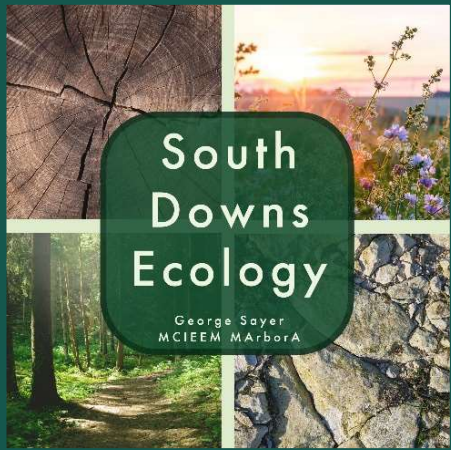


Biodiversity Net Gain
Assessment
Ocean House



South
Downs
Ecology

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Quality Assurance			
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Disclaimer:	This report is issued solely for the commissioning party's use. Information and recommendations in this report should be considered only within the context of the current proposals. This document does not constitute legal advice. For legal matters, please consult a qualified legal professional.		
Report conditions:	The content is provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. The methods and recommendations in this report are based on the following: • CIEEM Guidelines for Ecological Report Writing (CIEEM, 2017) • Biodiversity Net Gain (BNG) Report & Audit Templates Version 1 (CIEEM, July 2021) • Natural England (2025). The Statutory Biodiversity Metric User Guide.		

Contents

1. EXECUTIVE SUMMARY	4
2. INTRODUCTION	5
2.1 BACKGROUND AND SITE DESCRIPTION	5
2.2 PROPOSALS	5
2.3 SCOPE OF ASSESSMENT	5
3. LEGISLATION AND POLICY	6
3.1 LEGISLATION.....	6
3.2 NATIONAL POLICY	6
3.3 LOCAL POLICY	6
4. METHODS	7
4.1 DESK STUDY	7
4.2 SITE ASSESSMENTS	7
5. RESULTS.....	9
5.1 AREA HABITATS	9
6. HABITAT CREATION, MANAGEMENT AND MONITORING	13
7. SITE AERIAL	14
8. SITE PLAN	15

1. Executive Summary

The following report has been compiled for proposals for regularisation of existing buildings and addition of 5 new glamping pitches at Ocean House, Weston Parade, Netley, Southampton, Hampshire, SO31 5FB.

Following an assessment of the proposals and the proposed enhancements, it is determined that the proposals result in Biodiversity Net Gain and accord with the requirements of the Environment Act (2021).

The proposals of themselves could achieve a habitat area gain of 10.50%. To achieve the required 10% minimum, it is proposed to include enhancements such as the following, which will be secured by condition:

- Planting of 10 no. new trees;
- Conversion of 0.034 ha of moderate-condition vacant land to moderate-condition mixed scrub.

No hedgerows or watercourses are impacted by proposals.

The proposed enhancement/creation detailed above are not considered 'significant' and their planting and retention would not require a Habitat Management and Monitoring Plan at the condition stage. Further enhancements of the woodland are proposed as part of the proposals, but these are not necessary to achieve BNG and would not affect the condition assessment of the woodland. The LPA can secure the gains via condition.

2. Introduction

2.1 Background and Site Description

The applicant has commissioned a Biodiversity Net Gain (BNG) Assessment for the proposals at Ocean House, Weston Parade, Netley, Southampton, Hampshire, SO31 5FB.

The habitats on-site consist of a complex mosaic of habitats, including lowland mixed deciduous woodland, vacant land, developed land, modified grassland and trees.

The site is not within or adjacent any designated sites, or Biodiversity Opportunity Areas (BOAs).

No irreplaceable habitats are present on-site or directly adjacent to the site. It does not appear that any significant degradation has occurred since January 2020 – the buildings and structures are all either permitted or pre-2020.

2.2 Proposals

The proposals involve the regularisation and change of use of some of the buildings on-site, and the installation of 5no. new caravan pitches. The pitches have been designed to avoid harm to trees and areas of woodland.

2.3 Scope of Assessment

This BNG Assessment is valid for a maximum of one year. If there are any alterations to the site conditions, BNG methodologies, or the proposals, the calculations are likely to become invalid, and an ecologist should be contacted for advice.

3. Legislation and Policy

3.1 Legislation

The Environment Act 2021 requires developments to deliver a minimum of 10% BNG. The requirement applies to most non-householder planning applications that result in the loss of more than 25m² of vegetated habitat. Developers must calculate BNG using the Biodiversity Metric and secure it for a minimum of 30 years. Options for achieving BNG include on-site measures, off-site enhancements recorded in a national biodiversity gain site register, or the purchase of statutory Biodiversity Credits. Secondary legislation under the Act sets out the procedural and technical requirements, including Habitat Condition Assessments using the Department for Environment, Food & Rural Affairs (DEFRA) methodology and the submission of a completed Statutory BNG Metric. Long-term management of BNG must be secured, e.g. through Section 106 agreements or Conservation Covenants.

3.2 National Policy

Paragraph 187 of the National Planning Policy Framework (NPPF, 2024) states the need for planning policies and decisions to enhance the natural and local environment. The NPPF highlights the importance of minimising impacts of development on wildlife and providing net gains for biodiversity.

3.3 Local Policy

The site sits within the Eastleigh Borough. Details of how the district deal with BNG is available online:

<https://www.eastleigh.gov.uk/media/15656/biodiversity-planning-guidance-note-3-july-2025.pdf>

4. Methods

4.1 Desk Study

The Multi-Agency Geographic Information for the Countryside (MAGIC) online resource was accessed on 18th March 2026 to search for Protected and Priority Habitats, or Habitats of Principal Importance listed under the NERC Act on-site or within 500.0m.

4.2 Site Assessments

A site visit was conducted on 12th January 2026 by George Sayer (MCIEEM, MARborA). George is an experienced Senior Lead Ecologist and a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has been undertaking ecology surveys and botanical assessments since 2016.

Habitats were recorded broadly according to the UKHab Classification System as described within the UK Habitats Manual v2.01 (UKHab Ltd, 2023). All habitats present on-site were recorded on a UKHab map (Figure No. 01). Whilst December is a suboptimal month for assessing grasslands, given the nature of these habitats this is not considered a significant limitation, and a precautionary approach has been adopted where any ambiguity arises.

The habitat classification and assessments were completed in combination with digital resources, including aerial imagery from Google Earth and mapping from magic.gov.uk. Given the nature of the site, it is extremely unlikely that any changes have occurred on-site since the photographs were taken, and the evidence provided is more than sufficient to assess the habitats present, even outside of the optimal season.

Habitats were classified in accordance with the UK Habitat Classification System v2.01 (UKHab Ltd 2023) and assessed using Defra's Statutory Biodiversity Metric (2025). The classifications are illustrated on the Site Baseline Habitat Plan, produced using AutoCAD 2018. See Figure 5.1.

Condition Assessment has been completed using the Statutory Metric - Condition Assessment Sheets (2025). Where any uncertainty arises as to the condition or passing/failing of any criteria, a precautionary approach has been adopted and the higher value used.

New habitats have been identified and assessed in accordance with detailed site information in the form of scaled plans, provided by the architect to enable a detailed assessment to be conducted. Proposed habitat types and conditions have been determined using both professional judgement and current best practice guidelines.

5. Results

The site is not situated within any Biodiversity Opportunity Areas (BOAs), strategic wildlife corridors, or designated enhancement network zones. There are some *Areas That Could Become of Particular Importance for Biodiversity* near the site but not within the site. The areas of Lowland Mixed Deciduous Woodland are considered a priority habitat. Consequently, all habitats on-site are classified as having low strategic significance, other than the woodland which is of high strategic significance.

At this time, as all structures, surfaces and buildings appear to be pre-2020 or permitted, no degradation is considered to have taken place. This is considered a fair assessment of the land, avoiding under or over-valuing the habitats on-site.

A summary of the assessment is provided below:

5.1 Area Habitats

Baseline:

Habitat Type	Area (hectares)	Condition	Area retained
Developed land; sealed surface	0.03	N/A - Other	0.03
Artificial unvegetated, unsealed surface	0.13	N/A - Other	0.13
Vacant or derelict land	0.034	Moderate	0
Modified grassland	0.106	Poor	0.094
Lowland mixed deciduous woodland	0.129	Poor	0.129
Lowland mixed deciduous woodland	0.029	Poor	0.029
Rural tree	0.0977	Poor	0.0977

Proposed:

Habitat Type	Area (hectares)	Condition
Artificial unvegetated, unsealed surface	0.012	N/A - Other
Rural tree	0.0407	Moderate
Mixed scrub	0.034	Moderate

The baseline score of 1.83 units would increase to 2.02 units, a gain of 0.19 (10.50%).

All trading rules are satisfied.

5.2 Hedgerow Habitats

The site currently contains no hedgerow habitats.

Figure 5.1: Site Baseline Habitat Plan



Figure 5.2: Site Proposed Habitat Plan



6. Habitat Creation, Management and Monitoring

The proposals can achieve a Biodiversity Net Gain on-site in the manner described above.

Trees and Shrubs suitable for the location and development would include:

- Holly
- Field Maple
- Hazel
- Hawthorn
- Crab Apple
- Wild Cherry
- Spindle
- Alder Buckthorn
- Guelder Rose
- Wild Privet

These proposals are considered achievable and reasonable and would not be considered 'significant' and as such, would not need to be secured through a legal agreement.

The site shall be subject to an enhancement strategy which includes enhancement of the woodland areas, although this is unlikely to reach a quantum whereby it results in a gain from poor to moderate condition. The actions herein to achieve BNG shall be incorporated into the enhancement strategy which can be secured by condition. No legal agreement, monitoring schedule or charge are considered necessary.

1. Site Aerial



2. Site Plan

