

Date: 11th August 2026

Dog Training Security Fence – Biodiversity Net Gain Exemption Letter

Tetra Tech were commissioned by Atkins Réalis on behalf of The Police and Crime Commissioner for Hampshire and the Isle of Wight (the Client) to prepare a memo to submit to the Local Planning Authority (LPA), Eastleigh Borough Council, to demonstrate why the Dog Training Security Fence should be exempt from providing evidence of achieving 10% Biodiversity Net Gain, as part of its planning application.

Biodiversity Net Gain Legislation

The Environment Act (2021) requires all applicable developments to achieve 10% Biodiversity Net Gain (BNG), which usually necessitates a suitably qualified ecologist to undertake an assessment comparing the pre-development habitats to the proposed post-development habitats, demonstrating that a 10% uplift in habitat units is achieved in the scheme.

Biodiversity Net Gain is defined in Baker *et al.* (2019)¹ as:

"Development that leaves biodiversity in a better state than before"

The requirement for developments to seek to achieve BNG arises from the National Planning Policy Framework (NPPF, 2024), which states in Para. 193 (d) that:

"When determining planning applications, local planning authorities should apply the following principles... opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity..."

Sites may be exempt from BNG rules for the following reasons:

- Existing planning application;
- Variations of planning permission;
- Development that does impact a priority habitat;
- Developments of 0.2 hectares (ha) or below;
- Development that impacts less than 25 square metres of on-site habitat;

¹ Baker, J., Hoskins, R. & Butterworth, T. (2019). *Biodiversity Net Gain – good practice principles for development*. Ciria, London.

- Development that impacts less than 5 metres of on-site linear habitats such as hedgerows;
- Temporary developments for land which is to be reinstated within a period of 5 years or less;
- Householder applications; or
- Self-build and custom build applications.

Site Background

The Dog Training Field is located within the Police Training Centre, SO31 4TS. The Red Line Boundary (RLB), as shown in **Appendix A**, comprises a narrow fence line along the eastern boundary of the site, to the west of Hamble Lane in Netley, Hampshire. This includes a small area of modified grassland used as a sports pitch and a section of the existing pedestrian footpath.

The Blue Line Boundary (BLB), as shown in **Appendix A**, represents the site ownership boundary and comprises the remainder of the Dog Training Field. This includes a large area of natural sports pitch, a small section of bramble scrub along the southern BLB, and a parcel of broadleaved woodland along the western BLB.

Development proposals

The development proposals include the erection of a 3m high steel mesh security fence along the eastern site boundary, to replace the existing chain link fence which runs along the boundary of the sports pitch. The application site boundary is linear in form and comprises a mesh fenceline approximately 270 m long and 3 m high, giving a total area of approximately 810 m² (0.081 ha). This is below the 0.2 ha threshold and, therefore, the proposal is exempt from mandatory Biodiversity Net Gain (BNG) requirements from 6 August 2026, provided that no onsite priority habitat is impacted.

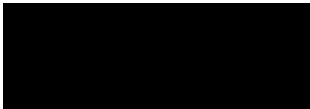
To facilitate the development, the existing chain link fence will be removed and fence posts installed for the new security fence. These works will affect only a very small area of the sports pitch and gravel pathway. The site does not contain, and the proposal does not impact, any onsite priority habitat. Accordingly, the proposal is exempt from mandatory BNG requirements.

Conclusions

As the proposed development comprises a linear fence line with a total red line area of less than 0.2 ha, and does not impact any onsite priority habitat, it is considered that the development should be exempt from mandatory Biodiversity Net Gain requirements.

I hope the above is sufficient. Please do not hesitate to reach out if you require additional information to support the planning submission.

Yours sincerely,
for Tetra Tech



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Appendix A – UK Hab Survey Results



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Notes
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- LEGEND**
- Site boundary (Dog Training Security Fence)
 - Wider ownership boundary
 - g4 820 Modified grassland (Natural sports pitches)
 - h3h Bramble scrub
 - u1b6 800 Other developed land (roads)
 - w1 Broadleaved and mixed woodland



Client	UBU Design Ltd		
Project	Netley Police Station (Dog Training Security Fence)		
Project No.	LAN5579		
Title	Baseline UKHab Map		
Drawing No. ECO5579-0006	Figure No. 01	Revision 01	Status DRAFT
Date AUG 2026	Drawn By LP	Checked By DLS	Revision By -
Scale @ A3 1:1,250		Datum OSGB 1936	

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