



Planning

Biodiversity Net Gain Statement

Location: Elmlands, Little Hall Road, Hurst, RG10 0TG,

Applicant: Mr. S Williams

Date: 08/05/2026

1. Site Overview

The proposed development site covers approximately 3488 m² with an additional BNG area of 702 m² to the North and is currently classified as hard standing, Vegetated Garden, native hedgerows and individual trees.

The proposal includes:

- 1716m² of hard standing (parking, homes and access),
- 1771m² of vegetated garden,
- 114m of native hedge, 100m retained,
- 2 individual rural trees, which were already planted 1 year in advance.

The proposal also includes a 702sqm parcel of land to the north which is required to offset the deficit in BNG units.

This area will consist of:

- 702m² of Traditional Orchard which has been planted one year in advance,
- 78m of retained Native Hedgerow.

2. Baseline Habitat Assessment



Adjusted Baseline Habitat, features cross referenced with GIS and imported into CAD.

Baseline habitats within the red line consist of:

	- u1a - hard standing	- 1247m ²
	- u1 - vegetated garden	- 2241m ²
	- h2a - native hedgerow	- 94m
	- individual medium/small sized tree	- 4 (3 medium, 1 small)

Baseline habitats within the BNG area to the north consist of:

	- u1 - vegetated garden	- 702m ²
	- h2a - native hedgerow	- 78m

Site survey comparisons to satellite imagery show there has been some degradation on site.

There has been some loss of vegetated garden habitat due to the inclusion of hard standing and the loss of one medium mature tree, presumably an Ash and a small urban style tree within the hard standing car parking access area. The Ash was reported to have been dying and in poor condition.

The baseline date is set to the date immediately before these activities took place. See PEA for historic imagery.

It should be noted that 2 small trees and a new traditional orchard are included within the metric as being planted 1 year in advance for this project.

3. Post-Development Habitat Summary



Red line areas consist of hard standing, vegetated garden, new individual rural trees, retained individual trees, new native hedgerow and retained native hedgerows.

2 small trees have already been planted 1 year in advance.

Blue line areas included within the metric consist of new traditional orchard and retained native hedgerow.

4. Biodiversity Units Summary

Proposed outbuilding and ground mounted solar panels		Return to results menu	
#VALUE!			
Scroll down for final results ⚠			
On-site baseline	Area habitat units	0.81	
	Hedgerow units	0.40	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.64	
	Hedgerow units	0.47	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.17	-20.57%
	Hedgerow units	0.07	16.74%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.14	
	Hedgerow units	0.29	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.41	
	Hedgerow units	0.29	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.27	190.75%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.10	
	Hedgerow units	0.07	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.10	
	Hedgerow units	0.07	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	12.61%	
	Hedgerow units	16.74%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		
Unit Type	Target	Baseline Units	Units Required
Area habitat units	10.00%	0.81	0.89
Hedgerow units	10.00%	0.40	0.44
Watercourse units	10.00%	0.00	0.00
Unit Deficit			
Area habitat units			0.00
Hedgerow units			0.00
Watercourse units			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 ✓			

Red line:

The proposal is deemed to have an area habitat unit baseline of **0.81** units.

A Linear habitat unit baseline of **0.40** units.

And post development area units of **0.64** units onsite.

With post development linear habitat units of **0.47** units.

Additional Blue line:

The proposal is deemed to have an area habitat unit baseline of **0.14** units.

A Linear habitat unit baseline of **0.29** units.

And post development area units of **0.41** units onsite.

With post development linear habitat units of **0.29** units.

5. Conclusion

Using the statutory metric v.1.0.4 the proposal meets the Statutory 10% BNG target.

Area based units increase by 12.61% and linear based units are improved by 16.74%.

The metric includes a blue line area as an offsite gain.

These two sites are adjacent to one another and the blue line area can be included within the redline area as onsite gains rather than offsite.

The offsite area is to be split and fenced from the private curtilage.

The applicant owns both areas in question.

The baseline date is set to the date before the degradation took place; satellite imagery shows this to be between May 2025, the baseline date is set to May 2025.

The applicant considers that the statutory biodiversity gain condition would not apply if the application is treated as a householder application, as the proposal relates to ancillary domestic development within the residential curtilage of the existing dwelling. The applicant is not relying on the self-build/custom-build exemption or the de minimis exemption. If the Local Planning Authority determines that the proposal is not a householder application and no other exemption applies, the statutory biodiversity gain condition would apply.