

## Biodiversity Net Gain Assessment

**Survey site:**

6 Hayling Rise, Worthing, West Sussex BN13 3AL

**Client:**

Mr M Najarian

**Assessment Date:**

18<sup>th</sup> June 2025

**Project:**

This report is prepared to inform a planning application with Worthing Borough Council. The proposal is described as "Removal of existing side extension, erection of front extension and detached 2 bedroom bungalow"

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	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Consultant Ecologist		19/06/2025
Final	1.0	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Consultant Ecologist		19/06/2025

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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](#), a proposed development plan in [Appendix 3](#), headline BNG results in [Appendix 4](#), and condition assessments in [Appendix 5](#).

The site is located in Worthing at National Grid Reference TQ 12452 05875 with an area of approximately 0.08Ha, comprising a residential dwelling, shed and a vegetated garden. The A27 (Arundel Road) runs approximately 80m south of the site and Durrington Cemetery lies approximately 550m south-east. In the wider landscape there are numerous pockets of deciduous and ancient woodland to the north, and the English Channels lies approximately 4km south.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – RH12 4RN (Arbtech Consulting Ltd, 2025)
- ❖ Proposed Plan
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA) (Arbtech Consulting Ltd, 2025)

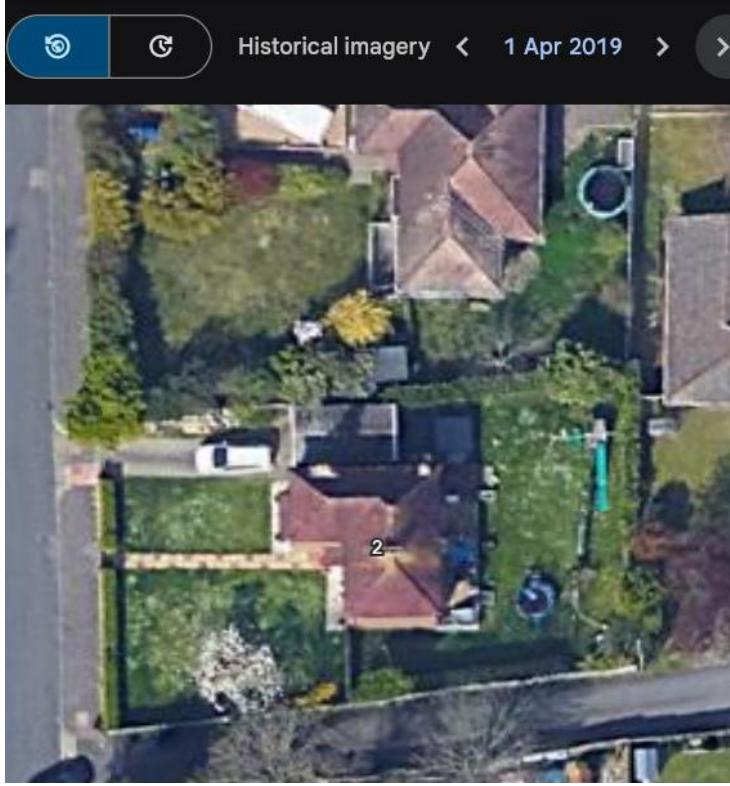
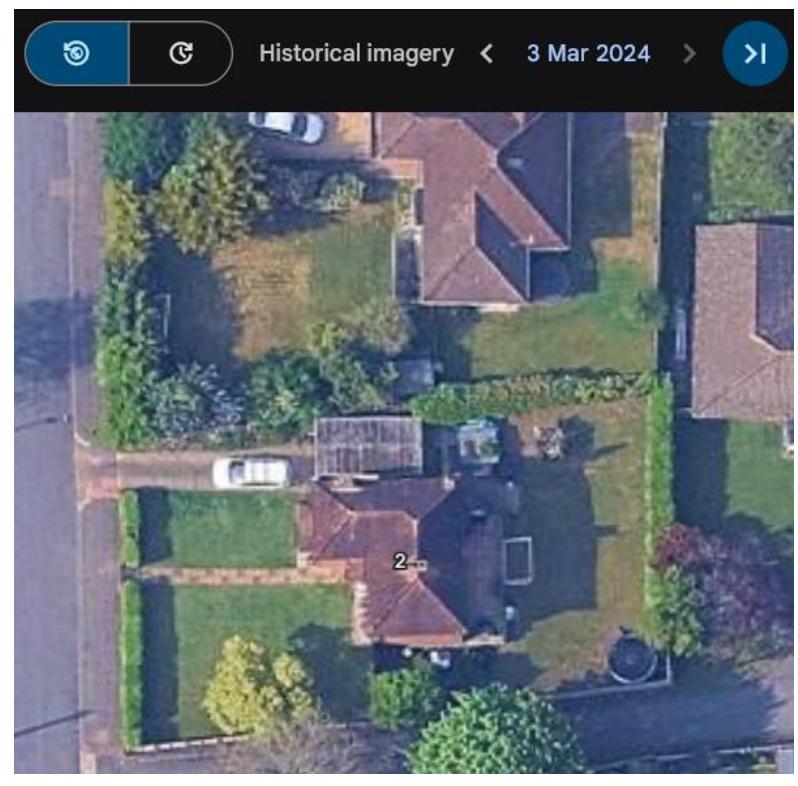
## Executive Summary

A summary as to what off-site units will be required is detailed in the table below.

	Distinctiveness	Broad Habitat Group	Habitat	Units Required
Area-Based	Low	Urban	Vegetated Garden	0.02
	<b>Total</b>			<b>0.02</b>
Linear-Based	Low	Hedgerow	Ornamental Hedgerow	0.003
	<b>Total</b>			<b>0.003</b>

## Introduction

### BNG Informative

	Date reflected by BNG calculations	18th June 2025
<p>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 01st April 2019 and 03rd March 2024, 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.</p>		
Habitat Degradation Statement		

Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 <sup>th</sup> January 2020.			
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 <sup>th</sup> November 2023 with last updates to metric tools and user guides on 23 <sup>rd</sup> July 2024.			
BNG Target Uplift	+10%			
Strategic Significance	Worthing Borough Council Local Plan 2020 – 2036 (Adopted 2023)			
<b>Limitations</b>				
There were no specific limitations to the assessment.				

## Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Vegetated Garden	0.0286	Amenity lawn and introduced shrubs	N/A	Low Strategic Significance
Developed land, sealed surface	0.0007	Hard standing patio and pathways	N/A	Low Strategic Significance
Building	0.0032	Existing dwelling	N/A	Low Strategic Significance
Artificial, unvegetated, unsealed surface	0.0015	Loose stone gravel	N/A	Low Strategic Significance
Tree	0.0163	Individual tree, medium sized	Moderate	Medium Strategic Significance

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Ornamental Hedgerow	0.026	Ornamental hedgerow	Poor	Low Strategic Significance

## Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Vegetated Garden	0.0286	Amenity lawn and introduced shrubs	N/A	Low Strategic Significance
	Developed land, sealed surface	0.0007	Hard standing patio	N/A	Low Strategic Significance
	Building	0.0028	Proposed new dwelling	N/A	Low Strategic Significance
	Tree	0.0163	Retained tree	Moderate	Medium Strategic Significance
Retained (H)	Ornamental hedgerow	0.026	Retained hedgerow	Poor	Low Strategic Significance
Created (A-1)	Vegetated Garden	0.0019	Created vegetated garden	N/A	Low Strategic Significance

## Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	<ul style="list-style-type: none"> <li>❖ 0.06 units of vegetated garden</li> <li>❖ 0.14 units of Urban Tree</li> </ul>	<ul style="list-style-type: none"> <li>❖ 0.03 units of ornamental hedgerow</li> </ul>	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>
	Post-Development	<ul style="list-style-type: none"> <li>❖ 0.14 units of Urban Tree</li> <li>❖ 0.06 units of Retained vegetated garden</li> <li>❖ 0.00 units of created vegetated garden</li> </ul>	<ul style="list-style-type: none"> <li>❖ 0.03 units of ornamental hedgerow</li> </ul>	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>
	Net Change	+1.78%	0%	NA
Off-Site	Baseline	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>
	Post-Development	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>	<ul style="list-style-type: none"> <li>❖ N/A</li> </ul>
	Net Change	N/A	N/A	N/A
Overall Net Change		+1.78%	0%	N/A

## Results, Discussion, and Next Steps

BNG Informative	
Results	<p>The current landscaping proposal generates a net gain of area-based habitat units (+1.78%) and no net change in linear-based habitat units (0%), with unmet trading rules.</p> <p>In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle.</p> <p>With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Local Plan Name).</p>
Recommendations and Next Steps	<p>There is limited scope on site and it may not be possible to achieve the required 10% biodiversity net gain on site, considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. All habitats within the curtilage of a private garden must be regarded as vegetated garden.</p> <p>Based on the proposed plans, 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 biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The 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 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.</p>

	<p>A summary as to what off-site units will be required is detailed in the table below.</p> <table border="1"> <thead> <tr> <th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr> </thead> <tbody> <tr> <td rowspan="2"><b>Area-Based</b></td><td>Low</td><td>Urban</td><td>Vegetated Garden</td><td>0.02</td></tr> <tr> <td></td><td></td><td><b>Total</b></td><td><b>0.02</b></td></tr> <tr> <td rowspan="2"><b>Linear-Based</b></td><td>Low</td><td>Hedgerow</td><td>Ornamental Hedgerow</td><td>0.003</td></tr> <tr> <td></td><td></td><td><b>Total</b></td><td><b>0.003</b></td></tr> </tbody> </table>		Distinctiveness	Broad Habitat Group	Habitat	Units Required	<b>Area-Based</b>	Low	Urban	Vegetated Garden	0.02			<b>Total</b>	<b>0.02</b>	<b>Linear-Based</b>	Low	Hedgerow	Ornamental Hedgerow	0.003			<b>Total</b>	<b>0.003</b>
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Pre-Commencement	<p>A Biodiversity Gain Plan (BGP) must 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 – be it on-site or off-site net gains sought.</p>																							

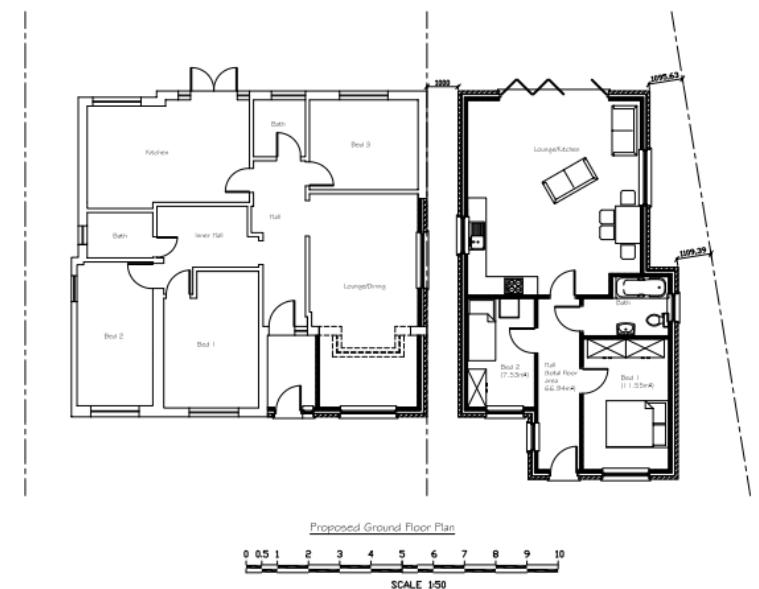
### BNG Mitigation Hierarchy

<b>Avoidance</b>	Due to the type of development and limited space, changes to the plan were deemed unsuitable.
<b>Minimisation</b>	
<b>Mitigation</b>	
<b>Offset</b>	The client is willing to purchase credits to achieve 10% biodiversity net gain.

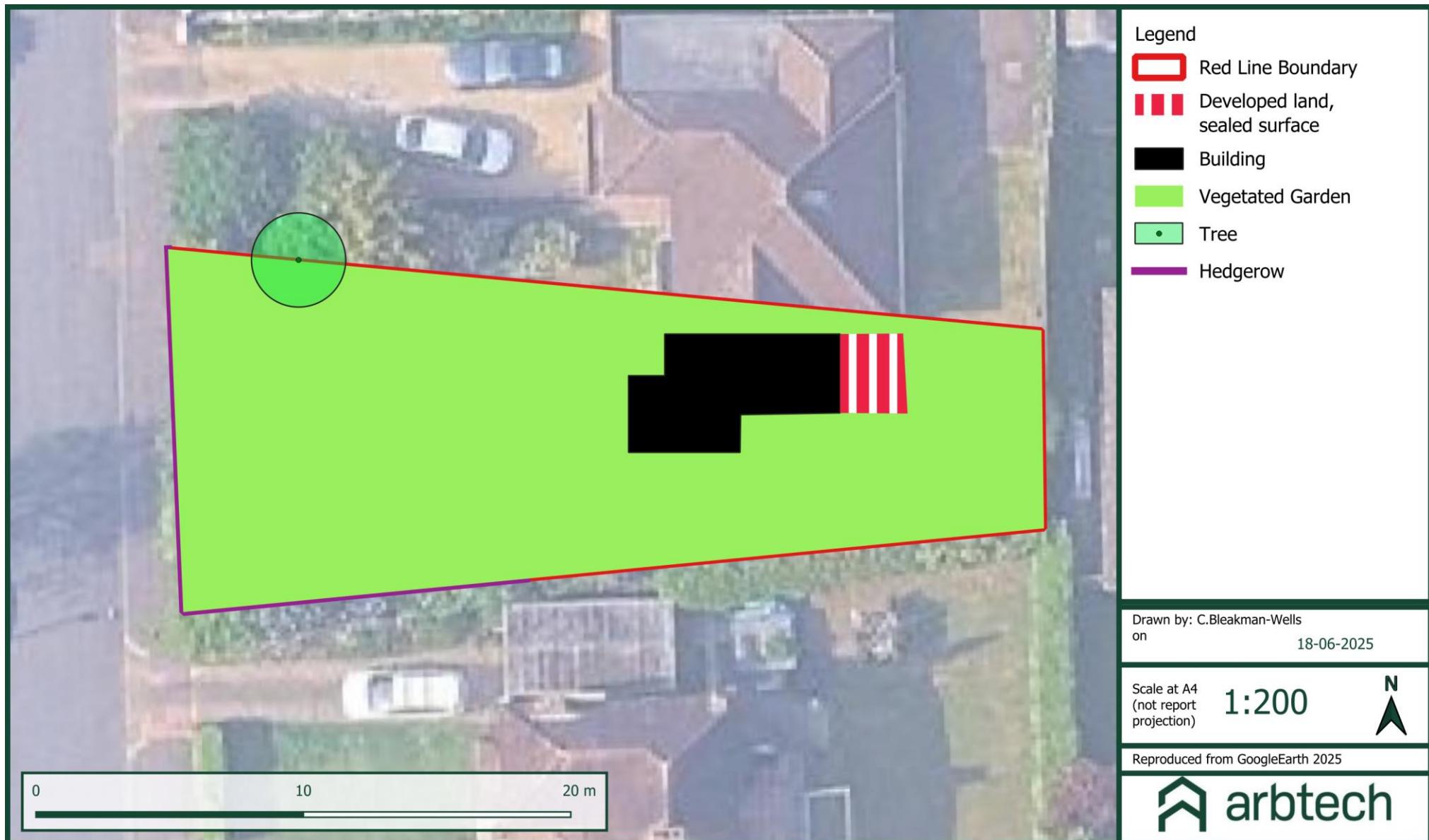
## Appendix 1: Baseline Habitat Plan



## Appendix 2: Post-Development Habitat Plan



## Appendix 3: Proposed Development Plan



### Appendix 4: Headline BNG Results

FINAL RESULTS																						
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00																				
	<i>Hedgerow units</i>	0.00																				
	<i>Watercourse units</i>	0.00																				
<b>Total net % change</b> (Including all on-site & off-site habitat retention, creation & enhancement)																						
	<i>Habitat units</i>	1.78%																				
	<i>Hedgerow units</i>	0.00%																				
	<i>Watercourse units</i>	0.00%																				
Trading rules satisfied?	Yes ✓																					
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<i>Hedgerow units</i>	10.00%	0.03	0.03	0.00																		
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00																		
No additional watercourse units required to meet target ✓																						

## Appendix 5: Habitat Condition Assessment Sheets

### Individual Trees

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).	N	
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) <sup>1</sup> .	Y	
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.	N	
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	
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)	✓	
Passes 2 or fewer criteria	Poor (1)		