



1ST HORIZON

BNG DESIGN STAGE REPORT (REF: 8607-R13-BNG-D) REV A

Client: **AtkinsRéalis**

Project: **Haslar IRC, Gosport**

Date: **24/04/2026**



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1.0 NON-TECHNICAL SUMMARY

1.1 In late-March 2026, 1st Horizon were commissioned to produce a Baseline Biodiversity Net Gain (BNG) Design Stage Report outline planning application for the expansion of Haslar Immigration Removal Centre (IRC), Dolphin Way, Haslar, Hampshire PO12 2AW (central grid reference: SZ 61595 98368), located within the Gosport Borough Council planning authority. This is to advise on the potential enhancement of the land and BNG credits available, as well as the approaches for achieving a +10% net gain where not achievable on site.

1.2 The site currently supports the following baseline value:

- Habitat Units 29.94.
- Hedgerow Units 0.68.
- Watercourse Units N/A.

1.3 The indicative landscape design results in the following value:

- Habitat Units 4.13.
- Hedgerow Units 0.68.
- Watercourse Units N/A.

1.4 This is a change of:

- Habitat Units -25.81 (-86.21%)
- Hedgerow Units 0.00 (0.00%).
- Watercourse Units N/A.

1.5 It is confirmed that there are no irreplaceable habitats or very high distinctiveness habitats on site, and no high distinctiveness habitats are to be lost.

1.6 It is confirmed that this proposal adheres to the four rules of BNG guidance, and that the ten principles as stipulated in BNG guidance have been adhered to, including principle of additionality.

2.0 INTRODUCTION

2.1 Commission

- 2.1.1 In late-March 2026, 1st Horizon were commissioned to produce a BNG Design Stage Report outline planning application for expansion of Haslar IRC, Dolphin Way, Haslar, Hampshire PO12 2AW (central grid reference: SZ 61595 98368), located within the Gosport Borough Council planning authority.

2.2 Background

- 2.2.1 A Preliminary Ecological Appraisal (PEA) report (1st Horizon, 2022) was previously prepared to advise the client on site layout. The findings of this have been used as a baseline for this report.
- 2.2.2 1st Horizon have undertaken several other works at the Haslar IRC site which include information relevant to this document. This includes the following:
- **Haslar IRC Energy Centre** – Energy Centre application (24/00382/FULL) supported by Ecological Impact Assessment, Biodiversity Net Gain Metric, and Biodiversity Gain Plan. This application has been approved and work has commenced on site.
 - **Boatyard Temporary Car Park** – No formal application required, though ecological walkover, [REDACTED] and Ecological Clerk of works have been undertaken and produced to support works.
 - **Temporary Car Park to rear of Fort Road Car Park** – No formal application required as works are permitted under existing development works and is required for temporary construction vehicles only. Although no formal application was required, these temporary works were supported by an Ecological Impact Assessment, which has been provided to the County Ecologist.
- 2.2.3 A search of Gosport Council planning website has not identified any other relevant applications within the past 5-years on-site/within the immediate area (excluding home-owners, minor building alterations, and pruning works to TPO trees).
- 2.2.4 It is our understanding that to date there has been correspondence with Natural England regarding this specific application. This includes email consultation dated 11th March 2024, as well as written correspondence in form of the Natural England Discretionary Advice Service (DAS) (Ref: DAS/457530).
- 2.2.5 It is also our understanding that the Home Office has secured land [REDACTED] [REDACTED] for the loss of land within the Solent Wader and Brent Goose Strategy, associated with this application.

2.3 Site Description

- 2.3.1** The site is approximately 4.55Ha in size; the approximately 2.6Ha overgrown playing fields comprise the former IRC with the Haslar Sea Wall Car Park in the southwest of site, backing onto an overgrown grass and scrub area in the south. Haslar extends to the north and west, with grassland and estuarine habitats on all other aspects extending along the coast.
- 2.3.2** The site lies within the South Coast Plain National Character Area which is characterised as *“a coastal landscape with several major inlets and intertidal habitats of international environmental importance for wildfowl and waders.”*

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SZ 05693 95882]. Imagery date March 2024.

2.4 Proposed Development

- 2.4.1** The study will inform proposals for the expansion of the existing IRC¹ on land at Haslar, Dolphin Way, Hampshire, PO12 2AW. The application area, as indicated in Appendix A, comprises access along Dolphin Way, through the existing site, and in majority includes the previous exercise field to the south, and carparking area off Fort Road. The proposed development is an expansion of the existing IRC.

¹ Defined as a facility used solely for the detention of detained persons but which is not a short-term holding facility, a prison, or part of a prison. (Nationality, Immigration and Asylum Act 2002)

2.4.2 The application comprises the erection of new buildings for accommodation and dining facilities, refurbishment/replacement of [REDACTED] perimeter fences, erection of internal zonal fencing, vehicular and pedestrian gates, new site entrance gates and barriers, creation of an internal road, car parking (new car parking and resurfacing of the existing car park area) and hard surfacing. The application also includes the installation of lighting columns [REDACTED], installation of rooftop solar PV panels, the creation of recreational space for residents and landscaping.

2.5 Aims & Objectives

2.5.1 The purpose of this report is to:

- Confirm the baseline habitat units based on appropriate survey and assessment.
- Identify and confirm the strategic significance of baseline habitats, including the presence of any irreplaceable or priority habitats.

2.5.2 This document has been produced with reference to Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

2.6 Relevant Policy & Legislation

National Policy

2.6.1 The NPPF (2024) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

2.6.2 The NPPF states that:

"To protect and enhance biodiversity and geodiversity, plans should:

- *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

2.6.3 *"When determining planning applications, local planning authorities should apply the following principles:*

- *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- *development whose primary objective is to conserve or enhance biodiversity should be supported; while 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 or enhance public access to nature where this is appropriate.”*

2.6.4 In accordance with the Environment Act 2021, there is a requirement to demonstrate at least a +10% net gain (habitats, hedgerows, rivers where applicable). NPPF and Local Planning Policies may also set higher net gain targets. Additionally, there may also be the requirement for the incorporation of additional enhancements, such as a set number of bird or bat boxes, invertebrate tubes and the like, which do not form part of the BNG Metric calculation.

Local Policy

2.6.5 The following policies of the current Gosport Local Plan 2011-2029 (Gosport Borough Council, 2021) are applicable to biodiversity and nature conservation (refer to the Local Plan document for full details) [draft local plan 2038 currently under review]:

- **LP41 – Green Infrastructure.**
- **LP42 – Internationally and Nationally Important Habitats.**
- **LP43 – Locally Designated Nature Conservation Sites.**
- **LP44 – Protection Species and Other Features of Nature Conservation Importance.**

2.6.6 Additionally, the Gosport Design Supplementary Planning Document (SPD), specifically Habitats Regulations Assessment (HRA) chapter, may be of relevance. The Solent Waders and Brent Goose Strategy [SWBGS]: Guidance on Mitigation and Off-setting Requirements (Hampshire County Council, 2018) is also applicable.

- 2.6.7** Regulation 63 of the Conservation of Habitats and Species Regulations 2017 must be applied, and Natural England's Solent Nutrient Neutrality Advice Note June 2019 is applicable.
- 2.6.8** In December 2025, the Hampshire Local Nature Recovery Strategy (LNRS) was published and is applicable to this report and development (Nature Recovery Hampshire, 2025). As above this strategy identifies the site as being within the Solent Waders and Brent Geese Sites. This includes the following suggested measures for these areas:
- **C4:** Management and restoration of coastal floodplain grazing marsh for priority species and other features.
 - **C7:** Managing public access and dogs.
 - **WB1:** Creation and management of wet grassland for breeding waders and wintering waders and wildfowl.
 - **F4:** Management of grassland for target features.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Refer to EcIA (1st Horizon, 2026).

3.2 Field Survey

3.2.1 Refer to EcIA (1st Horizon, 2026) for details of field surveys undertaken.

3.2.2 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2023) as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.

3.3 Approach to BNG

3.3.1 A BNG Design Stage Report is produced once site layouts are finalised. This is aimed at decision-makers, e.g., a Local Planning Authority (LPA), at the design consent stage of a project (i.e., to form part of a planning application submission alongside an EcIA).

3.3.2 BNG has been designed in accordance with BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification (British Standard, 2021), Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016), and Biodiversity Net Gain. Good practice principles for development: A practical guide (Baker, 2016).

3.3.3 It is confirmed that the Department for Environment, Food and Rural Affairs (DEFRA) Statutory Biodiversity Metric has been used in this instance to value the baseline (rather than the Small Site Metric or other alternative Metric type).

3.3.4 Information on habitat condition assessments and strategic significance has been completed in accordance with The Statutory Biodiversity Metric User Guide (DEFRA, 2024). Habitat areas for the baseline and proposed habitats on site have been measured using AutoCAD, implementing the UK Habitat Classification plan appended to the EcIA report (1st Horizon, 2026).

3.4 Evidence of Technical Competence and Experience

3.4.1 Multiple surveys have been undertaken at this site. These have been completed and overseen by [REDACTED] Director of Ecology, MSc, BSc (Hons), MCIEEM who has over 20

years' of experience as an Ecologist. It is confirmed that the individual has the training, qualifications, experience, knowledge and skills to undertake this task in accordance with the CIEEM competency framework. [REDACTED] has also attended training courses on BNG, and MoRPh River Condition Assessment, and remains abreast of all related guidance and policy changes.

- 3.4.2** Other surveys and completion of this report have been undertaken by [REDACTED] MSc, BSc(Hons), Qualifying CIEEM Member, Senior Ecologist, who has 4-years' experience in undertaking habitat surveys, ecological assessment, and BNG Metrics and Design Stage Reports.

3.5 Limitations

- 3.5.1** The EclA report (1st Horizon, 2026) details any survey and assessment limitations experienced during recording of the baseline habitat conditions. This confirms that all areas of the site were fully accessible.
- 3.5.2** No limitations were experienced during the undertaking of the DEFRA Metric and production of this report, with all required information available to accurately present baseline values and undertake the required habitat condition assessments.

4.0 BASELINE CONDITIONS

4.1 Quantitative Baseline Metric Calculations

4.1.1 Refer to **Appendix A - UK Habitat Classification Map** for a plan showing the baseline habitats and areas used for the Metric calculation. It is confirmed that this map, and associated areas are spatially accurate and have been measured using GIS/CAD. The site has been split into separate numbered parcels/ linear lengths useful for cross-referencing on more complex sites. Refer to **Appendix C** for the condition assessment form. The full BNG Metric has been provided separately.

4.1.2 The site baseline habitats units 29.94 are as follows:

- **Developed land; sealed surface (u1b) (access track to site and energy centre area)** 0.46Ha. Very Low Distinctiveness. Condition N/A. Habitat Units 0.00.
- **Developed land; sealed surface (u1b) (car park area in southwest of site and additional paths and pavements)** 0.36Ha. Very Low Distinctiveness. Condition N/A. Habitat Units 0.00.
- **Other neutral grassland (g3c) (area identified within Core Parcel Area G63 of the Solent Wader and Brent Goose Strategy)** 2.75Ha. Medium Distinctiveness. Condition Moderate. Habitat Units 22.00.
- **Other neutral grassland (g3c) (area not within SWBGS)** 0.94Ha. Medium Distinctiveness. Condition Moderate. Habitat Units 7.52.
- **Artificial unvegetated, unsealed surface (u1c) (gravel path through grassland at rear of car park)** 0.078. Very Low Distinctiveness. Condition N/A. Habitat Units 0.00.
- **Urban tree (200)** 0.0285Ha. Medium Distinctiveness. Condition Moderate. Habitat Units 0.23.
- **Urban tree (200)** 0.0163Ha. Medium Distinctiveness. Condition Good. Habitat Units 0.20.

4.1.3 The site baseline hedgerow units 0.68 are as follows:

- **Native Hedgerow (h2a)** 0.114km. Low Distinctiveness. Poor Good. Habitat Units 0.68.

4.1.4 The site baseline watercourse units are as follows:

- No rivers/streams or ditches are present on site (or within 10m of the site).

4.2 Strategic Significance

4.2.1 In accordance with the “strategic significance” guide outlined within the Statutory Biodiversity Metric User Guide (DEFRA, 2025), all baseline habitats have been set to ‘Low’ Strategic Significance or Area/compensation not in local strategy/ no local strategy, as a Local Nature Recovery Strategy has now been published for Hampshire. The User Guide states: *‘Once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as low’*

4.3 Condition Assessment

4.3.1 Refer to **Appendix C** for the relevant Condition Assessment spreadsheets.

4.4 Spatial Risk Category

4.4.1 Not Applicable (N/A) for onsite habitat baseline.

4.5 Justification

4.5.1 Baseline habitat information has been extracted from the above desk study and field survey findings, but it is not considered likely that any indicators of species-rich habitats would be present at any other time year that could result in an alteration of the habitat classification presented in this report.

5.0 BNG GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

5.1 In accordance with Biodiversity Net Gain: Good practice principles for development (CIEEM, CIRIA, IEMA, 2016) each of the BNG principles are identified below and justification of how each BNG principle has been applied is given, and a statement given on how each is considered alongside the related supporting evidence.

1. **Apply the Mitigation Hierarchy** – Through the project design phase, the mitigation hierarchy should be implemented in accordance with BS42020:2013 (BSI, 2013). In this instance, this has resulted in hedgerows and trees being retained where possible within the development.
2. **Avoid losing biodiversity that cannot be offset by gains elsewhere** – It is confirmed that there will be no impacts to any irreplaceable habitats as there are none present on site.
3. **Be inclusive and equitable** – Consultation has been undertaken to ensure the design meets local requirements, though the nature of the development should be accounted for and it be understood that this is, in the most part, not publicly accessible space.
4. **Address risks** – The target conditions of the proposed habitats recognise the risk and uncertainty associated with the project due to the nature of the IRC proposals and high levels of disturbance likely associated with the development, through use of grasslands for exercising, which may result in degradation/damage of habitats. As such, a precautionary approach has been taken in respect of habitats and conditions proposed.
5. **Make a measurable Net Gain contribution** – The standard and approved DEFRA Metric has been used to quantify impacts to pre-project habitats, and potential habitat gains from the proposed scheme have been allocated appropriate habitat types in accordance with the UK Habitat Classification and realistic target conditions have been stipulated in accordance with proposed management activities and the Metric Technical guidance. Where the required gain cannot be met on site, offsite provision will ensure an overall gain contribution.
6. **Achieve the best outcomes for biodiversity** – A sensitive final site design and landscape proposal has been produced based on advice provided by the Ecologist throughout the design of the scheme. In this instance, this has included consideration of the green/blue infrastructure and wildlife corridor function of hedgerows and these have been retained where possible. As outlined in the EclA, recommendations have been made to incorporate supplementary bat and bird boxes.
7. **Be additional** – The habitats proposed are to be a direct result of the proposed development, as will offsite contributions. It is confirmed that no existing or proposed management of the site is in place outside of this scheme, and therefore the proposed habitat gains which will be achieved would otherwise not be achieved.

8. **Create a Net Gain legacy** – It is confirmed that the Developer has the requisite technical capacity for ensuring successful implementation of the scheme in the long-term. Where offsite gains are sought, this will confirm that long term habitat management will be implemented and be part of larger scale habitat enhancements with an opportunity to contribute to wider ecological function.
9. **Optimise sustainability** – The design of the scheme and proposed landscape planting balances the requirements to demonstrate a measurable overall gain for biodiversity, but also recognise the nature of the scheme, as overly optimistic planting schemes, habitat types and habitat conditions will likely not be possible.
10. **Be transparent** – All information used to inform the BNG assessment is to be publicly available, including the baseline EclA, the proposed Landscape Details, the DEFRA Metric and Design Stage report.

6.0 PROPOSED DESIGN

6.1 Biodiversity Objectives for Consideration

- 6.1.1 Beyond the requirement to demonstrate an achievable +10% BNG, the strategy proposed for the site will also consider the following policies and targets, with consideration of the ecological features present on site and within the zone of influence:
- Gosport Borough Council requirement to achieve 10% BNG (no target currently stipulated which is higher than The Environment Act 2021).
 - Gosport Local Plan 2011-2029 Policies.
 - Hampshire LNRS.
 - Connectivity with any nature conservation designations or areas of priority habitat or otherwise valuable habitat within the surrounding area.
 - Improvements for protected and priority species.

6.2 Other Limiting Factors

- 6.2.1 The proposed design has also considered existing site restrictions such as electric cables or other utilities crossing the site (above or below ground), roads and railways, Public Rights of Way (PRoW), existing habitat practices, agricultural land status, and potential archaeology, alongside any future land requirements and restrictions, such as climate change. Existing site conditions will also be considered, such as flood risk zones, hydrology and drainage, landscape character and designations, contaminated land, soils and substrates, geology and topography. Known considerations include:
- Proposed use of site as an IRC, which restricts connectivity across the site, influences management arrangements, planting strategy and associated design considerations.
 - Hydrology and drainage requirements.
 - Public Rights of Way, such as along the southern proposed car park section of site towards coast.
- 6.2.2 1st Horizon are not considered to act as a Principal Designer for any mitigation or enhancement strategies identified within this document, in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016). It is our understanding that the client has confirmed that all site conditions, including geology and hydrology, are suitable to ensure the proposals are feasible, and where necessary will consult with landscape architects and other key stakeholders where relevant.

6.3 Temporal Risk Multiplier

- 6.3.1 No temporal risk multiplier, such as no habitat enhancement in advance and no delay in starting habitat enhancement, is applicable in this instance.

6.4 Strategic Significance

- 6.4.1 The strategic significance of each proposed habitat has been determined in accordance with the 'strategic significance guidance outlined within the Statutory Biodiversity Metric User Guide (DEFRA, July 2025).
- 6.4.2 Strategic significance has been assessed as low for all proposed habitats. Although part of the site falls within the mapped SWBGS area, which is formally identified within the LNRS, none of the proposed habitats align with the measures set out in the Hampshire LNRS. As a result, the area/compensation does not contribute to local strategic priorities.

6.5 Condition Assessment

- 6.5.1 Target condition assessments for proposed habitats have been based on what is deemed achievable given the potential risks and constraints of the scheme. These condition assessments have been selected precautionarily, choosing the lower of two possible conditions, so not to over value the habitat against realistic conditions.

6.6 Metric Calculations

- 6.6.1 The BNG and created habitats are set out below. The habitats to be created, and associated target condition have been stipulated. Associated unit gain is provided. Refer also to the enclosed proposed landscape drawings.
- 6.6.2 A conservative approach has been adopted and habitats proposed are feasible.
- 6.6.3 A DEFRA Metric calculation has been provided separately. The proposed design (as shown in the enclosed drawings) results in the following proposed values:
- 6.6.4 The site's proposed habitat units 4.13 are as follows:
- **Developed land; sealed surface (u1b)** 01.63 Ha. Very Low Distinctiveness. Condition N/A. Habitat Units 0.00.
 - **Modified Grassland (g4)** 2.08Ha. Low Distinctiveness. Condition Poor. Habitat Units 4.01.
 - **Introduced Shrub (847)** 0.06Ha. Low Distinctiveness. Condition N/A. Habitat Units : 0.21.
 - **Urban tree (200)** 0.00Ha. Although it is noted that individual trees are proposed within the plans, these are predominantly for visual and landscaping reasons, rather than for their biodiversity value. The application wishes to avoid any requirements for BNG

commitments for medium distinctiveness habitats or higher. As such, no area has been assigned to these trees and no score from these is claimed. All BNG requirements will be sought offsite.

6.7 Change in Units

6.7.1 The total net unit change is as follows (no irreplaceable habitats are to be lost and all trading rules have been satisfied). Units available are shown (refer to Trading Summary calculation tab of BNG Metric for full explanation):

- **Habitat Units -25.81 (-86.21%).**
- **Hedgerow Units 0.00 (0.00%).**

6.8 Additional Enhancements

6.8.1 The scheme will also include the provision of additional enhancements to benefit protected and priority species; these are not factored into the BNG Metric.

7.0 HABITAT MANAGEMENT AND MONITORING PLAN

7.1 General








- 7.1.1** A Habitat Management and Monitoring Plan (HMMP) is usually required using the standard Natural England JP058 template to demonstrate how BNG is to be achieved over the long-term, for example a 30-year period.
- 7.1.2** This requirement for an HMMP and 30-year monitoring period is required where a scheme is proposing significant on-site enhancements. BNG guidance available from the gov.uk website suggests that the following are considered significant on-site gains:
- Habitats of medium or higher distinctiveness in the Biodiversity Metric.
 - Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development.
 - Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development.
 - Areas of habitat creation or enhancement which are significant in area relative to the size of the development.
 - Enhancements to habitat condition, for example from poor or moderate to good.
- 7.1.3** In this instance, no habitats of medium or above distinctiveness have been included as a BNG enhancement, and no habitat creates a large number of units relative to the baseline or a significant area. There is also no increase of distinctiveness and no habitat is enhanced. For this reason it is considered that no significant enhancements have been made on site, and as such there is no requirement for completion of an HMMP or 30-year management period.

8.0 REFERENCES

- 1st Horizon. (2022). *Preliminary Ecological Appraisal: IRC Haslar*.
- 1st Horizon. (2026). *Ecological Impact Assessment - Phase 2*.
- BSI. (2013). *Biodiversity - Code of practice for planning and development BS 42020:2013*. London: BSI Standards Limited.
- CIEEM, CIRIA, IEMA. (2016). *Biodiversity Net Gain: Good practice principles for development*.
- CITB. (2016). *Construction (Design and Management) Regulations 2015*. Norfolk: Construction Industry Training Board . Retrieved from <https://www.citb.co.uk/Documents/CDM%20Regs/2015/cdm-2015-designers-printer-friendly.pdf>
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<https://experience.arcgis.com/experience/5dff0e1b8b8545409c0abd1126fa7474>
- UKHab. (2023). *UKHab Version 2.0*.

APPENDIX A: Habitat Map



- Key**
-  Phase 2 Site Boundary
 -  Native hedgerow (h2a)
 -  Other neutral grassland (g3c) Scattered Scrub (10)
 -  Developed land, sealed surface (u1b)
 -  Built linear features (u1e)
 -  Surveyed Trees - To be read in conjunction with the Tree Constraints Plan
 -  Core area parcel G63 of the Solent Wader and Brent Goose strategy



1ST HORIZON

CLIENT:
AtkinsRealis

SCALE:
1:2,000@A3

PROJECT REF:
8607-R13-P2

DRAWN:
LB

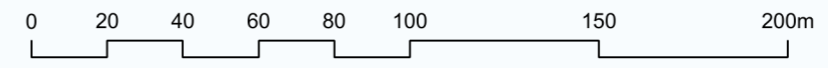
CHECKED:
TP

DATE:
DEC 2025

PROJECT:
Haslar, Gosport

TITLE:
UK Habitat Classification Map
Phase 2

DRAWING NO:
006



Scale 1:2,000@A3

APPENDIX B: Indicative Layout

NOTE: Concept Design only. Boundary line to be confirmed.
Design and construction adjustments may be necessitated by site-specific constraints encountered during execution.

NOTE: THIS IS A CONCEPT DESIGN ONLY

© Crown copyright 2018
Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to MoJ immediately.

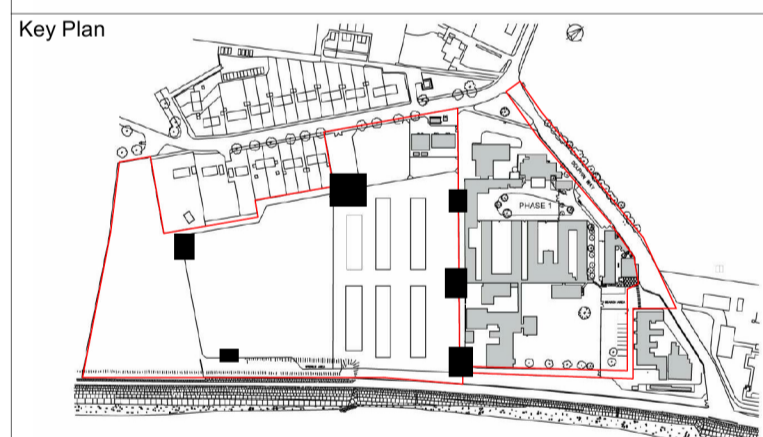
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Notes

LEGEND

- Site Application Boundary
- Existing Fence
- New Fence
- 3 Storey Accommodation Units
- 1 Storey Units
- Road
- Concrete Hardstanding
- England Coastal Path
Permeable no-dig surfacing.
- Pedestrian Access to the IRC
- Grass
- New Low Level Planting
- Existing hedge to be preserved and continued along the boundary to form a visual buffer.
- New trees
- Trees and planting to be removed
- Existing Trees

Rev	Issued by	Issued to	Date	Description
P01	ATR		02/04/2026	For information



Project Status
Outline Planning Application

Client: Project: **Haslar IRC**
Ministry of Justice, 102 Petty France, London, SW1H 9AJ

Project Description / Site

Indicative New Buildings
Project Address:
Dolphin Way,
Gosport,
Hampshire
PO12 2AW

Building Type
Indicative New Buildings

Drawing Title
INDICATIVE LANDSCAPE PLAN

Originator Logo: Drawn By: MG
Checked By: AP
Approved By: AP

Drawing Number
323319-15207-ATR-000-GF-DR-A-0260-S2-D0100

Sheet No. 1 of 2 Scale 1:500 Orig. Sheet Size @ A1 Rev. P01

Data Security Classification: OFFICIAL Suitability: S2

IN/OUT IRC Car Park Barrier
IN/OUT Public Car park Barrier

A minimum 2-metre width of hedgerow vegetation shall be provided along the site boundary to establish a natural visual barrier. Existing vegetation will be retained wherever practicable and supplemented with new planting to reinforce screening and enhance ecological value.

Safety barrier to be provided between Car Park and coastal path.

IRC Car Parking Schedule:

Standard Bay Size 5mx 2.5m
Aisle Width 6m min

No Parking Bays including:
Standard Bays
Blue Badge Bays
Active EVC Bays

No Cycle spaces in covered secure shelter (additional spaces to be provided within Phase 1)

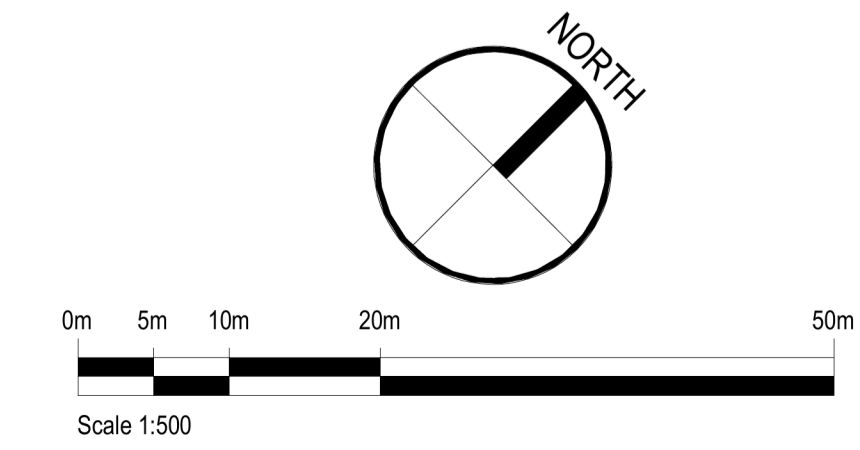
No Motor Bike Bays

Public Parking Area Schedule:

Standard Bay Size 5mx 2.6m
Aisle Width 6m min

20 No Parking Bays including:
18 Standard Bays
1 Blue Badge Bay (EVC)
1 Active EVC Bays

Note: The proposed 20 public parking spaces measure 2.6m x 5.0m, which exceeds the minimum bay dimensions of 2.5m x 5.0m.



APPENDIX C: Condition Assessment

Survey Cover Sheet			
Survey date/s	14/10/2025 and 29/10/2025	Site name or location	Onsite
Weather conditions	dry, 50% cloud cover, light wind, temperature of 12C	Project or development name	Haslar Phase 2
Surveyor name	██████ BSc(Hons), MSc, Qualifying CIEEM Member - Senior Ecologist	On-site or off-site	Onsite
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal							
	Coastal lagoons							
	Coastal saltmarsh							
	Ditches							
	Grassland low distinctiveness							
	Grassland medium, high, very high distinctiveness				1			

	Heathland							
	Hedgerow		1					
	Individual trees		1		1			
	Intertidal biogenic reefs							
	Intertidal hard structures							
	Intertidal seagrass							
	Intertidal sediment							

	Lakes							
	Limestone pavement							
	Line of trees							
	Orchard							
	Ponds							
	Rocky shore							
	Scrub							

	Sparsely vegetated land							
	Urban							
	Wetland							
	Woodland							
	Wood-pasture and parkland							

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ONG - Scattered Scrub			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	N	

E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	N	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		3	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.			
Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch				
Habitat Description				
SW Native Hedgerow				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name		
Limitations (if applicable)		Survey reference (if relating to a wider survey)		
Grid reference		Habitat parcel reference		
Condition Assessment Details				
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.				
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.				
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	Y	
		The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).		
A2.	Width	>1.5 m average along length	Y	
		The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y	
		This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).		
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y	
		This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).		

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook. A standard procedure for local surveys in the UK*. [online] Available on: [layout \(hedgeline.org.uk\)](https://www.hedgeline.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) *Definition of Favourable Conservation Status for Hedgerows*. [online] Available on: [Definition of Favourable Conservation Status for Hedgerows - RP2943 \(naturalengland.org.uk\)](https://naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) *The Vascular Plant Red Data List for Great Britain*. Species Status 7: 1-116. [online] Available on: [The Vascular Plant Red Data List for Great Britain \(Species Status No. 7\) | JNCC Resource Hub](https://jncc.gov.uk)

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). *Definitions: wild, native or alien?* [online] Available on: [Definitions: wild, native or alien? – Botanical Society of Britain & Ireland \(bsbi.org\)](https://bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) *Online Atlas of the British and Irish Flora*. [online] Available on: [Acknowledgements | Online Atlas of the British and Irish Flora \(brc.ac.uk\)](https://brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNS) (2022) Available on: [Home » NNS \(nonnativespecies.org\)](https://nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: [Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

and [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
T19 , T20, T34, and T36			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	Onsite	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved *//	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Y	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²			
Footnotes			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)			

and:

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

Passes 3 or 4 criteria	Moderate (2)																		
Passes 2 or fewer criteria	Poor (1)																		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.																			
Suggested enhancement interventions to improve condition score²																			
Footnotes																			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:																			
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)																			
and:																			
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)																			
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