

Biodiversity Net Gain Assessment (Part 1)

Survey site:

19a Hamlet Road, Haverhill, Suffolk CB9 8EH

Client:

Mr Robert Blackman

Report date:

11th July 2025

Project:

This report is prepared to inform a planning application with West Suffolk Council. The proposal is described as the construction of a building to accommodate two residential units.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **[BNG Methodology and Legislation – 2025](#)**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Emma Platts BSc (Hons) Consultant Ecologist	11/07/2025
Reviewed	0.1	Georgina Rennie BSc (Hons), MSc. Consultant EcoloDraft	24/07/2025
Draft	0.1	Emma Platts BSc (Hons) Consultant Ecologist	24/07/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, and headline BNG results in **Appendix 3**

The site is located at National Grid Reference TL 67607 45063 and has an area of approximately 0.04ha comprising a residential dwelling and an associated outbuilding, hard standing surfaces, unsealed surfaces, and vegetated garden areas comprising amenity lawn and introduced shrubs. The site is located in a suburban setting, within the town of Haverhill. It is immediately surrounded by residential infrastructure in all directions. The wider landscape is dominated by residential and commercial infrastructure, whereby green infrastructure is limited to residential gardens, public parks and playing fields. A review of historic maps indicates that the local landscape has been altered extensively by urban development since the 19th century, resulting in a significant reduction of semi-TL 67607 45063. No ponds or watercourses are located on or adjacent to the site. The site sits on Lewes Nodular Chalk Formation and Seaford Chalk Formation, overlain by freely draining slightly acid loamy soils.

named client or their agents in accordance with our General Terms and

Statutory BNG Metric – 19a Hamlet Road CB9 8EH – v1 (Arbtech Consulting Ltd., 2025)

Preliminary Ecological Appraisal & Preliminary Roost Assessment (PEA/PRA) - 19a Hamlet Road CB9 8EH – v1 (Arbtech Consulting Ltd., 2025)

Proposed Plan (2025)

Executive Summary


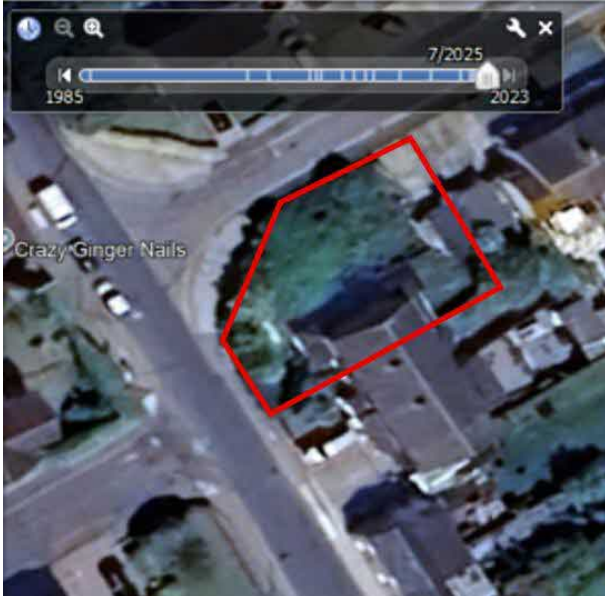
The baseline habitat value of the site is 0.05 area-based units, comprising 0.05 units of vegetated garden,

In order to achieve a +10% net gain and meet trading rules, a total of 0.06 units will be required on site post-Proposed Pla

The proposed development will result in the loss of areas of vegetated garden to accommodate the construction of a residential dwelling. As such, the development is expected to result in a net change in biodiversity.

The net change in biodiversity value cannot be accurately determine until Part 2 of the statutory metric is completed, informed by detailed post-development landscaping plans. At the time of writing, this has not yet been instructed.

Introduction

BNG Informative	
Habitat Degradation Statement	<div>Date reflected by BNG calculations11th July 2025</div> <div>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated July 2025 and July 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</div> <div><div></div><div></div></div>
	Irreplaceable Habitat StatementNo irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
	Metric Version & Publication DateStatutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 th July 2024.

Metric Version &	+10%		
National Character Area (NCA)	86 - South Suffolk and North Essex Clayland		
Strategic Significance	Suffolk County Council (SCC), the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for West Suffolk, has yet to 2025 a comprehensive LNRS. As such, the following documents were used to determine strategic significance: West Suffolk Local Plan Submission Draft (Regulation 19), 2024 West Suffolk Green Infrastructure Study, 2025		
	Habitat	Baseline / Post-Development	Justification
	Developed land; sealed surface	N/A	N/A
	Artificial unvegetated, unsealed surface	N/A	N/A
	Vegetated garden	Low	No formal recognition
Limitations			
There were no specific limitations to the assessment.			

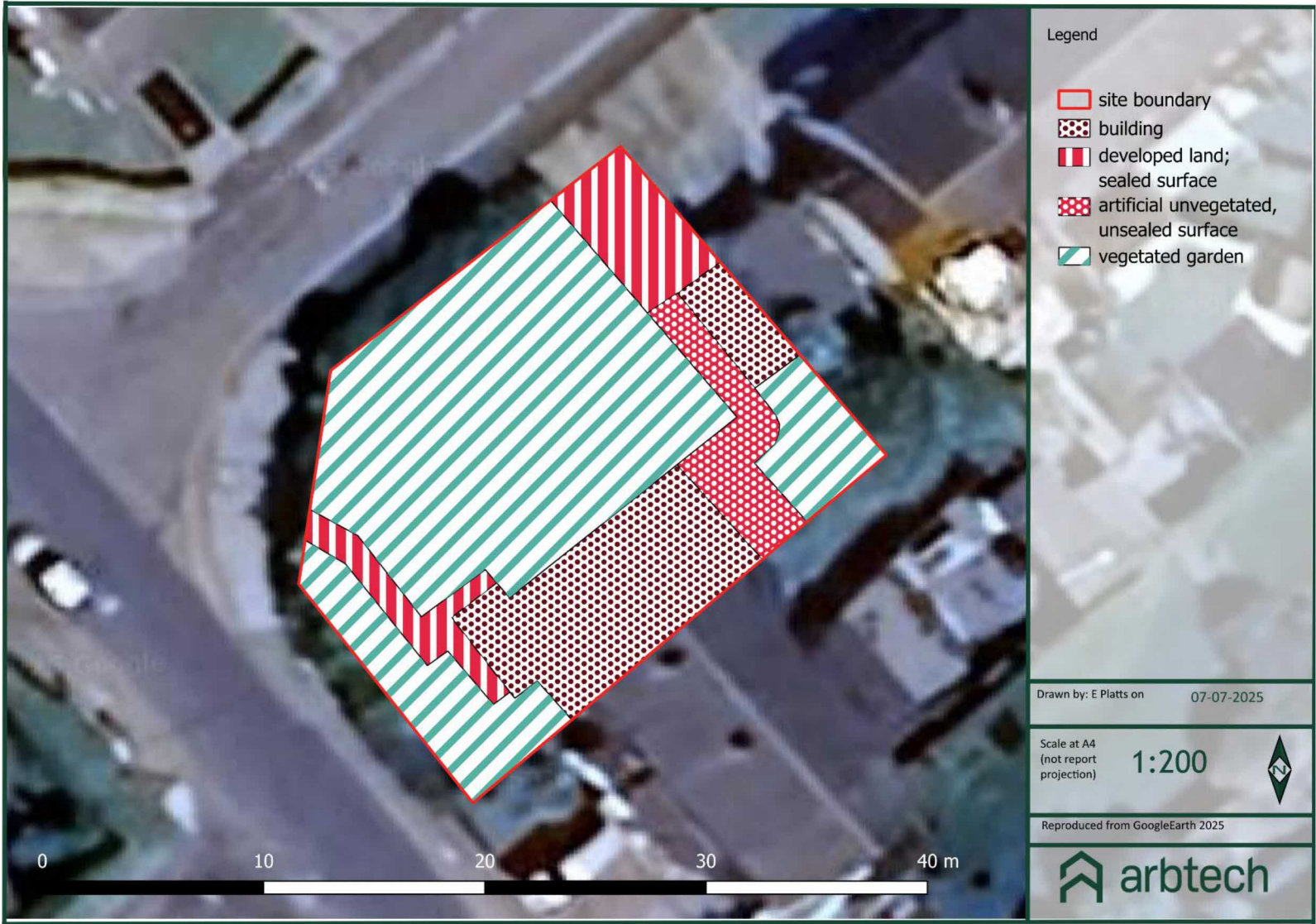
Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
il (SCC)	Area (ha)	Description	Condition Assessment	Strategic and July 202
Developed land; sealed surface	0.0087ha	The site comprises one semi-detached residential dwelling and an associated garage.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed land; sealed surface	0.0045ha	Concrete hard standing forms a driveway on site, as well as concrete paving slabs located throughout the garden areas.		
Artificial unsealed, unvegetated surface	0.0045ha	Gravel surfaces are present throughout the rear garden, forming pathways and a surface for decking.		
Vegetated Garden	0.0270ha	<p>A private garden extends throughout the south, west and north of the main residential dwelling on site.</p> <p>Garden habitats to the Low and west are actively managed, comprising an amenity lawn and introduced shrubs. The amenity lawn to the Low appears newly sown, and much of the lawn to the west appears to have been partially cleared in preparation for the works. Both lawns are species poor, with less than 6 vascular plant species per m². Few ornamental shrubs are present along the southern site peripheries.</p> <p>Lownorthern section of the garden appears to be unmanaged and is dominated by ruderals and tall forbs. Rubble piles, likely associated with preparation for the works are scattered throughout these unmanaged areas</p>		

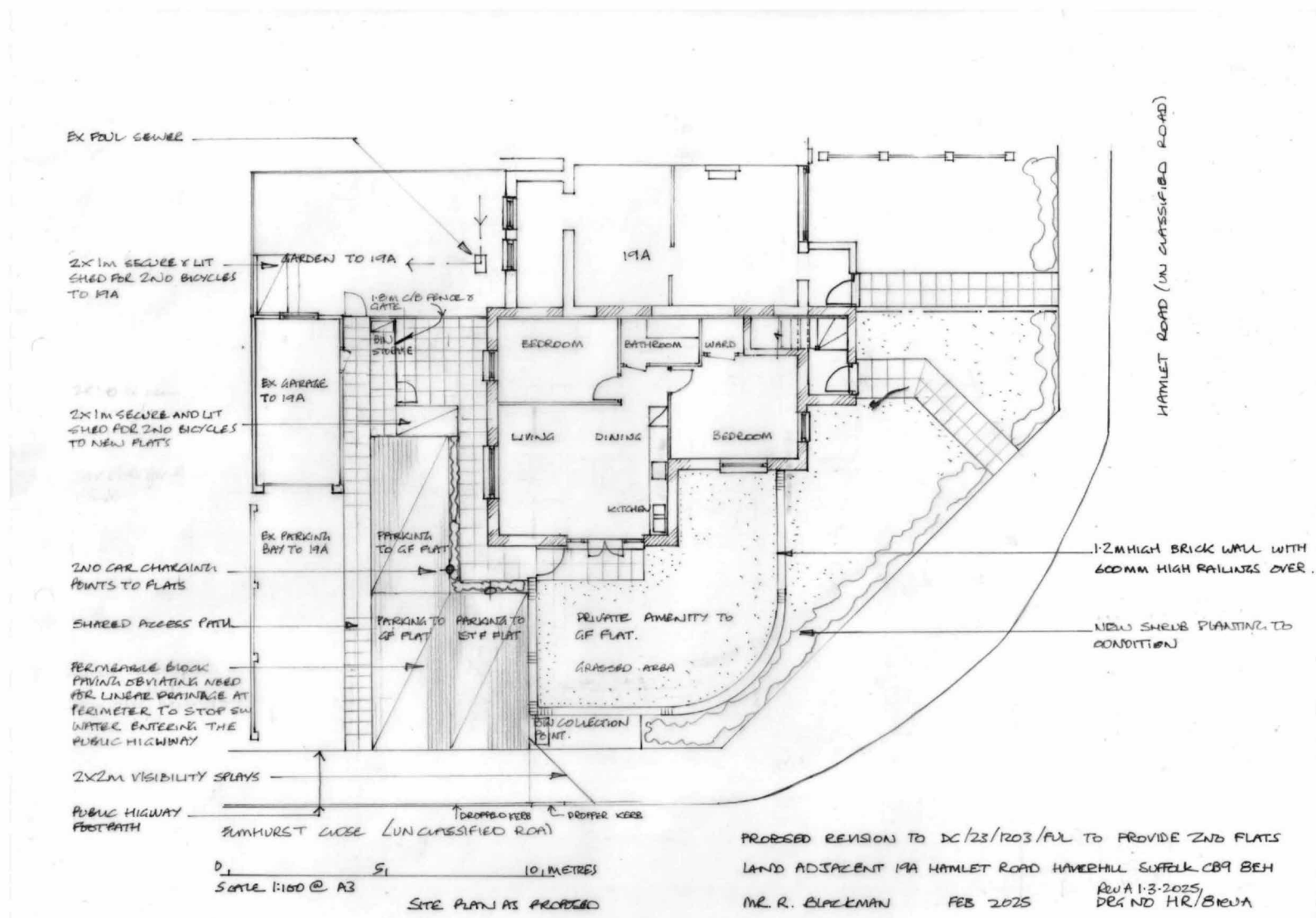
Results, Discussion, and Next Steps

BNG Informative	
Results	<p>Lowbaseline habitat value of the site is 0.02 Vegetated Garden0.02 units of vegetated garden.</p> <p>In order to achieve a +10% net gain for area-based habitats, a minimum area-based unit score of 0.02 will need to be achieved.</p> <p>The proposed development will result in the loss of areas of vegetated garden to accommodate the construction of a residential dwelling. As such, the development is expected to result in a net change in biodiversity.</p> <p>The net change in biodiversity value cannot be accurately determined until Part 2 of the statutory metric is completed, informed by detailed post-development landscaping plans.</p>
Recommendations and Next Steps	<p>Based on the proposed plans, and low habitat value automatically assigned to private gardens, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing , a minimum area within an approved scheme is required to make up the 510% net gain for area-based habitat units. Low mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (T106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.</p>
5re-Commencement	<p>A Biodiversity Gain Plan (BGP) should be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p> <p>These additional requirements can only be actioned following the finalisation of the BNG assessment – should -site or off-site net gains sought.</p>

Appendix 1: Baseline Habitat Plan



Appendix 2: Proposed Development Plan



Appendix 4: Headline BNG Results

Area created must match area lost for both onsite and offsite ▲					
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.05	0.06	0.06	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓