



Biodiversity Summary Statement

20 Frogmore Lane, Waterloooville, PO8 9QL

12th July 2025

Introduction

The proposal is a Full Planning Application relating to 1No. Four Bedroom Chalet Bungalow to south west of site, at 20 Frogmore Lane, with new access road from Frogmore Lane leading to existing dwelling

Site Description

The existing property is situated to the south east of Frogmore Lane, and is surrounded by residential development. The property has a site area of approximately 0.1471 hectares (1471.9sqm) and can be accessed from Frogmore Lane, to the north west of the site. The road itself is accessed from Lovedean Lane, to the South, and is a fairly built-up area.

The existing house was constructed in the late 1970's as part of a large housing development within the Borough of Havant. It is presumed to be a 'custom build' home, due to it's style in contrast with neighbouring properties. Houses located along Frogmore Lane are of differing styles and scales, ranging from varying eras. There is also a mix of detached and semi-detached, one-storey and two-storey properties along this road, providing a variety of precedents.

No.20 Frogmore Lane, is detached single-storey bungalow located almost centrally to the plot and benefits from a large front and rear garden, with swooping drive. The front garden is largely laid to lawn and enclosed by close boarded fencing to the north and a mix of fencing and mature hedging to the south.

Properties located along Frogmore Lane are slightly set back allowing for front gardens with car parking. The majority of boundaries facing the highway comprise either brick walls, high and low, timber fencing, or hedging.

Baseline Ecological Condition

As noted in the Small Site Metric accompanying this Application, a Site Walkover was undertaken by Vicki Styles on 7th April 2025

This notes the Baseline Habitats as:

Vegetated Garden – 1011sqm

Hardstanding - 200sqm

In addition this notes the Baseline Habitat Units for Trees & Hedges as 28sqm

There are no watercourses on the Application Site.

Impact Assessment

As noted above, the works comprise a new build property to the west of the site, at 20 Frogmore Lane; the Gross External area of the new build property is 177sqm and is located in the Vegetated Garden in the South West corner of the Application Site. This has resulted in a loss of 0.0709 Habitat Units.

There is no impact on existing Trees & Hedges arising from the construction of the property. Refer to Arboricultural Report and method statement included within this application for information.

Mitigation Measures

Areas of grass will also be retained where possible, with minimal areas of paving introduced within the gardens. Where new paving and driveways are introduced, these will be constructed using Permeable or porous surfaces, allowing rainwater to soak, rather than running off.

Three trees will be planted on the site, to the rear of the new property. This responds to the pre-application advice of requiring three trees to be planted, whilst also providing privacy to the residents at no.20 Frogmore Lane.

Hedging and planters have also been included to aid in boosting the habitat and hedgerow units. These also act as a privacy buffer between the new build site and, no. 20 Frogmore Lane, and also between the new build site and no.22 Frogmore Lane. New planters will allow for planting of native species to encourage wildlife.

Biodiversity Net Gain

It is proposed to create 0.1299 Habitat Units which results in a Net Unit Change of 0.0590 Habitat Units, equivalent to a 29.16% increase.

It is proposed to create 0.2875 Hedgerow Units, equivalent to a 28.33% increase.

It is proposed that a portion of Units indicated above are purchased off-site from a site indicated by the Local Planning Authority; it is proposed that this is satisfied by means of a Planning Condition.

Conclusion

As noted on the Headline Results 'tab' of the Small Site Metric (below) both the BNG Targets are met through the above Biodiversity Improvement and the Trading Results are Satisfied. We are therefore confident that the proposal represents a satisfactory Biodiversity Net Gain for the Application Site.

Site Name	20 Frogmore Lane
Sheet Name	Headline Results

Headline Results

Headline	BNG Targets Met ✓
Trading Rules	Trading Rules Satisfied ✓
Next steps	Check for input errors/rule breaks present in the metric ⚠

Baseline Units	Area habitat units	0.2022
	Hedgerow units	0.2240
	Watercourse units	Zero Units Baseline

Post-development Units	Area habitat units	0.2612
	Hedgerow units	0.2875
	Watercourse units	0.0000

Total net unit change	Area habitat units	0.0590	✓
	Hedgerow units	0.0635	✓
	Watercourse units	0.0000	

Total net % change	Area habitat units	29.16%	✓
	Hedgerow units	28.33%	✓
	Watercourse units	% target not appropriate	

Area habitat units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
Watercourse units required to meet target	0.0000

Chart 1 - Unit change by habitat group

