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6th March 2026

RE: BNG Summary – 86 Bedhampton Road, Havant PO7 3EZ

This letter report has been produced to report the findings of the Biodiversity Net Gain Metric calculations completed for 86 Bedhampton Road, Havant by Ecosupport in March 2026. This has been informed by a walkover completed on the 4th of March 2026 by Ashley James BSc (Hons) MCIEEM.

The BNG is looking at three different habitats:

- *Area habitat units (e.g. grassland, scrub, individual trees, etc)*
- *Hedgerow units (linear features: not present on this site)*
- *Watercourse units (not present on this site)*

NB Each habitat is dealt with separately and we can't combine the results to help each other.

Pre-development Habitats

Habitats identified and assessed on site pre-development (see **Appendix 1**):

- Developed Land; Sealed Surface (u1b)
- Artificial unvegetated unsealed surface (u1c)
- Buildings (u1b5)
- Modified grassland (g4) - Vegetated Garden (828)
- Bramble Scrub (h3d)

Post-development Habitats

Based on the current layout (Site Plan, PLC Architects), the following habitats were accounted for (see **Appendix 2**):

- Buildings (u1b5)
 - Developed land; sealed surface (u1b)
 - Modified Grassland (g4) - Vegetated Garden (828)
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Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.07		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-69.84%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.10	0.11	0.08
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

The development results in a 69.84% net loss of area habitat units, requiring a total of 0.08 units to achieve the 10% Biodiversity Net Gain. Of this, 0.07 Heathland and Shrub units of medium distinctiveness are needed in order to meet the trading rules.

Discussion

Due to the nature of the proposed development, it is not feasible to implement ecological enhancements within the site boundary, as any grassland areas will be regarded as vegetated garden land under private ownership. Likewise, the proposed hedgerow and tree planting cannot be included within the assessment, as their long-term management over the required 30-year period cannot be secured.

NB Any new proposed habitats that will be within the ownership of the dwellings (front and back garden) can not be accounted for.

Where available, other sites outside of the development area can be utilised to offset the loss. If no other sites are available for use, any units that are still required after on-site enhancements have been made will need to be purchased. Unfortunately, there is no way to know how much the units will cost due to different conditions and sellers. In order to determine the cost, a free fee proposal request should be made to a suitable vendor.

NB Where possible, developers should deliver net gain on-site. If this is not feasible, Biodiversity Net Gain can be released elsewhere, ideally within the same local planning authority and only in agreement with the local authorities. This is a process called biodiversity offsetting. Biodiversity units can be bought from a habitat bank or environment bank.

There are 3 ways a developer can achieve BNG:

- 1. Enhance and restore biodiversity on-site (within the red line boundary of a development site).**
- 2. If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.**
- 3. If developers cannot achieve on-site or off-site biodiversity net gain, they must buy statutory biodiversity credits. This must be a last resort.**

Developers can combine all 3 options but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

Summary

Due to the nature of the site as a residential dwelling with associated private gardens, net gain cannot be achieved on site. Therefore, the units will either need to be offset on a different site, or units will need to be purchased to offset the loss.

Kind regards,

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Small Sites Team Lead

Appendix 1 – Baseline Habitat Map



Appendix 2 – Post-Development Map

