Land at Bartons Road
Havant
Portsmouth
PO9 5EY

Biodiversity Net Gain Assessment

Report ref.: R2724_BNG_b

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

1.1.1 John Wenman Ecological Consultancy LLP was instructed by Stonebond Properties (Guildford) Limited to undertake a BNG Assessment at land at Bartons Road in Havant, Portsmouth, to accompany a full planning application to be submitted to Havant Borough Council seeking consent for the redevelopment of the site for 90 residential units.

1.1.2 The application site is 1.7 hectares of disused urban land. The site is characterised by bare gravel with parcels of ruderal vegetation and grassland plant communities that form a mosaic within the centre of the site (i.e. sparsely vegetated urban land) meeting the criteria for open mosaic habitat on previously developed land – a priority habitat of high distinctiveness with value at the local level. There were areas of other neutral grassland towards the southern end of the site, bramble scrub adjacent to the tarmac track on the eastern boundary and around the western and northern boundary of the site with mixed scrub and scattered trees on the south-western boundary – which resemble medium distinctiveness habitats of site value for local wildlife (e.g. nesting birds and foraging bats).

1.1.3 The proposed habitats for the site include: other neutral grassland; modified grassland; mixed scrub; native hedgerow; developed land, sealed surface; vegetated gardens; introduced shrubs; buildings and scattered urban trees.

1.1.4 The Biodiversity Metric calculation tool demonstrates that the proposals fail to deliver a minimum of 10% net gain for biodiversity on site. The final results taken from the tool shows a total onsite net change of -77.75% in habitat units and a deficit of 8.25 units for achieving a 10% net gain.

1.1.5 To meet the mandatory requirement, offsite gains will need to be made by either purchasing units from a land manager or utilising land outside of the application site but under the applicant's ownership. The '*Land at Bartons Road, Havant – The Statutory Biodiversity Metric Calculation Tool (R2724_BNG_b)*' document should be referred to separately for the full calculation.

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Stonebond Properties (Guildford) Limited to undertake a BNG Assessment at land at Bartons Road in Havant, Portsmouth, to accompany a full planning application to be submitted to Havant Borough Council seeking consent for the redevelopment of the site for 90 residential units.

2.1.2 Recent planning history for the site is listed below:

- Application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant (Application validated: September 2016; Application ref.: APP/16/00940).
- Proposed development of 175 apartments together with associated access, parking and landscaping. (Application validated: October 2020; Application ref.: APP/20/00658).

2.1.3 This BNG assessment has obtained baseline habitat information from a Preliminary Ecological Appraisal undertaken by John Wenman Ecological Consultancy (R2724_PEA_d).

2.2 Site Location and Context

2.2.1 The application site comprises 1.7 hectares of land located on the southern side of Bartons Road, on the northern side of Havant (OS grid ref.: SU 72157 08028). The site was formerly occupied by a Scottish and Southern Energy Depot which was demolished in 2016/17.

2.2.2 The site is bordered by Petersfield Road (B2149) to the west, Havant & Waterlooville Football Club to the east, and residential developments to the north and south. There is an area of open grassland of Front Lawn Recreation Ground 140m to the west of the site and a parcel of broadleaved woodland present approximately 185m to the south-west of the site. Great Copse - 4.9ha of ancient and semi-natural woodland – is present 470m to the north-west of the site, and connects to extended wood-pasture and parkland situated within Staunton Country Park.

2.3 Objectives

2.3.1 The aim of the BNG assessment is to demonstrate that a minimum of 10% on-site net gain in biodiversity can be achieved as part of the proposed redevelopment. The key objectives are to:

- detail the approach taken for the BNG calculation (i.e. the Statutory Biodiversity Metric);
- describe and map the baseline habitats and important ecological features on site;
- describe and map the proposed habitats based on post-development design;
- complete the biodiversity metric tool with supporting condition assessment sheets; and
- outline the implementation of the design concepts and the long-term management to deliver BNG.

3 METHODOLOGY

3.1 Baseline Information

Desk Study

3.1.1 A desktop study formed part of the Preliminary Ecological Appraisal produced by John Wenman Ecological Consultancy in September 2024. The study utilised data from the local environmental record centre and online resources to acquire information on the nature of the site and its surroundings, and to highlight any potential ecological features.

3.1.2 Hampshire Biodiversity Information Centre (HBIC) was commissioned to undertake a search of pre-existing records of protected and/or notable species and non-statutorily designated wildlife sites held by them within 1km of a central point inside the site.

3.1.3 The DEFRA Data Services Platform was used to obtain geospatial datasets for designated sites (i.e., RAMSAR, SPA, SAC, SSSI) and habitat inventories (i.e., Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for granted European protected species applications. Furthermore, geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether development could have wider scale impacts on biodiversity.

Field Survey

3.1.4 A site walkover formed part of the Preliminary Ecological Appraisal produced by John Wenman Ecological Consultancy in September 2024 with an updated walkover survey conducted on the 23rd July 2025. The site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd, 2023) in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal importance) and the site's potential to support such species.

3.2 Biodiversity Net Gain Assessment

3.2.1 This Biodiversity Net Gain (BNG) assessment uses the Statutory Biodiversity Metric (February 2024) to calculate the losses and gains in biodiversity unit value resulting from the proposed redevelopment. The metric tool has been used to guide the proposed site layout and landscaping in order to deliver an overall no net loss for the project.

3.2.2 The biodiversity metric rules must be followed for a valid biodiversity net gain and are as follows:

> *'**Rule 1**: The trading rules of this biodiversity metric must be followed.*
>
> ***Rule 2**: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.*
>
> ***Rule 3**: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.*
> *The tools remove the need for a user to manually calculate the change in biodiversity value.*
> *The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.*
>
> ***Rule 4**: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.*

3.2.3 The biodiversity metric principles inform the use of the biodiversity metric tool and are as follows:

> ***Principle 1** - The metric assessment should be completed by a competent person.*
>
> ***Principle 2** - The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.*
>
> ***Principle 3** - This biodiversity metric should be used in accordance with*

established good practice guidance and professional codes.

***Principle 4** - This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.*

***Principle 5** - Biodiversity units are a proxy for biodiversity and should be treated as relative values.*

***Principle 6** - This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.*

***Principle 7** - Habitat interventions need to be realistic and deliverable within a relevant project timeframe.*

***Principle 8** - Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.*

***Principle 9** - This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*

- *maintain habitat extent - supporting more, bigger, better and more joined up ecological networks.*
- *ensure that proposed or retained habitat parcels are of sufficient size for ecological function.*

4 BASELINE INFORMATION

4.1.1 Baseline Habitats

4.1.2 The baseline habitats for the application site have been assessed using information taken from the desk study and field survey – see **Table 1** below.

Table 1. Baseline habitats for Statutory Biodiversity Metric

Existing Broad Habitat Type	Existing Habitat Type	Area (ha) / Length (m)	Condition	Strategic Significance
Heathland and shrub	Bramble scrub	0.3017	N/A	Medium
Heathland and shrub	Mixed scrub	0.0795	Poor	Medium
Grassland	Other neutral grassland	0.3892	Moderate	Medium
Urban	Open Mosaic Habitat on Previously Developed Land	0.7723	Poor	High
Urban	Developed land; sealed surface	0.1195	N/A - Other	V.Low
Individual trees	Urban trees	0.0163	Moderate	Medium
Total Area (ha)*		**1.7**		

*excluding urban trees

4.1.3 A plan of the baseline habitats for the Statutory Biodiversity Metric calculation is presented in **Appendix 2**. A description of the existing habitat in the application site and the current habitat condition is as follows:

Open Mosaic Habitat on Previously Developed Land (u1f 80)

4.1.4 The centre of the site features a parcel of previously cleared bare substrate with ruderal and grassland species present. This habitat is designated as a priority habitat for its importance for providing feeding and sheltering opportunities for a range of invertebrates, however the plant species and structural diversity was not considered to be significantly diverse. The habitat type is of high habitat distinctiveness and currently is in poor condition.

Other neutral grassland (g3c)

4.1.5 There's a parcel of neutral grassland that was present at the southern side of the site, which is an homogenous area between the bare substrate of the

open mosaic and the scrub edges. This habitat is a moderate habitat distinctiveness and currently is in a moderate condition.

Mixed scrub (h3h)

4.1.6 There was a strip of mixed scrub along the south-western boundary that was dominated by aspen with willow, bramble and dog rose also present. This habitat is a moderate habitat distinctiveness and currently is in a poor condition.

Bramble scrub (h3d)

4.1.7 There were areas of bramble scrub along the western, northern and along the access road at the eastern side of the site, with some young trees and ruderal species present along the edges. This habitat has a moderate habitat distinctiveness but cannot be assigned a condition score.

Developed land; sealed surface (u1b)

4.1.8 The site features an access road along the eastern side of the site. This urban sealed surfaces have very low habitat distinctiveness and cannot be assigned a condition score.

Individual trees (203)

4.1.9 A mature sycamore tree is present on the south-western side of the site, which is a medium distinctiveness and was in moderate condition.

Land at Bartons Road, Havant
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Biodiversity Net Gain Assessment
Proposed Habitat Plan

Key:

- Red Line Boundary
- Proposed Small Urban Tree
- Retained Medium Urban Tree
- Native hedgerow
- Mixed scrub
- Other neutral grassland
- Modified grassland
- Buildings
- Developed land; sealed surface
- Vegetated garden
- Introduced shrub

Mapped by: Meghan Porter-Smith, BSc (Hons), (qualifying member of CIEEM)
Date: July 2025
Scale (A4): 1:1000

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5 PROPOSED DESIGN

5.1 Proposals

5.1.1 The proposed general arrangement plan for erection of 90 dwellings with associated landscaping, parking and improved access, has been calculated within this Biodiversity Net Gain (BNG) assessment.

5.2 Proposed Habitats

5.2.1 The proposed habitats will be delivered through creation – see **Table 2** below.

Table 2. Proposed habitats for Statutory Biodiversity Metric.

Proposed Broad Habitat Type	Proposed Habitat Type	Total Area/length	Condition	Strategic Significance
Grassland	Modified grassland	0.0507	Poor	Low
Grassland	Other neutral grassland	0.0507	Moderate	Medium
Heathland and shrub	Mixed scrub	0.0499	Moderate	Medium
Urban	Vegetated garden	0.3614	N/A	Low
Urban	Introduced shrub	0.0483	N/A	Low
Urban	Developed land; sealed surface	0.7484	N/A - Other	V.Low
Urban	Buildings	0.3702	N/A - Other	V.Low
Hedgerow	Native hedgerow	0.284	Moderate	Medium
Individual trees	Urban trees	0.1425	Poor	Medium
Total Area (ha)*		1.7		

*excluding urban trees and hedgerows.

5.2.2 A plan of the proposed habitats for the Statutory Biodiversity Metric calculation is presented in **Appendix 3**.

Native hedgerow (h2a)

5.2.3 The proposed site will include the creation of 284m of native hedgerows along the western, northern and part of the eastern boundaries of the site. There is potential for these to be species-rich if 5 or more UK native woody

species are planted in a 30m section. The hedgerows will be managed along the boundary of the site and are expected to reach a moderate condition.

Mixed scrub (h3d)

5.2.4 The proposed site landscape plan will include the creation of 0.0499ha of mixed scrub to border the northern corner of the site. The areas will be planted with native scrub species, and will be allowed to establish on low nutrient soil alongside the other neutral grassland, to create a mosaic of ruderal, grassland and scrub species. The scrub is expected to achieve moderate condition.

Other neutral grassland (g3c)

5.2.5 The proposed site will include the creation of 0.0507ha of other neutral grassland as part of a mosaic with proposed mixed scrub at the north-western corner surrounding the proposed block of flats and in the central open space. The areas will be seeded with a wildflower seed mix at a rate of 5g/m², and will be allowed to establish on top of low nutrient soil. The grassland will be managed in a low intensity manner i.e. 2-3 cuts per year and will be allowed to create a mosaic habitat. The grassland is expected to achieve moderate condition.

Modified grassland (g4)

5.2.6 There will be 0.0507ha of modified grassland across the site, including an amenity area in the centre of the site alongside the proposed cycle path. The grassland will be created with a wildflower turf to achieve a species diversity within the sward but will be mown regularly. The grassland is expected to achieve poor condition due to the high level of expected amenity use.

Urban trees

5.2.7 The landscape proposals include the planting of 35 native trees that will be planted across the site. On a precautionary basis, these trees have been assigned poor condition. The sycamore tree on the south-western boundary will be retained and the offisite trees to the north and south will be protected during the works.

Developed land; sealed surface (u1b)

5.2.8 Developed land will make up 0.7484ha of the site which will include the access road across the site, pavements along the road, access paths between the dwellings, cycle paths and car parking for the proposed dwellings. A condition cannot be assigned to this urban habitat type.

Buildings (u1b5)

5.2.9 The footprint of the residential dwellings will make up 0.3702ha of the site. A condition cannot be assigned to this urban habitat type.

Vegetated garden (u1 828)

5.2.10 Vegetated gardens for the proposed dwellings will make up 0.3614ha of the site. A condition cannot be assigned to this urban habitat type.

Introduced shrubs (u1 847)

5.2.11 There will be 0.0483ha of ornamental planting created on site between the car parking spaces, dwellings and amenity areas. A condition cannot be assigned to this urban habitat type.

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Biodiversity Net Gain Assessment
Proposed Habitat Plan

Key:

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Date: July 2025
Scale (A4): 1:1000

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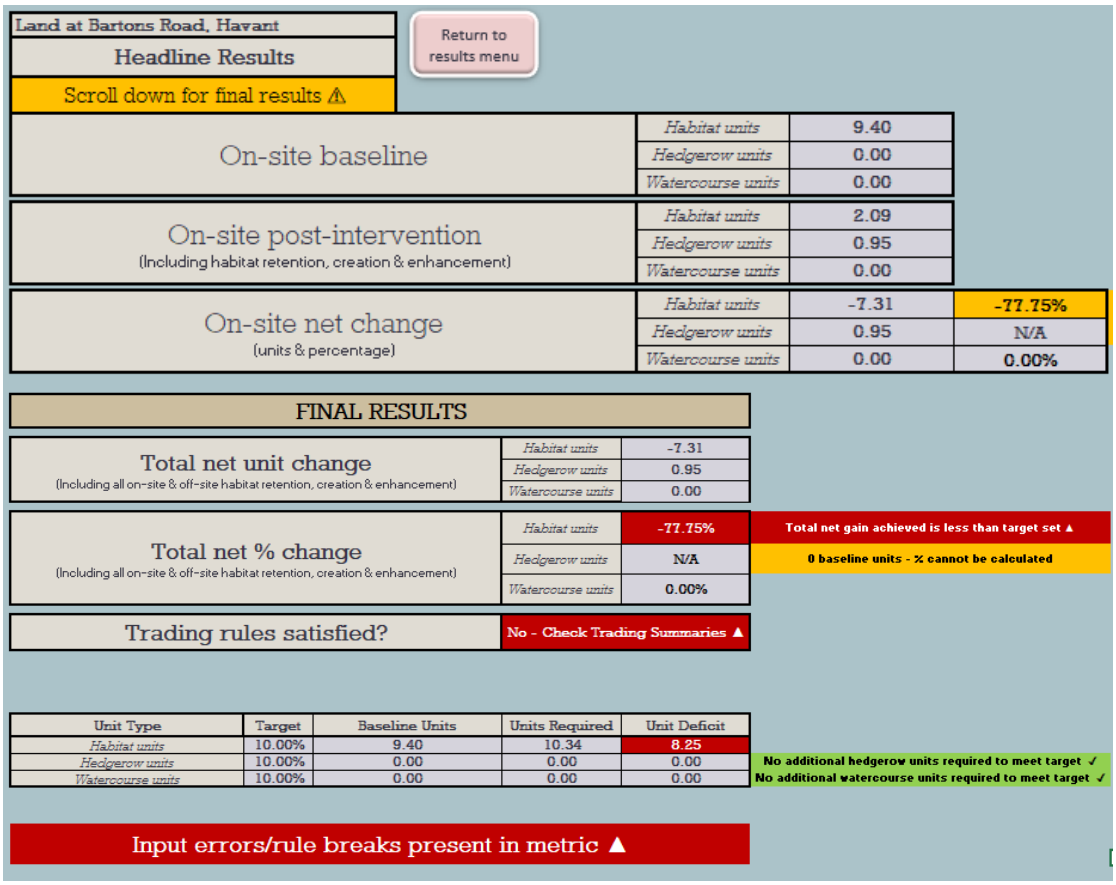
6 RESULTS

6.1 Biodiversity Net Gain Result

6.1.1 The Biodiversity Metric calculation tool demonstrates that delivering a minimum of 10% net gain for biodiversity is unlikely to be possible within scope of proposals. The final results taken from the tool shows a total onsite net change of -77.75% in habitat units and a deficit of 8.25 units for achieving a 10% net gain as shown in the '*Headline Results*' section taken from the Metric spreadsheet – as seen in **Figure 1** below.



Land at Bartons Road, Havant

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Habitat units*	9.40	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	2.09	
	Hedgerow units	0.95	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Habitat units*	-7.31	-77.75%
	Hedgerow units	0.95	N/A
	Watercourse units	0.00	0.00%

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-7.31	
	Hedgerow units	0.95	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-77.75%	Total net gain achieved is less than target set ▲
	Hedgerow units	N/A	0 baseline units - % cannot be calculated
	Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	9.40	10.34	8.25	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Figure 1. The Biodiversity Metric Final Results.

6.1.2 The '*Land at Bartons Road, Havant – The Statutory Biodiversity Metric Calculation Tool (R2724_BNG_b)*' document should be referred to for the full calculation that leads to the final biodiversity unit scores.

6.1.3 To meet the mandatory requirement, offsite gains will need to be made by either purchasing units from a land manager or utilising land outside of the application site but under the applicant's ownership. The '*Land at Bartons Road, Havant – The Statutory Biodiversity Metric Calculation Tool (R2724_BNG_b)*' document should be referred to separately for the full calculation.

6.2 Project Implementation and Management (Onsite)

Native tree and hedgerow planting

6.2.1 The newly planted trees and hedgerows will require minimal management and maintenance beyond the initial planting and establishment. Native hedgerows will be planted on the western and part of the northern boundaries. The hedgerow boundaries will comprise field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*), dog-rose (*Rosa canina*) and guelder rose (*Viburnum opulus*). The proposed tree planting will include but not restricted to: alder (*Alnus glutinosa*), field maple (*Acer campestre*), silver birch (*Betula pendula*), downy birch (*Betula pubescens*), hornbeam (*Carpinus betulus*), oak (*Quercus robur*) and rowan (*Sorbus aucuparia*).

6.2.2 Each tree/hedgerow will be mulched to suppress competition from weeds using locally sourced wood chips (the use of compost or plastic mulch should be avoided). The trees/hedgerows will be given an initial soak with water and should only be watered again in a period of drought if necessary.

6.2.3 Stakes and ties will be used to support the newly planted trees and will be inspected monthly and adjusted/replaced as necessary; the use of plastic spirals and tree guards will be avoided. The trees will be firmed in after strong winds or heavy frosts as necessary. Tree/hedgerow health will be assessed monthly in the first year and replacement trees will be planted if any fail.

Mixed scrub

6.2.4 The proposed areas of mixed scrub will be created along the north-western corner of the site with a stand mix of hawthorn (*Crataegus monogyna*), gorse (*Euonymus europaeus*), holly (*Ilex aquifolium*), dog-rose (*Rosa canina*) and hazel (*Corylus avellana*). The plants should be left to self-colonise on low nutrient soil and a scalloped edge maintained to create a natural graduation/succession into the adjacent grassland.

Grassland management

6.2.5 A long-term low intensity management regime of the created other neutral grassland will maximise the ecological value of the habitat for a range of species including birds, mammals and invertebrates. The grassland should be left uncut throughout spring and summer, allowing flowers to bloom and seeds to set, and the cuttings should be collected and removed for composting elsewhere. There should be no use of fertilisers within the wildflower grassland. The grassland should be monitored to assess the success of flowering plants for the first 5 years and if necessary, re-seeding will be required to maximise species diversity.

6.2.6 The modified grassland will achieve poor condition if turfed in optimal conditions and managed carefully in the first year to ensure it establishes. The expected high amenity use means it is unlikely that the grassland will meet the criteria for moderate condition.

7 REFERENCES

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

DEFRA (2024). *The Statutory Biodiversity Metric – User Guide*. Updated July 2024, DEFRA

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at https://www.ukhab.org)

APPENDIX 1 – PROPOSED SITE LAYOUT