

Biodiversity Net Gain Assessment

Site Address:

1 Sea Front, Hayling Island, Hampshire, England, PO11 0AG

Client:

Ian Murray

Assessment Date:

10th September 2025 - *The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.*

Project:

This report is prepared to inform a planning application with the Havant Borough Council. The proposal is described as:

The construction of 55 two and three-bed flats.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Final	1.0	Kat Aburrow BSc, Consultant Ecologist	10/09/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is located on the seafront on Hayling Island, centred on National Grid Reference SZ 71469 98769 and has an area of approximately 0.83ha. The site comprises a funfair which is dominated by hardstanding and gravel with some ornamental planting and scattered trees. Aerial imagery shows the local landscape to have a residential character with associated gardens and parks. Hayling Park is located approximately 0.45km north, and Beechlands golf course is located approximately 0.98km west. There is a pond located 1.41km to the west of the site situated within Sinah Common SSSI. There are several habitats of elevated ecological value nearby, including the coastal sand dunes immediately adjacent to the south, coastal vegetated shingle and lowland dry acid grassland immediately adjacent to the east of the site. The site is located on sand dune soils, with an underlying bedrock geology of sand, silt and clay.

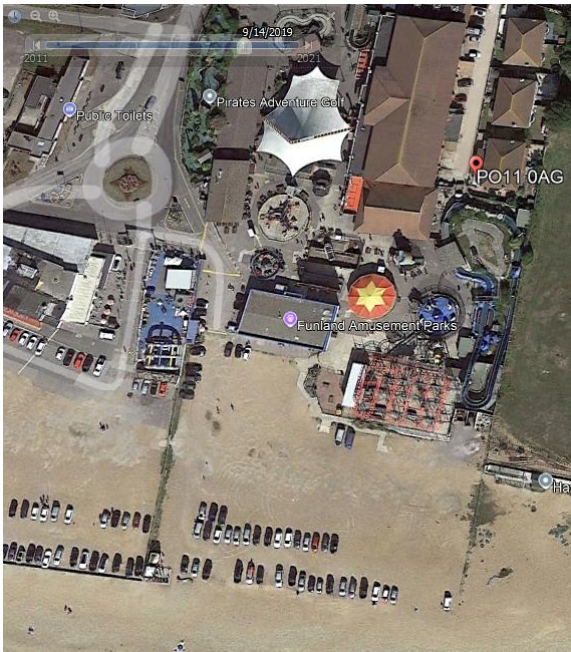
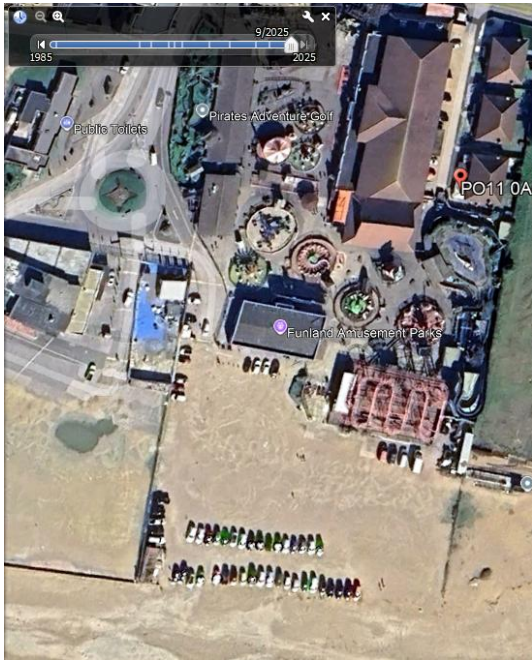
This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - 1 Sea Front, PO11 0AG – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (IJ Murray Associates Ltd, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - 1 Sea Front, PO11 0AG – v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The survey site is located on the seafront on Hayling Island, centred on National Grid Reference SZ 71469 98769 and has an area of approximately 0.83ha.
- ❖ The baseline value of the site is 0.14 area-based habitat units.
- ❖ The post development value of the site is 0.74 area-based habitat units.
- ❖ The on-site net change is 0.60 units resulting in a 439.87% gain with all trading rules met.
- ❖ A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	10 th September 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA/PRA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 11 th April 2019 (left) and 31 st March 2025 (right), the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
	<div></div> <div></div>	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.		
BNG Target Uplift	+10%		
National Character Area (NCA)	126 – South Coast Plain		
Strategic Significance	<p>Hampshire County Council (HCC), the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Havant Borough Council, has yet to adopt a comprehensive LNRS. Therefore, the following documents have been used to determine strategic significance:</p> <ul style="list-style-type: none"> ❖ Havant Borough Council Biodiversity Strategy - https://www.havant.gov.uk/climate-and-biodiversity-strategies ❖ Hampshire County Council Draft LNRS - https://www.hants.gov.uk/aboutthecouncil/haveyoursay/consultations/LNRS-2025 ❖ Hampshire County Council Local Habitat Map - https://experience.arcgis.com/experience/c56727e1acb346aaaa8b146d2062e74b 		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Introduced shrub	0.02	<p>To the northeast of the site, there is an area of ornamental planting next to the log ride, which has become overgrown due to a lack of management. To the north and south of the site, there are several large raised concrete planters. Ornamental species comprise <i>Hebe spp.</i>, <i>Palm Arecaceae spp.</i>, Bamboo <i>Bambusa</i>, Bay <i>Laurus nobilis</i>, Wall cotoneaster <i>Cotoneaster horizontalis</i> and Red valerian <i>Centranthus ruber</i>.</p> <p>Along the edge of these areas, ruderal species have colonised, and species comprise frequent Bramble <i>Rubus agg.</i>, Common yarrow <i>Achillea millefolium</i>, Common ivy <i>Hedera helix</i>, Mouse-eared hawkweed <i>Pilosella officinarum</i>, Thistle <i>Cirsium agg.</i>, and Common dandelion <i>Taraxacum officinale</i>. Occasional Common grimony <i>Agrimonia eupatoria</i>, Common ragwort <i>Jacobaea vulgaris</i>, Ribwort plantain <i>Plantago lanceolata</i>, St John's Wort <i>Hypericum perforatum</i>, Common mallow <i>Malva sylvestris</i>, and Common dogrose saplings <i>Rosa canina</i>.</p>	Habitat condition pre-determined as ' Condition assessment N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
Urban Tree	Good: 0.0081	There were 2 individual willow trees present within the northeastern section of the site, both with a DBH of 200mm (small size class).	Good : passes 5 of 6 criteria. Assessed using the 'Individual trees' habitat type condition sheet.	Low strategic significance
Developed land; sealed surface (u1b and u1b5)	0.631	Buildings and hard standing on site.	Habitat condition pre-determined as ' N/A - Other ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
Artificial unsealed; unvegetated surface	0.178	The south of the site is dominated by an area of gravel that has been used as a car park for the funfair since the mid-1900s. The area is heavily compacted due to frequent vehicle use and trampling. A small amount of vegetation was present along the north and west boundaries of this habitat, where there is slightly less disturbance, and included Perennial ryegrass <i>Lolium perenne</i> , Common dandelion <i>Taraxacum officinale</i> , Common mallow <i>Malva</i>	Habitat condition pre-determined as ' N/A - Other ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance

		<i>sylvestris</i> and Black medic <i>Medicago lupulina</i> . This habitat is considered to be of low ecological value.		
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Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Modified grassland	0.241	Areas of amenity grassland surrounding the newly constructed buildings.	<p>Poor condition</p> <p>Anticipated to pass 5 of 7 criteria but fail essential criteria A</p> <p>Assessed using the 'Grassland Low Distinctiveness' habitat type condition sheet.</p>	Low strategic significance
	Introduced shrub	0.046	Areas of ornamental planting.	Habitat condition pre-determined as ' Condition Assessment N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
	Individual urban tree	0.0611	15 small native trees will be planted across the amenity grassland.	<p>Moderate condition</p> <p>Anticipated to pass 3 of 6 criteria but fail essential criteria A</p> <p>Assessed using the 'Individual trees' habitat type condition sheet.</p>	Low strategic significance
	Developed land; sealed surface	0.22	Newly constructed buildings.	Habitat condition pre-determined as ' N/A - Other ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
	Developed land; sealed surface	0.343	Surrounding areas of hard standing.	Habitat condition pre-determined as ' N/A - Other ' as detailed within the Statutory Biodiversity	Low strategic significance

				Condition Assessment Supplement.	
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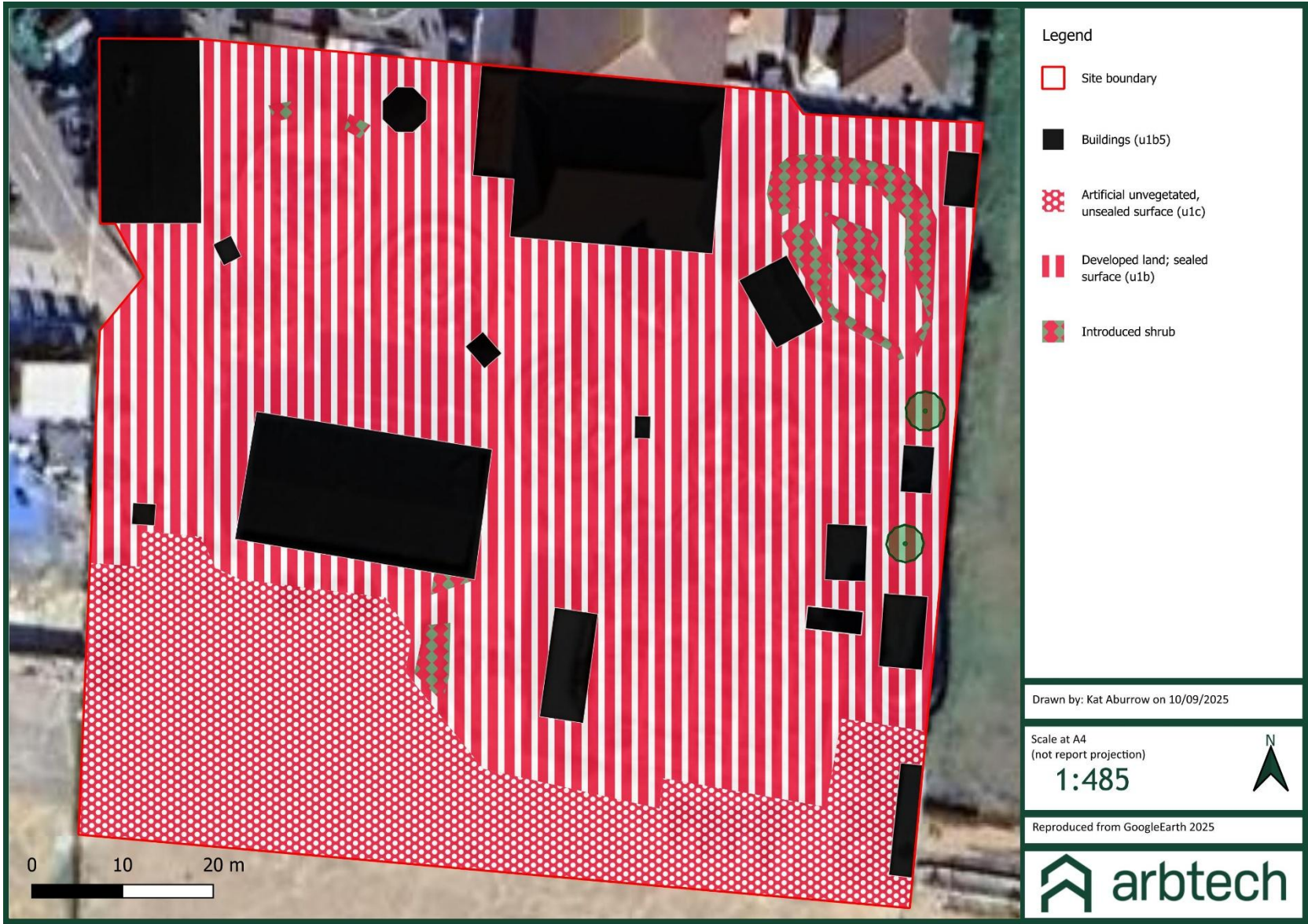
Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.14	N/A	N/A
	Post-Development	0.74	N/A	N/A
	Net Change	0.60	N/A	N/A
Overall Net Change		439.87%	N/A	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results	<p>The current landscaping proposal generates a net gain of area-based habitat units (+439.87%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.</p> <p>All trading conditions have been satisfied.</p> <p>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p>

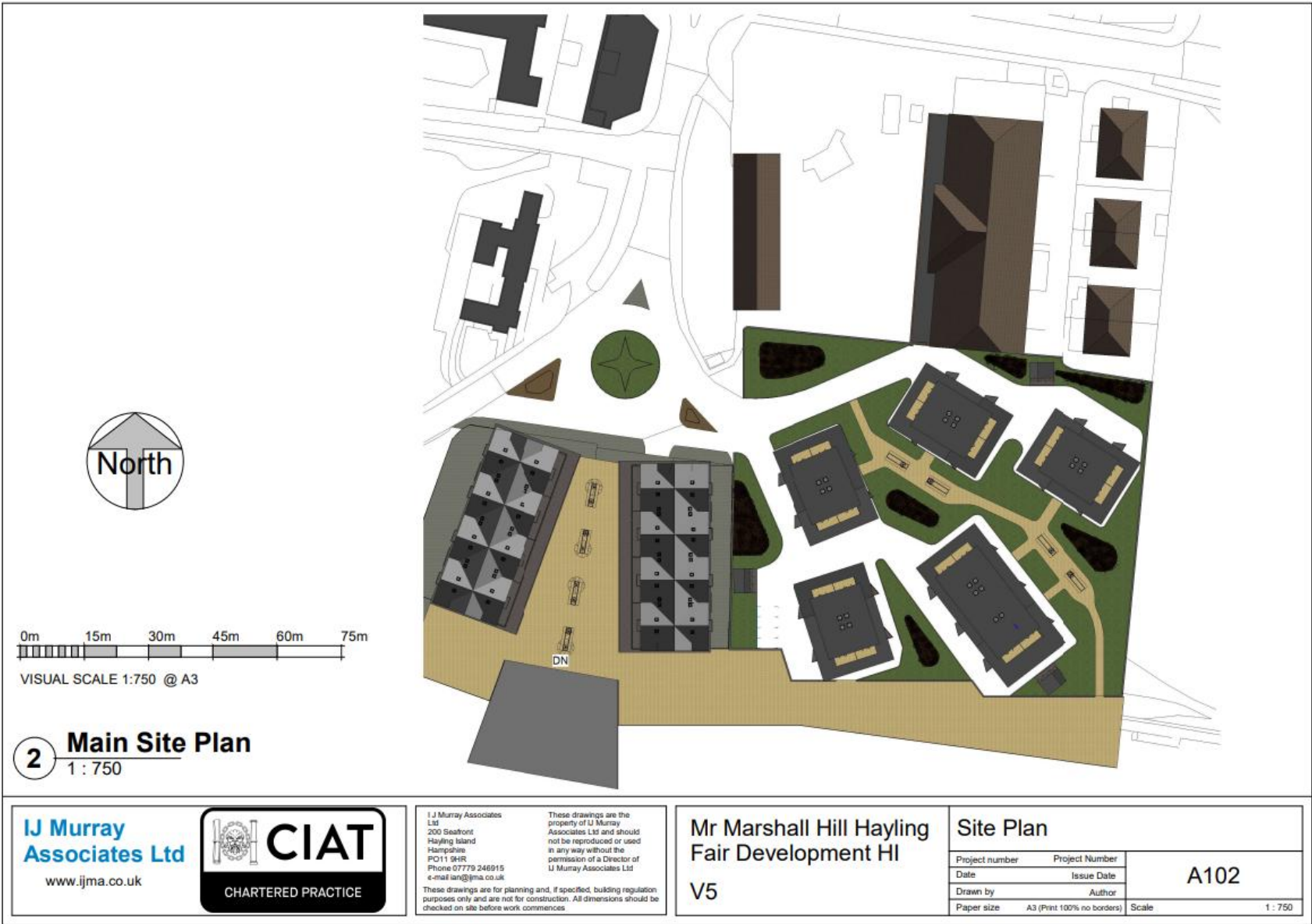
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Both native trees
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Both trees are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	Y	Trees are mature.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts; all trees have retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Less than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 5 or 6 of 6 criteria	Good (3)	✓	
Passes 3 or 4 of 6 criteria	Moderate (2)		
Passes 0, 1 or 2 of 6 criteria	Poor (1)		

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Urban Trees assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	The trees are a native species
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	All are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	Pruning regime expected.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 5 or 6 of 6 criteria	Good (3)		
Passes 3 or 4 of 6 criteria	Moderate (2)	✓	
Passes 0, 1 or 2 of 6 criteria	Poor (1)		

Appendix 6: Headline Biodiversity Metric Results

FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	0.60		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	439.87%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.14	0.15	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional area habitat units required to meet target ✓				
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				