



Romany Poole BSc (Hons) MSc
Consultant Ecologist
romanypoolearbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Biodiversity Net Gain Assessment

Survey site:

Jubilee Park, Milton Road, Waterlooville, Hampshire, PO7 6AW

Client:

Growing Places

Assessment Date:

22nd April 2026

Project:

This report is prepared to inform a planning application with Havant Borough Council. This proposal can be described as an extension to the south of the existing building

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Romany Poole BSc (Hons) MSc, Consultant Ecologist	22/04/2026
Reviewed	0.2	Kelly Clarke Dip H.E, Senior Ecologist	24/04/2026
Final	1.0	Romany Poole BSc (Hons) MSc, Consultant Ecologist	24/04/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located at National Grid Reference SU 68017 10297 and has an area of approximately 0.091ha comprising one building, developed land; sealed surface, modified grassland and artificial unvegetated, unsealed surface. The site is located in an urban setting, immediately surrounded predominantly by residential development, local roads, and associated infrastructure. Immediately adjacent to the site, to the rear, is a further area of recreational open space, increasing the extent of accessible green space within the local area.

The wider landscape is characterised by dense residential development interspersed with areas of public open space, school grounds, and small green corridors. These features form part of a fragmented but functional urban green network, providing opportunities for wildlife movement, particularly for mobile species such as birds and bats. Larger areas of semi-natural habitat are limited within the immediate vicinity; however, more extensive green spaces and countryside are present on the outskirts of Waterloo, contributing to the broader ecological context.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric - Jubilee Park, PO7 6AW- v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Jubilee Park, PO7 6AW- v1 (Arbtech Consulting Ltd., 2026)
- ❖ Tree Survey Report - Jubilee Park, PO7 6AW- v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The current landscaping proposal generates a net gain of area-based habitat units (+20.53%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.
- ❖ All trading conditions have been satisfied.
- ❖ A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	22 nd April 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from Google Earth dated 15 th September 2019 and 17 th September 2024, the site does not appear to have undergone any degradation. The habitats on site, and therefore the biodiversity value of the site, is not considered to have undergone degradation since 30 th January 2020.	
	<div>Historical imagery < 15 Sept 2019 ></div> 	<div>Historical imagery < 17 Sept 2024 ></div> 
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.	

BNG Target Uplift	+10%		
National Character Area (NCA)	128 - South Hampshire Lowlands		
Strategic Significance	Hampshire Local Nature Recovery Strategy ❖ Hampshire Local Nature Recovery Strategy (LNRS)		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified Grassland	0.047	The site includes an area of modified grassland forming part of a managed garden associated with a children’s nursery. The habitat comprises a well-maintained lawn dominated by short, regularly mown grasses, reflecting frequent use and ongoing management for amenity and play purposes.	<i>Poor: passes 4 of 7 criteria excluding essential criterion A.</i> Assessed using the ‘Grasslands Low Distinctiveness’ habitat type condition sheet.	Low Strategic Significance
Building	0.039	There is one main building (B1) on site, which is used as a nursery alongside two garden sheds.	Habitat condition pre-determined as ‘ <i>N/A</i> ’ as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Developed land; sealed surface	0.018	An area of hard standing is present within the site in the form of a paved patio associated with the nursery building.		
Artificial unvegetated; unsealed surface	0.006	An area of artificial unvegetated unsealed surface is present within the site, comprising astroturf associated with the nursery garden.		

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Modified Grassland	0.038	Retained garden	<i>Poor: passes 4 of 7 criteria excluding essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Building	0.009	Retained building	Habitat condition pre-determined as ' <i>N/A</i> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Developed land; sealed surface	0.018	Retained footpath		
	Artificial unvegetated; unsealed surface	0.006	Retained astro-turf		
Created (A-2)	Building	0.009	Created extension onto the existing dwelling	Moderate: passes 4 of 6 criteria	
	Urban Trees	0.0122	Created three small sized native trees	Assessed using 'Individual Trees' habitat type condition sheet	

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.09 ❖ Modified Grassland (0.09) ❖ Sealed/Unsealed Surfaces (0)	N/A	N/A
	Post-Development	0.11 ❖ Retained Modified Grassland (0.08) ❖ Created Urban Trees ❖ Retained Sealed/Unsealed Surfaces		
	Net Change	0.02 (20.53%)		
	Overall Net Change	0.02 (20.53%)		

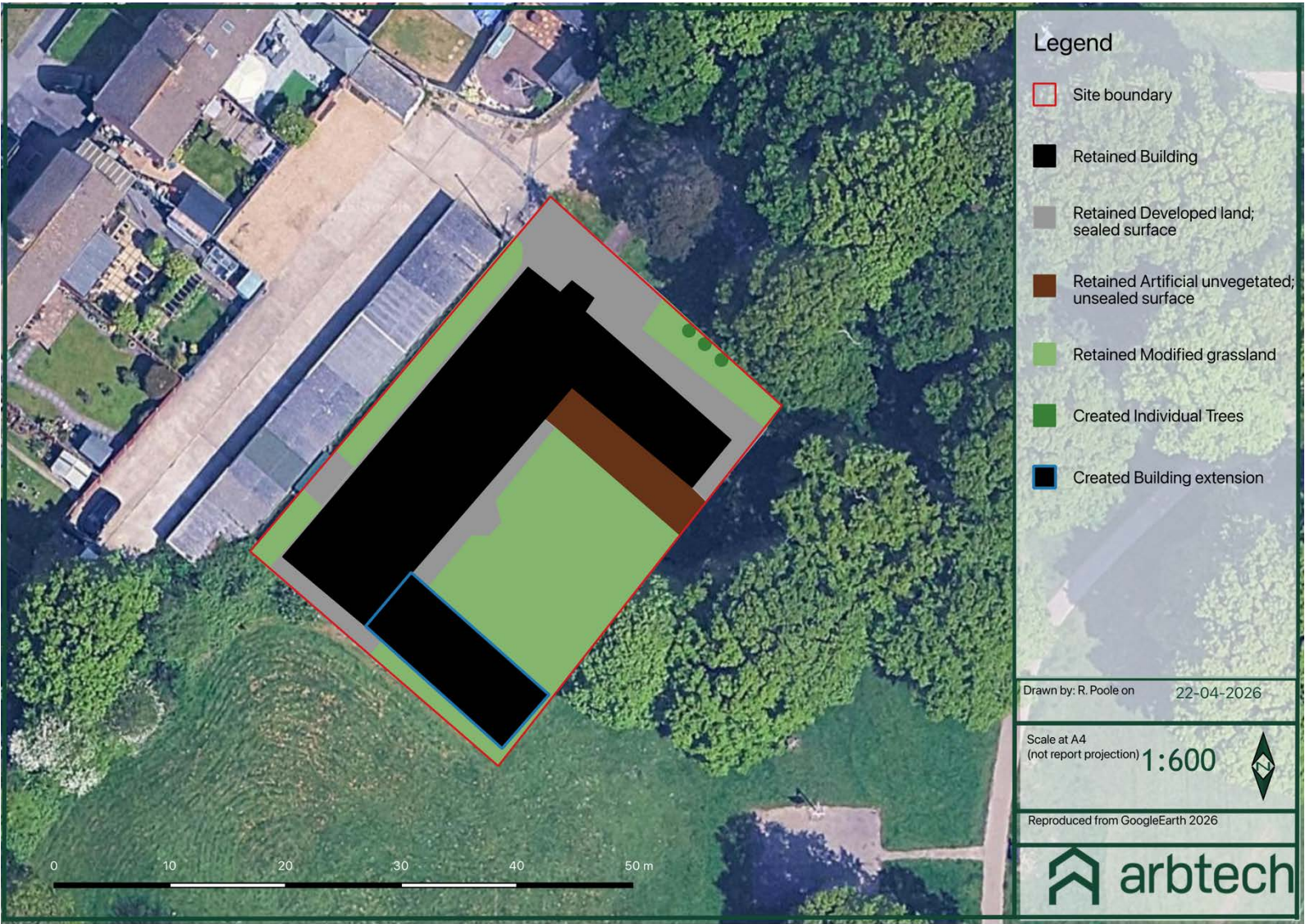
Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	<p>The current landscaping proposal generates a net gain of area-based habitat units (+20.53%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.</p> <p>All trading conditions have been satisfied.</p> <p>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p>

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

Jubilee Park, PO7 6AW					
Headline Results					
Scroll down for final results					
On-site baseline		Area habitat units	0.09		
		Hedgerow units	0.00		
		Watercourse units	0.00		
On-site post-intervention (including habitat retention, creation & enhancement)		Area habitat units	0.11		
		Hedgerow units	0.00		
		Watercourse units	0.00		
On-site net change (units & percentage)		Area habitat units	0.02		
		Hedgerow units	0.00		
		Watercourse units	0.00		
			20.53%		
			0.00%		
			0.00%		
Off-site baseline		Area habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse units	0.00		
Off-site post-intervention (including habitat retention, creation & enhancement)		Area habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse units	0.00		
Off-site net change (units & percentage)		Area habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse units	0.00		
			0.00%		
			0.00%		
			0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	0.02		
		Hedgerow units	0.00		
		Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions		Area habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse units	0.00		
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	0.02		
		Hedgerow units	0.00		
		Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	20.53%		
		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%	0.09	0.10	0.00	No additional area habitat units required to meet target ✓
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 ✓

Appendix 5: Baseline Habitat Condition Assessment Sheets

Table 5a: Modified grassland condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	N
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 4/7
	Condition Poor due to failing one or more essential criteria.	

Appendix 6: Post-Development Habitat Condition Assessment Sheets

Table 6a: Scattered trees condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	