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17th March 2026

Dear Miss Wallace,

RE: Biodiversity Net Gain and Ecological Assessment of 132 The Barns, Yapton, BN18 0XE

The following letter has been produced to provide an overview of a preliminary biodiversity net gain assessment at 132 The Barns, Yapton, BN18 0XE, and to identify any ecological constraints with the proposals. The purpose of the Biodiversity Net Gain (BNG) assessment is to quantify the biodiversity value of the site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

Site Location and Description

The site is located at 132 The Barns, Yapton, BN18 0XE (**Fig 1**). The site currently comprises a residential dwelling, with associated garden, and a strip of vegetated garden. The site is bound by further residential dwellings associated with the development, with the wider environment comprising both further residential areas and agricultural land associated with the village of Yapton.



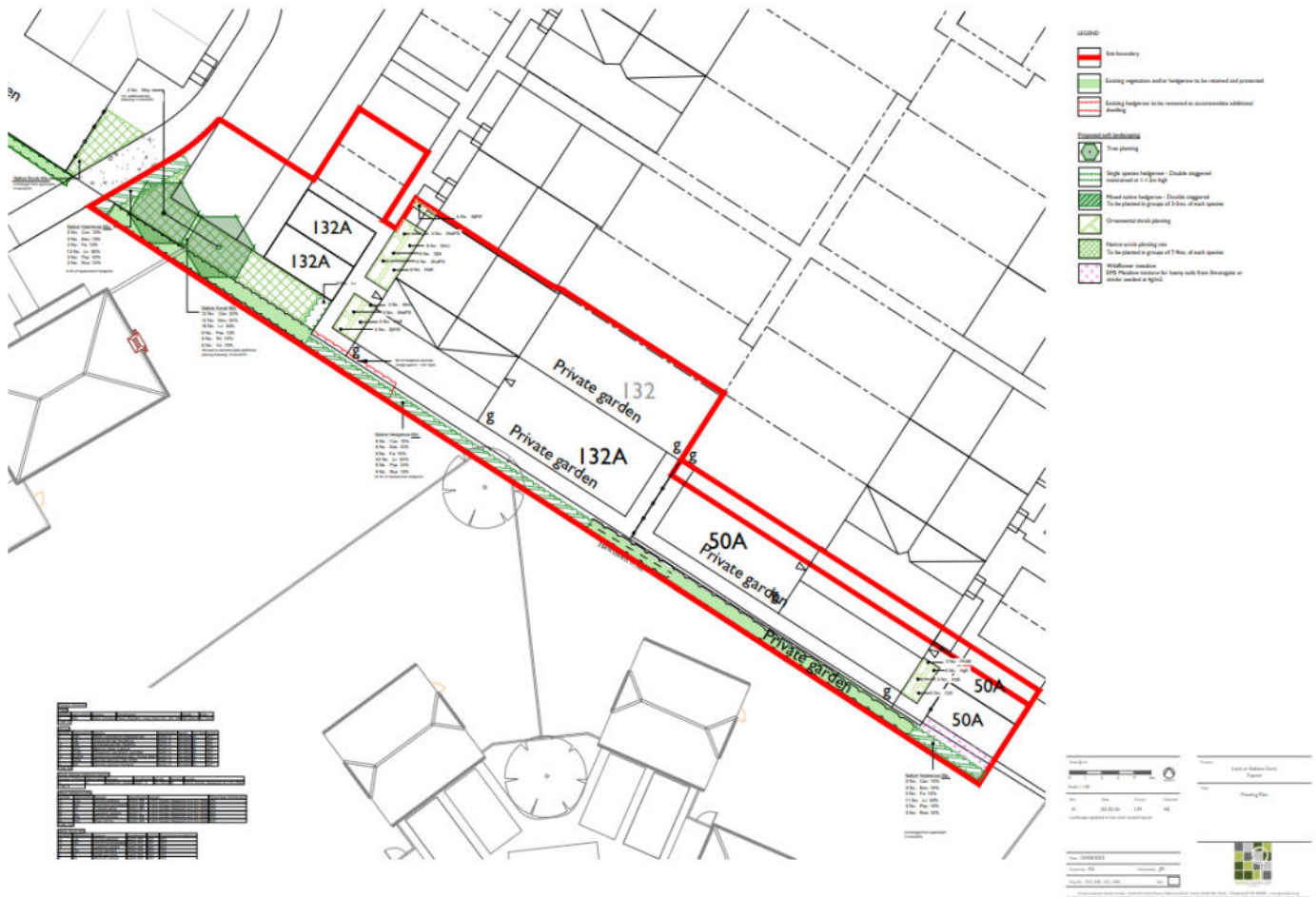
Figure 1. Aerial image of the site with approximate redline boundary provided (Google Satellite, 2026).



Development Proposals

It is currently understood that the proposed development will entail the erection of two residential dwellings, with associated gardens and driveways, attached and adjacent to the pre-existing dwelling located at 132 The Barns (**Fig 2**).

Figure 2. Planting Plan of the proposed development (Drawing No. GLS_050_132_1500) (GreenLandscape, 2026)



Baseline Habitats

The habitats on site were categorised according to UK Hab Ltd. Habitat Definitions Version 2.0 (2023) as listed below (please refer to the **Baseline Habitats map appended** for information regarding the locations of these habitats on site):

- Vegetated Garden (u1) (**Fig 3**) with secondary codes 847 (Introduced Shrub) (**Fig 3**) and 32 (Scattered Trees)
- Developed Land; Sealed Surface (u1b)
- Buildings (u1b5) (**Fig 4**)
- Native Hedgerow* (**Fig 5**)

***NB. A pre-established native hedgerow was previously identified along the southern boundary; however, this has since been removed, and its condition has been assessed from previous imagery of the site.**



Figure 3. View of the vegetated garden and strip of introduced shrub present adjacent to the preexisting dwelling (March 2026).



Figure 4. View of the preexisting dwelling at 132 The Barns (March 2026).



Figure 5. View of the native hedgerow previously present along the southern boundary of the site.



Baseline Condition Assessment

The condition of each habitat was assessed following criteria set out in the Statutory Biodiversity Metric Technical Supplement (Natural England, 2023) which includes detailed assessment criteria for different habitats. The survey was carried out using images provided of the site by Assistant Project Ecologist Laura Chidlow MSci (Hons) on the 6th of March 2026. Full results of the condition assessment can be found within the metric calculator, with an overview of the baseline habitat conditions in **Table 1** below.

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Area Habitats					
Vegetated Garden	0.0455	N/A – Other	No condition assessment is required as per the Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Pre-existing garden areas
Developed Land; Sealed Surface	0.0116	N/A – Other	No condition assessment is required as per the Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – pre-existing road and driveway
Buildings	0.0047	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Pre-existing dwelling
Introduced Shrubs	0.0016	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Pre-existing planted shrub
Individual Trees (Urban)	0.0041	Moderate	One small individual tree of moderate condition is present on site. Specifically, the tree passes Criteria A, B and F.	Area not in local strategy.	T1
Linear Habitats					



Native Hedgerow	0.048	Poor	A native hedgerow was previously established along the southern boundary; however, this has since been removed and condition has been assessed from the provided imagery. The hedgerow was <1.5m high and wide, with minimal gaps along the length, however, did not have an area of undisturbed ground on either side, and appeared to be intensely managed.	Area not in local strategy.	H1
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Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2024). The entirety of the site does not fall within or adjacent to any formal designation. Consequently, all baseline and post-development habitats on site were listed as 'area/ compensation not in local strategy'.

Mitigation Hierarchy

The proposed development has been designed to follow the biodiversity gain hierarchy as described in paragraph 186 (a) of the National Planning Policy Framework (DLUHC), which sets out a list of priority actions when achieving a net gain on site:

- Avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six;
- So far as those adverse effects cannot be avoided, mitigating those effects;
- So far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat;
- So far as there cannot be that enhancement, creation of onsite habitat;
- So far as there cannot be that creation, the availability of registered offsite biodiversity gain;
- So far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.



Proposed Created Habitats and Net Gain Assessment

On Site Proposals

The following area and linear habitats, as shown in **Table 2**, are to be either retained or created (please refer to the **Post-Development Layout appended** for information on the locations of these habitats).

Table 2. Non-linear and linear habitats to be retained or created on site including details as to the condition criteria that must be met in order to achieve the targeted condition.

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference - Location Notes
Area Habitats						
Vegetated Garden	Retained	0.0087	N/A – Other	No condition assessment is required as per the Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Pre-existing garden areas
Developed Land; Sealed Surface	Retained	0.0058	N/A – Other	No condition assessment is required as per the Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – pre-existing road and driveway
Buildings	Retained	0.0047	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Pre-existing dwelling
Mixed Scrub	Created	0.0031	Poor	An area of mixed scrub of poor condition will be created on site. No specific criteria are required to achieve poor condition.	Area not in local strategy.	MS1
Modified Grassland	Created	0.0053	Poor	Areas of poor condition modified grassland will be planted beneath the newly planted hedgerows. No specific criteria are required to achieve poor condition.	Area not in local strategy.	MG1

Individual Trees (Urban)	Created	0.0081	Moderate	Two native crab apple trees will be planted on site. A minimum of 3 criteria will be targeted to achieve moderate condition.	Area not in local strategy.	T2-3
Vegetated Garden	Created	0.0101	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Newly planted garden areas
Introduced Shrub	Created	0.0019	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – newly planted shrubs
Developed Land; Sealed Surface	Created	0.0146	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – new areas of driveway
Buildings	Created	0.0093	N/A – Other	No condition assessment is required as per The Statutory Biodiversity Metric calculation tool (DEFRA, 2024).	Area not in local strategy.	N/A – Newly erected dwellings
Linear Habitats						
Native Hedgerow	Created	0.0491	Moderate	Native hedgerows of moderate condition will be planted along the southern boundary of the site. The hedgerow will be planted to achieve a height and width of >1.5m, with management in place to minimise gaps, ensure the hedgerow remains free of damage and invasive species. Specifically, Criteria A1, A2, B1, B2, D1 and D2 will be targeted.	Area not in local strategy.	H2

Metric Calculation

Following the incorporation of the above measures into the Statutory Biodiversity Metric, ***on-site, there is a net biodiversity loss of -31.09% (or -0.04 habitat units), and a net gain of 71.20% in hedgerow habitats*** and the trading



rules are not satisfied. Therefore, 0.05 off-site BNG credits will need to be purchased in order to satisfy the trading rules for area habitats (Fig 6).

Figure 6. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.04		
	Hedgerow units	0.07		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-31.09%		
	Hedgerow units	71.20%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.13	0.14	0.05
Hedgerow units	10.00%	0.10	0.11	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Mitigation Hierarchy

The proposed habitat retention and creation described in the above sections follows the Biodiversity Gain Hierarchy as detailed within paragraph 186 (a) of the National Planning Policy Framework (DLUHC, 2023). The below sections cover each of the elements of the hierarchy and how we have sought to address them in this scheme (as there is a requirement for off-site credits):

- **Avoid:** Areas of vegetated garden have been retained where possible in the pre-existing garden areas of 132 The Barns.
- **Mitigate:** Due to the small scale of the site, there was limited scope to mitigate for the loss of vegetated garden, however, areas of mixed scrub, modified grassland and vegetated garden will be created on site. Additional tree planting is also proposed for further mitigation.
- **Offset:** Given the small scale of the site, it is not possible to deliver the full net gain on site. Therefore, the remaining impacts will be offset through the use of an offset provider (see below).

Offsetting

Despite steps being taken to deliver BNG units on site, it has not been possible to achieve the necessary gain in habitat units to satisfy the trading rules within the constraints of the site. To offset the loss of vegetated garden, Miss Wallace will secure the required 0.05 units of a Low Distinctiveness Habitat Type from a suitable habitat bank.



In addition to the above, subject to the location of where the credits are sourced from in relation to the site, a 'spatial modifier' may be applied based on the scale below, which would increase the offsetting costs (as such local providers are preferred where possible to avoid additional costs):

- Inside the same LPA/ National Character Area = x1
- An adjacent LPA/ National Character Area = x1.25
- Any other LPA = x2 (effectively doubling the amount of credits/ units required)

Ecological Constraints

Bats

The site is situated within a predominantly urban environment, surrounded by arable fields, with limited commuting and foraging habitat within the surrounding environment. Additionally, the habitats present on site offer limited value to bats, with the building remaining predominantly unaffected by the proposed works. Therefore, the site is considered to offer **Low potential** for commuting and foraging bats.

Badgers

No evidence of badgers have been identified on site, with the garden and introduced shrubs offering limited suitable habitat for badgers. Therefore, the site is considered to provide **negligible potential** for Badgers and other foraging and commuting mammals, such as hedgehogs.

Reptiles

The habitats on site offer limited suitability for reptiles and is isolated from any suitable reptile habitat within the wider environment due to the residential nature of the site. Therefore, the site is considered to offer **negligible potential** for reptiles.

Hazel Dormice

No linear features are currently present on site, leaving it unsuitable for dormice, with no suitable habitat adjacent to the site. Therefore, the site is considered to offer **negligible potential** for Hazel Dormice.

Breeding and Nesting Birds

The pre-existing tree on site could offer some suitable habitat for nesting birds, however, this is to remain unaffected by the works. As the surrounding areas are predominantly urban, the site is considered to offer **low potential** for breeding and nesting birds.

Enhancements

Bat Boxes

To act as a general biodiversity enhancement, 1 No. Ibstock bat brick will be incorporated into the fabric of the newly created dwelling upon erection (**Fig 7**). This feature is entirely self-contained and available in a variety of colours to match different construction materials. The brick will ideally be placed on an elevation which will benefit from some degree of sunlight exposure and be located away from windows.

The bat brick will be installed following the below guidance from the Bat Conservation Trust (2024).

- Close to foraging and commuting routes where possible.



- At least 4m above ground, as close to the eaves as possible.
- Away from artificial light sources.
- With shelter from strong winds.
- With partial sunlight.

The brick will be installed under the supervision of an ecologist to ensure it is placed in the most appropriate / effective location.

Figure 7. Ibstock bat brick 'B' which will be integrated into the new dwelling.



Swift Bricks

In addition, a total of 1 No. swift bricks will be integrated into the newly proposed dwelling. The 'CJ Wildlife Swift maxi nesting box' (**Fig 8**) with entrance via a CJ Wildlife 'Cambridge full-face Swift brick' will be used (The Cambridge system is a concept comprising an external piece and a nest box embedded in the cavity and inner leaf. It is particularly suited to gable ends at roof-space level). If this model is not suitable for the building specifications, an alternative swift box with internal floor space exceeding 400cm squared must be used.

This box will be installed following the below guidance from Swift Conservation (2022).

- At least 5m off the ground.
- With a clear entry route free from obstructions such as trees or other buildings.
- Away from windows to prevent predation.
- At least 50-100cm apart.
- In partial sunlight.



Figure 8. A schematic of how the Cambridge full-face swift brick leads into a cavity created by the prior installation of the Swift maxi nesting box.



Kind regards,

Laura Chidlow MSci (Hons)
Assistant Project Ecologist



References

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Natural England (2023) BNG Habitat Monitoring Report Template. Available at: <https://publications.naturalengland.org.uk/publication/5813530037846016>

Swift Conservation (2022) Swift Nest Bricks – installation & suppliers. Available at: <https://www.swift-conservation.org/Leaflet%20-%20Swift%20Nest%20Bricks%20-%20installation%20&%20suppliers-small.pdf>

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