

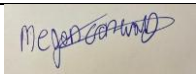
South Africa Lodge, Waterloooville

Biodiversity Net Gain Plan



14th April 2026

Document control

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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.		
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Executive summary	
Purpose of report	<p>To provide a Biodiversity Net Gain (BNG) Plan for the proposed development site, involving:</p> <ul style="list-style-type: none"> • Details of the proposed development • On and off-site pre-development biodiversity • On and off-site post-development biodiversity • How BNG will be achieved • Mitigation and enhancement measures for the development.
Context of report	<p>The Site is comprised of two wooden shed type buildings, vegetated gardens with the rest of the site that is not being impacted from the development being a care home with vegetated garden.</p> <p>The proposed development and alterations to the site are as follows:</p> <ul style="list-style-type: none"> • Movement of building 1 • Demolition of building 2 • Construction of a garden room within the placement of building 1 & 2
Methodology	<ul style="list-style-type: none"> • The BNG metric was run using baseline conditions collected in the Preliminary Ecological Appraisal (PEA). • The open-source Geographic Information System, QGIS was used to map the pre-development and post-development UKHabitat 2.0 habitat maps and obtain the areas of each habitat. • Results from the metric including any credits required, mitigation and enhancement measures were recommended.
On-site biodiversity	<p>The total area of the Site which comprised of the two dwellings and immediate curtilage, measured 64m². The habitats included u1 – Built up-areas and gardens (Secondary code 828) – vegetated garden and urban habitats.</p>
Off-site biodiversity	<p>The proposed development does not include any off-site areas and is contained to the on-site areas presented above.</p>
Biodiversity Net Gain	<p>Based on the data presented above, the proposed project falls into the de minimis requirements as whilst T10 as seen in the tree survey report is being removed as the tree is smaller than 30cm DBH it falls into vegetated garden as can be seen within the biodiversity metric user guidance. General recommendations have been made to protect the retained habitats and to provide enhancement.</p>

1. Introduction

1.1. Background

1.1.1. In March 2026, Wessex Ecology Ltd were commissioned by Mr. M Knight to undertake a UKHabitat 2.0 Survey and Biodiversity Net Gain at South Africa lodge, Waterloooville. This was following a preliminary ecological appraisal (PEA) conducted on the 11th of March 2026.

1.1.2. The planning reference for this project is TBC.

1.1.3. The purpose of this report was to:

- Provide details of the proposed development
- Present the on and off-site pre-development biodiversity
- Present the proposed on and off-site post-development biodiversity
- Show how BNG will be achieved
- Suggest measures for mitigation and enhancement for the development.

1.2. Site Description

1.2.1. South Africa Lodge and its grounds, hereafter referred to as 'the Site', measured approximately 0.0064 ha and was situated on Stakes Hill Road, which ran to the south of the Site (approximate OS grid reference: SU 68524 09060), see Figures 1 & 2 below.

1.2.2. The Site was comprised of buildings, other developed land and vegetated garden.

1.2.3. The buildings on Site were wooden in material; one was consistent of a summer house whilst the other was a garden shed. Both buildings had roofs that were induline.

1.2.4. At the time of writing, the proposed developments and alterations to the Site were as follows:

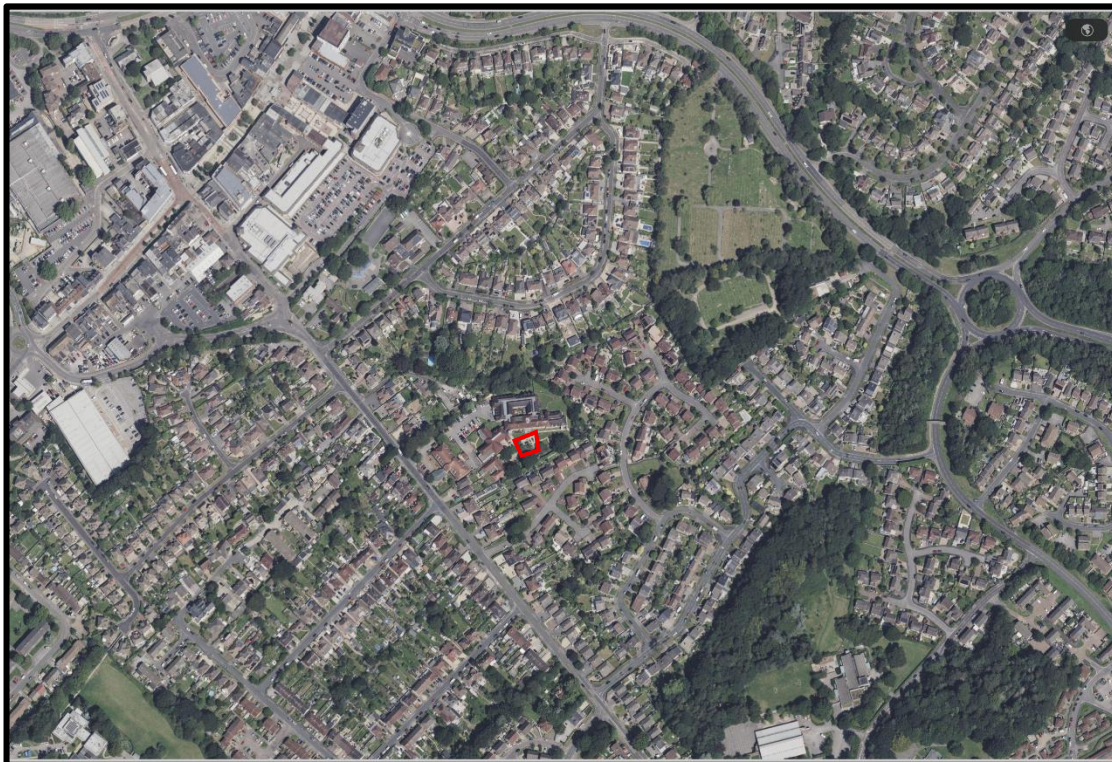
- Movement of building 1
- Demolition of building 2
- Construction of a garden room within the placement of building 1 & 2

1.2.5. All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Figure 1. Site location with red line boundary



Figure 2. Landscape surrounding site of proposed development



2. Personnel

2.1. BNG metric and condition assessment

2.1.1. Megan Conway is an ecologist with a broad skill set encompassing strong botanical expertise and a wide range of ecological survey competencies. She is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and an experienced bat surveyor, regularly leading bat emergence and re-entry surveys. Megan works as an accredited agent under the Natural England Class 2 Bat Licence (2025-86241-CL18-BAT) and also holds a Natural England licence for hazel dormouse. She attained a BSc (Hons) in Wildlife, Ecology and Conservation from University Centre Sparsholt.

2.2. Field survey

2.2.1. Megan Conway also carried out the field survey, under the credentials listed above.

3. Planning and Legislation

3.1. Planning policies

3.1.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3.2. Legislation

3.2.1. Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% which means a development will result in more or better quality natural habitat than was there prior to the development.

3.2.2. BNG can be achieved through creating biodiversity on-site within the red-line boundary, a mixture of on and off-site, or by buying statutory biodiversity credits from the government as a last resort.

4. Methodology

4.1. Desk study

4.1.1. The following publicly accessible websites were searched for relevant ecological information:

- <http://planningguidance.planningportal.gov.uk/>

- <http://jncc.defra.gov.uk/page-1376> - summary of nature conservation legislation
- www.ukbap.org.uk (archived 2012)
- www.gridreferencefinder.com and www.google.com for aerial photography
- The Multi Agency Geographic Information for the Countryside-
<https://magic.defra.gov.uk/magicmap.aspx>

4.2. Biodiversity Net Gain

- 4.2.1. The baseline conditions collected from the PEA, As the site falls below the 25m² de minimis category, no BNG metric is required.
- 4.2.2. Post-development data was collected from the client.
- 4.2.3. The open-source Geographic Information System, QGIS was used to map the baseline habitats on Site and obtain the areas of each habitat, see Figure 3.
- 4.2.4. A post-development UKHab 2.0 map showing the proposed enhancements was also created, see Figure 4.
- 4.2.5. The Statutory Biodiversity Metric was run with the areas obtained from QGIS and the client or agent alongside the Statutory Biodiversity Metric Condition Assessments for each relevant habitat.
- 4.2.6. Results from the metric are presented in Figure 6.

4.3. Limitations

- 4.3.1. The UKHabitat 2.0 survey provides a snapshot of conditions at the time of survey, and some plant species may not have been present on the day due to time of year, conditions etc.
- 4.3.2. The details within this report will remain valid for a period of 12 months from the date of issue.

5. On-Site biodiversity

5.1. Pre-development

- 5.1.1. The Site comprised of the two dwellings and immediate curtilage. The UKHab 2.0 habitat map of the Site pre-development is presented in Figure 3 below.
- 5.1.2. The following habitat types were recorded during the survey:
 - u1b5 – buildings

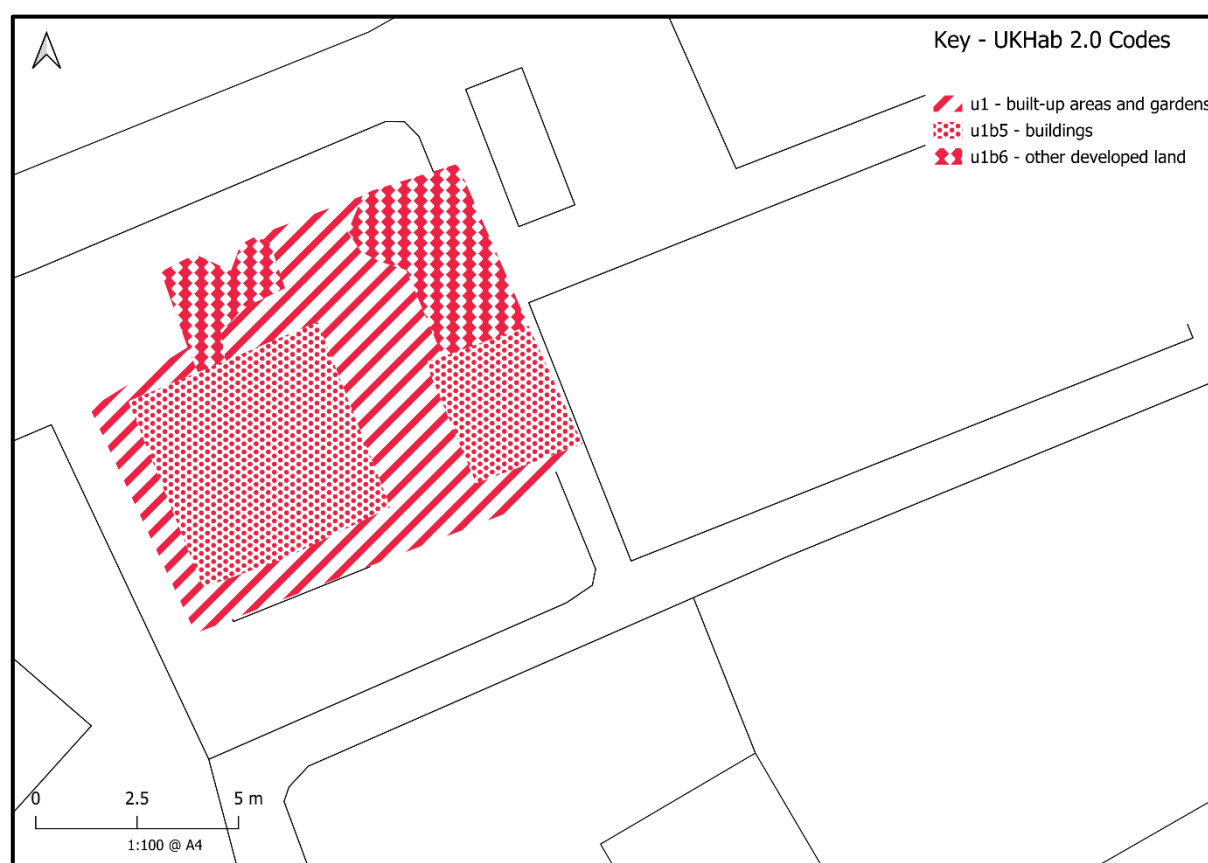
- u1b6 – other developed land
- u1 – Built up-areas and gardens (Secondary code 828) – Vegetated Garden

5.1.3. The areas of each habitat are presented in Table 1 below.

Table 1. Pre-development habitat areas on-site

Broad habitat	Habitat type	UKHab 2.0 code	Area (ha)
Urban	Developed land, sealed surface	u1b6	0.0016
Urban	Developed land, sealed surface	u1b5	0.0034
Urban	Vegetated garden	u1 (secondary code 828)	0.0034

Figure 3. Pre-development UKHab 2.0 habitat map of Site.



5.2. Post-development

5.2.1. The proposed development will result in the loss and modification of urban habitats and u1 – Built up-areas and gardens (Secondary code 828) – vegetated garden. Less than 25m² of the vegetated garden will be lost and therefore is counted under the de minimis exemption.

- 5.2.2. Whilst T10 identified in the tree survey report is being removed, the DBH of this tree is under 30cm and it is classified as small. As per the BNG user guidance, small trees are not required to be considered when they fall within private gardens.
- 5.2.3. Therefore, a BNG assessment is not required for this site as it falls under the de minimis exemption. See Appendix 1 for details.

6. Habitat Mitigation & Enhancement

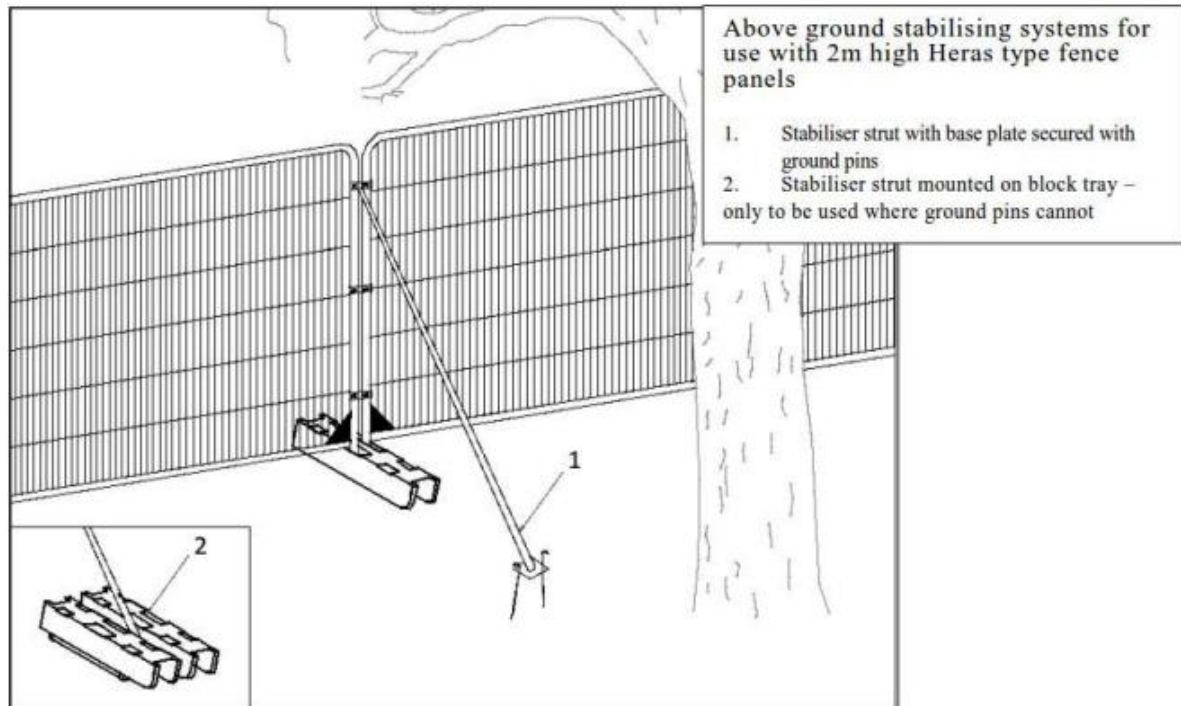
6.1. On-site habitat management

- 6.1.1. While no mitigation or enhancement for BNG are required, it is recommended that the following good practice measures are included to protect the retained habitats on site.

6.1.2. Tree protection

- Root Protection Areas should be established to protect the trees being retained. No construction activity whatsoever, including on-site parking, routing of underground services, or storage of materials must be allowed within Root Protection Areas.
- No chemicals can be stored or mixed within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area. This includes cement, concrete, oil, fuel, bitumen or other chemicals.
- No fires should be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- All landscaping carried out within Root Protection Areas must be undertaken carefully, without damaging shallow roots. Rotovators and other heavy mechanical cultivation equipment must NOT be used.
- Temporary tree protection fencing should be erected prior to any enabling works commencing on the Site. The fencing is to be to the specification shown at Figure 4 below.
- The fenced areas are to exclude all construction activities, including temporary materials storage, for the duration of the development works and shall be affixed with appropriate signage at regular intervals to warn contractors that the enclosed areas are strictly off-limits, other than for essential maintenance works.

Figure 4. Example of suitable temporary tree protection fencing



6.1.3. Weatherproof notices must be fixed to the tree protection fencing, one every 10m of fencing. These should include the following;

TREE PROTECTION AREA

KEEP OUT

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

6.1.4. Groundworks

- Excavations will be boarded or fenced using steel mesh fencing at the end of each day to prevent wildlife becoming trapped.
- Where closing excavations is not possible, ramps will be provided to allow any trapped wildlife to escape.
- Dust suppression measures should be taken during dry conditions to reduce pollution spread.
- Use sensitive construction practices including no routine night-time working.
- Reduction of light spill by directing lighting only where needed, not facing upward and away from trees and the priority habitats.

6.2. Habitat enhancement

6.2.1. The following are recommendations for habitat enhancement on-site.

- One [Harlech bat box](#). Installed at a height of at least 3m above the ground on a west facing building elevation.
- One [Woodstone bird box](#) - Installed at a height of at least 3m above the ground on a west facing building elevation.
- One [insect block](#) - Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

7. References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

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

8. Appendix 1

8.1. BNG metric guidance regarding trees in vegetated gardens

8.1.1. Further information can be found on pages 59 and 60 here:
https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

Recording baseline trees within private gardens

Record all medium, large and very large individual trees within private gardens.

[See more information on assessing habitats within private gardens.](#)

Table 15 sets out class sizes of trees and their area equivalent.

Table 15 Tree size classes and area equivalents

Size class	Diameter at breast height (cm)	Biodiversity metric area equivalent (ha)
Small	greater than 7.5cm and less than or equal to 30cm	0.0041
Medium	greater than 30cm and less than or equal to 60cm	0.0163
Large	greater than 60cm and less than or equal to 90cm	0.0366
Very large	greater than 90cm	0.0765