland

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAI.
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

ASCERTA
LANDSCAPE | TREES | ECOLOGY

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.

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

KEY

Application site boundary

EXISTING

Existing trees/vegetation to be retained

Existing grassland to be retained and enhanced where possible with Emorsgate EH1 Hedgerow Mixture
Total area approx. 788m2 from which 76m2 is included in red line

Existing young native planting retained, and gaps planted up with matching species where required.
Total area approx. 670m2 from which 51m2 is included in red line

Existing young tree planting

Existing young tree planting relocation required (11no.)

Existing young native planting to be removed / relocated due to conflict with proposed padel court

Existing swale part of drainage system

PROPOSED

Trees
Total number 10 from which 5 are included in red line

Native shrub
Total area - 436m2 from which 45m2 is included in red line

Note:
If the slope within the bank area adjacent to the carpark exceeds 1:4, a biodegradable mulch mat should be placed around each plant instead of bark mulch. These mats must be securely pinned to the ground at each corner.

Existing native transplant planting should be checked and failed plants replaced with all stakes and shelters straightened/re-secured as required.

Rev	Date	By	Note
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

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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