

Waterlooville Golf Club

Biodiversity Net Gain Assessment



6th July 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 • Outlining condition assessment results • On and off-site pre-development biodiversity • On and off-site post-development biodiversity • How BNG will be achieved
Context of report	<p>The site is comprised of a small parcel of grassland located within a private golf club.</p> <ul style="list-style-type: none"> • Conversion of grassland to gravel
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 offsite units required, mitigation and enhancement measures were recommended.
Biodiversity Net Gain	<p>The BNG metric was run on the 6th July 2026. Based on the data presented, the proposed project will yield a 13.14% Net Gain in habitat units on Site. No offsite areas have been considered in this metric.</p> <p>Offsite units will not need to be purchased to obtain the required 10% gain.</p>

1. Introduction

1.1. Background

1.1.1. In July 2026, Wessex Ecology Ltd were commissioned by Mark Wycherley to undertake a UKHabitat 2.0 Survey and Biodiversity Net Gain at Waterloooville Golf Club.

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 pre-development biodiversity and condition assessment
- Present the proposed post-development biodiversity
- Show how BNG will be achieved including outline management to achieve the BNG targets

1.2. Site Description

1.2.1. Waterloooville and its grounds, hereafter referred to as 'the Site', measured approximately 0.03ha and was situated on Cherry Tree Avenue, which ran to the west of the Site (approximate OS grid reference: SU 69905 10752), see Figure 1 below.

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

- Conversion of grassland to gravel
- Planting of new trees

1.2.3. 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



2. Personnel

2.1. BNG metric

2.1.1. Samuel Horner is an ecologist who leads preliminary roost assessments, supports bat emergence surveys, has received a Certificate of Bat Acoustics Analysis and has experience with a range of field survey techniques. He is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

2.2. Field survey and condition assessment

2.2.1. Daniel Ahern is an experienced ecologist with a wide skills base gained in both the private and public sectors. He has been technical lead on large capital projects for regulators, government and utilities. Daniel has led freshwater & terrestrial ecology teams and has a robust understanding of current legislation and monitoring requirements. He currently holds NE licences for bats (Natural England Class 2 Licence 2025-86241-CL18-BAT), white-clawed crayfish & GCN. Daniel has held SNH and NPWS licences for fresh-water pearl mussel and white-clawed crayfish in addition in addition to NE licences for Luronium natans.

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. Field Survey

- 4.1.1. The baseline habitat and condition assessment survey was carried out in June 2026. The followed the UK Hab Version 2.0 habitat classification and the statutory Annex I BNG condition assessment guidance.

4.2. Biodiversity Net Gain

- 4.2.1. The methodology for the BNG assessment follows the statutory metric and User Guide. The biodiversity metric used was completed on the 6th July 2026.
- 4.2.2. Post-development plans and data was provided by the client or agent.
- 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 2.
- 4.2.4. A post-development UKHab 2.0 map showing the proposed enhancements was also created using QGIS based on proposed plans, see Figure 3.
- 4.2.5. The Local Nature Recovery Strategy for the area was consulted to inform strategic significance, which follows the guidance in the BNG User Guide.

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 18 months from the date of the survey.

5. On-Site biodiversity

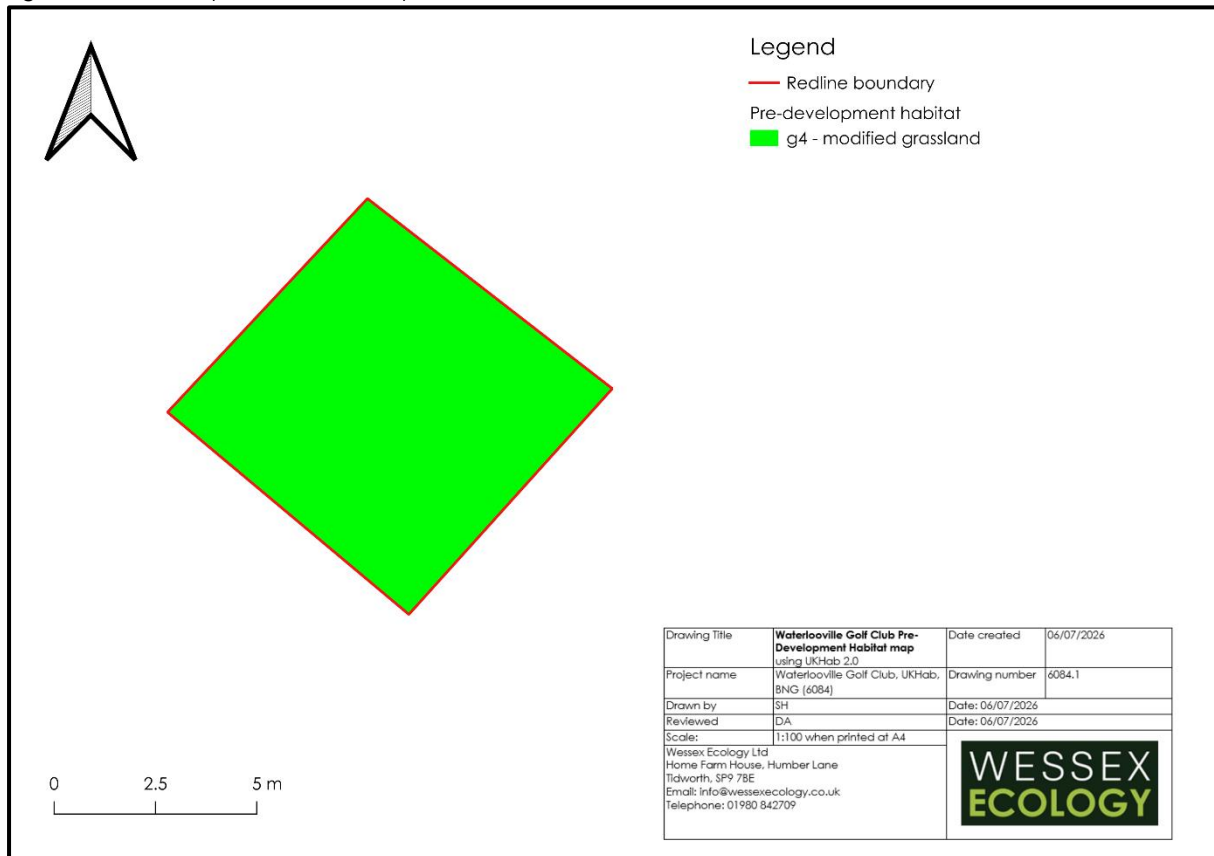
5.1. Pre-development

- 5.1.1. The total area of the Site which comprised of a parcel of grassland, measured 0.03ha. The 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:
- g4 – modified grassland
- 5.1.3. The areas of each habitat are presented in Table 1 below. The condition assessments for each relevant habitat and photos are appended.

Table 1. Pre-development habitat areas on-site

Habitat type	Area (ha)	Condition
Modified grassland	0.06	Poor

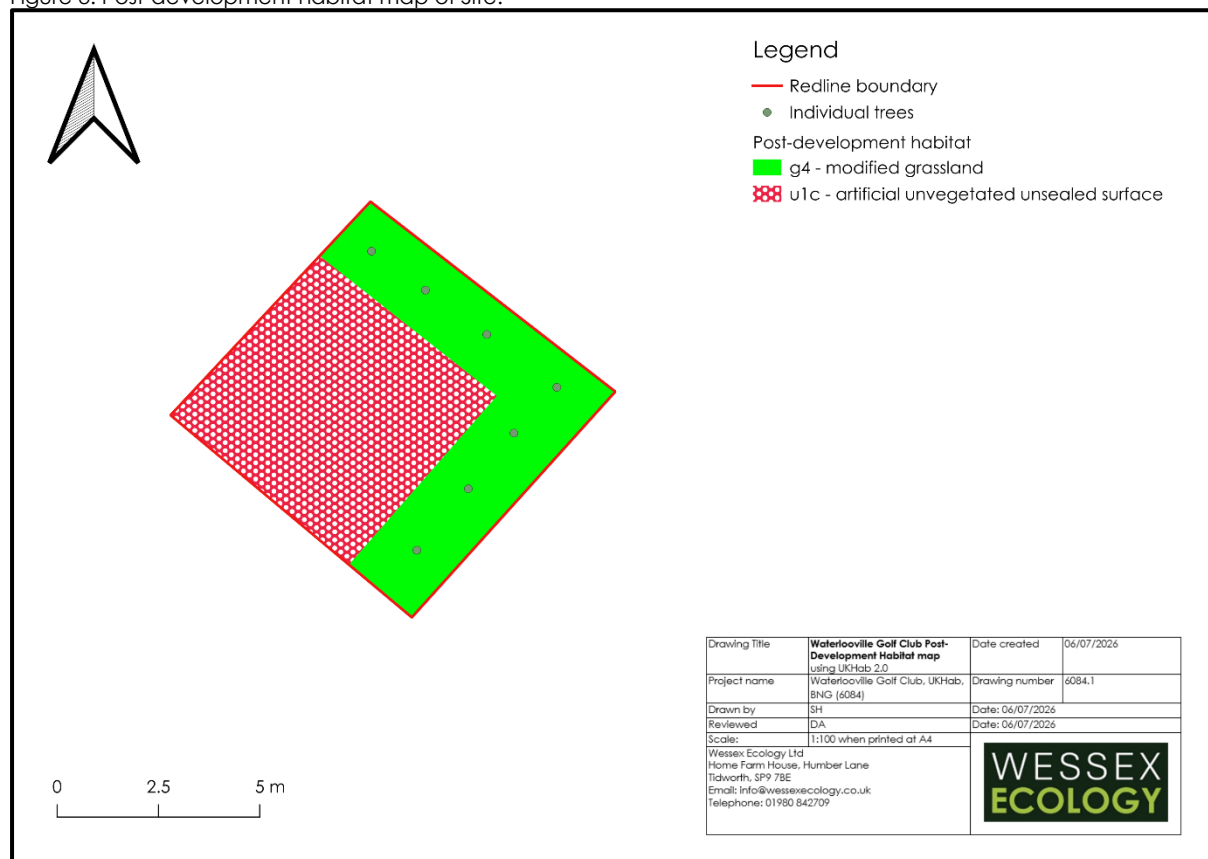
Figure 2. Pre-development habitat map of Site.



5.2. Post-development

- 5.2.1. The proposed habitats for the development involve the creation of artificial unsealed surface and the planting of seven individual trees.
- 5.2.2. The proposed habitat map is shown in Figure 3. This has been based off the proposed site / landscape plan appended.

Figure 3. Post-development habitat map of Site.



5.2.3. The following habitats to be created are presented in Table 2 below.

Table 2. Areas of habitat to be created on-site

Habitat type	Area (ha)	Condition
Artificial unvegetated unsealed surface	0.03	N/A
Individual trees	0.0285	Moderate

5.3. Strategic Significance

5.3.1. Hampshire has a published Local Nature Recovery Strategy (LNRS). As such all baseline habitats have been included in the metric as not in local strategy, as per the User Guide. While the site is identified in the LNRS the habitats do not fall under formally identified.

6. Biodiversity Net Gain

6.1. Results

Based on the data presented above, the proposed project will yield a 13.14% Net Gain in habitat units on site, see Figure 4 below for the results output of the Statutory Biodiversity Net Gain Metric.

Figure 4. Statutory Biodiversity Net Gain results for the proposed development

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	0.02
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	13.14%
	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%	0.14	0.15	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

6.2. Mitigation hierarchy

6.2.1. The mitigation hierarchy has been considered in the proposals for this site, as shown in Table 3.

Table 3. How mitigation hierarchy has been achieved in BNG

Hierarchy stage	Details
Avoidance / Minimisation	The habitats of greatest value around the boundaries have been retained wherever possible. The development is proposed for a grassland with poor condition.
Compensation	Valuable habitats on site are proposed into the site design such as tree planting.

7. Habitat Mitigation, Creation & Management

7.1. Outline of Habitat Creation & Management

7.2. Protection of existing habitats

7.2.1. There are habitats of biodiversity value to be retained on site. These should be protected during the construction works to ensure they are retained in their same condition.

7.2.2. The following recommendations should be followed to minimise adverse eff

- General good practice construction measures will be employed including suitable storage of chemicals, fuels, spillage containment and other pollution control measures.
- Biosecurity measures will be considered ensuring all vehicles and equipment entering or leaving the site are adequately cleaned between sites.
- All construction waste will be removed from Site by a licensed contractor.

7.3. Outline of Habitat Creation & Management

7.3.1. Some habitats to be retained and created will require specific creation and/or management for biodiversity. This is expected to be detailed in a future Habitat Management and Monitoring Plan (HMMP) and is outlined below in Table 4.

Table 4. Proposals for management of habitats providing biodiversity benefit

Proposed habitats for biodiversity	Target Condition	Area (ha)	Details of Creation & Management
Individual trees	Moderate	0.0285	<p>7no new small trees will be planted along the eastern edge of the site to also enhance the buffer.</p> <p>These will target condition criteria A (native), B, D and F to achieve moderate condition. Some initial formative pruning is recommended in the few years following planting, and after establishment no specific management will likely be required. These will be replaced like for like if any fail.</p>
Modified grassland	Poor	0.03	<p>Modified grassland will be retained on the area of the surrounding the proposed gravel. This will target poor condition and is expected to be managed in the same way as the surrounding existing grassland.</p>

8. References

DEFRA (2024) The Statutory Biodiversity Metric User Guide. Updated 3 July 2025.

DEFRA (2025) The Statutory Biodiversity Metric. Version 1.0.4.

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

9. Appendices

Appendix 1 – Condition Assessment Sheets

Modified Grassland (low distinctiveness)

Condition Assessment Criteria		Passed?	Notes
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	The grassland has well under 6 species per m2.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	The grassland is regularly mowed and kept at a consistently short height.
C	Any scrub accounts for less than 20% of the total grassland area. (Some scattered scrub may be present)	Y	No scrub on site.
D	Physical damage is evidence in less than 5% of total grassland area.	Y	No physical damage noted.
E	Cover of bare ground is between 1% and 10% including localised areas.	Y	Minimal bare ground present.
F	Cover of Bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No Bracken on site.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Y	No non-native species noted.
Essential criterion achieved (Yes or No)		No	Due to very low species diversity on site, the grassland is considered to be of poor condition as it does not pass the essential criterion A.
Number of criteria passed		5	
Result:		Poor	