

K4 Keppel
Daedalus Park
Daedalus Drive
Lee on the Solent
PO13 9FX

2nd March, 2026

RE: BNG Summary – Hayling Light Railway Trust Ltd, Eastoke Corner Depot, Seafront Hayling Island, Portsmouth, PO11 0AG

This letter report has been produced to report the findings of the Biodiversity Net Gain Metric calculations completed for Hayling Light Railway Trust Ltd, Eastoke Corner Depot, Seafront Hayling Island, Portsmouth, PO11 0AG by Ecosupport in March 2026. This has been informed by the Preliminary Ecological Appraisal completed by Arbtech in November 2025.

The BNG is looking at three different habitats:

- *Habitat units (areas: buildings, grassland, developed land, etc)*
- *Hedgerow units (not present on this site)*
- *Watercourse units (not present on this site)*

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

Pre-development Habitats

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

- Buildings
- Artificial Unvegetated, Unsealed Surface
- Modified Grassland (good condition)

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

- Buildings
- Artificial Unvegetated, Unsealed Surface
- Ruderal/Ephemeral (poor condition)
- Modified Grassland (poor condition)

Post-development Habitats

Based on the current layout (Location & Block Plan, Lilley Architecture), the following habitats were accounted for (see **Appendix 2**):

- Buildings
- Developed Land, Sealed Surface
- Modified Grassland (moderate condition)

While no formal off-site landscape plan has been created at this stage, the following habitats are proposed off-site post development (see **Appendix 2**):

- Modified Grassland (moderate condition)

Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	11.19%	
		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%	0.04	0.04	0.00
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 11.19% net gain for area units.

Discussion

Utilising off site habitats, the proposed plans are expected to achieve an 11.19% net gain. The site is therefore expected to achieve the required net gain with trading rules satisfied.

NB Where possible, developers should deliver net gain on-site. If this is not feasible, Biodiversity Net Gain can be realised 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

The site is expected to surpass the required 10% net gain and satisfy trading rules.

All habitats created on and off site will have to be managed by a third party for the next 30 years. A Habitat Management and Monitoring Plan (HMMP) may be required for this, which will detail the requirements for site management in order to achieve the target habitat type and condition. A compliance check will be completed annually for the first 5 years, then every 5 years until the 30th year, to ensure the habitats are being created, enhanced and maintained in line with the BNG and HMMP.

Kind regards,
Ashleigh Domblides
Project Ecologist

Appendix 1 – Baseline Habitat Map



Legend

- Site Boundary
- Off Site Boundary
- Buildings
- Artificial Unvegetated, Unsealed Surface
- Modified Grassland
- Sparsely Vegetated Urban Land



ecosupport

K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	BNG Baseline Habitat Map
Site	Hayling Light Railway
Client	Hayling Light Railway Trust Ltd
Date	02/03/2026

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

Appendix 2 –Post-Development Map



Legend

-  Site Boundary
-  Off Site Boundary
-  Buildings
-  Developed Land Sealed Surface
-  Modified Grassland



K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	BNG Post-Dev Map
Site	Hayling Light Railway
Client	Hayling Light Railway Trust Ltd
Date	02/03/2026

© This map is the copyright of Ecosupport Ltd.
Any unauthorised reproduction or usage by any person is prohibited.

