Biodiversity Net Gain Assessment

Plot 400 – Dunsbury Park, Havant

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Document Information

Document prepared for
Portsmouth City Council

Date of issue
14/05/2026

Issue no.
02

Our reference
11539 – Plot 400 Dunsbury Park - BNG – 2605-14snc

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Biodiversity Net Gain Assessment

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Executive Summary

Eight Versa was appointed in July 2025 by Portsmouth City Council to conduct a Biodiversity Net Gain (BNG) Assessment to inform the proposed development located at Plot 400, Dunsbury Park, Portsmouth, Hampshire, PO9 4EE, here after referred to as 'the site'. The site is centred on National Grid Reference SU 70030 09368.

The proposed development comprises the construction of a new unit of similar construction to the adjacent units with associated service yard and parking with access in the south east of the site. Drawings are provided in Appendix B.

The Statutory BNG Metric has been used to calculate the pre- and post-development habitat units as a result of the proposed development. The proposed development will result in a total biodiversity net unit change of **-39.29 habitat units**, equating to **-97.76%**. The trading rules of the metric have not been satisfied for habitat units due to the loss of high distinctiveness open mosaic habitat on previously developed land and lowland mixed deciduous woodland.

The habitat net unit change is below the 10% requirement set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Opportunities for BNG have been utilised as much as possible on the site. Offsite units and/or Government statutory credits will therefore be purchased from a reputable offsite provider and/or the Government to deliver a 10% net gain. The purchase of units/credits can be secured through a S106 agreement. This report may be subject to change following further consultation between the client and the Local Planning Authority (LPA). Should any updates be required based on these discussions, this report and/or the BNG assessment will be revised accordingly.

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Biodiversity Statement

In line with the Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), this Biodiversity Net Gain Statement includes the minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and detailed below.

- The applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition.

- *The pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate)* – 21st July 2025.

- *Where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date* – The proposed date used to calculate the biodiversity value of the site is taken to be the date of the site visit.

- *The completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value* – Statutory BNG metric in Excel format completed and submitted as part of the application (reference 11539 – Plot 400 Dunsbury Park - Statutory BNG Metric – 2510-27snc).

- *A statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have:*

    - *a statement to the effect that these activities have been carried out;*
    - *the date immediately before these activities were carried out;*
    - *the pre-development biodiversity value of the onsite habitat on this date;*
    - *the completed metric calculation tool showing the calculations, and*
    - *any available supporting evidence of this.*

  No habitat degradations have been undertaken on the site prior to the baseline pre-development being calculated. The site was previously cleared as part of the outline planning permission between 2016 and 2019.

- *a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date)* – No irreplaceable habitats were present on site.

- *plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable)* – Provided in Appendices A and B.

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Introduction

Eight Versa was commissioned in July 2025 by Portsmouth City Council to conduct a Biodiversity Net Gain (BNG) to inform the proposed development located at Plot 400, Dunsbury Park, Portsmouth, Hampshire, PO9 4EE hereafter referred to as 'the site'. The site is centred on OS grid reference SU 70030 09368.

A hybrid outline planning permission for the phased development of Dunsbury Hill Farm into a business park named Dunsbury Park1 (hereafter referred to as the Wider Site) was granted by Havant Borough Council in 2014 (Reference APP/12/00338). Plot 400 forms part of the Wider Site application boundary. To inform the hybrid outline planning permission for the Wider Site and subsequent applications for the individual plots, numerous ecological surveys and reporting were undertaken (see Preliminary Ecological Appraisal, 2025).

The client is progressing with a full application for a tenant led scheme on the site. To inform the full application, a Preliminary Ecological Appraisal (PEA)[1] was prepared in September 2025 by Eight Versa. Following consultation with the Local Planning Authority (LPA, Havant Borough Council), an Overall Mitigation Strategy[2] was also prepared in October 2025 by Eight Versa relating to the wider Dunsbury Park landholding. This BNG assessment was carried out to inform a detailed planning application for the proposed development.

Site Description

The site is approximately 3.2 ha in size and is shown on Figure 1. The site is situated in the northern central area of the Wider Site. Plots to the south and west (Plots 500 – 502) have already been constructed and plot 600 is located to the north east of the site. A public footpath runs along the eastern boundary of the site. The A3 (M) lies approximately 0.18 km west of the site, beyond which is the town of Waterlooville.



Figure 1: Site boundary (red line) and Wider Area boundary (blue line) (basemap from Google, 2025)

Site Proposals

The proposed development comprises the construction of a new unit of similar construction to the adjacent units with associated service yard and parking with access in the south east of the site.

This site layout and its associated landscape features will be considered in detail as part of this PEA to assess ecological constraints and opportunities, inform mitigation requirements, and inform the delivery of Biodiversity Net Gain. Drawings are provided in Appendix B.

This BNG assessment to inform this report uses Defra's latest BNG Metric (Statutory BNG Metric) which should be read in conjunction with this report. The evolving design of the scheme has been informed by the BNG assessment process and the mitigation hierarchy, through avoiding impacts to habitats where possible, then minimising the impact, using mitigation, and finally compensating for a loss of habitat where this cannot be avoided.

[1] Eight Versa (2025) Preliminary Ecological Appraisal. Plot 4 – Dunsbury Park. Reference: 11539 – Plot 400 Dunsbury Park – PEA – 2508-27ks

[2] Eight Versa (2025) Overall Mitigation Strategy. Dunsbury Park. Reference: 11539 –Dunsbury Park – Overall Mitigation Strategy – 2508-27ks

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Aims and Objectives

The aim of this BNG Assessment is to provide the findings of a BNG metric calculation and assessment to accompany the planning application. The objectives of this process are outlined below:

- Demonstrate the application of the mitigation hierarchy through the design evolution of the site to inform the design of the scheme and to minimise impacts on biodiversity where possible;
- Calculate the project's pre- and post-development biodiversity unit value;
- Determine the change in biodiversity units as a result of the proposed development and proposed on site creation and enhancements for biodiversity; and
- Advise on how the project will deliver a minimum of +10% BNG.

This BNG Assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance[3] and was completed with reference to the CIRIA BNG Good Practice Principles for Development[4].

Legislation and Planning Policy

The National Planning Policy Framework (NPPF) 2024[5] requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide net gains in biodiversity when taking planning decisions. Paragraph 187 requires the planning system to aim to "*contribute to and enhance the natural and local environment by:* minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs". Section 15, Paragraph 192 of the revised NPPF also promotes" *the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*".

In England, BNG became mandatory on the 12th of February 2024 for major developments and minor developments on the 2nd of April 2024 (subject to a number of exemption) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This is to make sure that habitats for wildlife are left in a measurably better state than they were before the development. In line with BNG, developers must deliver a BNG of at least 10%.

The Havant Borough Council Core Strategy 2011 (adopted March 2011)[6] sets out local policies relating to nature conservation and biodiversity for the site. It advocates for the creation, protection and enhancement of green assets, including parks, gardens, green roofs, native hedgerows and trees.

The LPA have also prepared a Havant Biodiversity Strategy 2025[7] which outlines the biodiversity strategy to provide a framework for action towards nature recovery. The Strategy outlies that applicable applications must deliver a minimum 10% biodiversity net gain and that BNG is guided by the Hampshire Local Nature Recovery Strategy[8].

[3] CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
[4] Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA
[5] Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework.
[6] Havant Borough Council. Available here.
[7] Havant Borough Council. Available here.
[8] Hampshire County Council (2025) Local Nature Recovery Strategy for Hampshire.

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Methodology

Strategic Significance

As part of the BNG, an internet-only desk study was undertaken to identify any statutory or non-statutory designated sites within or in close proximity to the site which could be impacted by the proposed development. As part of this process, the strategic significance of the site, and its habitats were also determined so as to identify and give extra value to any habitats in optimal locations or that meet local objectives for biodiversity. Where a Local Nature Recovery Strategy (LNRS) has not yet been published, this process is informed by reviewing local plans and strategies and with habitats assigned a multiplier based in being of 'low', 'medium' or 'high' strategic significance[9].

The majority of the site comprises Open Mosaic Habitat on Previously Developed Land (OMHPDL) which is a Priority Habitat under Section 41 of the NERC Act 2006. As such, it is considered to be of 'High strategic significance'. The data search (detailed within the PEA, 2025) also identified part of the woodland adjacent to the site as being located within a Network Opportunity area which are '*An ecological network is a group of habitat patches that species can move easily between maintaining ecological function and conserving biodiversity*' and therefore also considered to be of 'High strategic significance'. For the remaining existing and proposed habitats, no local strategic policy or objectives were identified which would classify these site habitats as being of strategic importance to that local area. The site habitats have been assessed as being of low strategic significance – *Area/compensation not in the local strategy/no local strategy*".

Habitat Survey

A habitat survey to assess the ecology of the site was carried on 21st July 2025. The survey was conducted by Kalia Symeonidou, Senior Ecology and Biodiversity Net Gain Consultant and member of Chartered Institute of Ecology and Environmental Management (CIEEM) and Sara Curtis, Ecology Advisor and full member of CIEEM. Habitats were surveyed using the standardised UK Habitat Classification (UK Habs) and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification[10] (version 2.0) to feed into the Biodiversity Metric. The Statutory Biodiversity Metric User Guide[11] was used to determine habitat condition and ecological importance. The weather conditions during the survey were dry, with 50% cloud cover, with a light breeze, and a temperature of 19°C.

All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Biodiversity Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat methodology where necessary. The condition assessments recorded are provided within Appendix D and were used to inform this assessment.

No hedgerows or watercourses were present on site.

Metric Calculations

The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the 'unit' value associated with each habitat type is calculated based on the following parameters:

- Size (in hectares);
- Distinctiveness (i.e. how rare/valuable a given habitat is);
- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and
- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).

When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:

- Time to reach the target condition of each habitat; and
- Difficulty category for the creation of a given habitat.

BNG Metric Rules and Principles

Natural England recommends the biodiversity metric tool to inform planning and decision-making by using habitats as an indicator of biodiversity value. However, the metric alone is not sufficient; its outputs must be interpreted within the context of a set of key principles and rules that help determine if the proposals address broader ecological considerations. A summary of the rules and principles is provided in Appendix C.

Application of Mitigation Hierarchy

Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project.

Limitations

The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes.

[9] Natural England (2024). The Biodiversity Metric User Guide: Natural England Joint Publication JP039.
[10] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J (2023). UK Habitat Classification – Habitat Definition V2.0
[11] Defra (2024) The Statutory Biodiversity Metric: User Guide. Accessed via: https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

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BNG Baseline Assessment

Habitats

Habitats present within the site and immediately adjacent to the site, are shown below. Habitat locations are shown on the Habitat Features Plan in Appendix A. Details of pass and fail criteria within the relevant condition assessment of each habitat type (where applicable) are found in Appendix D of this report. Habitats present on the site include:

- u1b – Developed land; sealed surface (hardstanding);
- u1c – Artificial unvegetated; unsealed surface
- g1c – Bracken
- w1f - Lowland mixed deciduous woodland
- u, 80 - Open Mosaic Habitat on Previously Developed Land (OMHPDL)
- h3j – Willow scrub

Details of the habitat descriptions as well as, pass and fail criteria within the relevant condition assessment of each habitat type, can be found in the PEA report prepared by Eight Versa.

BNG Metric

A summary of the BNG Assessment of the on-site baseline habitats are detailed in Tables 1. This includes their BNG unit value as calculated through the BNG metric.

Table 1 On-site Baseline Habitats and BNG Unit Value

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Grassland – Bracken	0.095	Low	Condition Assessment N/A	Low	0.19
Heathland and Scrub – Willow scrub	0.008	Medium	Poor	Low	0.03
Artificial unvegetated, unsealed surface	0.178	V.Low	N/A - Other	Low	0.00
Open mosaic habitats on previously developed land	2.89	High	Moderate	High	39.88
Woodland and Forest – Lowland Mixed	0.012	High	Poor	High	0.08

Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Deciduous Woodland					

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Post-Development Habitats

Site Proposals

The proposed development comprises the construction of a new unit of similar construction to the adjacent units with associated service yard and parking with access in the south east of the site. Due to the nature of the proposals, the majority of habitats will be lost as part of the proposals with the exception of areas of mixed deciduous woodland, bracken and willow scrub along the eastern boundary of the site.

Where impacts to habitats cannot be avoided, specific measures will be undertaken to mitigate and compensate any loss of habitats and impacts that occur, to ensure opportunities for wildlife are provided for the long-term, biodiversity increases, and an overall ecological enhancement occurs.

Habitats Created

Appropriate compensatory planting and habitat creation has been incorporated into the proposed landscaping to replace habitats being lost. The habitats proposed are considered appropriate for the urban location of the site and nature of the proposals. Due to the operational requirements of the site, planting mixes will be limited to ensure they are low maintenance. Post-development landscape plans are included in Appendix B and assumed condition assessment criteria within Appendix E.

The onsite habitat retention and creation, condition and BNG unit value are detailed in Table 2 for habitats.

Table 2 On-site Post-development Habitats and BNG Unit Value

Habitat Type	Retained/ Created/ Enhanced	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
Grassland – Bracken	Retained	0.006	Low	Condition Assessment N/A	Low	0.01
Heathland and Scrub – Willow scrub	Retained	0.006	Medium	Poor	Low	0.02
Woodland and Forest – Lowland Mixed Deciduous Woodland	Retained	0.008	High	Poor	High	0.06
Urban – Developed Land Sealed Surface	Created	2.852	V. Low	N/A – Other	Low	0.00
Grassland – Modified Grassland	Created	0.174	Low	Poor	Low	0.34
Grassland – Modified Grassland	Created	0.136	Low	Moderate	High	0.47

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Conclusion

The Statutory BNG Metric has been used to calculate the pre- and post-development habitat units as a result of the proposed development. The headline results from the BNG Metric are shown in Figure 2 below.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-39.29
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-97.76%
	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%	40.19	44.21	43.31
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Input errors/rule breaks present in metric ▲

Figure 2: Headline BNG results

The proposed development will deliver a total biodiversity net unit change of -39.29 habitat units, equating to **-97.76%.** This is below the 10% mandatory requirement as set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The trading rules of the metric have not been satisfied for habitat units due to the high distinctiveness open mosaic habitat on previously developed land and woodland.

%. The habitat net unit change is below the 10% mandatory requirement as set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The trading rules of the metric have not been satisfied for habitat units due to the loss of the medium distinctiveness tree. Offsite units and/or Government statutory credits will therefore be purchased from a reputable offsite provider and/or the Government to deliver a 10% net gain. The purchase of units/credits can be secured through a S106 agreement.

In addition to the above, a number of measures are proposed to provide additional ecological enhancements for protected and priority species known or with potential to be present within the site and local area and are detailed within the PEA. Although these measures cannot be captured in the Defra BNG Metric, they will contribute to enhancing the conservation status of these species, contributing to further biodiversity gains at the site. This includes a receptor site within the Wider Area of Dunsbury Park for the translocated reptiles.

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Validation

Report Produced by Sara Curtis:	
Ecologist's Qualifications:	MSc – Environmental Consultancy
	BSc – Environmental Science (Biodiversity and Conservation)
	Eight Versa – Principal Ecologist and Sustainability Consultant specialising in Ecology (2022 to present date), Senior Ecologist (2018 – 2021), Ecologist (2013 – 2018)
Evidence of practicing Ecologist	Full member of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Report Validated by Kalia Symeonidou:	
Ecologist's Qualifications:	MSc – Ecology and Evolutionary Biology
	BSc – Biological Sciences
Evidence of practicing Ecologist	Eight Versa – Senior Ecology and Biodiversity Net Gain Consultant (April 2024 - present), Senior Ecologist (Temple, 2022 – 2024), Ecologist (Temple, 2020 – 2022), Assistant Ecologist (Temple, 2019 – 2020 & Thomson Environmental Consultants, 2018 – 2019)
Professional Membership	Member of the Chartered Institute of Ecological and Environmental Management (CIEEM)

Validation	
I confirm the information provided in this document is truthful and accurate at the time of completion.	
Suitably Qualified Ecologist	Kalia Symeonidou
Signature of Ecologist	KS
Date	14/05/2026

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Appendix A – Habitat Features Plan



Title: Baseline Habitat Features Plan
Project: Plot 400 - Dunsbury Park
Prepared by: Sara Curtis
Quality Assured by: Kalia Symeonidou
Scale: 1:1200@A4
Reference: 11539 - P01
Date: October 2025

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Appendix B – Post-development Plan



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Appendix C – Metric Rules and Principles

BNG Metric Rules and Principles

Principles and rules underpin the use of the biodiversity metric tool. If the rules are not followed, a biodiversity net gain cannot be claimed. Biodiversity metric principles should be used to inform the use of the biodiversity metric tool. These are:

Table 1: Biodiversity metric rules

Rule	Rule Detail
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.

Table 2: Biodiversity metric principles

Rule	Rule Detail
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

Recording Irreplaceable Habitats

The Statutory Metric Guide states that:

- Irreplaceable habitats (as provided for in BNG regulations) are technically very difficult to recreate once destroyed (or recreation would take a significant amount of time). As such, the BNG requirement is disapplied for these habitats. Any losses or deterioration impacts to irreplaceable habitats cannot be calculated by the biodiversity metric tool and they are removed from the baseline.
- Impacts to on-site and off-site irreplaceable habitats should be avoided in line with planning policy. Irreplaceable habitats require consideration outside of biodiversity net gain, which must comply with up-to-date policy, legislation and regulations.
- Irreplaceable habitats include:
    - Ancient woodland – Ancient woodland can be recorded as range of woodland habitat types and must be marked as an irreplaceable habitat within the biodiversity metric tool. Ancient woodlands include:
        - ancient semi-natural woodlands (ASNW)
        - plantations on ancient woodland sites (PAWS)
        - ancient wood-pasture and parkland.
    - Ancient and veteran trees – All ancient and veteran trees must be recorded within the biodiversity metric tool and marked as an irreplaceable habitat. Ancient and veteran trees can be found in a range of situations, including within:
        - hedgerows
        - lines of trees
        - woodland
        - open habitats
        - urban settings.

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Appendix D – Baseline Condition Assessments

Developed land; sealed surface, Artificial unvegetated; unsealed surface and Bracken

Criteria	Condition Assessment Criteria	Pass or Fail
	No condition assessment required	N/A

Open Mosaic Habitat on Previously Developed Land (OMHPDL) – Urban Criteria

Criteria	Condition Assessment Criteria	Pass or Fail
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Pass
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Pass
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Fail Horsetail present – over 5%
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	Pass
	Condition	**Moderate**

Willow Scrub – Scrub Criteria

Criteria	Condition Assessment Criteria	Pass or Fail
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely match its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	Fail Willow over 80%
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail One age range present
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Pass
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Fail Limited adjacent vegetation
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail None present
	Condition	**Poor**

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Lowland mixed deciduous woodland – Woodland Criteria

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	2
C	Invasive plant species	No invasive species present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	1
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3

Biodiversity Net Gain Assessment

Plot 400 – Dunsbury Park, Havant

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I	**Vegetation and ground flora**	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2
K	**Veteran trees**	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	1
				Total Score (out of a possible 39)	25 - Poor

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Appendix E – Post-development Condition Assessments

Developed land; sealed surface

Criteria	Condition Assessment Criteria	Pass or Fail
	No condition assessment required	N/A

Modified Grassland – Grassland Criteria

Criteria	Condition Assessment Criteria	Pass or Fail	
		Poor (Within built development and amenity)	Moderate (Outside of security fencing)
A	"There are 6-8 vascular plant species per m2 present, including at least 2 forbs.	Fail	Pass
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.	Fail	Pass
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus agg*. may be present).	Pass	Pass
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.	Fail	Fail
0E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Fail	Fail
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass	Pass
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Pass	Pass
	Condition	Poor	Moderate