



Canmoor Developments Ltd

Dunham Bush Site, Downley Road, Havant

APPENDIX D - BIODIVERSITY NET GAIN REPORT

January 2025

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment and Design Ltd on behalf of Canmoor Developments, for land off Downley Road, Havant (central OS Grid Reference SU 72822 07640) here after referred to as the 'Site'.

Site Context

- 1.1 The Site is approximately 1.70ha in size and is located on the northeastern extent of Havant, Portsmouth. The habitats comprise built development-sealed surface (hard-standing ground and buildings), in addition to small areas of modified grassland and ruderal/ ephemeral along the fence lines. Five cherry sp. *Prunus sp.* trees are scattered across the site.
- 1.2 Large expanses of industrial units and residential housing bound the Site on all sides. Just beyond the residential area to the east arable fields and woodland blocks dominate the landscape. The wider landscape beyond this includes the A27 which lies approximately 1.3 km south of the Site and the urban sprawl of Havant.

Development Proposals

- 1.3 Outline planning application for demolition and replacement of existing warehouse and office units including structural planting, landscaping, and vehicular access points, at Dunham Bush Site, Downley Road, Havant.

Aims and Objectives

- 1.4 This Biodiversity Net Gain Report is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline UKHab Survey undertaken on the site and present the results of habitat condition assessment surveys following The Statutory Biodiversity Metric User Guide;
 - Provide an overview of the proposed habitats following completion of the scheme;
 - Present the results of Defra's Statutory Biodiversity Metric assessment completed for the proposals;
 - Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Statutory Biodiversity metric;
 - Recommendations for the proposals to maximise their biodiversity potential.
- 1.2 This report has been prepared to support the FPCR Ecological Appraisal (June, 2024) prepared for the Site, which provides a detailed description of the habitats present and should be read in conjunction with this report.

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

2.0 LEGISLATIVE AND POLICY CONTEXT

- 2.1 The proposals are subject to Biodiversity Net Gain regulations as the site does not fall into any of the exemptions as set out on the government website²
- 2.2 The UK Government, as signatory to the Rio Convention on Biological Diversity, is committed to conserving and enhancing biodiversity. This commitment is further enforced in the Natural Environment and Rural Communities Act (NERC) 2006 and the Natural Environment White Paper (June 2011).
- 2.3 DEFRA's 25 Year Environment Plan (2018) seeks to embed a 'net environmental gain' principle for development to deliver environmental improvements locally and nationally. A measurable net gain of 10% became mandatory on 12th February 2024. The National Planning Policy Framework (NPPF, 2023) seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"180. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

175. b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

The Environment Act 2021

- 2.4 Schedule 14 of the Environment Act states that:

"The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity attribute to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

...The relevant percentage is 10%"

Measurable Net Gain

- 2.5 Biodiversity net gain seeks measurable improvements for biodiversity, by enhancing habitats or creating better ones. Defra's Statutory Metric is used to measure changes in biodiversity, by assigning habitats a 'unit value' according to their relative value for biodiversity.

Biodiversity Gain Hierarchy Framework

- 2.6 The Biodiversity Gain Hierarchy sets out a list of priority actions. These state that first, adverse effects to onsite habitats which are of medium, high or very high distinctiveness should be avoided. If they cannot be avoided the effects should be mitigated for. Onsite habitats which are to be adversely effected by the development should be compensated for, where possible, in the following order:
- The enhancement of existing onsite habitats,
 - Creation of new onsite habitats,
 - Allocation of registered offsite gains,
 - Purchase of biodiversity credits.

² Biodiversity net gain: exempt developments 2023. Available at <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> [Accessed 13.02.24]

3.0 METHODOLOGY

Baseline Habitat Assessment

- 3.1 This report accompanies the Ecological Appraisal (FPCR, June 2024) for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which measurable biodiversity net gain will form a part).
- 3.2 A walkover survey of the Site was carried out on 15th December 2023, and the habitats were classified using the Phase 1 Habitat Survey methodology (JNCC, 2010)³. The survey also included a UKHab habitat classifications survey, completed by Senior Ecologist Laura Maynard, with over ten years' experience in ecological consultancy and is experienced in botanical surveys, being a level 3 FISC surveyor. The survey broadly followed UKHab Survey technique as recommended by Natural England and the Chartered Institute of Ecology and Environmental Management. Habitat Conditions Assessments in accordance with the Natural England's Statutory Biodiversity Metric (v4.1) Technical Annex 1, were also carried out at the same time.
- 3.3 A desktop study was undertaken by consulting Hampshire Biodiversity Information Centre (HBIC); and the Multi-Agency Geographic Information for the Countryside (MAGIC) website.
- 3.4 Full details of the survey methodologies employed during the above surveys are provided in the Ecological Appraisal (FPCR, June 2024).

Natural England's The Statutory Biodiversity Metric (v4.1)

- 3.5 Natural England's published biodiversity net gain metric is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the habitats, linear features and watercourses separately, and is based on pre-determined values, along with published written guidance, set by a Natural England-led team of experts. The latest version of this metric is the Statutory Biodiversity Metric v4.1, published in November 2023.
- 3.6 To facilitate this, the Site has been mapped and digitised using QGIS, with the existing habitats identified and areas automatically generated. In accordance with the 4.1 Metric User Guide, habitats have been defined under UK Habitat Classification. The detailed landscaping proposals for the Site were then uploaded into QGIS, and the proposed habitats mapped and digitised to generate areas for each of the habitats proposed for creation.
- 3.7 These pre- and post-development habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys, while post-developments were classified into their UKHab type as identified through the proposed habitats within the landscaping plans and their target condition. The metric assigns a habitat distinctiveness score for each of the baseline and proposed habitats which are pre-assigned scores based on the habitat type.

³ JNCC. (1990). Handbook for Phase 1 habitat survey – a technique for environmental audit. Peterborough: JNCC

- 3.8 The strategic significance of the habitats was also assessed for both the pre-and post-development habitats based on the location of the Site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 3.9 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- Difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance.
 - Temporal risk: This is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.
 - Spatial Risk: This score is based on the distance between the Site of habitat loss and any habitats creation or enhancement proposals at any offsite offsetting solutions.
- 3.10 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric (v4.1) – User Guide⁴.

Limitations

- 3.11 Data provided by third party sources collated during the desktop study is generally made up from a wide range of sources including (but not limited to) those submitted by ecological consultancies, wildlife conservation organisations and volunteers. As such, this data is typically focused on areas of known nature conservation, is reliant upon formal surveys having been undertaken within an area or the presence of an expert within the locality (particularly for invertebrate records) and as such this data can never be fully relied upon as a complete ecological dataset for any given area. Rather, this data is used as a guide to likely presence of notable ecological features and can never be relied upon for likely absence.
- 3.12 The UKHab map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 3.13 The UKHab survey and BNG Conditions Assessments were carried out in December 2023, outside of the optimal survey season. The habitats are limited in extent, comprising predominately hard standing and buildings and given the urban location the assessment of the habitats is considered sufficient for determining potential impacts.

⁴ DEFRA Statutory Biodiversity Metric) Available at:

https://assets.publishing.service.gov.uk/media/65673fee750074000d1dee31/The_Statutory_Biodiversity_Metric_-_Draft_User_Guide.pdf

4.0 BASELINE CONDITIONS

Strategic Significance

- 4.1 The site does not fall within any Biodiversity Opportunity Areas. The site is not located adjacent to any protected sites and there is no connectivity to priority habitats, it is therefore considered that the site is of Low Strategic Significance.

Biodiversity Units

Habitats

- 4.2 The habitats present within the Site comprise predominately developed land-sealed surface. Small areas of low and medium distinctiveness habitat types including modified grassland, scattered trees and bramble scrub are present. The species present comprise common and widespread species which can easily be replaced and improved with the inclusion of native species in the landscaping scheme.
- 4.3 Eight trees of varying age classes were present across the Site. Trees are classed as medium distinctiveness habitats and are therefore of high value in terms of biodiversity net gain. Six of these trees are to be removed, as recommended in the Tree Survey (BEA Landscape Design Ltd, 2024) due to ill health. The remaining trees within the Site will be retained and protected within the landscaping scheme. During construction works, all retained trees will need to be protected through the implementation of appropriate measures including root protection areas and protective fencing in accordance with BS 5837 (2012) Trees in Relation to Design, as indicated by the Arboricultural Survey and Impact Assessment (BEA Landscape Design Ltd, 2024).
- 4.4 The baseline biodiversity units for each habitat type on the Site have been calculated and the cumulative units are presented in *Table 1*. A brief description of the habitats and their baseline conditions are also detailed within this table, along with an illustration provided in *Figure 1*.

Table 1: Summary of On-Site Baseline Habitats

Habitat	Description	Area (ha)	Condition	Distinctiveness	Biodiversity Units
Developed land; sealed surface	The Site was dominated by hard standing which surrounded the onsite buildings on all sides, running up to Downley Road and the adjacent railway line. Two built structures were identified building B1 and B2 connected by a flat roof extension were formerly in use as a warehouse and offices.	1.5736	N/A	Very Low	0.00
Modified grassland	Four small compartments of modified grassland were present within the Site, running along the boundary of Downley Road. Grass species content included perennial ryegrass <i>Lolium perenne</i> and creeping bent <i>Agrostis stolonifera</i>. Herbaceous composition included ribwort plantain <i>Plantago lanceolata</i>, creeping buttercup <i>Ranunculus repens</i>, herb robert <i>Geranium robertianum</i> and selfheal <i>Prunella vulgaris</i>. Modified grassland is a low distinctiveness habitat and the compartments were assessed as being in Poor condition, due to being species-poor, having a uniform short sward, and having <1% bare ground and presence of schedule 9 species.	0.1172	Poor	Low	0.23
Introduced shrub	Small pockets of introduced shrubs were present along the western edge of the site, dominated by <i>cotoneaster</i> sp. And rhododendron.	0.0037	N/A	Low	0.01
Urban trees	Eight trees of varying age classes were present across the site frontage. The trees are a medium distinctiveness habitat and were assessed as being in good and moderate condition, due to passing most criteria other than being native species and covering oversailing vegetation.	0.0611	Good and Moderate	Medium	0.69
Bramble scrub	A small area of bramble <i>Rubus fruticosus</i> agg. scrub within the boundary of the Site was located in the northeastern corner of the Site. The scrub is a medium distinctiveness habitat, assessed as being in Poor condition due to comprising only bramble species.	0.006	N/A	Medium	0.02
Total On-Site Baseline Habitat Units					0.95

Please note there may be minor discrepancies (rounding errors) between the columns and the totals, however, the numbers duplicate those presented within the matrix calculator.

5.0 PROPOSED DESIGN

- 5.1 The proposed habitats are shown in *Figure 2*, with habitat retention illustrated in *Figure 3*; based on the Landscaping Plan by BEA Landscape and Design Ltd (ref: BEA 24-042-06 May 2024) A summary of the proposed habitats and proposed hedgerow creation is provided in *Table 2 and Table 3*.
- 5.2 A brief outline of the management required to achieve the target condition for each habitat type is given, however, the accompanying Landscape Environment Management Plan provides detailed landscape information, management and monitoring.

Habitats

Habitat Retention/Loss (*Figure 3*)

- 5.3 The small areas of modified grassland, bramble scrub, tall herb and eight standard trees will be lost to the development proposals. This will be compensated through habitat creation, of similar medium distinctiveness habitats and habitats that aren't currently present on site.
- 5.4 The majority of the broadleaved trees on the eastern boundary will be retained and adequately buffered according to the root protection areas (RPA). Those trees being lost have been assessed as categories B and C and within the Arboricultural survey (BEA Landscape Design, 2024).
- 5.5 The proposals include the planting of an additional 44 small trees across the Site. The trees will mainly be comprised of native species.

Table 2: Summary of Proposed Habitat Creation

Habitat (UKHab Type)	Targets for Creation/Management	Area (ha)	Target Condition	Distinctiveness	Biodiversity Units
Developed land; sealed surface	The main body of the site, the existing hard-standing and buildings will be replaced with the new proposed warehouse buildings and offices.	1.5596	N/A	Very low	0.00
Modified grassland	Small areas of modified grassland will be created at the northern and southern site boundaries. To be seeded with Emorsgate Seeds 'Flowering Lawn Mixture EL1' or similar. These will be managed for their amenity value and frequently mown, these areas will target poor condition.	0.0184	Poor	Low	0.04
Other Neutral Grassland (ONG)	ONG will be created along the eastern boundary of the Site. These areas will include species mixes such as or similar to 'Standard General Purpose Meadow Mixture' Emorsgate EM2. This area will have a more informal character and will be managed to have a varied sward height and should be kept free from invasive non-native species.	0.0522	Poor	Medium	0.19
Mixed scrub	An area of native scrub planting will be implemented along the eastern boundary of the railway line. This area will target poor conditions and will contain a mixture of species such as dogwood <i>Cornus sanguinea</i> , wild privet <i>Ligustrum vulgare</i> , elder <i>Sambucus nigra</i> and spindle <i>Euonymus europaeus</i> . This habitat should be managed through pruning and coppicing to allow a good age range of plants to develop. These areas should also be kept free from invasive non-native species.	0.0435	Poor	Medium	0.17
Introduced shrub	Small areas of ornamental planting will be implemented around the carparking areas.	0.0196	N/A	Low	0.04
Urban Trees	Small urban trees are included within the developable area, along the frontage of the Site. These will be a variety of native and non native species, such as whitebeam, cherry laurel and hornbeam.	0.1791	Poor	Medium	0.350
Total Habitat Units Delivered					0.94

Table 3: Summary of Proposed Hedgerow Creation

Habitat (UKHab Type)	Targets for Creation/Management	Length (km)	Target Condition	Distinctiveness	Biodiversity Units
Native species-rich hedgerow	91m of species-rich hedgerow will be planted along the site frontage on the Downley Road boundary. The hedgerow will target Poor condition.	0.091	Poor	Medium	0.35
Native species-rich hedgerow	25m of species-rich hedgerow will be planted along the edge of the northern boundary. The hedgerow will target Poor condition.	0.025	Poor	Medium	0.10

6.0 STATUTORY BNG METRIC

- 6.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric v4.1. *Table 7* provides a summary of the headline results of the assessment completed for the proposals. The full metric has been provided in *Appendix B*.

Table 7: Statutory Biodiversity Metric 4.1 Headline Results

On-Site		
Baseline	Habitat Units	0.95
	Hedgerow Units	0.00
Post-Intervention	Habitat Units	1.43
	Hedgerow Units	0.45
Total Net Unit Change	Habitat Units	+0.48
	Hedgerow Units	+0.45
Total Net Percentage Change	Habitat Units	+50.06%
	Hedgerow Units	N/A (can't calculate % as baseline is 0)

Habitat Trading

Trading Summary

- 6.2 The majority of habitat to be lost across the Site comprised of developed land-sealed surface contributing to the loss of 0.00 habitat units. The low distinctiveness habitat which will be lost as part of the proposals is modified grassland in Poor condition, introduced shrub and bramble scrub. The medium distinctiveness habitat that will be lost as part of the proposals is six urban trees in good or moderate condition. Low distinctiveness habitats that will be created include modified grassland in poor condition and introduced shrub within the carpark. Medium distinctiveness habitats that will be created include other neutral grassland in poor condition, individual trees in poor condition and mixed scrub in poor condition.
- 6.3 The proposals provide sufficient amounts of on-site habitat creation and enhancement to offset impacts to medium distinctiveness habitats through habitat creation and enhancement.
- 6.4 *Table 8* summarises the habitat trading summaries across the Site.

Table 8: Habitat Trading Summary

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	N/A
High	Same habitat required	N/A
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes
Low	Same distinctiveness or better habitat required	Yes

Additional Faunal Enhancements

- 6.5 The Ecological Appraisal (FPCR, June 2024) also recommends that nest boxes for birds be incorporated into the scheme. The Habitat Management and Monitoring Plan or similar, which may be conditioned as part of this application, may also include the final Ecological Mitigation and Enhancement Plan that shows the location of wildlife boxes and other proposed features.

7.0 CONCLUSION

- 7.1 The approach to habitat creation and enhancement has aimed to maximise the future biodiversity value on the Site through the creation of areas of wildflower grassland, mixed scrub, and the planting of additional tree and native hedgerows through a considered landscape and planting scheme. Faunal enhancements, such as the provision of woodstone (or similar) bird boxes will also be integrated into the buildings to support the restoration of the Site for wildlife.
- 7.2 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.
- 7.3 The results of the assessment demonstrate that the proposal will lead to an overall gain of 0.48 biodiversity habitat units; an increase of 50.06%, and 0.45 hedgerow units; which is an increase, but a % can't be calculated, as the baseline is 0.
- 7.4 The proposals have demonstrated the ability for the Site to lead to the delivery of a net gain for habitats and linear features.



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Key

 **Red Line Boundary**

Proposed Habitats

 **Developed land; sealed surface**

 **Introduced shrub**

 **Mixed scrub**

 **Modified grassland**

 **Other neutral grassland**

Proposed Hedgerows

 **Species-rich native hedgerow**

Proposed Trees

 **Existing Medium Urban Tree**

 **Proposed Small Urban Tree**



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Key

Red Line Boundary

Habitat Retention

Retained

Lost

Hedgerow Retention

Created

Individual Tree Retention

Created

Retained

Proposed Lost



client
Canmoor
project
Downley Road, Havant

drawing title
HABITAT RETENTION

scale @ A3
1:750

drawn
JGW / AU

issue date
15/1/2025

drawing / figure number
Figure 3



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Key

 Red Line Boundary

Baseline Habitat Condition

 Poor

 N/A - Other

 Condition Assessment N/A

Baseline Habitat Distinctiveness

 Medium

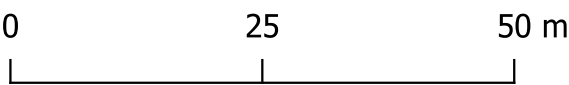
 Low

 V.Low

Baseline Individual Tree Condition

 Moderate

 Good





client
Canmoor

project
Downley Road, Havant

drawing title
BASELINE HABITAT CONDITION /
DISTINCTIVENESS

scale @ A3
1:750

drawn
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Figure 4



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Key

Red Line Boundary

Proposed Habitat Condition

Moderate

Poor

N/A - Other

Condition Assessment N/A

Proposed Habitat Distinctiveness

Medium

Low

V.Low

Proposed Hedgerow Condition

Poor

Proposed Hedgerow Distinctiveness

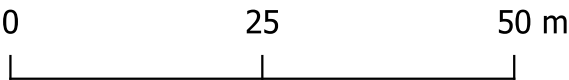
Medium

Proposed Individual Tree Condition

Poor

Moderate

• **Good**





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Key

 **Red Line Boundary**

Baseline Habitats

 **Bramble scrub**

 **Developed land; sealed surface**

 **Introduced shrub**

 **Modified grassland**

Baseline Trees

 **Existing Medium Urban Tree**

 **Existing Small Urban Tree**



client
Canmoor
project
Downley Road, Havant

drawing title
BASELINE HABITATS

scale @ A3

1:750

drawn
JGW / AU

issue date
15/1/2025

drawing / figure number
Figure 1

Appendix A: Landscape Plan, BEA Landscape Design



Disclaimer:
Subject to survey.

Notes:

KEY

- Ownership Boundary
- Site Boundary

GENERAL KEY

- Unit Entrance
- Site Access Route
- 1 Cycle Stands
- 2 Car Share Spaces
- 3 EV Charging Bays
- R Refuse
- D Disabled Parking Bays
- SS Sub-Station
- Existing Steel Palisade Fence
- Proposed Steel Palisade Fence

AREA SCHEDULE (GIA)

UNIT 1 (GIA)	27,395ft²
Warehouse (Incl. office Undercroft)	23,725ft²
Office (FF)	3,670ft²
Car Parking (Including 2 accessible bays)	40
EV charging spaces	8
Car Share	2
Cycle parking spaces	20
Motor bike spaces	2
UNIT 2 (GIA)	35,535ft²
Warehouse (Incl. office Undercroft)	32,540ft²
Office (FF)	2,995ft²
Car Parking (Including 2 accessible bays)	45
EV charging spaces	10
Car Share	2
Cycle parking spaces	20
UNIT 3 (GIA)	38,500ft²
Warehouse (Incl. office Undercroft)	33,400ft²
Office (FF)	5,100ft²
Car Parking (Including 2 accessible bays)	51
EV charging spaces	10
Car Share	3
Cycle parking spaces	20
Motor bike spaces	3
TOTAL (GIA)	101,430ft²
Total Parking	136

N	Landscape & Kerbs Updated	13.12.24	AH	HA
M	Unit 3 pedestrian layout	11.12.24	HT	HA
L	Motorbike parking	15.10.24	HT	HA
K	Site access changed to one way north/south + refuse enclosures moved to adjoin units	14.10.24	HT	HA
J	Landscaping updated	04.0724	HT	HA
I	Car Sharing	26.08.24	HT	HA
A-H	See previous issues for notes	13.11.23	TM	HA
-	First Issue	10.11.23	TM	HA
Rev:	Notes:	Date:	Dwn:	Iss:

Suitability Code:

PLANNING

Client:

CANMOOR

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project:
Dunham Bush Site, Downley Road Havant

Drawing Title:
Proposed Site Plan

Project No: 23076	Scale @ A1 / A3 1:500 / 1:1000	Revision: N
Drawing No: PL004		

Appendix B: Biodiversity Net Gain Metric – Downley Road, Havant