

Biodiversity Net Gain Baseline Report and Preliminary Ecological Appraisal

P2434.22 Southampton (Eastleigh)

7th November 2025



Quality Assurance Table

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Metric Version

Statutory Biodiversity Metric

Report Version

2

Date Stamp

07/11/2025

Executive Summary

Project Details		
Project Name P2434.22 Southampton (Eastleigh)	Total Site Area (ha) 0.0462 ha	Irreplaceable Habitat Present No
Organisation Name IONITY	Site Name Southampton (Eastleigh)	Site Address Village Hotel Club, Bournemouth Road, Chandler's Ford, Eastleigh, Hampshire, SO53 3QB, SU4219

Descriptive Summary

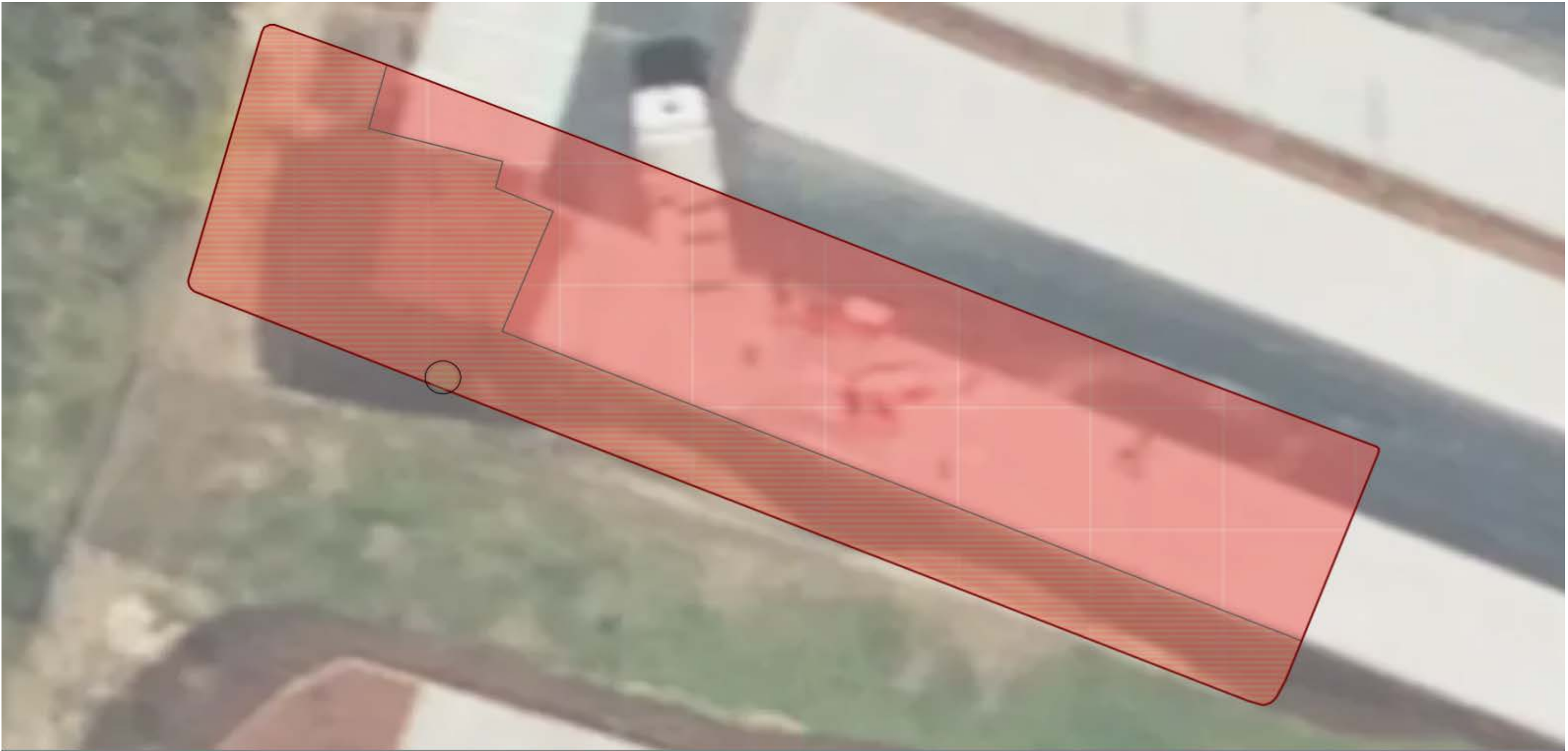
This report provides a biodiversity baseline for a ‘Proposed Development’, named P2434.22 Southampton (Eastleigh) on behalf of the client, IONITY. The Proposed Development involves installing twelve EV charging points and minor car park modifications, within an area of land (the ‘Site’) in Eastleigh, Hampshire.

AiDASH undertook a quantitative and qualitative Biodiversity Net Gain (BNG) assessment of the Site, consisting of a desk study and field survey between May - July 2025.

The post-development final BNG Plan results in a 24.77% uplift in area-based habitat, with no change in hedgerow habitat and or watercourse habitats given their zero baseline. This achieves the 10% mandatory BNG requirement. The Site was 0.05 ha in size and supported a total habitat area of 0.05 ha (including individual trees) and 0.07 biodiversity units from area habitats, 0.0 units from 0.0 km of hedgerow habitats and 0.0 units from 0.0 km of watercourse habitats. In addition, 0.0 km of Priority River, Other Rivers and Streams and Canal watercourse habitats were present on Site. Wherever present, these were not part of the scope of this survey and will require field surveys by a MoRPh certified surveyor to provide a complete baseline for the site.A Preliminary Ecological Appraisal (PEA) is provided in Appendix L of this report. The PEA did not identify any evidence of protected species and found that the Site has low potential to support them. General enhancement and low-risk mitigation measures were recommended.

Statutory Metric Results Summary (Baseline)			
Area Habitat	Hedgerows	Watercourses	Irreplaceable Habitats ¹
Total Area (ha) 0.05 ha	Total Length (km) 0.0 km	Total Length (km) 0.0 km	Total Area (ha) 0.0 ha
Baseline Biodiversity Units 0.07	Baseline Biodiversity Units 0.0	Baseline Biodiversity Units NA	Biodiversity Units 0.0

Note: ¹ Irreplaceable habitat do not contribute towards the Baseline Biodiversity calculations unless enhanced as per the statutory BNG guidance released by DEFRA in February 2024.



Baseline Habitats Plan

Legend



Author	BNGAI™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

 Developed Land; Sealed Surface [1]

 Introduced Shrub [1]

 Urban Tree [1]

Summary Tables

Table 1: Area Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Area (ha)	Biodiversity Units
Developed land; sealed surface	Very Low	Low	N/A - Other	0.03	0.0
Introduced shrub	Low	Low	Condition Assessment N/A	0.02	0.04
Urban Tree	Medium	Low	Moderate	0.0	0.03
Totals				0.05	0.07

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix J for more precise biodiversity values.

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Acronyms List

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
DAFOR	Dominant, Abundant, Frequent, Occasional, Rare
Defra	Department for Environment, Food and Rural Affairs
HMMP	Habitat Management and Monitoring Plan
IEMA	Institute of Environmental Management and Assessment
LNRS	Local Nature Recovery Strategy
MoRPh	Modular River Survey
OS	Ordnance Survey
RCA	River Condition Assessment

1. Introduction

AiDash UK Ltd ('AiDash') was commissioned by IONITY to undertake a BNG and PEA assessment of land at BNG 14512 | P2434.22 Southampton (Eastleigh) located at Eastleigh, Ordnance Survey (OS) grid reference SU 42794 18588 and denoted by the red line boundary (the 'Site') as shown in Appendix C.

A planning application has been made to Eastleigh Borough Council to redevelop the Site. The proposed works consist of the installation of twelve ultra-rapid electric vehicle charging points, associated electrical infrastructure, and minor alterations to the existing car park layout within a surfaced parking area adjacent to Bournemouth Road (the 'Proposed Development').

This baseline BNG and PEA report presents the biodiversity baseline for the Proposed Development to support the planning application.

The final BNG Plan, achieving the required 10% minimum BNG is also detailed within this report.

This report is accompanied by the Statutory Biodiversity Metric Calculation Tool (the 'Statutory Metric'); this document should be read in conjunction with this report.

1.1 Project Description

The Site comprises a section of surfaced car park adjacent to mature vegetation, situated approximately 5 metres from Bournemouth Road. The Site is in urban setting, surrounded by the wider landscape is characterised by commercial and retail buildings, extensive areas of surfaced parking, major roads including Bournemouth Road, and intermittent belts of trees and shrub planting, as shown in Appendix D.

1.2 Project Background

IONITY can confirm that no activities have been carried out on Site prior to the date of application (or earlier proposed date), that have resulted in loss of onsite biodiversity value ('degradation').

1.3 Legislation

The Environment Act 2021 (HMSO, 2021) amended several acts requiring the majority of developments to achieve a Biodiversity Net Gain (BNG). A minimum 10% net gain must be achieved and then secured for 30 years.

1.4 Scope of this Report

This Baseline BNG Report summarises the BNG baseline assessment and the associated biodiversity units associated with the habitats on Site. It details the condition assessments conducted on these habitats and the methodology undertaken to establish their strategic significance values.

The BNGAI field survey was undertaken to:

- Survey the Site's habitats for type and size.
- Correct and/or add map features not shown from a preliminary baseline mapping exercise (see section 2 below).
- Add condition assessment criteria information to each habitat.
- Add target notes to the map features as required
- Photograph habitats and features as required.

Score	% Cover
Dominant (D)	76-100
Abundant (A)	51-75
Frequent (F)	26-50
Occasional (O)	11-25
Rare (R)	1-10

2.4 Strategic Significance

Strategic significance is the local significance of the habitat based on its location and habitat type. Strategic significance has been determined by the relevant published Local Nature Recovery Strategy (LNRS) (where available) and the descriptions set out in the BNG Statutory Metric User Guide (Defra, 2024).

Eastleigh Borough Council BNG is encompassed by the Hampshire County Council LNRS, which is still under development at the time of writing.

All habitats not identified as having high or medium strategic significance are assigned a low value.

2.5 Baseline Evaluation

A baseline evaluation, based on the result of the Statutory Metric, was undertaken, consisting of an:

- How the Proposed Development can conform as far as possible to the biodiversity gain hierarchy (Welcome to GOV.UK, 2024); and
- How the Proposed Development can meet local BNG requirements.

This assessment was informed by the mitigation hierarchy in the BNG Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016) and a search for existing local planning policy guidance specific to BNG. Where present, locally specific guidance on BNG was reviewed in relation to the project details as set out in Section 1.

This consisted of a review of Eastleigh Borough Council planning pages.

2.6 Assumptions and Limitations

While every effort has been made to produce the most accurate report for the Site, certain qualifying factors should be considered when presenting the results. Secondary data sources are the responsibility of the third-party supplier, so we cannot guarantee their accuracy or currency. This includes both the national government data sets and locally sourced information.

3. Results

3.1 Designated Habitats Inventory

Table 3: Designated Habitat Inventory

Description	Designation	Designation Name	Direction	Distance (km)	Onsite/Offsite
Priority Habitats Inventory (England) : No main habitat but additional habitats present	Priority Habitat	--	North West	0.08	Offsite
Priority Habitats Inventory (England) : Deciduous woodland	Priority Habitat	--	West	0.02	Offsite

The designated habitats within 500 m of the Site identified in the desk study are provided in the table above.

Designated habitats within the Site or within 500m of the Site are depicted in Appendix E.

3.2 Statutory Designated Sites for Nature Conservation

Table 4: Statutory Designated Sites

Statutory Designated Site Type	Designation Name	Direction	Distance (km)	Onsite/Offsite
Local Nature Reserves (England)	Valley Park Woodlands	North West	1.68	Offsite
Sites of Special Scientific Interest (England)	River Itchen	East	3.23	Offsite

Special Areas of Conservation (England)	River Itchen	East	3.23	Offsite
Special Protection Areas (England)	Solent and Dorset Coast	South	3.39	Offsite

The closest occurrence of each statutory designated site for nature conservation within 10 km of the Site identified in the desk study is provided in the table above.

Statutory designated sites for nature conservation within the Site or within 10 km of the Site are depicted in Appendix F.

3.3 Non-Statutory Designated Sites for Nature Conservation

Table 5: Non Statutory Designated Sites

Non-Statutory Designated Site Type	Designation Name	Direction	Distance (m)
Site of Importance for Nature Conservation	Freespace Hicknor Hill	East	38
Site of Importance for Nature Conservation	Hut Wood	West	105
Site of Importance for Nature Conservation	Home Wood	Southeast	568
Site of Importance for Nature Conservation	Home Wood (Eastleigh extension)	Southeast	576
Site of Importance for Nature Conservation	Northend Copse (East & West of Flyover)	Northeast	662
Site of Importance for Nature Conservation	Chestnut Avenue Meadow	East	773
Site of Importance for Nature Conservation	Stoneham Golf Course Remnant Heath	South	923

The non-statutory designated sites for nature conservation within 1 km of the Site identified in the desk study are provided in the table above.

3.4 Habitat Table

All habitats assessed on Site during the field survey are captured in the table below. The baseline habitat map and the baseline map (with Habitat IDs) are in Appendix G. A table of all habitats including all data fields, can be found in Appendix H. As the Site used the Small Sites Metric, no habitats required a condition assessment, so no condition criteria summary tables are provided within this report. Site photos are provided in Appendix K.

Table 6: Habitat Details

Area Habitats

Habitat	Habitat Id	Condition	Habitat Description	Species List
Urban Tree	T1	Moderate		Field Maple (<i>Acer campestre</i>)
Introduced shrub	1	Condition Assessment N/A	Managed planted area functioning as ornamental planting.	Abundant: Pendulous Sedge (<i>Carex pendula</i>). Occasional: Common hazel (<i>Corylus avellana</i>), Common osier (<i>Salix viminalis</i>), Common rush (<i>Juncus effusus</i>). Rare: Creeping Thistle (<i>Cirsium arvense</i>), Field Maple (<i>Acer campestre</i>), Common dogwood (<i>Cornus sanguinea</i>)
Developed land; sealed surface	2	N/A - Other	Pavement and bitumen.	

3.5 Soil Map

The soils within the Site are categorised as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

Appendix I details the soils on site.

3.6 Protected Species

Information on protected species is available in the appended PEA (Appendix L).

3.7 Strategic Significance

Only habitats of 'low' strategic significance were identified within the Site.

3.8 Baseline Evaluation

Appendix J provides the Development Opportunities Plan. This shows areas of poor to good condition and low to high distinctiveness habitats, broadly areas of highest potential for enhancement and creation activities.

3.9 Statutory Metric

The Site generates a total of 0.07 area-based habitat units, 0.0 linear-based hedgerow units and NA linear-based watercourse units. See the Statutory Metric, which accompanies this report, for detailed information on the baseline biodiversity units generated by the Site.

3.10 Post Development Scenario

The post-development final BNG Plan results in a 24.77% uplift in area-based habitat, with no change in hedgerow habitat and or watercourse habitats given their zero baseline, meeting the mandatory 10% BNG requirement. It achieved this via the creation of Modified grassland over the baseline Introduced shrub habitat. This Modified grassland will be seeded using a locally sourced wildflower seed, comparable to Mix EM2 Standard General Purpose Meadow Mixture (<https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/standard-general-purpose-meadow-mixture/>), or EM2F Standard General Purpose Wild Flowers (<https://wildseed.co.uk/product/mixtures/wild-flower-only-mixtures/standard-general-purpose-wild-flowers/>) or similar, and managed as recommended by the seed provider.

Post Development habitats are depicted in Appendix M.

4. Conclusions and Recommendations

4.1 Conclusions

P2434.22 Southampton (Eastleigh) comprises a site area of 0.05 ha and a habitat area of 0.05 ha (including individual trees) and supports a total of 0.07 biodiversity units from area habitats and 0.0 biodiversity units from hedgerow habitats. The Site's predominant habitat type is Urban, with the largest single habitat area being Developed land, sealed surface, which accounts for 57.29% of habitat area. The post-development final BNG Plan results in a 24.77% uplift in area-based habitat, with no change in hedgerow habitat and or watercourse habitats given their zero baseline, meeting the mandatory 10% BNG requirement. It achieved this via the creation of Modified grassland over the baseline Introduced shrub habitat. Enhancement measures should focus on native and pollinator-friendly planting, boundary landscaping, and the incorporation of green infrastructure to support biodiversity and improve ecological connectivity. These measures will contribute to overall biodiversity improvements on-site and align with national Biodiversity Net Gain objectives.

4.2 Recommendations

The Good Practice Principles for Biodiversity Net Gain (CIEEM, CIRIA, IEMA, 2016) have been applied. The principles should be actively used throughout the design. This is in line with the nine principles set out within the Defra User Guide and guidance from the Mandatory Biodiversity Net Gain in England: Technical Guide (CIEEM, 2024).

Table 7: Recommendations Good Practice

Principle	Recommendations
Apply the Mitigation Hierarchy	Medium distinctiveness habitats have been avoided where possible, in line with guidance on the Biodiversity Gain Hierarchy.
Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats were identified on Site.
Be inclusive and equitable	An equitable and inclusive approach has been adopted to achieve 10% Biodiversity Net Gain via engaging with diverse stakeholders throughout the planning process. This should continue in the implementation and 30-year management phases to ensure ecological enhancements and fair distribution of environmental benefits across all community groups.
Address risks	Where possible, losses to habitats that are anticipated at the design stage should be created in advance of construction impacts as far as possible and integrated into the Metric calculations.
Make a measurable Net Gain contribution	The Statutory Metric Calculation Tool has been used in line with Rule 3 of the Defra User Guide.

Achieve the best outcomes for biodiversity	A preliminary ecological appraisal is included in this report (Appendix L) to ensure that protected species and /or habitats are not negatively impacted. The Site was found to have low potential to support protected species.
Be additional	The PEA (Appendix L) details some mitigation and general enhancements for the proposed development to safeguard against the low potential for protected species.
Create a Net Gain legacy	Further to this report, a landscape architect should be consulted regarding any proposals for the BNG design to determine the feasibility of enhancing and/or creating biodiversity units. Units are required to be secured with either a section 106 agreement or a conservation covenant.
Optimise sustainability	Where possible, habitat enhancement and creation design should consider climate resilience of proposed habitats and species and should align with local sustainability policies.
Be transparent	Once submitted, this report is expected to be made public in support of the planning application associated with the Proposed Development.

5. References

- CIEEM (2024). Mandatory Biodiversity Net Gain in England: Technical Guide [Online]. Available at: <https://cieem.net/resource/mandatory-biodiversity-net-gain-in-england-technical-guide/>
- CIEEM (2024) Competency Framework [Online]. Available at: <https://cieem.net/resource/competency-framework/>
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- HMSO (2012) National Planning Policy Framework, 15. Conserving and enhancing the natural environment [Online]. Available at: <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment>
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Appendices

Appendix A: Legislation Policy

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

These regulations specify irreplaceable habitats for the purpose of biodiversity net gain. Irreplaceable habitats are specified in the associated schedule to the regulations. The regulations require that offsite units and statutory credits do not apply to irreplaceable habitats and that these are subject instead to a compensation plan in place that secures appropriate compensation relative to the baseline habitat type'. The secretary of state is to review the regulations within 5 years.

Town and Country Planning Order 2015

Provides a definition of small sites which are not considered as major developments. These small sites are defined as:

- Residential development where the number of dwellings is between 1 and 9 on a site of an area 1 ha or less, or if this is unknown, the site is less than 0.5 ha.
- Commercial development where floorspace created is less than 1,000 m² or total site area is less than 1 ha.
- Must not include the winning and working of minerals or the use of land for mineral working deposits.
- Not a waste development.

Town and Country Planning Act 1990 Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)

Biodiversity Net Gain (BNG) is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

Developers must deliver a BNG of at least 10%. This means that a development will result in more or better-quality habitat than there was before development. In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990.

National Planning Policy Framework (NPPF) 2012

Section 15 provides a legislative framework which provides protection for species and sites which are important for wildlife. Requires proposals to consider potential pollution impacts, landscape impacts and impacts on habitats and biodiversity of any plans, this includes a requirement to provide net gains for biodiversity.

The Natural Environment and Communities (NERC) Act (Amendment) (Environment Act) 2006

Section 41 provides a list of Habitats of Principal Importance in England (HPIEs) and Species of Principal Importance in England (SPIEs) which are of importance for the conservation of biodiversity in England and their presence needs to be considered by the planning authority when planning works.

Section 40, provided for in the Environment Act 2021, places a 'biodiversity duty' on public authorities to have regard to conserving and enhancing biodiversity while carrying out their functions. It aims to integrate biodiversity conservation and enhancement considerations into the decision-making processes of public bodies.

Wildlife and Countryside Act (as amended) 1981

Schedule 5 of this act lists various species of animals and plants that are protected under the law. These species are afforded certain protections, such as making it illegal to intentionally kill, injure, or take them from the wild, disturb them while they are nesting, or damage or destroy their breeding sites or resting places.

Schedule 9 provides a list of non-native species which are already established in the wild and pose a threat to native plant species and habitats. Invasive Alien Species (Enforcement and Permitting) Order 2019 Provides a list of invasive species in the UK and makes it an offence to keep, breed or release the listed animals.

The Hedgerow Regulations 1997

- The regulations protect important hedgerows in the countryside (and urban areas) by requiring a notification procedure to take place before any works can be carried out. The regulations aim to balance the needs of landowners with the importance of conserving hedgerows and their associated biodiversity and landscape value."

Appendix B: Data Sources

- Ancient Tree Inventory (2024). Available at: <https://ati.woodlandtrust.org.uk/> (Accessed:)
- Ancient Woodland (England) -2024. Available at: <https://www.data.gov.uk/dataset/9461f463-c363-4309-ae77-fdc7e9df7d3/ancient-woodland-england> (Accessed:)
- Ancient Woodland - Revised (England) - Completed Counties. (2023). Natural England [Online] UK Government Data Service. Available at: <https://www.data.gov.uk/dataset/12b72196-1f20-44a9-8fe0-0e78db46a67c/ancient-woodland-revised-england-completed-counties> (Accessed:)
- Annex 1 Alkaline Fens/ Bogs -2024. Available at: <https://www.data.gov.uk/dataset/8597a9d6-d45e-464c-855c-fe2cf0b172fb/inventories-for-the-alkaline-fen-and-transition-mire-and-quaking-bog-annex-1-habitats-in-england> (Accessed:)
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- Limestone Pavement Orders (2024). Available at: <https://www.data.gov.uk/dataset/ff9f1088-4b07-4cab-88cf-838a8f421328/limestone-pavement-orders> (Accessed:)
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Appendix C: Site Boundary Plan



Site Boundary Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

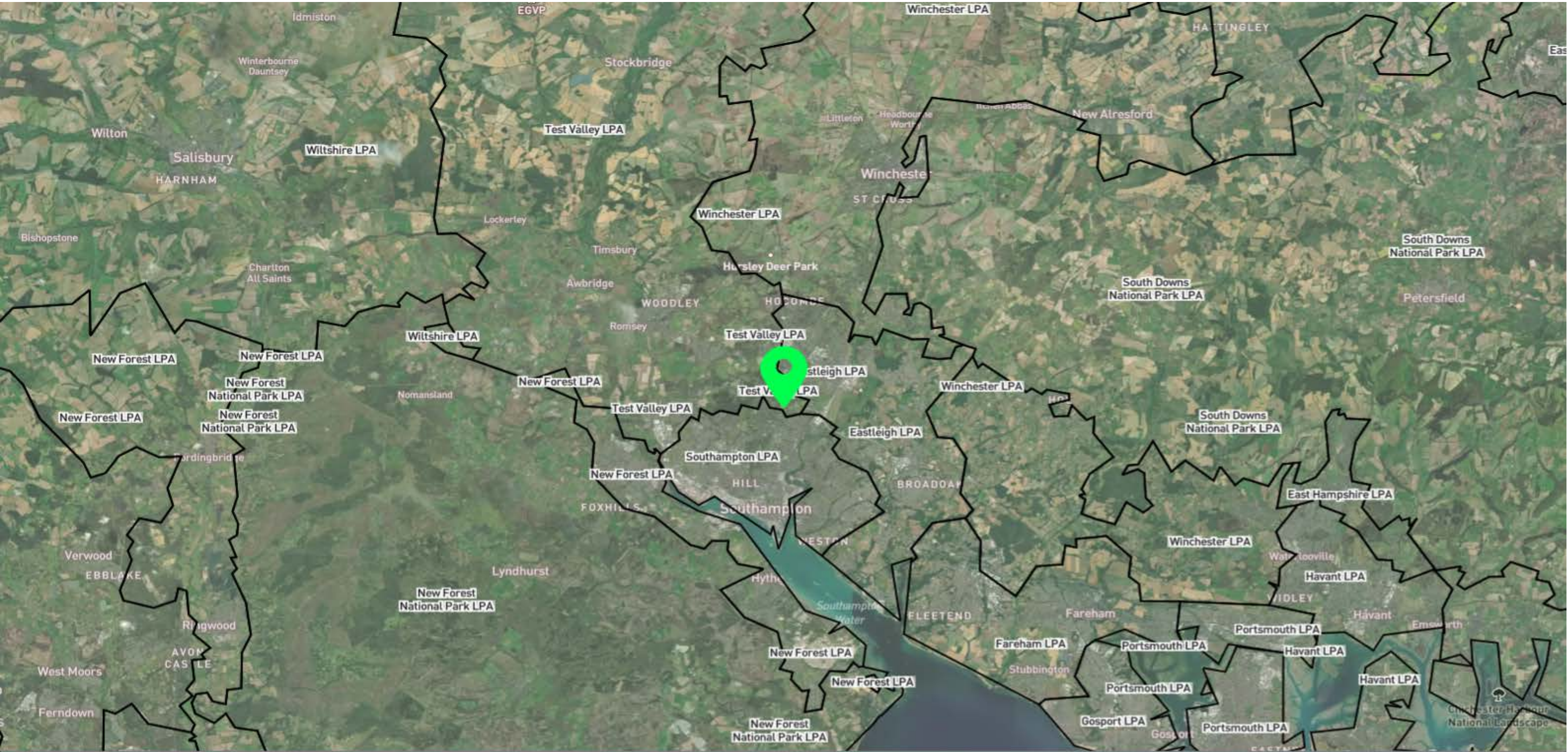
12

16

20 m

 Site Boundary

Appendix D: Site Context Plan



Site Context Plan

Legend



Author	BNGAI™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 458900	

 Site Location

LPA Local Planning Authority

 Local Planning Authority Boundaries



0

5

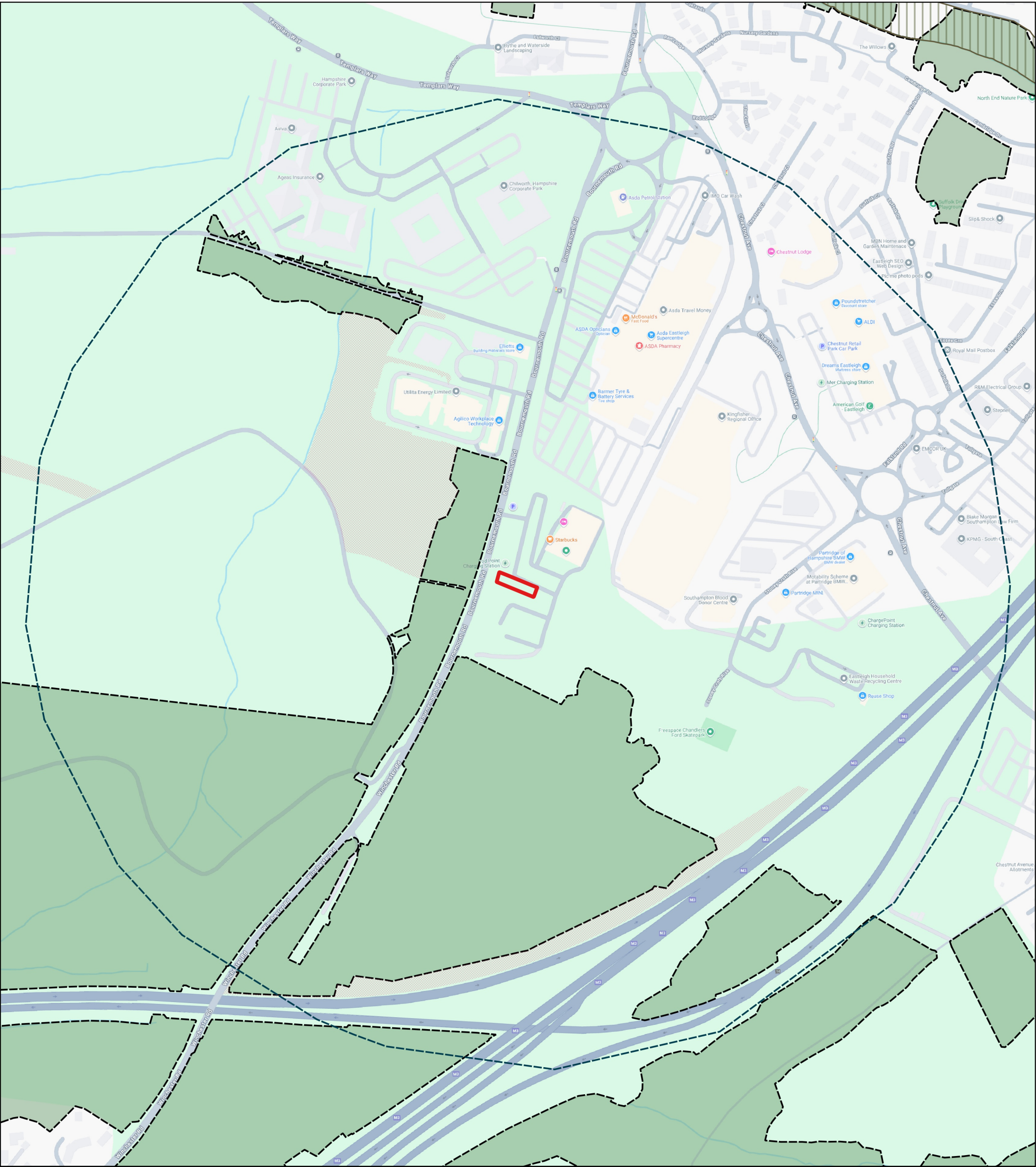
10

15

20

25 km

Appendix E: Designated Habitats Inventory Plan



Designated Habitats Inventory Plan

Legend

by **AiDASH**

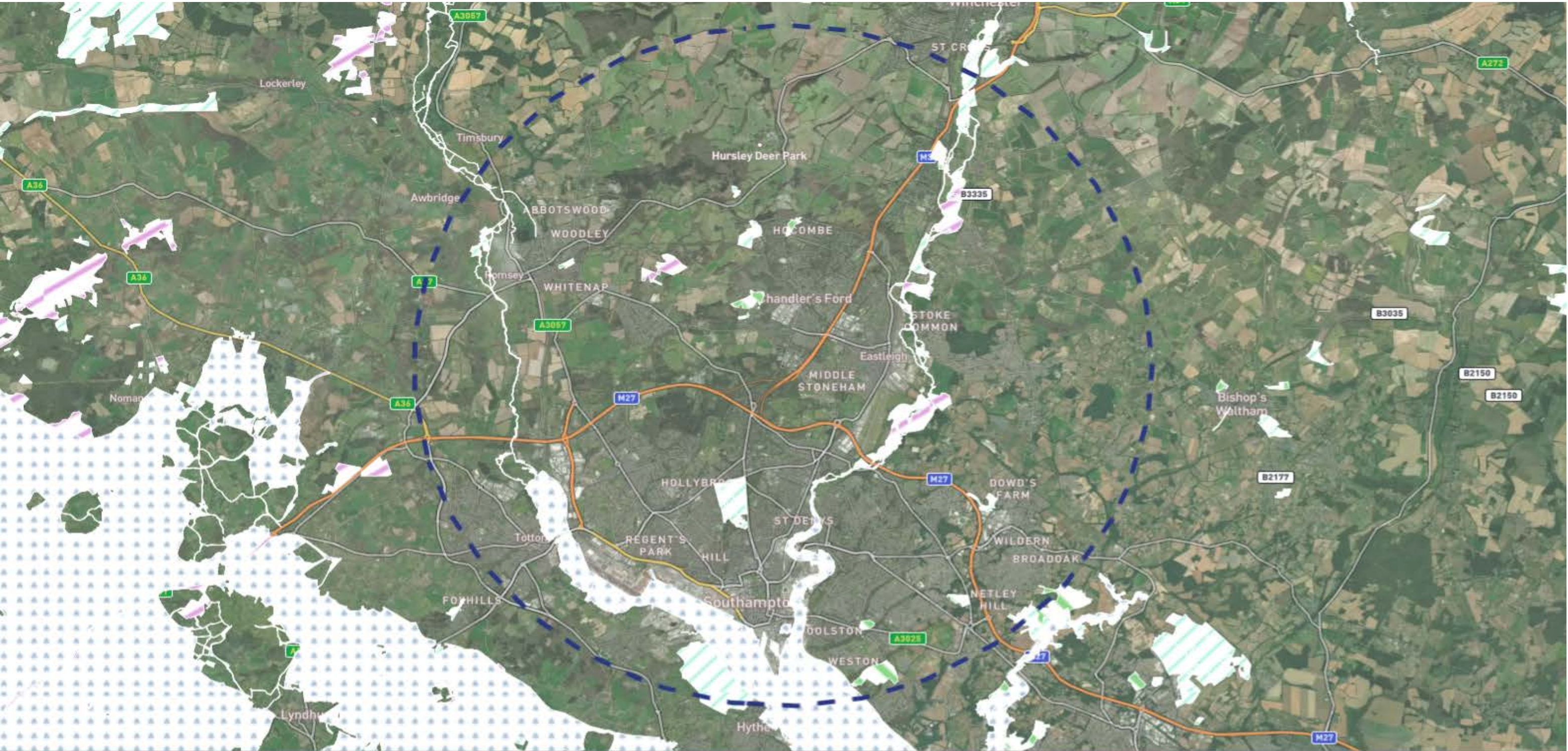
Author	JD	Project Name	P2434.22 Southampton (Eastleigh)
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Bing 2025
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait	1:3,800	



060120180240 m

-  Site Boundary
-  500 m Site Buffer
- Ancient Woodland
-  Ancient & Semi-Natural Woodland
- Priority Habitats Inventory
-  Deciduous woodland
-  No main habitat but additional habitats present

Appendix F: Statutory Designated Sites for Nature Conservation Plan



Statutory Designated Sites for Nature Conservation Plan

Legend



Author	BNGAI™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1: 255600	

 Site Boundary

 10km Site Buffer

 Local Nature Reserves (England)

 Ramsar Sites (England)

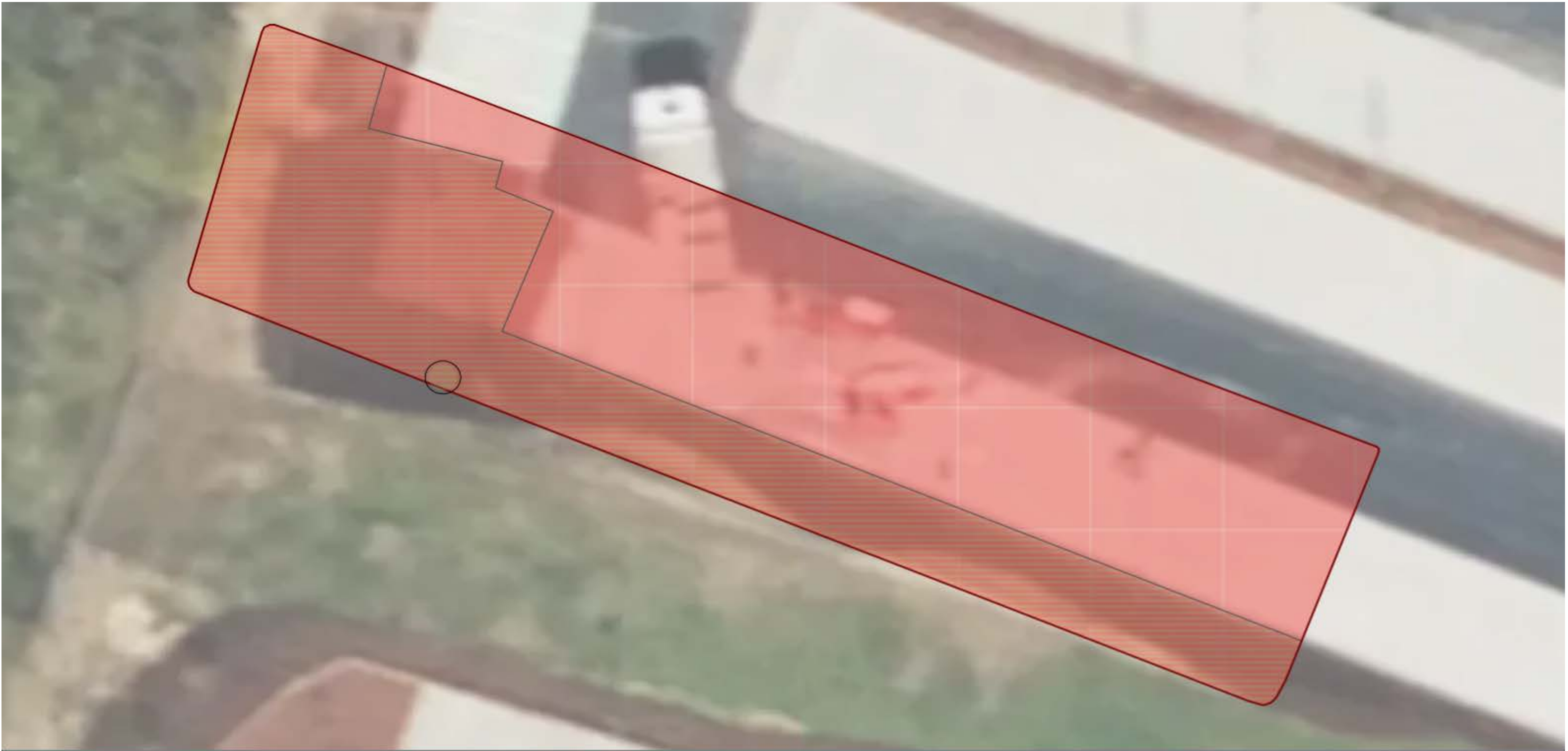
 Sites of Special Scientific Interest (England)

 Special Areas of Conservation (England)

 Special Protection Areas (England)



Appendix G: Baseline Habitat Plans



Baseline Habitats Plan

Legend


by AiDASH

Author	BNGAi™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

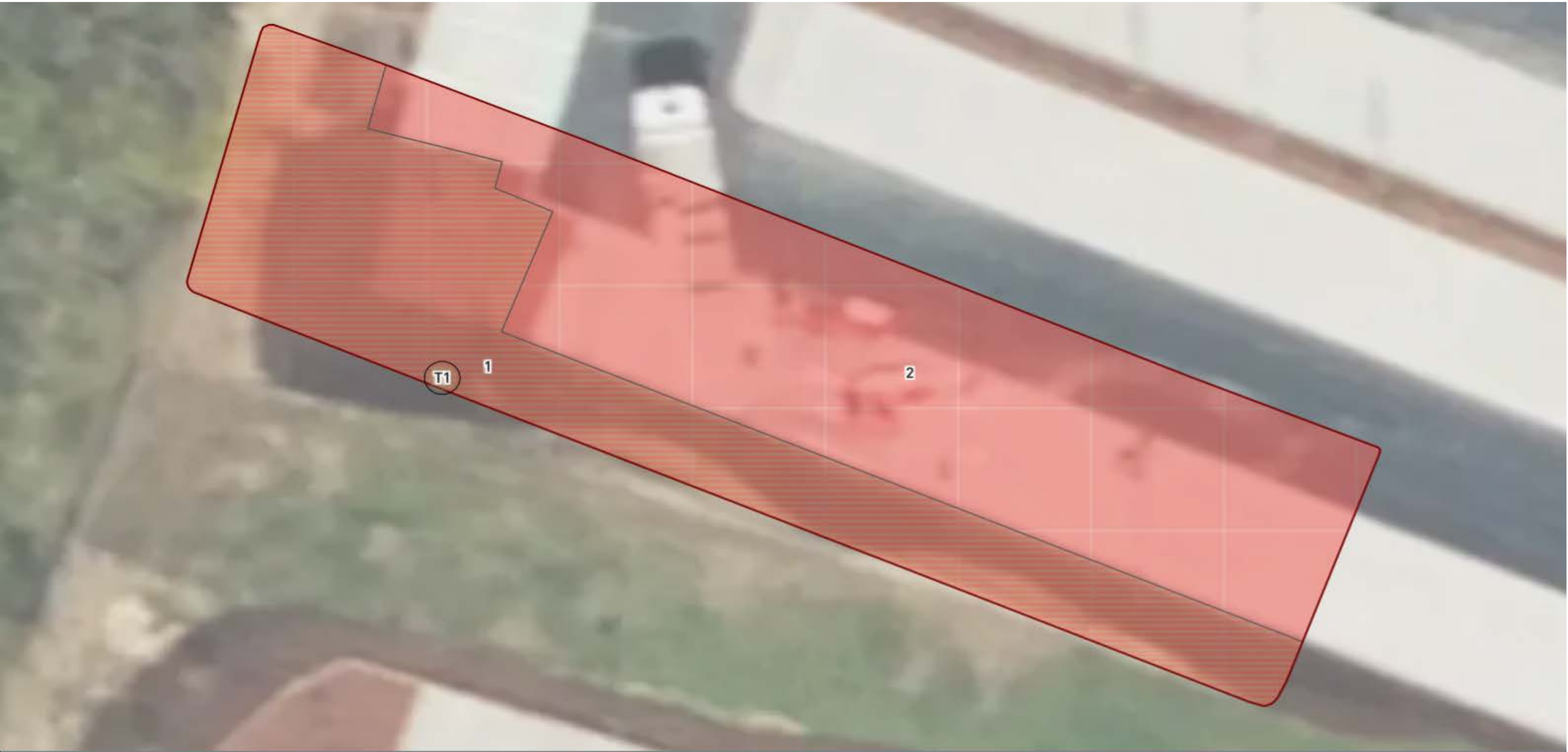
20 m

 Site Boundary

 Developed Land; Sealed Surface [1]

 Introduced Shrub [1]

 Urban Tree [1]



Baseline Habitats with IDs Plan

Legend


by AiDASH

Author	BNGAI™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

 Developed Land; Sealed Surface [1]

 Introduced Shrub [1]

 Urban Tree [1]

Appendix H: Habitat Tables

Table 8: Area Habitat Details

Habitat ID	Habitat Type	Distinctiveness	Strategic Significance	Condition	Condition Survey	Area (ha)	Biodiversity Units	Irreplaceable Habitat	Updated On	Updated By
1	Introduced shrub	Low	Low	Condition Assessment N/A	Small Site Condition	0.0198	0.0395	No	28 Jul 2025 10:31	Alona Holubieva
2	Developed land; sealed surface	Very Low	Low	N/A - Other	Small Site Condition	0.0265	0.0	No	28 Jul 2025 10:31	Alona Holubieva
T1	Urban Tree	Medium	Low	Moderate	Small Site Condition	0.0041	0.0328	No	28 Jul 2025 10:31	Alona Holubieva

Appendix I: Soil Details



Soil Plan

Author

BNGAI™

Project Name

P2434.22
Southampton

Approved

SK

Organisation Name

IONITY

Date

07/11/2025

Data Sources

Mapbox 2024

Size

A3

CRS

EPSG: 4326 -
WGS 84

Orientation

Landscape

1 : 400

▲
N

0

4

8

12

16

20 m

Site Boundary

Naturally wet very acid sandy and
loamy soils

Legend

BNGAI
by AiDASH

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November, 2025

40

Table 9: National Soil Map

Soil Scape	Soil Association	Dominant Soils	Associated Soils	Simple Description	Habitats	Fertility	Site Characteristics
Naturally wet very acid sandy and loamy soils	Holidays Hill	Naturally very acid sandy over clayey and loamy over clayey soils locally with humose or peaty surface horizons, slowly permeable subsoils and slight seasonal waterlogging.	Some very acid well drained sandy soils, and some deep sandy soils, affected by groundwater with humose surface horizons.	Deep sandy to clay	Mixed dry and wet lowland heath communities	Very low	

Appendix J: Development Opportunities Plan



Development Opportunities Plan

Legend



Author	BNGAI™	Project Name	P2434.22 Southampton
Approved	SK	Organisation Name	IONITY
Date	07/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 300	


N

0

4

8

12

16

20 m

 Site Boundary

 Condition Assessment N/A [1]

 N/A - other [1]

 Moderate Tree Condition [1]

Distinctiveness Label

VL Very Low

L Low

M Medium

Appendix K: Site Photos

Habitat Id	Habitat Type	Photos
1	Introduced shrub	 
2	Developed land; sealed surface	 

T1

Urban Tree



Appendix L: Preliminary Ecological Appraisal (PEA)

1. Introduction

This appendix provides supplementary information for the Preliminary Ecological Appraisal (PEA) undertaken as part of the combined BNG and PEA assessment.

For project background, site description, and legislation details, please refer to:

- Section 1: Introduction (main report)
- Section 1.3: Legislation (main report)
- Appendix A: Legislation and Policy (main report)

1.1 Report Validity

See Section 1.4 of the main report for report validity information.

2. Methodology

2.1 Desk Study

For desk study methodology, please refer to Section 2.2 of the main report.

Additional PEA-specific desk study elements included:

- A biological records search for non-statutory designated sites and protected and notable species records within 10 last years was undertaken of an area within a 1 km radius of the Site. This was commissioned from Hampshire Biodiversity Information Centre (HBIO).
- Search for protected and notable species records within 1 km of the Site.
- Assessment of habitat connectivity and potential ecological corridors.

2.2 Field Survey

For general field survey methodology, please refer to Section 2.3 of the main report.

PEA-specific survey elements included:

- Extended Phase 1 habitat survey methodology
- Assessment of habitat suitability for protected and notable species
- Incidental recording of any evidence of protected species
- Identification of invasive non-native species

2.3 Survey Limitations

For general limitations, please refer to Section 2.6 of the main report.

3. Results

3.1 Designated Sites

For designated sites information, please refer to:

- Section 3.1: Designated Habitats Inventory (main report)
- Section 3.2: Statutory Designated Sites (main report)
- Section 3.3: Non-Statutory Designated Sites (main report)

3.2 Habitats

For detailed habitat descriptions and mapping, please refer to:

- Section 3.4: Habitat Table (main report)
- Appendix H: Habitat Plans (main report)
- Appendix I: Detailed Habitats Table (main report)

3.3 Protected and Notable Species Overview

The table below provides an evaluation of ecological features identified or potentially present within influence of the Site in the context of relevant legislation and policy which may be a constraint to the Proposed Development, as well as opportunities to enhance these features as part of any BNG design that is progressed.

Ecological Feature	Nearest Desk Study Record Distance, Date and Direction from Site	Evaluation	Relevant Legislation or Policy	Associated Target Note(s)	Next Steps
Statutory designated sites for nature conservation	Valley Park Woodlands is the nearest Local Nature Reserve Site, located 1.68 km to the North-West of the Site. The River Itchen, which is designated as a Special Area of Conservation and a Site of Special Scientific Interest, runs from North to South. The nearest point of the river is located 3.23 km to the east of the Site.	Given the distance from designated sites and the scale and nature of the proposed development, no direct or indirect adverse effects on protected ecological features are anticipated. The Site is also not hydrologically connected to The River Itchen. No adverse effects are anticipated, and the sites are not mentioned further in this report.	Conservation of Habitats and Species Regulations 2017 (as amended); Wildlife and Countryside Act 1981 (as amended)	-	None
Non-statutory designated sites for nature conservation	The desk study identified seven Sites of Importance for Nature Conservation (SINCs) within 1 km of the Site. The closest of these was Freespace Hicknor Hill SINC, a public green space, located approximately 38 m to the east of the Site.	Given the proximity of Freespace Hicknor Hill to the Site further mitigation and precautionary working measures are recommended.	Eastleigh Borough Local Plan 2016–2036; Eastleigh Borough Council Biodiversity Strategy 2024–2034	-	Further mitigation is required, see section 4 below.
Lowland Mixed Deciduous Woodland	The Site is surrounded by areas of Lowland Mixed Deciduous Woodland, one being Hut Wood, located approximately 18 m West of the Site boundary. Another parcel, known as Cox’s Rough, is located approximately 211 m South of the Site.	No direct adverse impacts are anticipated from the development. However, its proximity presents an opportunity to support ecological connectivity through the incorporation of native planting.	Natural Environment and Rural Communities (NERC) Act 2006 Section 41	-	Incorporate native planting to enhance connectivity with adjacent woodland. See Section 4.
Invasive non-native species	The desk study returned 45 records of invasive non-native species within 1 km of the Site. The closest accurate record was for Red Oak (<i>Quercus rubra</i>) approximately 333 m South-West of the Site.	No non-native invasive species were identified within or adjacent to the Site and given the distance of the closest records, they are not considered a constraint.	Wildlife and Countryside Act 1981 Schedule 9; The Invasive Alien Species (Enforcement and Permitting) Order 2019	-	None.
Invertebrates	The desk study returned 40 records of notable invertebrates within 1 km of the Site. The closest of which were silver-washed fritillary (<i>Argynnis paphia</i>) and white admiral (<i>Limenitis camilla</i>) approximately 210 m west of the Site.	No notable invertebrate species were observed within the Site during the field survey. The habitats present on Site are not considered suitable for supporting a diverse assemblage of invertebrate species as they lack microhabitats and structural diversity. No adverse impacts to invertebrate populations are anticipated and these are not mentioned further.	Wildlife and Countryside Act 1981 Schedule 5; Conservation of Habitats and Species Regulations 2017; NERC Act 2006 Section 41	-	None
Amphibians	The desk study returned no records of amphibians within 1 km of the Site.	No evidence of amphibians was observed during the field survey. Habitats on Site were not considered suitable for amphibians and no waterbodies were identified within 500 m of the Site boundary.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None
Reptiles	Desk study data identified 10 records of reptiles within 1 km of the Site. The closest of which were for common lizard (<i>Zootoca vivipara</i>) and slow worm (<i>Anguis fragilis</i>) approximately 114 m and 133 m east of the Site, respectively; associated with Freespace Hicknor Hill SINC.	No field evidence of reptiles was recorded within the survey area during the Site visit. The Site provides low suitability for reptiles due to its small size, managed habitats, limited vegetation cover, and lack of habitat connectivity. The proposed development is unlikely to have any significant impact on reptiles due to the absence of suitable habitat.	Wildlife and Countryside Act 1981 Section 1; NERC Act 2006 Section 41;	-	None
Birds	Desk study data identified 150 records of notable and protected bird species within 1 km of the Site. There were 39 records within the same 1 km grid square as the Site, of these the following were Priority species (Schedule 41, (HMSO, 2006)): Hawfinch (<i>Coccothraustes</i>	No field evidence of breeding or notable bird species was recorded within the survey area during the Site visit. The Site provides poor-quality habitat for birds, with minimal vegetation and limited features suitable for nesting, shelter, or foraging.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None

Ecological Feature	Nearest Desk Study Record Distance, Date and Direction from Site	Evaluation	Relevant Legislation or Policy	Associated Target Note(s)	Next Steps
	<i>coccothraustes</i>), Lesser Redpoll (<i>Acanthis cabaret</i>), Skylark (<i>Alauda arvensis</i>), Tree Pipit (<i>Anthus trivialis</i>), Nightjar (<i>Caprimulgus europaeus</i>), Cuckoo (<i>Cuculus canorus</i>), Grasshopper Warbler (<i>Locustella naevia</i>), Woodlark (<i>Lullula arborea</i>), Spotted Flycatcher (<i>Muscicapa striata</i>), House Sparrow (<i>Passer domesticus</i>), Bullfinch (<i>Pyrrhula pyrrhula pileata</i>), Ring Ouzel (<i>Turdus torquatus</i>) and Lapwing (<i>Vanellus vanellus</i>).	The proposed development is unlikely to have any significant impact on birds due to the absence of suitable habitat within the Site.			
Bats	The desk study returned five records of bats within 1 km of the Site, comprising of Brown Long-eared Bat (<i>Plecotus auritus</i>), Long-eared Bat species (<i>Plecotus</i> sp.) and Common Pipistrelle (<i>Pipistrellus pipistrellus</i>).	No field evidence of bats was recorded within the survey area during the Site visit. The Site provides low suitability for bats due to its predominantly hardstanding surface, limited vegetation, and lack of connectivity to surrounding habitats. The proposed development is unlikely to have significant adverse effects on protected species due to the Site's low ecological value and limited habitat availability, however precautionary working measures should be employed to prevent interference with foraging/commuting bats.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	Further mitigation is required, see section 4 below.
Hazel dormouse	The desk study returned six records of hazel dormouse (<i>Muscardinus avellanarius</i>) within the Site and its immediate surroundings.	No field evidence of hazel dormouse was recorded within the survey area during the Site visit. The Site has negligible suitability for hazel dormouse due to the lack of dense, species-rich hedgerows or well-structured woodland typically required for foraging, nesting, and dispersal. The proposed development is not anticipated to result in significant adverse effects on hazel dormouse.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None
Otter	The desk study returned no records of otter (<i>Lutra lutra</i>) within the Site or its immediate surroundings.	No evidence of otter was observed during the field survey, and no suitable riparian habitat or connectivity to freshwater features was identified.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None
Water vole	The desk study returned no records of water vole (<i>Arvicola amphibius</i>) within the Site or its immediate surroundings.	No evidence of water vole was observed during the field survey, and no suitable watercourse or bankside vegetation was present.	Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None
Badgers	The desk study returned 1 record of badger (<i>Meles meles</i>) was recorded approximately 790 m to the West of the Site.	No field evidence of badger was recorded within the survey area during the Site visit. The Site provides low suitability for badgers due to the lack of suitable foraging habitat, sett-building opportunities, and connectivity to surrounding habitats. The proposed development is unlikely to result in direct impacts on badgers, as the species is not currently using the Site and suitable features are absent.	Protection of Badgers Act 1992	-	None
White clawed crayfish	The desk study returned no records of white-clawed crayfish (<i>Austropotamobius pallipes</i>) within the Site or its immediate surroundings.	No evidence of white-clawed crayfish was observed during the field survey, and there are no suitable aquatic habitats within or adjacent to the Site.	Conservation of Habitats and Species Regulations 2017	-	None
Hedgehogs	The desk study returned eight records of hedgehog (<i>Erinaceus europaeus</i>) the closest of which was approximately 790 m to the North of the Site.	No field evidence of hedgehogs was observed during the Site visit and habitats are not considered suitable given their urban and managed nature.	Natural Environment and Rural Communities (NERC) Act 2006 – Section 41	-	None

4. Evaluation and Recommendations

The table below outlines the recommended next steps in respect of relevant survey, mitigation or enhancements identified for sites and species associated with the Proposed Development. Mitigation measures may have certain constraints associated with them and should be factored into construction plans at the earliest stages to reduce potential delays.

Below are some possible ecological enhancements which could be applied to the Site to enhance the overall biodiversity value for a range of species.

- **Bats:** Bat boxes can be installed on mature trees (e.g. Schwegler 2F). These should be installed on south-facing elevations and near areas of vegetation like hedgerows or treelines, to provide foraging and commuting routes. New hedgerow planting and tree lines could be incorporated into the design to improve commuting routes.
- **Nesting Birds:** Bird boxes for a range of species could be fixed on trees on north/east-facing elevations. Examples of boxes include the Schwegler 1B, or equivalent (for Blue/Marsh/Coal/Great tits) and Schwegler 1SP, or equivalent (for House sparrows). Grassland retained on-site could be managed to include a varied sward height to encourage invertebrates and small mammals as prey for a range of birds.

Below are some possible general good practice measures for proposed works.

- **Tool and Machinery Usage:** Limit machinery usage to clearly demarcated areas to prevent unnecessary habitat damage, damage to ground flora, and topsoil erosion. Ensure no machinery is utilized within the Root Protection Zones of trees (these should be fenced where protected trees are present).
- **Pollution Control:** Ensure spill kits, bunds, and suitable containment systems for fuels and chemicals are in place prior to works to prevent contamination of land. Silt fences should be erected along waterways or ponds if adjacent to the works, to prevent runoff. Chemicals and fuel should be stored away from any sensitive habitats.
- **Lighting:** Lighting necessary for works should be kept to a minimum level and directed downwards and away from areas of dense vegetation and trees (where possible), to reduce its impact on bats, and warm spectrum lighting should be used.
- **Wildlife Management:** For works involving excavations, these should be closed overnight or escape ramps provided for small mammal species. Excavations should be checked each morning prior to works commencing to ensure no animals are present. Should any protected or priority species be encountered during works, works should cease, and a suitably qualified ecologist consulted on how to proceed and whether a Natural England protected species license may be needed.

Ecological Receptor	Mitigation/ Further Survey	Enhancements
Non-statutory designated sites for nature conservation	A Construction and Environmental Management Plan (CEMP) should be produced to provide specific measures to protect the Freespace Hicknor Hill SINC from negative impacts during construction.	Enhancements could include planting native species to improve habitat quality and support local biodiversity.
Lowland Mixed Deciduous Woodland	No further surveys or mitigation are required, but native planting and boundary enhancements are recommended to support habitat connectivity. The same measures as detailed in the CEMP will also apply to ensuring no damage is done to the woodland habitat.	Enhancements could include native planting and boundary landscaping to strengthen ecological connectivity with nearby woodland habitats.
Bats	No further survey is required for bats due to the site's low suitability and absence of field evidence. Use low-level, directional lighting around the EV station with warm-colour LEDs (<3000K) and motion sensors to avoid continuous illumination and minimise light spill into adjacent habitats.	Enhancements could include planting native species to improve habitat quality and attract invertebrate prey populations for bats to forage.

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Appendix M: Post Development Habitats Plan



Biodiversity Net Gain Baseline Report and Preliminary Ecological Appraisal

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