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Village Hotel,
Bournemouth Road,
Eastleigh, S053 3YJ

PRELIMINARY ECOLOGICAL APPRAISAL

VUR Village Trading No.1 Ltd.

P.2166.25
April 2025

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

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Revision	Date	Details	Name
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Executive Summary

Ascerta has been instructed by **VUR Village Trading No.1 Ltd.** to carry out a Preliminary Ecological Appraisal at Village Hotel, Bournemouth Road, Eastleigh, SO53 3YJ (hereafter referred to as **the site**).

The Preliminary Ecological Appraisal comprised of a desk study and biological records search as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data regarding the current site conditions and, where appropriate, allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

Assessed against the *Guidelines for Ecological Impact Assessment in the UK and Ireland 2nd Edition* (2018), the site's habitats range in ecological value from negligible to within the zone of influence

The on-site habitats comprise of an area of improved grassland.

All habitats assessed are likely to be lost to the proposals. However, as the habitats to be lost to the proposals are small in area and not of high ecological value, it is considered that their loss can be mitigated for, and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

Bat surveys are conducted in accordance with the *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, published 2024 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

The site was subject to an extended Phase 1 Habitat Survey. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by March 2027, an updated site visit will be required to assess the habitats within the site
- Enhancing the site for species through appropriate landscape planting that includes native, species-rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings
- Provision of species within the landscaping plans to provide a forage for red squirrels
- Sustainable Drainage Systems (SuDS) features to include native planting to enhance the ecology and biodiversity of the proposed site (check on plans if SuDS included)
- Production of the DEFRA Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity
- Production of a management plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site

1. Introduction

Ascerta has been instructed by **VUR Village Trading No.1 Ltd.** to carry out a Preliminary Ecological Appraisal at the site. The site OS grid reference is SU 42807 18508 and the What3Words reference is riots.energy.engage. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site

Our client seeks planning consent to redevelop the area for the construction of padel courts.

This report presents the results of the survey including evaluation of habitats on site and the potential for protected species to be using the site. The report includes recommendations for further actions where applicable, in order to satisfy current UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 3.

2. Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search
- Identify designated sites within 2km of the site
- Review protected species records within 1km of the site
- Map the habitats within the site using Joint Nature Conservation Committee (JNCC) (2010) methods
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires
- Provide recommendations that seek to enhance the ecological value of the site
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current UK wildlife legislation

3. Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey, along with an assessment of the value of the habitats following the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

3.1 Desk Study

A desk study was undertaken in March 2025 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below. For the purposes of this report, protected and notable species records have been restricted to the last 15 years.

Table 3.1: Desk study data information

Source	Date obtained	Data obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	21 March 2025	• Statutory designated sites within 2km of the site • Protected and notable habitats within 2km of the site • Ancient woodlands within 2km of the site • European Protected Species Licenses (EPSLs) within 2km of the site
Hampshire Biodiversity Information Centre (HBIC)	25 March 2025	• Non-statutory designated sites within 1km of the site • Protected and notable species records within 1km of the site
Hampshire Biodiversity Action Plan	21 March 2025	• Additional protections afforded to species/habitat

3.2 Field Survey

A walkover survey of the site was conducted on the 18 March 2025 by Liz Kenyon. The habitat types and features of ecological interest were identified and mapped in compliance with *the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species, habitats were mapped (Appendix 1).

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers, bats, otters and water voles)
- Birds
- Amphibians and reptiles
- Invertebrates
- Invasive plant species
- Plant communities and trees

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using Table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2024).

Preliminary Ecological Appraisal for bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging, both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low to high**. Any commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

3.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: Single holes or a series of holes likely to be interconnected underground
- Latrines: Badgers usually deposit faeces in excavated pits
- Paths and footprints
- Scratching posts: At the base of trees
- Snuffle holes: Areas where badgers have searched for insects
- Day nest: Bundles of vegetation where badgers may sleep above ground
- Traces of hair

3.5 Evaluation

Habitats and species on the site were evaluated following the *Guidelines for Ecological Impact Assessment in the UK and Ireland* (2018). A geographical frame of reference is assigned to each habitat and species, with **International Value** being most important, then **National, Regional, County, District, Local** and lastly, within the immediate **zone of influence** of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as Sites of Special Scientific Interest (SSSIs). For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

The recommendations detailed within this report aim to meet requirements of the Environment Act and Statutory Biodiversity Metric as far as possible at this stage.

3.6 Limitations

The site visit was undertaken in March, which is within the optimal time of year for Phase 1 Habitat Surveys, and the site was fully accessible, with sufficient vegetation present to enable habitat identification.

The absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

No ponds or ornamental water features were identified within any residential gardens located adjacent to the site. However, it should be noted that unidentified ponds / water features may exist in nearby gardens (within 250m of the site). In general, such water features are usually relatively small in size and are more likely to be used by common amphibians i.e. smooth newt, and/or palmate newt and/or common frog (albeit great crested newt and common toad may use them in certain circumstances; for example, if there is a larger waterbody close by that supports either of these species).

The site was visited on only one occasion. This produces a snapshot of habitats and species on the site and others may be present at different times of the day or year. This limitation has been considered within this report.

4. Survey Results

4.1 Desk Study

Statutory sites

One statutory designated site was identified within a 2km radius of the proposed development site. These are listed in Table 4.1 below.

Table 4.1: Statutory designated sites

Statutory designated site	Reason for designation	Distance to proposed development
Valley Park Woodlands Local Nature Reserve (LNR)	Designated for its ancient woodland covering over 40ha	1.5km northwest

Non-statutory sites

Seven non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below.

Table 4.2: Non-statutory designated sites

Non-statutory designated site	Reason for designation	Distance to proposed development
Freespace Hiknor Hill Site of Importance for Nature Conservation (SINC)	Designated for supporting populations of the following species: - Common lizard (<i>Zootoca vivipara</i>) - Slow worm (<i>Anguis fragilis</i>) - Dormouse (<i>Muscardinus avellanarius</i>) - Adder (<i>Vipera berus</i>)	Adjacent to eastern site boundary
Hut Wood (SINC)	Designated for its ancient semi-natural woodland and important woodland habitat. Also, for its heathland becoming afforested. Also, for supporting populations of the following species: - Wood horsetail (<i>Equisetum sylvaticum</i>) - Dormouse	30m west
Home Wood (SINC)	Designated for its ancient woodland habitat	500m southeast
Home Wood (Eastleigh Extension) (SINC)	Designated for its woodland habitat with indication of it being ancient	530m southeast
Northend Copse (East & West of Flyover) (SINC)	Designated for its ancient woodland habitat and important woodland	570m northeast
Chestnut Avenue Meadow (SINC)	Designated for its semi-improved grassland which retains features of unimproved grassland. Also, for supporting populations of the following species: Adder	760m southeast
Stoneham Golf Course Remnant Heath (SINC)	Designated for its agriculturally unimproved grassland and heathland habitat	870m south

The full designations for each site are listed within Appendix 4.

The site does not lie within a relevant Natural England SSSI Impact Risk Zone.

Priority Habitats

Grassland

Several areas of Priority Habitat Coastal and Floodplain Grazing Marsh were returned within 2km of the site, the closest being located 1.3km southeast.

One area of Priority Habitat Good Quality Semi-Improved Grassland was returned within 2km of the site, located 1.3km southwest.

Several areas of Priority Habitat Lowland Dry Acid Grassland were returned within 2km of the site, the closest being located 880m south.

One area of Priority Habitat Purple Moor Grass and Rush Pasture was returned within 2km of the site, located 2km northwest.

Heathland

Two areas of Priority Habitat Lowland Heathland were returned within 2km of the site, the closest being located 1.3km southwest.

Woodland

Several areas of Ancient Woodland were returned within 2km of the site, the closest being located 750m northeast.

Numerous areas of Priority Habitat Deciduous Woodland were returned within 2km of the site, the closest being located adjacent to the southern and eastern site boundaries.

One area of Priority Habitat Traditional Orchards was returned within 2km of the site, located 1.4km west.
One area of Wood Pasture and Parkland BAP Priority Habitat was returned within 2km of the site, located 800m east.

The site lies within a Conservation Target area for the following Priority Species:

- Lapwing

The site also falls within a breeding area for the following Grassland Assemblage Farmland Birds:

- Lapwing
- Tree sparrow
- Turtle dove

Priority Species

Following a review of records held by HBIC, several Priority Species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, dormice, hedgehogs and reptiles. The species records are summarised below, and the detailed records held by HBIC within 1km of the site are displayed within Appendix 4. Protected species legislation can be found within Appendix 3.

No species records were returned by HBIC within the site boundary.

Birds

170 records were returned for bird species within 1km of the site. Species returned include kingfisher, lesser redpoll, skylark, red kite, lapwing and linnet. The most recent was a 2022 record of nightjar located 650m southeast of the site within the Home Wood SINC. The closest was a 2019 record of nightjar, black-headed gull, lesser black-backed gull, woodcock, starling and song thrush, located 160m west of the site within the Hut Wood SINC. All species recorded within 1km are displayed within Appendix 4.

Bats

HBIC returned 26 records for bats within the search area. Bat species include common pipistrelle, soprano pipistrelle, noctule, serotine, Natterer's bat, brown long-eared bat, unknown long-eared bat species, unknown pipistrelle species and unknown bat species. The most recent of which was a 2021 record of brown long-eared bat located 600m east of the site within a residential area. The closest were records between 2014 and 2016 for serotine, common pipistrelle and soprano pipistrelle, located approximately 480m away from the site with the location being withheld.

Amphibians

No records for great crested newt were returned within 1km of the site.

A further seven amphibians were returned within 1km of the site. Species present include common toad. The most recent of which was a 2021 record located 410m west of the site within the Hut Wood SINC. The closest was a 2013 record located 290m east of the site within the Freespace Hiknor Hill SINC.

Reptiles

192 records for reptiles were returned within 1km of the site. Species present include common lizard, adder, slow worm and grass snake. The most recent of which was a 2021 record of slow worm located 50m east of the site within the Freespace Hiknor Hill SINC. This was also the closest record to the site.

Dormouse

10 records for dormouse were returned within 1km of the site. The most recent of which was a 2019 record located 70m east of the site within the Freespace Hiknor Hill SINC. This was also the closest record to the site.

Other mammals

18 records for other mammals were returned within 1km of the site. Species include hedgehog. The most recent of which was a 2020 record located 960m northwest of the site within a residential area. The closest was a 2019 record located 400m north of the site within an area of woodland.

European Protected Species Licences

There was one EPSL application within 2km of the site since 2020. EPSL applications are detailed below (distance and direction from site):

- 2019-44276-EPS-MIT for the damage and destruction of a breeding and resting site for dormouse. Start date: 17/11/2020, end date: 01/11/2027 (1.6km southwest).

4.2 Habitat Survey

Weather

Weather conditions during the survey were mild (14°C), dry (2/8 cloud cover) with a F2 (Beaufort Scale) light breeze, therefore appropriate for this type of survey.

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.

Table 4.3: Habitats present on site including habitat alphanumeric code references from JNCC (2010)

Habitat description and JNCC codes	Site description
Improved grassland (B6)	The site comprises of improved grassland, with a sward height of approximately 5cm. Species present include red fescue, bent sp., creeping butter cup, annual meadow grass and daisy. Full species lists are detailed within Appendix 2.

4.3 Protected and Notable Species

Table 4.4: Habitat suitability for protected and notable species

Birds

Habitat suitability

The improved grassland within the site provides some suitable foraging opportunities for bird species, however the area is not suitable for nesting birds due to the openness and sward height of the grassland. The site provides no habitat Grassland Assemblage birds as it is prone to regular human disturbance from the neighbouring hotel facilities.

Species seen / evidence of presence / features identified

During the survey no bird species were identified within the site.

Further survey required

No further surveys for birds.

Bats

Habitat suitability

No buildings or trees are present within the site. The site provides very limited habitat for foraging and commuting bats with more favourable habitat in the immediate surrounding landscape.

Species seen / evidence of presence / features identified

Evidence of bats was not identified within the site during the survey.

Further survey required

No further surveys for bats.

Badgers

Habitat suitability

The improved grassland within the site provides no foraging and shelter habitat for badger, with more favourable habitat to the wider landscape to the west of the site.

Species seen / evidence of presence / features identified

No evidence of badger was identified within the site during the survey.

Further survey required

Badgers will not be impacted by the proposals within the site; therefore, badgers do not require further consideration within this planning application and will not be discussed further within this report.

Water voles

Habitat suitability

The site provides no suitable terrestrial habitat for water vole. A ditch network is present approximately 300m west of the site, however the connectivity is limited due to Bournemouth Road.

Species seen / evidence of presence / features identified

No evidence of water vole was identified during the site visit.

Further survey required

Water voles will not be impacted by the proposals within the site; therefore, water voles do not require further consideration within this planning application and will not be discussed further within this report.

Otters

Habitat suitability

The site provides no suitable habitats for otters. The ditch network approximately 300m from the site may provide aquatic habitat for otters; there is, however, no suitable connectivity for otters from the site; the site is also subject to human disturbance from the neighbouring hotel facilities.

Species seen / evidence of presence / features identified

No evidence of otter was identified during the site visit.

Further survey required

Otters will not be impacted by the proposals within the site; therefore, otters do not require further consideration within this planning application and will not be discussed further within this report.

Amphibians

Habitat suitability

No ponds are present within the site. A single pond is approximately 400m northwest of the site as mapped on Magic Maps. The site provides very limited terrestrial habitat within the improved grasslands with limited connectivity to more suitable habitats.

Species seen / evidence of presence / features identified

No evidence of amphibians was identified within the site during the survey.

Further survey required

Amphibians will not be impacted by the proposals within the site; therefore, amphibians do not require further consideration within this planning application and will not be discussed further within this report.

Reptiles

Habitat suitability

The habitats within the site do not offer suitability to support reptiles. Ecotones are not present within the site with no suitable connectivity. The habitats within the site are prone to high human disturbance.

Species seen / evidence of presence / features identified

No evidence of reptiles was identified within the site during the survey.

Further survey required

No further survey for reptiles will be required. Reptiles do not require consideration within this planning application and will not be discussed further.

Invertebrates

Habitat suitability

The improved grassland provides very limited habitat for invertebrates and the area is prone to human disturbance.

Species seen / evidence of presence / features identified

No evidence of invertebrates was identified within the site during the survey.

Further survey required

No further survey for invertebrates will be required. Invertebrates do not require consideration within this planning application and will not be discussed further.

Small mammals

Habitat suitability

The improved grassland within the sites provides limited foraging and shelter habitat for small mammal species such as hedgehog.

Species seen / evidence of presence / features identified

No evidence of small mammals was identified within the site during the survey.

Further survey required

No further survey for small mammals will be required. Small mammals do not require consideration within this planning application and will not be discussed further.

Invasive species

No non-native invasive species were identified within the site during the walkover survey.

5. Evaluation and Recommendations

5.1 Designated Sites and Habitats

Freespace Hiknor Hill (SINC) lies adjacent to the eastern boundary and Hut Wood (SINC) lies 30m west of the site. It is not considered that these sites will be impacted by the works, as the proposals are for additional facilities to the existing hotel/gym.

Mitigation

The habitats on site comprise of amenity grassland. This habitat is considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or Priority Habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

- Provision of one bird box (25mm, 28mm, 32mm entrance hole box) attached to a new tree on site; if the landscaping does not provide a suitable feature, a pole-mounted box may be required
- Provision of one bat feature (e.g. Vivara Pro WoodStone Bat box or similar) attached to a new tree on site; if the landscaping does not provide a suitable feature, a pole-mounted box may be required

6. Conclusions

The site was subject to an extended Phase 1 Habitat Survey. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by March 2027, an updated site visit will be required to assess the habitats within the site
- Enhancing the site for species through appropriate landscape planting that includes native, species-rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings
- Provision of species within the landscaping plans to provide a forage for red squirrels
- SuDS features to include native planting to enhance the ecology and biodiversity of the proposed site (check on plans if SuDS included)
- Production of the DEFRA Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity
- Production of a management plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within Section 5.0 above are followed.

7. References

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Key

Survey Area

Improved grassland (B6)



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:
Phase One Habitat Survey

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LK	P.2166.25.01
DATE:	CHKD BY:	REV:
28/03/2.25	JK	-

Appendix 2: Species Lists and Target Notes

Table 1: Flora species

English name	Scientific name
Annual meadow grass	<i>Poa annua</i>
Clover	<i>Trifolium sp.</i>
Common daisy	<i>Bellis perennis</i>
Creeping bent-grass	<i>Agrostis stolonifera</i>
Dandelion	<i>Taraxacum agg.</i>
Red fescue	<i>Festuca rubra</i>

Appendix 3: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive)
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive)

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CROW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat-specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The DEFRA Statutory Biodiversity Metric has been implemented to work alongside the Environment Act. This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet biodiversity gain as a result of development.

The NPPF 2024 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 *Conserving and enhancing the natural environment*. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provide net gains for biodiversity. Further guidance is provided within Government Circular 06/05: *Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under Section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up-to-date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under Section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the *UK Post-2010 Biodiversity Framework*, many UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAPs) and Species Action Plans (SAPs) and there are also 'grouped action plans' for groups of related species with similar conservation requirements. The LBAP relating to this site is the Hampshire Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992. Under the Protection of Badgers Act 1992, it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so
- Cruelly ill-treat a badger
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett

The Badger Act 1992 defines a badger's sett as '*any structure or place which displays signs indicating current use by a badger.*'

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These include: '*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand-digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*'

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the W&C Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation, as summarised on pages 9 and 10 of the *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024), it is a criminal offence to:

'Kill, capture, injure or take a wild bat:

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidentally. No element of intentional, reckless or deliberate action needs to be evidenced.*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild.'*

Breeding birds

Breeding birds are protected under the W&C Act 1981, which makes it an offence to:

- *Intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built*
- *Intentionally take or destroy the egg of any wild bird*
- *Have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954*
- *Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird*

Great crested newt

The great crested newt (*Triturus cristatus*) is fully protected under the W&C Act 1981 (as amended) and the Habitats Regulations, 2017. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft*
- *Deliberately (or intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum)*
- *Deliberately or recklessly obstruct access to any breeding site or resting place*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
 - *Impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young*
 - *Impair the ability of the great crested newt to hibernate or migrate, or significantly affect the local distribution or abundance of great crested newts*

Invasive species

It is an offence under Section 14(2) of the W&C Act 1981 to '*plant or otherwise cause to grow*' in the wild any plant in Schedule 9 Part II.

Water voles

Water voles are a Species of Principal Importance and also fully protected under Schedule 5 of the W&C Act 1981 (as amended), which makes it an offence to:

- *Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection*
- *Intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose*
- *Intentionally kill, injure or take water voles*
- *Possess or control live or dead water voles or derivatives*
- *Sell water voles or offer or expose for sale or transport for sale*
- *Publish or cause to be published any advertisement which conveys the buying or selling of water voles*

Otters

Otters and their resting places protected under Schedule 5 of the W&C Act 1981 (as amended), and under EC Directive (92/43/EEC), listed under Annexes II and IVa.

Under European Legislation implemented in Britain under the Conservation of Habitats and Species Regulations, 2019 (as amended), it is an offence to '*damage or destroy an otter's place of shelter, whether intentionally or accidentally.*' Under this legislation, it is also an offence to deliberately disturb an otter.

Under the W&C Act 1981 (as amended), it is an offence to:

- *'Intentionally' kill, injure or take an otter without a licence*
- *Damage, destroy or obstruct access to a place used by an otter for shelter*

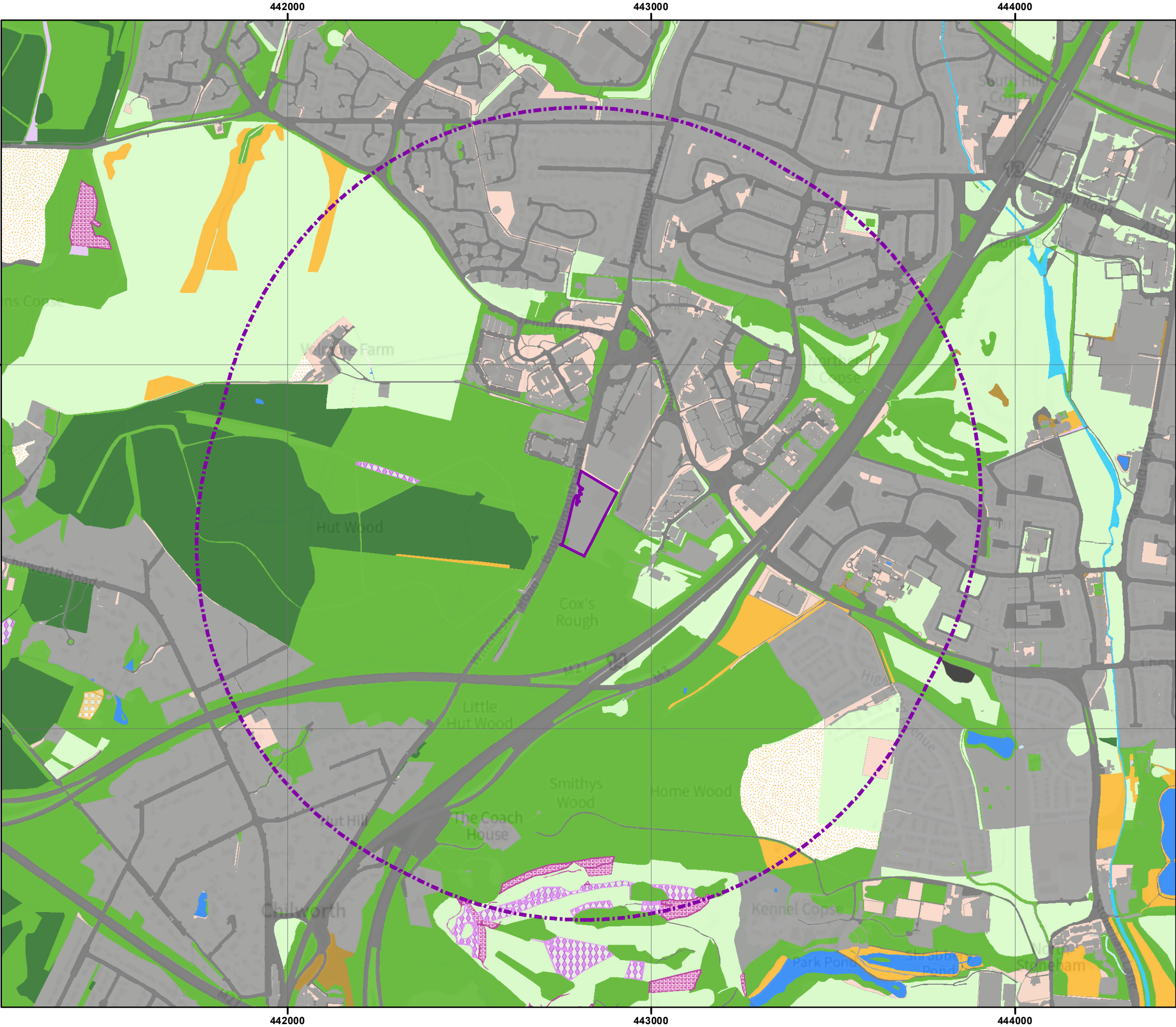
Invertebrates

The site's suitability for supporting invertebrates was assessed during the site visit. This included making a note of key plant species that could be used by notable invertebrates, together with incidental invertebrates recorded on the day.

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

Local policy

The site lies within Eastleigh and is covered by the Eastleigh Borough Local Plan 2016–2036 (adopted April 2022). The policy of relevance is DM11 regarding Nature Conservation and has been taken into consideration throughout this report.



Hampshire Biodiversity
Information Centre

HBIC Ref: 13332

**Broad habitats within 1km
of Village Hotel,
Bournemouth Road,
Eastleigh, SO53 3YJ
(SU4280518509):**

Some Habitats may overlap.
Please see 'UK Broad Habitats
Legend' for full Legend, there
is a link to this within
your covering letter

(see explanatory note for details of
the origin and accuracy of this data)

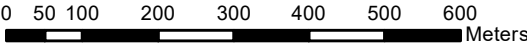
Legend

-  1km Search Area
-  Site Boundary

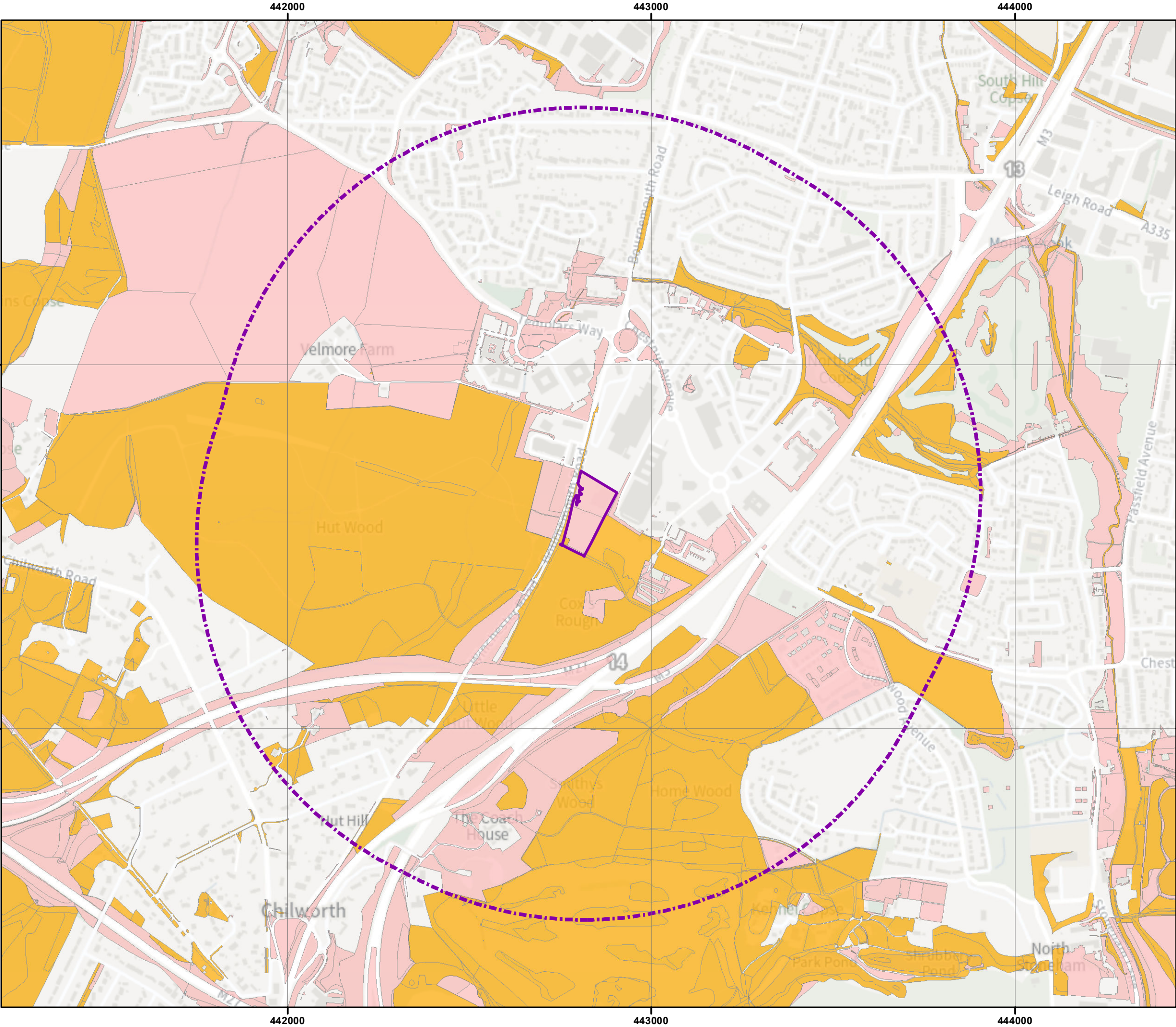
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Scale at A3: 1:10,000



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Hampshire Biodiversity
Information Centre

HBIC Ref: 13332

**Ecological Network
Mapping within 1km of
Village Hotel,
Bournemouth Road,
Eastleigh, SO53 3YJ
(SU4280518509):**

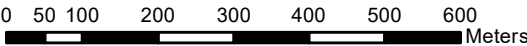
Legend

- 1km Search Area
- Site Boundary
- Core Statutory
- Core Non-statutory
- Network Opportunities

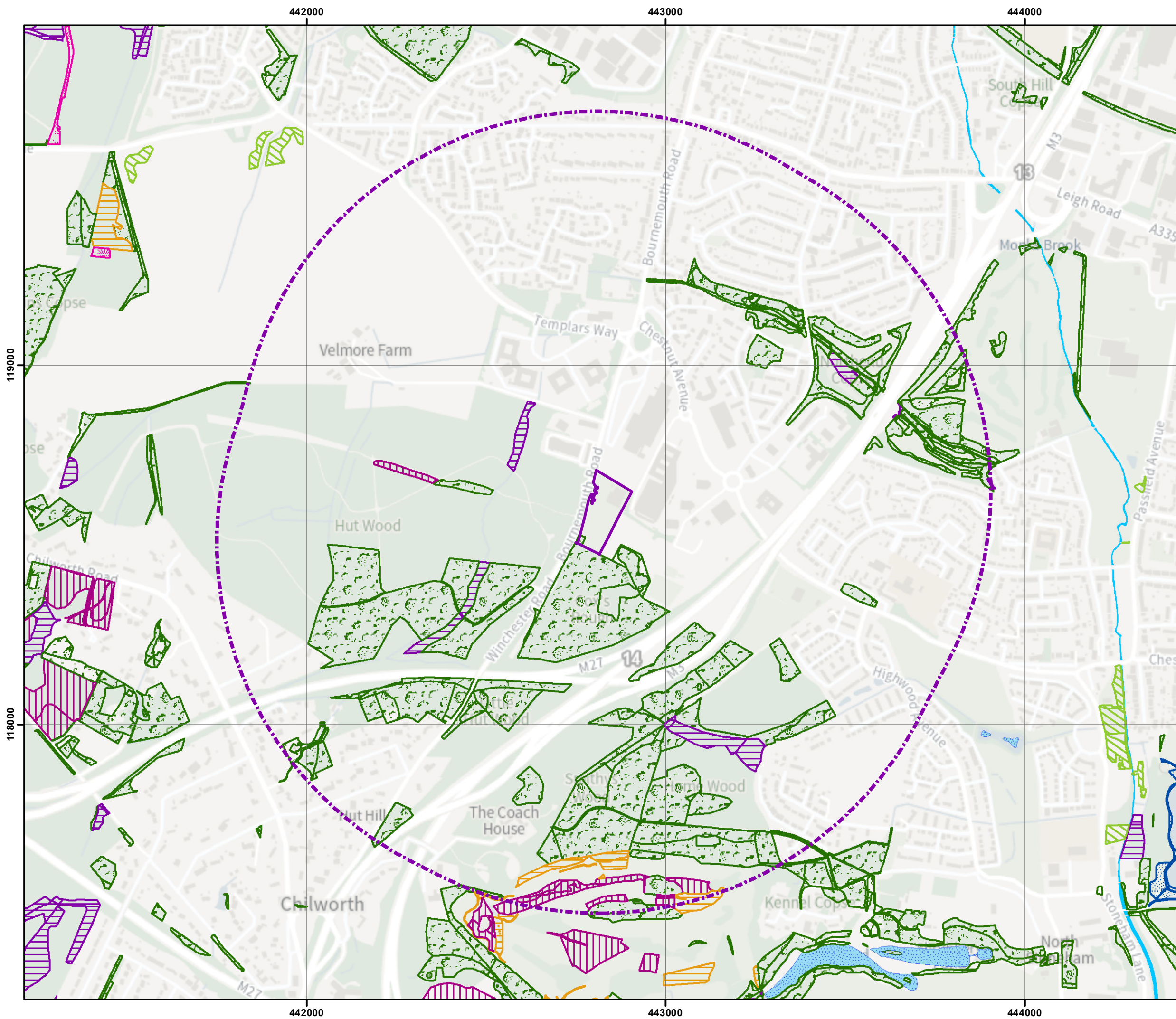
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Hampshire Biodiversity
Information Centre

HBIC Ref: 13332

**Priority habitats within
1km of Village Hotel,
Bournemouth Road,
Eastleigh, SO53 3YJ
(SU4280518509):**

Some Habitats may overlap.
Please see 'UK Priority Habitats
Legend' for full Legend, there
is a link to this within
your covering letter

(see explanatory note for details of
the origin and accuracy of this data)

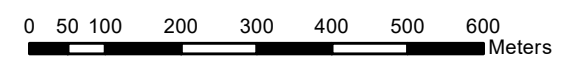
Legend

-  1km Search Area
-  Site Boundary

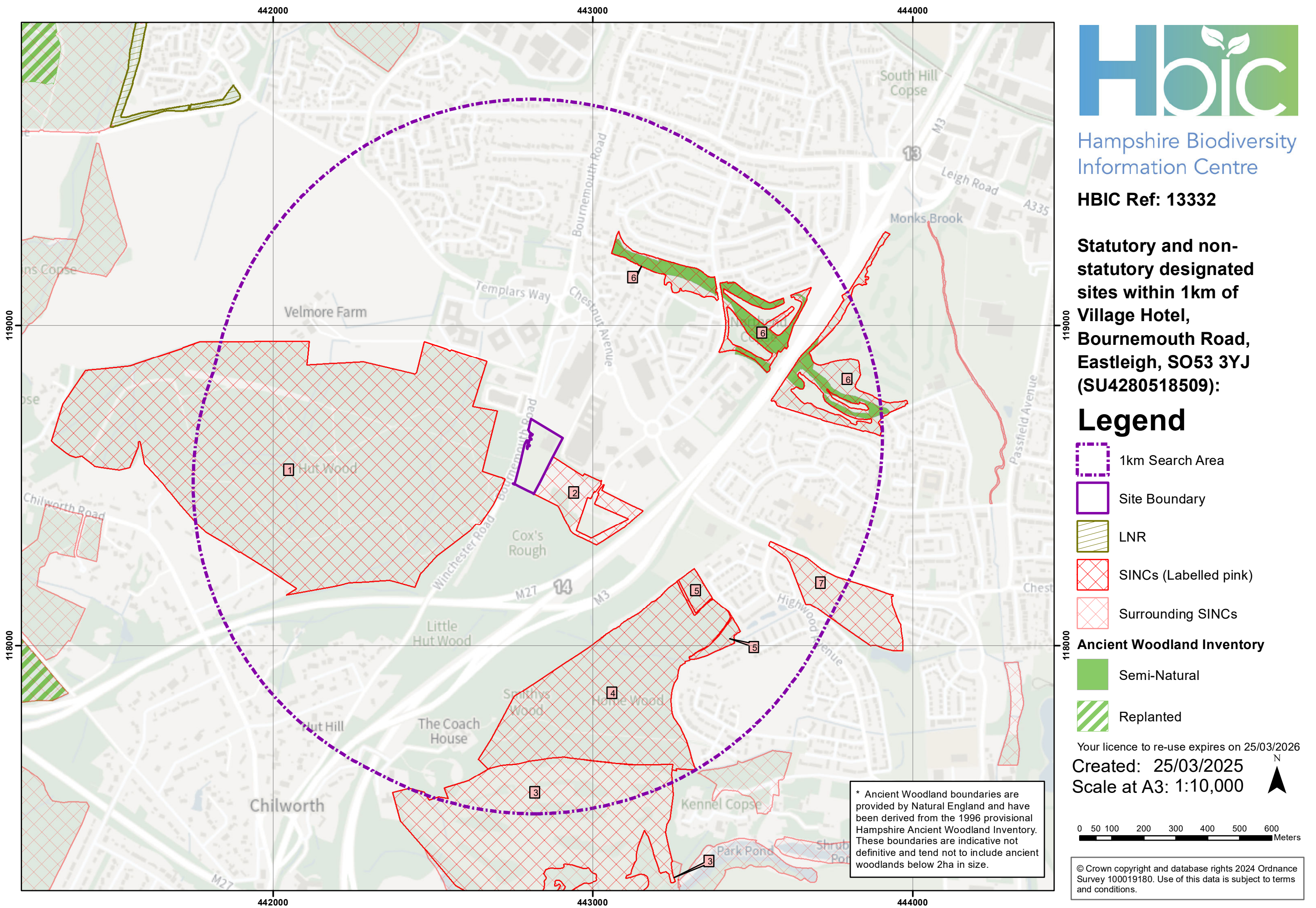
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Hampshire Biodiversity
Information Centre

HBIC Ref: 13332

**Statutory and non-
statutory designated
sites within 1km of
Village Hotel,
Bournemouth Road,
Eastleigh, SO53 3YJ
(SU4280518509):**

Legend

- 1km Search Area
- Site Boundary
- LNR
- SINC (Labelled pink)
- Surrounding SINC

Ancient Woodland Inventory

- Semi-Natural
- Replanted

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0 50 100 200 300 400 500 600
Meters

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and conditions.

Please note: The boundaries for statutory sites have been provided as digital data from Natural England (NE); this digital data is indicative not definitive. Paper maps produced by NE at the time the sites were designated show the official site boundaries.

Ascerta

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