



Hill Street Holdings
c/o J.A.P Architects Ltd.

Date: 11th October 2025

Re: Biodiversity Net Gain Ecology Report for Proposed Development at Land at Homefield Road, Haverhill, Suffolk.

Introduction, Site History & Methodology

Skilled Ecology Consultancy Ltd. was commissioned to calculate Biodiversity Net Gain (BNG) through The Statutory Biodiversity Metric (July, 2024) based on a Preliminary Ecological Appraisal by Skilled Ecology Consultancy Ltd. on 15th May 2025. The ecology survey included botanical and habitat condition assessments.

The site is an area of formerly cleared ground (cleared in 2009 for an adjacent commercial development) with natural regeneration including Vacant or Derelict Land (Good Condition), Bramble Scrub, a small area of Mixed Native Scrub (Poor Condition) and Developed Land; Sealed Surface (hardstanding parking area and 2 x cabins). The site also includes existing Modified Grassland (Poor Condition) around the existing carpark).

The proposal includes retention of hardstanding access, parking and erection of 1 x new commercial building with enhancement of the existing Modified Grassland from Poor Condition to Good Condition and inclusion of 4 x small individual urban trees and inclusion of a new small area of Mixed Native Scrub (Moderate Condition) as soft landscaping around the new commercial building. The calculations are as follows:

Total site area: 0.31ha

Existing Habitats:

- Developed Land; Sealed Surface (existing cabin (x2) and hardstanding access/parking) 0.1815ha
- Modified Grassland (Poor Condition) 0.0365h
- Vacant or Derelict Land (Good Condition) 0.07km
- Bramble Scrub 0.01ha
- Mixed Native Scrub (Poor Condition) 0.015ha

Retained Habitats

- Developed Land; Sealed Surface (existing hardstanding access & parking) 0.1785ha

Enhanced Habitats

- Modified Grassland (Poor Condition – Good Condition) 0.0365h

Post Implementation Habitats:

- Developed Land; Sealed Surface (new building) 0.0833ha
- Mixed Native Scrub (Moderate Condition) 0.0147ha
- 4 x Small Urban Individual Trees (Moderate Condition)

The site included an on-site Baseline Habitat value of 0.59 and 0.00 in Hedgerows & 0.00 in Water Courses. The on-site Post-intervention Habitat value will be 0.31 for Habitats and 0.00 in Hedgerows and 0.00 for Water Courses. The on-site percentage net change will be -0.29 (-48.26%) for Habitats.

The calculations indicate that the site fails to achieve an on-site 10% increase in BNG for Habitats. The Unit deficit is 0.35. Therefore, the 0.35 of a BNG unit will need to be funded to pay for off-site BNG creation to reach the 10% mandatory requirement. An off-site provider in BNG units will need to be contacted to draft a legal agreement/contract for this to be facilitated.

A Habitat Management & Monitoring Plan (HMMP) may be required for the on-site Mixed Native Scrub creation, the 4 x small tree planting and the grassland improvements from Poor Condition to Good Condition.



Roger Spring BSc MCIEEM

Appendix

Figure 1: BNG Baseline Habitats & Location Plan

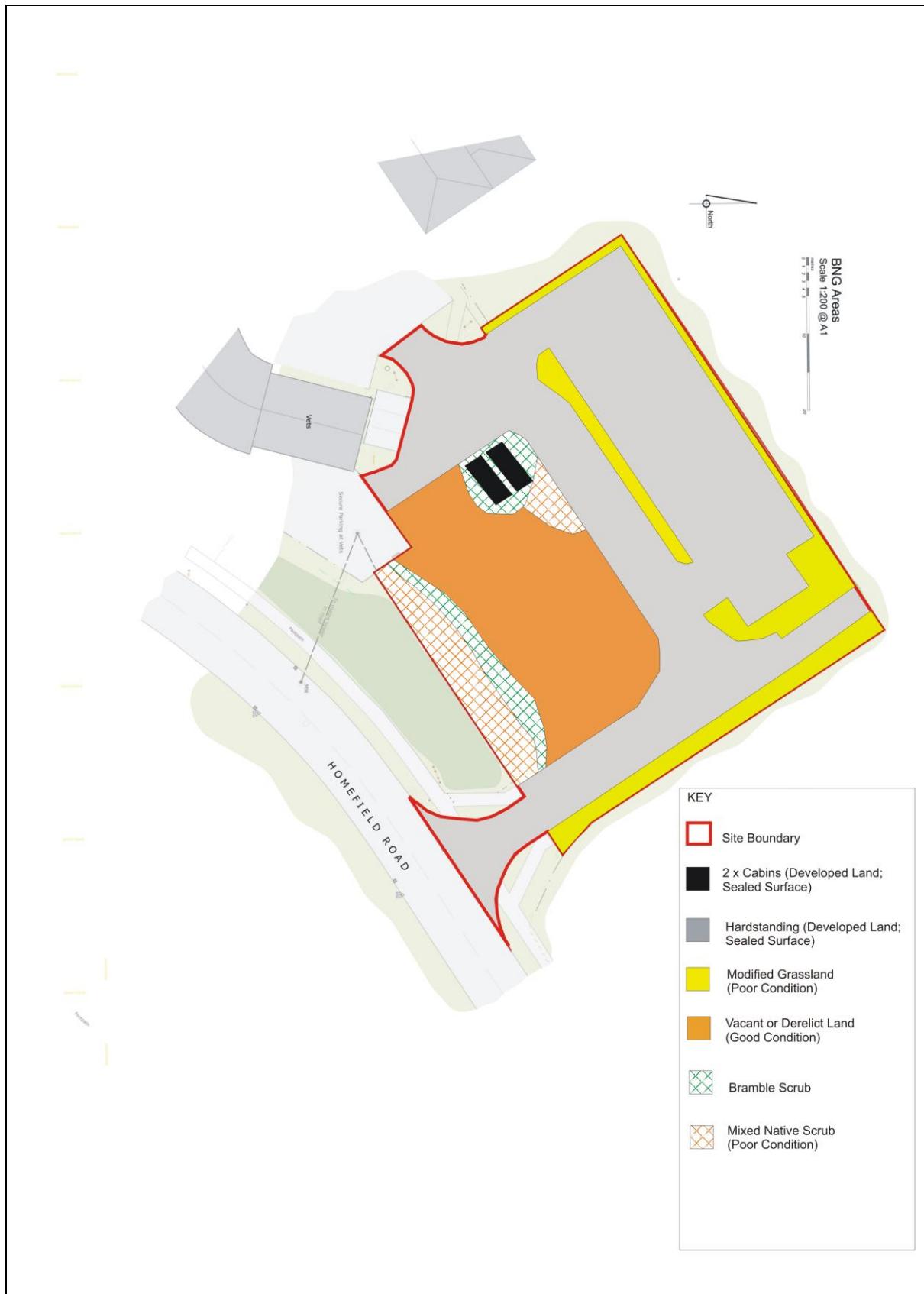


Figure 2: BNG Post Intervention Habitats

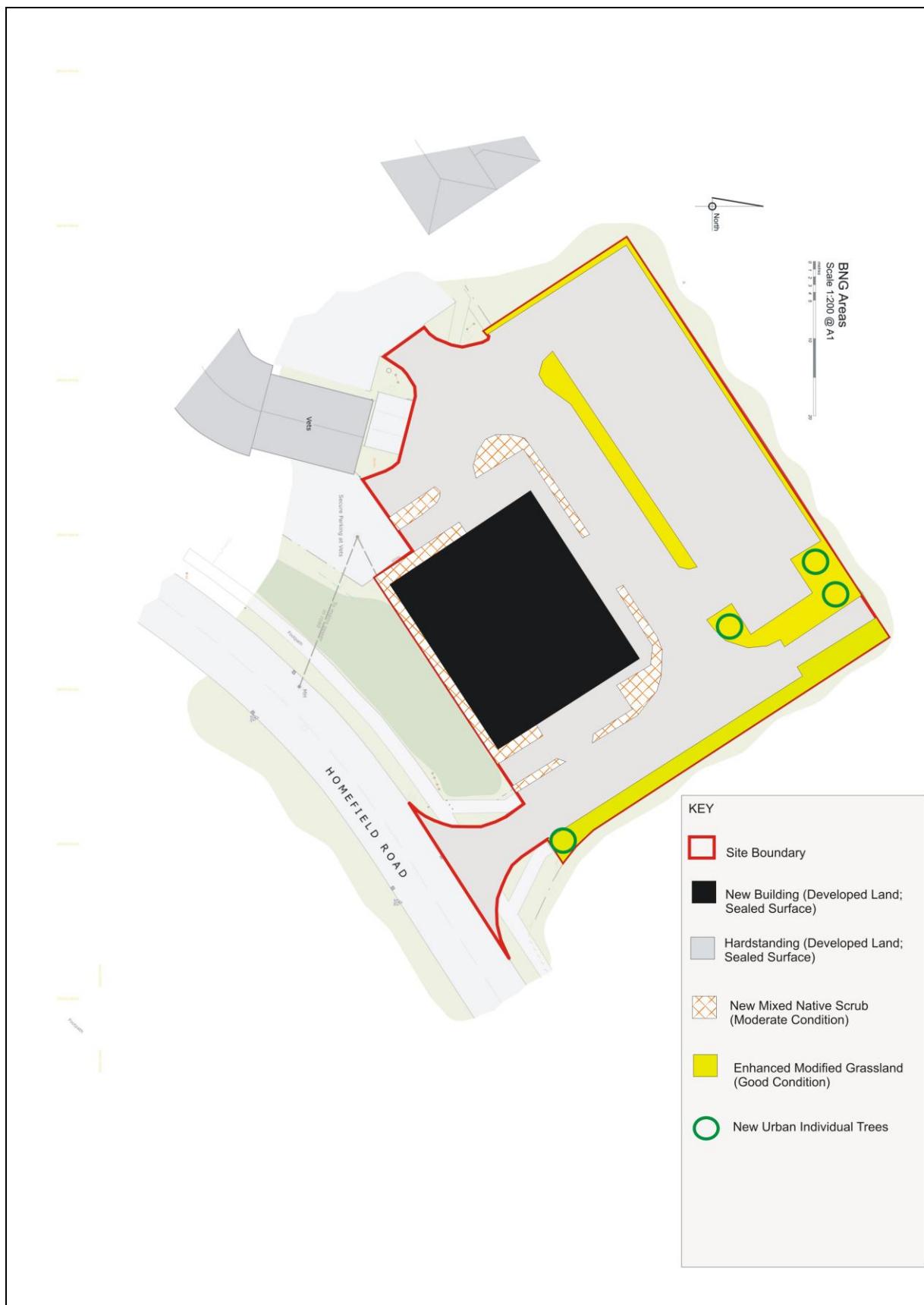


Figure 3: Headline Metric Results

Land at Homefield Road, Haverhill		Return to results menu		
Headline Results				
Scroll down for final results ▲				
On-site baseline		Area habitat units	0.59	
		Hedgerow units	0.00	
		Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)		Area habitat units	0.31	
		Hedgerow units	0.00	
		Watercourse units	0.00	
On-site net change (units & percentage)		Area habitat units	-0.29	
		Hedgerow units	0.00	
		Watercourse units	0.00	
On-site net gain is less than target set ▲				
Off-site baseline		Area habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)		Area habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Off-site net change (units & percentage)		Area habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Off-site net gain is less than target set ▲				
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-0.29	
		Hedgerow units	0.00	
		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	-0.29	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-48.26%	
		Hedgerow units	0.00%	
		Watercourse units	0.00%	
Total net gain achieved is less than target set ▲				
Trading rules satisfied?		No - Check Trading Summaries ▲		
Input errors/rule breaks present in metric ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.59	0.65	0.35
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				