

Biodiversity Net Gain Assessment

Site Address:

Waterlooville Health Centre, Dryden Close, Waterlooville PO7 6AJ

Client:

NHS Property Services Ltd

Assessment Date:

29th May 2026

Project:

This report is prepared to inform a planning application with Havant Borough Council. This proposal can be described as "Construction of a wellbeing garden, including landscaping with associated works and structures".

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	Zenobia – Jay Pattison BSc (Hons), Senior Ecologist	29 th May 2026
Final	1.0	Georgina Rennie BSc (Hons), MSc. Consultant Ecologist	14 th August 2026
Amended	2.0	Georgina Rennie BSc (Hons), MSc. Consultant Ecologist	19th August 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 centred at National Grid reference SU 67999 10700 and has an area of approximately 0.6ha. The site comprises a health centre (building), hardstanding, modified grassland, ruderal habitat and scattered trees. It is bound by residential dwellings and associated garden space to the north, east, south, and part of the west. Dryden Close is also present to the east, as well as a commercial building. The wider landscape consists of residential dwellings with associated garden space, industrial buildings, with agricultural land, woodland, and grassland beyond the urban environment, interspersed by hedgerows and lines of trees.

The site is not well-connected to nearby habitats, as it is surrounded by urban development, with no connecting linear features (e.g. hedgerow networks).

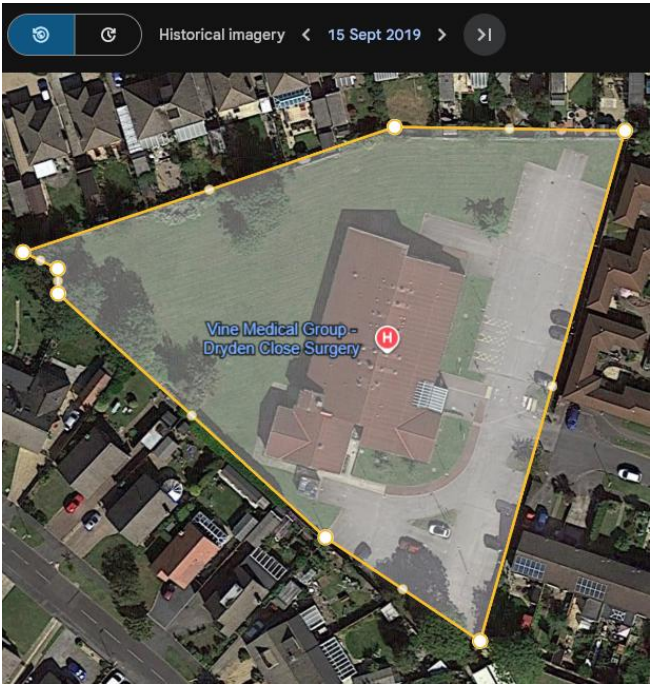
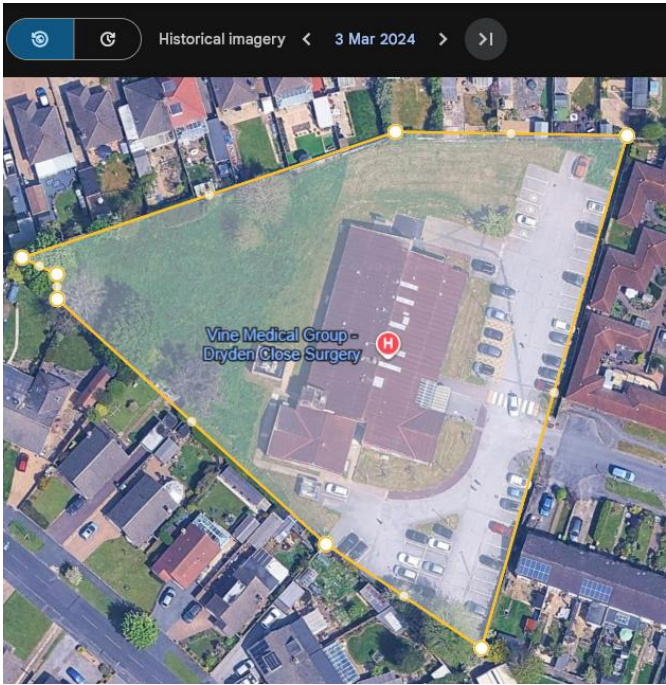
This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan April 2026 (drawing numbers: WHC – 003 and WHC - 004).
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEA PRA) (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The current landscaping proposal generates a net gain of area-based habitat units (+27.61%) and linear-based habitat units (+109.66%). 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 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	18 th May 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 GoogleEarth dated 15 th September 2019 (the closest imagery available to January 2020) and 3 rd March 2024, the site does not appear to have undergone any degradation. The habitats on-site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30 th January 2020.	
	<div></div> <div></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 3 rd July 2025.
BNG Target Uplift	+10%
National Character Area (NCA)	125 - South Downs and 128 - South Hampshire Lowlands
Strategic Significance	Hampshire County Council, the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Havant Borough Council, published a comprehensive LNRS 8 th December 2025. This has been used in conjunction with the Local Nature Recovery Strategy for Hampshire Local Habitat Interactive Map to determine strategic significance. The site is not within Areas That Could Become of Particular Importance for Biodiversity (ACB), and is not explicitly identified within the LNRS. Therefore, habitats have been assigned as low strategic significance.
Limitations	
There are no specific limitations to this assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified grassland	0.2911	A large portion of the site, particularly the west and north, consists of grassland comprised of a low variety of common grassland species. The grassland is actively managed through regular mowing, resulting in a short sward height of c. 5cm. No signs of compaction or damage are present, resulting in areas of bare ground totalling between 1 - 10% of the site. The species composition is poor, with approximately four vascular plant species per m2.	Poor: passes 3 of 6 criteria, and fails essential criterion A. Assessed using the 'Grasslands medium/high/very high distinctiveness' habitat type condition sheet.	Low strategic significance
Introduced shrub	0.0102	Areas on non-native shrub are present along the northern boundary.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
Developed land, sealed surface	0.3407	There is one building and areas of hard standing present.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance
Ruderals	0.005	A small section of ruderal habitat is present within the southern corner of the site. No one species was recorded as dominant, although both common nettle and smooth sow-thistle were abundant, and the structure was varied.	Poor: passes 2 of 4 criteria Assessed using the 'urban' habitat type condition sheet.	Low strategic significance
Urban trees	Poor: 0.0041	7 scattered trees were recorded across the site, comprising a group of three medium hawthorn <i>Crataegus monogyna</i> , and ten individual trees. Among the individuals, a large mature ash <i>Fraxinus excelsior</i> stood alongside another large mature ash, and a large mature pine <i>Pinus</i> sp.. Additionally, several younger or semi-mature trees, including a small field maple <i>Acer campestre</i> , a medium cherry <i>Prunus avium</i> , a small <i>Leylandii</i> <i>Cuprocyparis leylandii</i> , and a medium ash are also present. The majority of species present are native to the UK. No potential roosting features for bats were identified, and no evidence for bats was found.	Poor. (T7) Assessed using the 'individual trees' habitat type condition sheet.	Low strategic significance
	Moderate: 0.1181		Moderate. (T4, T5, T6, T8, T9, T10)	

			Assessed using the 'individual trees' habitat type condition sheet.	
Linear-Based Habitats				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Non-native and ornamental hedgerow	0.035	An ornamental hedgerow dominated by cherry laurel <i>Prunus laurocerasus</i> is present along a section of the sites southwestern boundary. The hedgerow was noted to be c. 2.5m tall, c. 1.5m wide and c. 0.044km long, and densely vegetated, with no gaps at canopy or understorey level. It is not connected to any other hedgerows and is therefore isolated from further off-site hedgerow networks in the wider landscape.	Habitat condition pre-determined as ' poor ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low strategic significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained	Modifiedgrassland	0.16058	Retained grassland	See baseline biodiversity value in the table above.	
	Urban tree	Poor: 0.0041	All trees retained		
		Moderate: 0.1181			
	Introduced shrub	0.0084	Small area to be removed for an access footpath		
	Developed land; sealed surface	0.3407	Artificial unvegetated; unsealed surface (track) to be retained with no anticipated change.		
Created	Developed land; sealed surface	0.0337	Created sheds and small building	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Artificial unvegetated; unsealed surface	0.07612	Created permeable path.		
	Ground levels planters	0.0048	Ground levels planted top be created on unsealed surfaces.		

	Scattered trees	0.2117	Created trees within areas of modified grassland and ground level planters.	Moderate: anticipated to pass 3 of 6 criteria. Assessed using the ‘Individual Trees’ habitat type condition sheet.	Low Strategic Significance
	Modified grassland	0.001	To be created a similar species and condition as the baseline.	Poor: passes 3 of 6 criteria, and fails essential criterion A. Assessed using the ‘Grasslands medium/high/very high distinctiveness’ habitat type condition sheet.	
	Bare ground	0.0128	Areas of bare ground to be present under tree planting and seating.	Poor: passes 1of 3 criteria Assessed using the ‘urban’ habitat type condition sheet.	
	Other neutral grassland	0.0039	Planting mix to be utilised to increase species diversity per m2 and representation of habitat type, suggested planting mix includes Emorsgate EM 4 wildflower meadow mixture sown at 4g/m² from www.wildseed.co.uk	Moderate: anticipated to pass 4 of 4 criteria, excluding criterion F. Assessed using the ‘Grasslands medium/high/very high distinctiveness’ habitat type condition sheet.	
Linear-Based Habitats					
	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance

Retained	Nonnative hedgerow	0.044	Retained in full.	See baseline biodiversity value in the table above.	
Created	Native hedgerow	0.074	Can be achieved by creating a hedgerow with trees comprising native species. Recommended species to be planted comprise blackthorn <i>Prunus spinosa</i> , hawthorn <i>Crataegus monogyna</i> , elder <i>Sambucas nigra</i> , guelder rose <i>Viburnum opulus</i> , and holly <i>Ilex aquifolium</i> , a	<p>Poor: anticipated to pass 4 of 10 attributes.</p> <p>Assessed using the 'Hedgerow' habitat type condition sheet.</p>	Low Strategic Significance

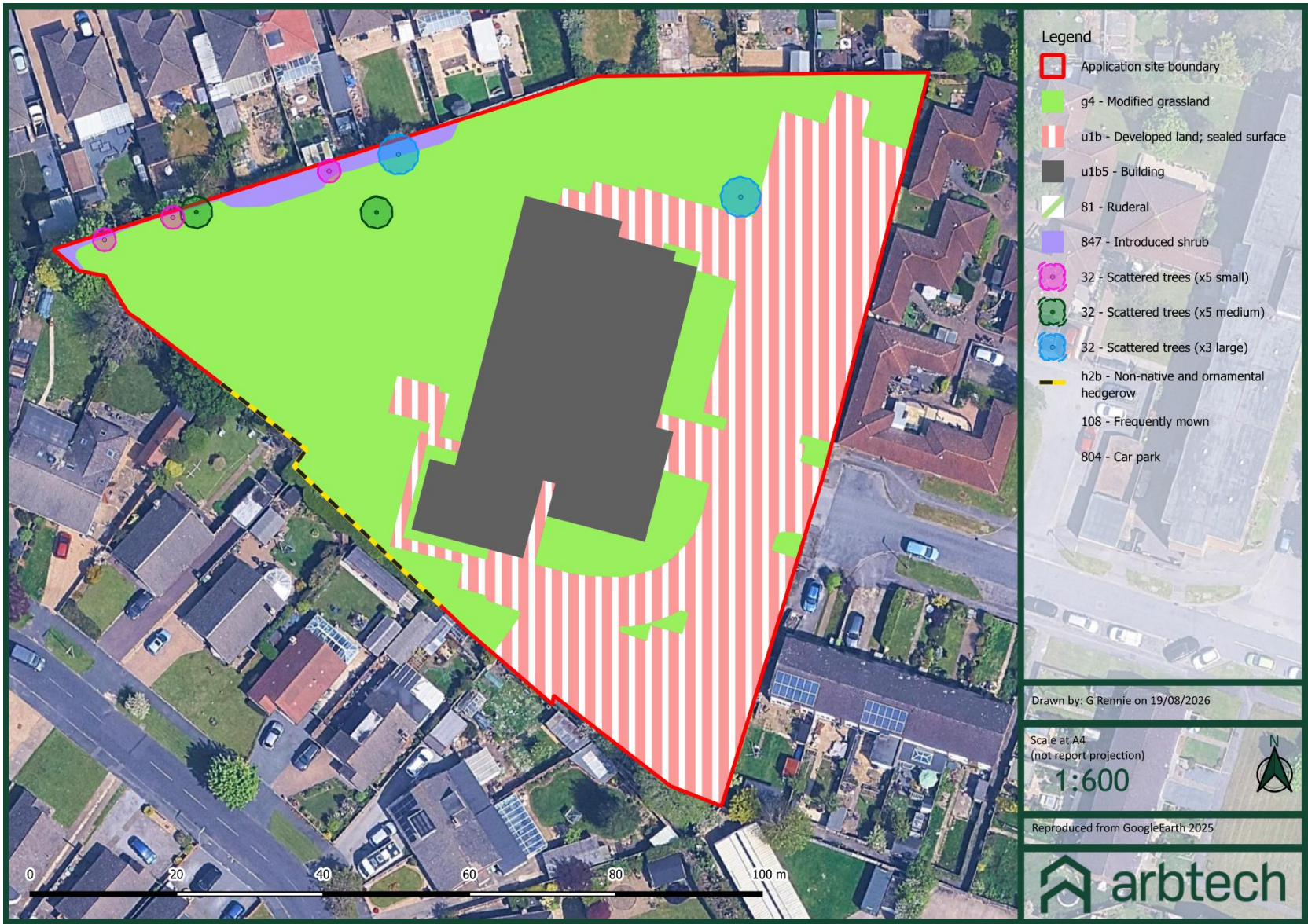
Change of Biodiversity Value

		Biodiversity Units	
		Area-Based	Linear-Based
On-Site	Baseline	1.57	0.04
	Post-Development	2.01	0.09
Overall Net Change		+0.43 (+27.61%)	+0.05 (+109.66%)

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 (+27.61%) and linear-based habitat units (+109.66%). 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 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>
BNG Mitigation Hierarchy	
Avoidance	Impacts have been avoided where possible (e.g. only the necessary amount of grassland and hedgerow has been removed, as much habitat has been retained as possible), and the location of the proposed development has been carefully considered to ensure minimum impacts to habitats and to ensure that fragmentation is kept to a minimum.
Minimisation	
Mitigation	Additional habitat to be created on site.
Offset	N/A: net gain is achieved within the red line boundary.

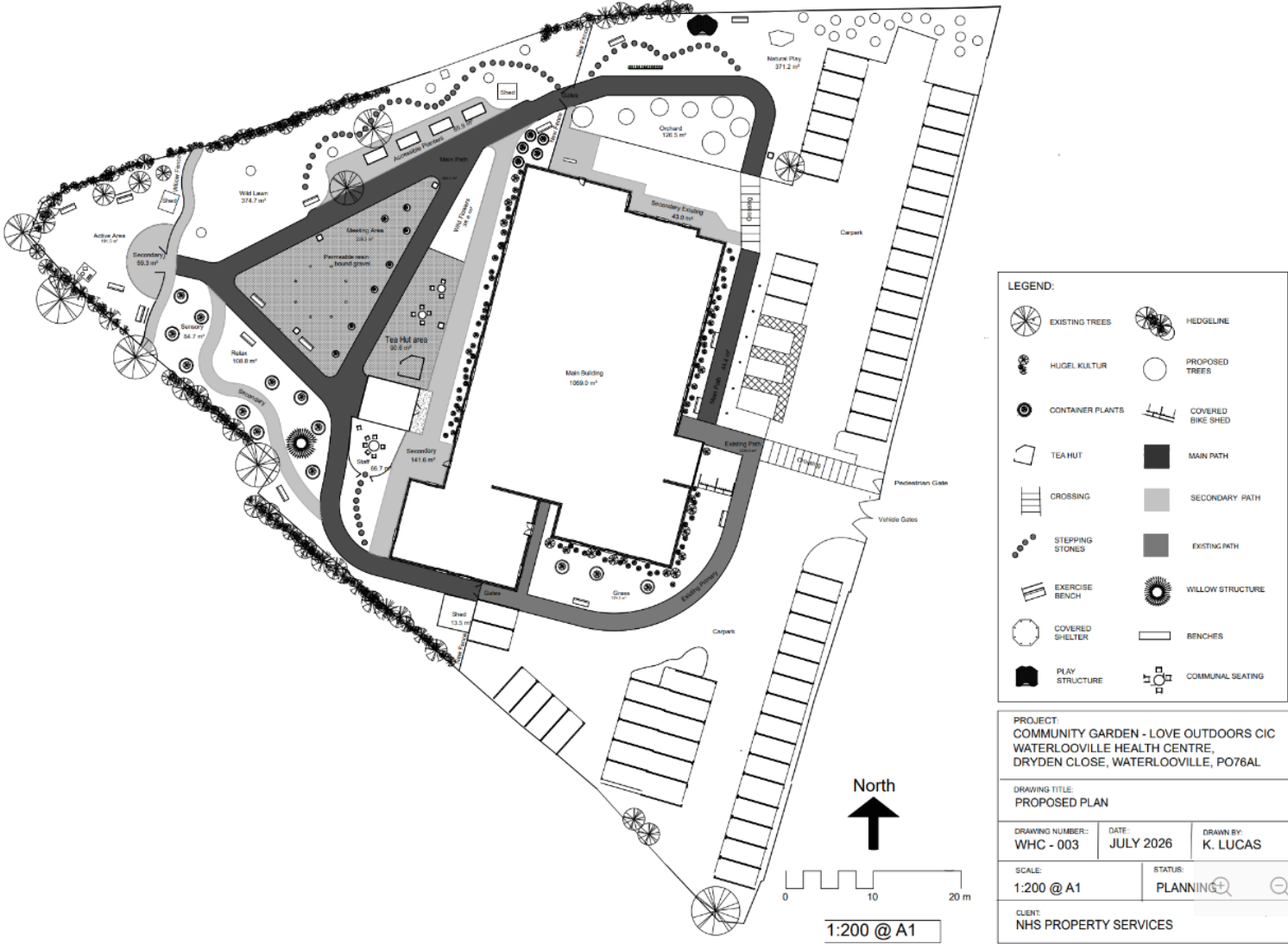
Appendix 1: Baseline Habitat Plan



Appendix 2a: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	0.43
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	27.61%
	Hedgerow units	109.66%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.57	1.73	0.00
Hedgerow units	10.00%	0.04	0.05	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 ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Built-up areas and gardens (u1) - Ruderal/Ephemeral (81) condition assessment.

	Criteria Description	Criteria Passed?
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.	N
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.	N
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Y
BONUS	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement).	Y
		Total 2/4
	Condition poor due to passing 2 of 4 criteria.	

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	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%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 5/7
	Condition poor due to passing 5 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

Scattered trees (Group 1) 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.	N
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 3/6
	Condition moderate due to passing 3 of 6 criteria.	

Scattered trees (T1, T3) 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.	N
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.	N
		Total 2/6
	Condition poor due to passing 2 of 6 criteria.	

Scattered trees (T2, T9) 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).	Y
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.	N
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.	

Scattered trees (T4, T5, T6, T8) 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.	N
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 3/6
	Condition moderate due to passing 3 of 6 criteria.	

Scattered trees (T7) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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.	N
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 2/6
	Condition poor due to passing 2 of 6 criteria.	

Scattered trees (T10) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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).	Y
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.	N
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 3/6
	Condition moderate due to passing 3 of 6 criteria.	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Created individual scattered trees.

	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.	N
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Created other neutral grassland

	Criteria Description	Criteria Passed?
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.	Y
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 insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	N
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving good condition for non-acid grassland types only.	N
		Total 3/6
	Condition moderate due to passing 3 of 6 criteria.	

Bare ground

	Criteria Description	Criteria Passed?
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.	N
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.	N
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y
		Total 2/4
	Condition poor due to passing 2 of 4 criteria.	

Native hedgerow

	Criteria Description		Criteria Passed?
A1.	Height	>1.5 m average along length	Y
A2.	Width	>1.5 m average along length	N
B1.	Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y
B2.	Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	Y
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	N
C2.	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	N
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and recently introduced species	Y
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	N
			Total 4/8
	Condition poor		