

Ecology response 1 12 25 for F/25/100156 VILLAGE HOTEL EASTLEIGH, BOURNEMOUTH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3Y

Installation of 6no. electric vehicle charging bays with associated infrastructure, lighting columns, substation and service bay to replace 11no. existing car parking spaces and landscaping.

Clare Martin

1/12/25

I have reviewed the updated lighting report (V2), Biodiversity Net Gain Baseline Report and Preliminary Ecological Appraisal (V2) and updated small sites metric (V2).

Ecology/BNG

The baseline species list has been corrected with photos provided. An area of modified grassland in moderate condition has been proposed to be created using seed mix EM2 or EM2F. Either mix is fine, but a greater diversity of flowers would attract a wider variety of pollinating insects. The post Development Habitats Plan on page 56 has been left blank. As noted in the previous response the post development habitats plan is normally required by the EBC validation requirements. The BNG/PEA V2 report explains that the existing area would be enhanced with the seed mix. Given the small size of the site, this is sufficient information and an additional plan will not be required in this case.

The updated small sites metric does not have any errors and now shows a net gain of 25.91% in area habitats by creating 171.47 m² of modified grassland.

Lighting

The lighting assessment has been amended and is now acceptable.

I have no further concerns.

Lisa Malter

Ecologist

27/10/25

Ecology

I have reviewed the Biodiversity Net Gain Baseline and Preliminary Ecological Appraisal Report by AIDash (August 2025).

The photos in the report appear to show large clumps of pendulous sedge and possibly other grasses, not daylilies (*Hemerocallis spp*), this has been mis-identified. Close-up photos of the existing vegetation are required to confirm all species identifications.

Section 3.6 Protected species states *No information on the presence of protected species within the site boundaries was available at the time of writing*. This statement is not acceptable. The purpose of a PEA report is to determine the potential for protected species

on site. No information available is not the same as we have had a look and do not see the potential for protected species to be using this site. The previous planning applications on this site are listed in the Planning Statement (table 1 page 7) and the reports from these applications are publicly available on our website.

Specific biodiversity enhancements with recommended locations have not been included. More flowering plants to attract pollinators are required. The strip of mown grassland to the south of the site boundary could be enhanced to compensate for the loss of vegetation due to this proposal.

Biodiversity Net Gain

The planning application guidelines set out on our webpage [Ecology and Biodiversity Net Gain for Planning Applications](#) must be followed. Eastleigh Borough Council requires more information at validation than the national guidelines, including the EBC Biodiversity Gain Strategy Form and associated documents. We require the post development information at validation stage and not just the BNG baseline. The metric must be completed fully, with no errors.

A post-development habitat plan is required.

The Biodiversity Net Gain Baseline and Preliminary Ecological Appraisal Report by AIDash (August 2025) and the small sites metric have some validation errors that must be corrected.

The name and credentials of the person completing the small sites metric and the completion date must be included on the start tab. The area measurements must be accurate to two decimal places.

The metric error report states

For area habitats, the total area of lost habitat was found to be 339.74 m², and the total area of created habitat was found to be 339.6 m². These areas should be equal.

For area habitats, the total baseline area (excluding trees, green walls and intertidal hard structures) is 462.54 m². This is less than the site area which is 463.0 m². These areas should be equal.

Lighting

Lighting guidance note (GN08/23) should be followed. This is available at [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](#).

Light levels near the western site boundary must be no more than 1 lux to avoid disturbance to bats which use the tree line for foraging. The Lighting Assessment by McArdle Doyle Ltd needs to show the adjacent vegetation as light receptors and demonstrate that this area will be kept dark.

Lisa Malter

Ecologist