



MDL Marinas – Hamble Point BNG

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IMPORTANT INFORMATION

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1. Introduction

Exo Environmental Ltd. have been appointed by MDL Marinas to prepare a Biodiversity Net Gain (BNG) statement for a development at the Hamble Point Marina. The project entails the erection of a new restaurant (use class A3) and associated works.

This statement is to be submitted alongside the planning application, with the metric calculation and condition assessment.

2. BNG Assessment Methods

BNG applies to all developments in England, greater than 25m² in area, above Mean Low Water (MLW).

At only 0.59 ha, the site would ordinarily be suitable for the use of the “small sites metric”. However, there are designated sites within 500m of the site (SSSI, SPA, SAC and Ramsar designations). Therefore, the statutory metric for large sites is used in line with recommendations in the metric guidelines (DEFRA 2024).

This metric is used to calculate how a 10% net gain in biodiversity can be achieved. In brief, the change in biodiversity value is calculated as a function of:

- The difference between the pre-development and post-development biodiversity value.
- Value is calculated as a function of (habitat type x habitat condition x habitat area/length). There are additional multipliers that account for the strategic location of a site and factors such as the time for habitats to develop once created.

The documentation accompanying the Metric, e.g. the Technical Supplement (DEFRA, 2024), includes protocols for identifying habitat types and assessing their condition, and in some instances the condition is pre-determined within the Metric without the option for this to be modified. All recommended process were followed during the BNG assessment. Habitat parcel areas were calculated using Google Earth and ground-truthed with site visits, where site photos and GPS measurements were taken.

3. Baseline Habitats

The 0.59ha site is primarily comprised of concrete hard standing (Figure 1). Also within the project redline, are 2 mature sea buckthorn trees and 3 maturing silver birch trees oversailing a 0.13ha patch of modified grassland (Figure 2). The 2 medium sea buckthorn trees (trees 2 & 3) are to be removed as part of the project, whilst the 3 silver birch trees will be retained. Also retained are a small patch of ornamental introduced shrub, and a medium nonnative, ornamental tree. Table 1 outlines the baseline biodiversity units.



Figure 1: Baseline habitat map



Figure 2: Development to take place on hard standing. Two Mature Sea Buckthorn trees to be removed.

Table 1: Baseline area biodiversity unit score. All parcels are calculated under the assumption of low strategic significance. Further description of habitat condition can be found in accompanying condition assessment sheets.

Ref	Habitat type	Total Area (ha)	Distinctiveness score		Condition Score		Retained (ha)	Baseline units	Units lost (2 sig fig)
1	Modified grassland	0.13	Low	2	Poor	1	0.13	0.26	0.00
2	Urban tree	0.044786545	Medium	4	Good	3	0.012215	0.54	0.39
3	Urban tree	0.016286016	Medium	4	Poor	1	0.016286	0.07	0.00
4	Developed land; sealed surface	0.46	V.Low	0	N/A	0	0.46	0.00	0.00
5	Introduced shrub	0.0036	Low	2	N/A	1	0.0036	0.01	0.00
Total units 0.87 Units lost 0.39									

4. Post Development Habitats

SuDS planters will be installed as part of the drainage management. In accordance with the SuDS Manual, the total combined surface area of the planters is to be 26m². Exact placement is yet to be determined, details are to be agreed by way of a suitably worded planning condition.

The sea buckthorn trees which are to be removed, will be replaced with 0.13ha of trees. This will be made up of 8 medium trees, or 32 small trees (or a combination of both e.g. 4 medium and 16 small trees). It is recommended that sea buckthorn be used for at least some of the trees which are planted, as a direct replacement for the trees that are lost. The trees will be planted in the retained modified grass parcel (Figure 1) with exact locations to be confirmed during landscaping. It is anticipated that the trees will achieve good condition, given they will be in the same context as the trees which are to be removed. Once planted, they will need to be guaranteed for 30 years. They must be managed to form trees rather than shrubby thickets. Occasional reporting will be required with photographic evidence that the trees are surviving in good condition. Any trees that die during this period, should be replaced. Habitat maintenance must be outlined in a simple Habitat Management and Monitoring Plan (HMMP), as a planning condition.



Figure 3: Post development habitat map. SuDS and planted tree placement is illustrative, subject to detailed landscaping design

Table 2: Habitat creation onsite

Ref	Habitat type	Total Area (ha)	Distinctiveness score		Condition Score		Strategic significance	Units Delivered
1	Urban tree	0.130346179	Medium	4	Good	3	1	0.50
2	Sustainable drainage system	0.00264	Low	2	Moderate	3	1	0.01
Units created: 0.51								

5. Results

The onsite habitat creation measures achieve sufficient uplift in biodiversity units to meet the 10% BNG requirements (Table 3). No additional biodiversity units, or credits need to be purchased.

Table 3: BNG results summary

Area habitat summary	
Baseline units	0.87
Units required	0.96
Total Net Unit Change	+0.12
Units achieved	0.99
Total Net % Change	+13.28%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

6. Conclusion

- The project development is subject to Biodiversity Net Gain rules.
- The Statutory Metric and condition assessments were used to complete the calculations.
- Only area habitat types are present onsite. There are no liner hedgerow or watercourse features to consider.
- Onsite habitat creation achieves the net gain requirements.
- Habitat maintenance must be guaranteed for 30 years and must be outlined in a simple Habitat Management and Monitoring Plan (HMMP), as a planning condition.

7. References

DEFRA (2024) The Statutory Biodiversity Metric User Guide. Available from:
https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf

Gov.uk (2024), Biodiversity Net Gain - what are the exemptions? Available from:
<https://defraenvironment.blog.gov.uk/2024/01/22/biodiversity-net-gain-what-are-the-exemptions/>.



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