

Biodiversity Net Gain Assessment

Survey site:

10-20 Marine Place, Worthing, West Sussex, BN11 3DN

Client:

Mr Paul Craig

Report date:

16th March 2026

Project:

This report is prepared to inform a planning application with Worthing Borough Council. This proposal can be described as "Proposed demolition of existing buildings and construction of a three-storey building comprising 27no 1-bed apartments, with associated internal communal areas, secure cycle and bin storage, and hard and soft landscaping"

Survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Mr Paul Craig to undertake a Biodiversity Net Gain (BNG) Assessment at 10-20 Marine Place, Worthing, West Sussex, BN11 3DN (hereafter referred to as “the site”). The assessment was required to inform a planning application for "Proposed demolition of existing buildings and construction of a three-storey building comprising 27no 1-bed apartments, with associated internal communal areas, secure cycle and bin storage, and hard and soft landscaping”.

The baseline area/habitat value of the site is 0.03 units, comprised of one tree, and the proposed area/habitat value of the site is 0.05 units, comprised of newly planted trees. This results in 39.20% biodiversity net gain.

Therefore, 10% mandatory biodiversity net gain is achieved.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Mr Paul Craig to undertake a Biodiversity Net Gain (BNG) Assessment at 10-20 Marine Place, Worthing, West Sussex, BN11 3DN (hereafter referred to as “the site”). The assessment was required to inform a planning application for "Proposed demolition of existing buildings and construction of a three-storey building comprising 27no 1-bed apartments, with associated internal communal areas, secure cycle and bin storage, and hard and soft landscaping”. A plan showing the proposed development is provided in Appendix 1.

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

- Defra Statutory Biodiversity Metric
- PEA Report for the site.

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference TQ 14890 02554 and has an area of approximately 0.068ha comprising one building, developed land; sealed surface and shipping containers. The site is situated in an urban area, surrounded by residential and commercial buildings and roads. The English Channel is located approximately 300m south. A site location plan can be found in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) states biodiversity net gain is mandatory for sites over 0.5ha as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 *Baseline Biodiversity Value*

The baseline BNG Calculation was informed by the Preliminary Ecological Appraisal (Arbtech, 2026). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The Preliminary Ecological Appraisal classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the local plan

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the proposed site plan which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the proposed site plan.

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created. Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Local Plan

2.3 Limitations

No specific limitations

2.4 Habitat Degradation Statement

As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 06th August 2018 and 03rd March 2024 and the site survey (Arbtech, 2026), the site appears to have undergone degradation through the removal of one tree. The habitats on site, and therefore biodiversity value of the site, is considered to have undergone degradation since 30th January 2020.

As such, the baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) and from a review of historical aerial imagery.



3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance. An assessment of the condition for each habitat (where relevant) is provided within Appendix 5.

Table 1: Baseline Biodiversity Value

Habitat	Area (ha)/ Length (km)	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.046	Hard standing	N/A	Area/compensation not in local strategy/ no local strategy
Building	0.038	Building	N/A	Area/compensation not in local strategy/ no local strategy
Tree	0.0041	A review of aerial imagery indicates the presence of one small tree	Moderate	Area/compensation not in local strategy/ no local strategy

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5, which is based on the assumption that a 30 year management plan will be implemented for the site.

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Buildings	0.062		N/A	Area/compensation not in local strategy/ no local strategy
Developed land, sealed surface	0.021	Hard standing	N/A	Area/compensation not in local strategy/ no local strategy
Trees	0.0163	Newly planted, four small native trees	Moderate	Area/compensation not in local strategy/ no local strategy

3.3 Biodiversity Value of the Site

Full details are provided in the Defra Statutory Biodiversity Metric.

Areas of Habitat

The baseline area/habitat value of the site is 0.03 units, comprised of 0.03 units of trees and 0 units of buildings and developed land, sealed surface.

The proposed area/habitat value of the site is 0.5 units, comprised of 0 units of buildings and developed land, sealed surface and buildings and 0.05 units of trees.

Hedgerows

The baseline linear/hedgerow value of the site is 0.00 units, as there are no linear features present.

The proposed linear/hedgerow value of the site is 0.00 units.

4.0 Recommendations to Deliver BNG

4.1 Discussion

The baseline area/habitat value of the site is 0.03 units, comprised of one tree, and the proposed area/habitat value of the site is 0.05 units, comprised of newly planted trees. This results in 39.20% biodiversity net gain.

Therefore, 10% mandatory biodiversity net gain is achieved.

The baseline linear/hedgerow value of the site is 0.00 and the proposed linear/hedgerow value of the site is 0.00 units. This results in no net change of biodiversity.

4.2 Landscaping

To maximise the biodiversity value of the site itself, the following alterations to the current landscaping proposals could be considered:

- The addition of one integrated bird box and bat box to be integrated into each proposed new building (No impact to the biodiversity metric)
- Addition of native hedgerow

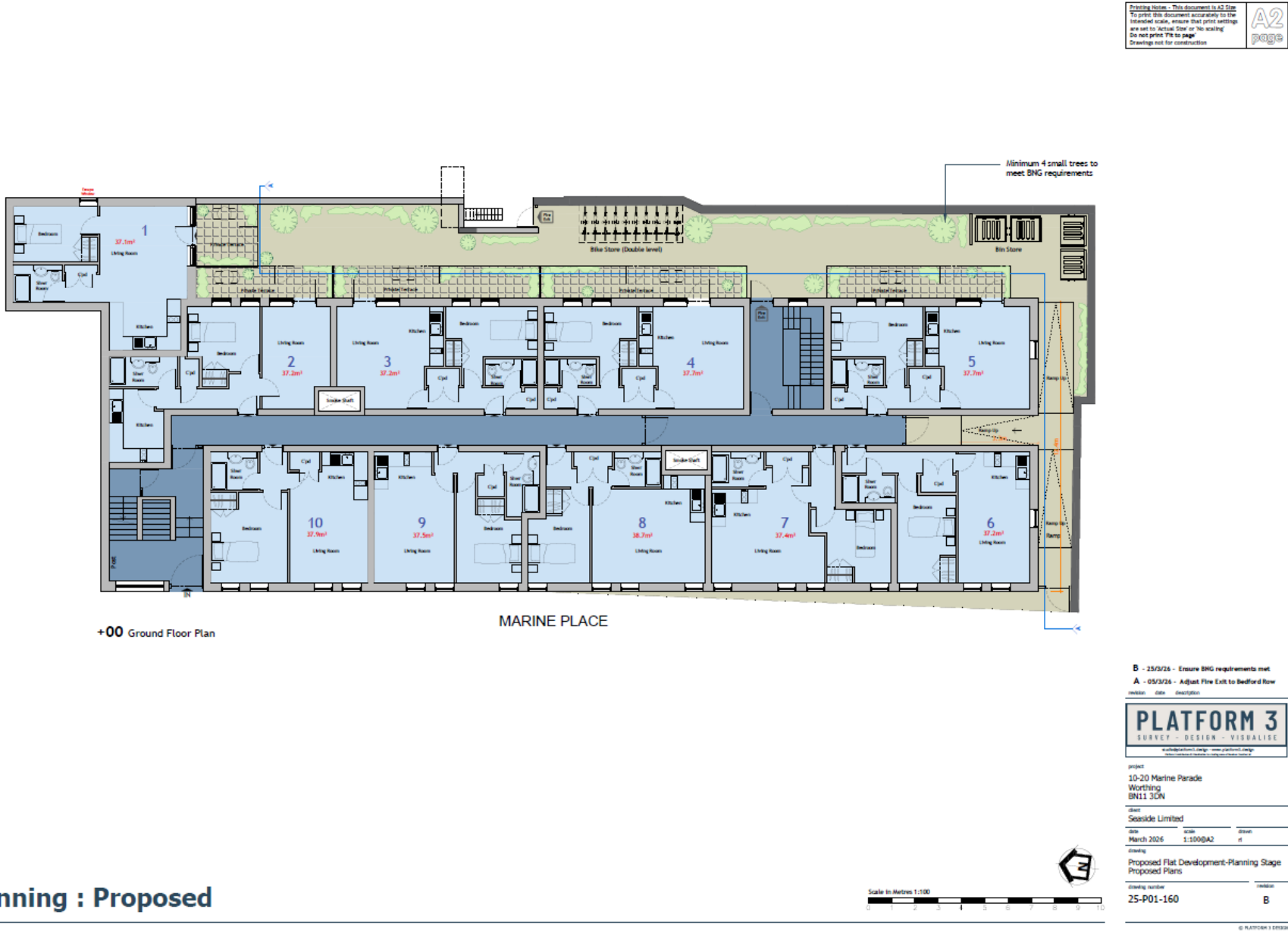
4.3 Next Steps

A Biodiversity Gain Plan (BGP) must be produced for the site. A Habitat Management and Monitoring Plan (HMMP) is not anticipated to be required, as no significant habitats will be created within the site. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site net gains or required units/credits sought.

5.0 Bibliography

- Arbtech (2026) Preliminary Ecological Appraisal and Preliminary Roost Assessment
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.
http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- Natural England (2023). The Statutory Biodiversity Metric (JP039).
- Natural England (2023). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

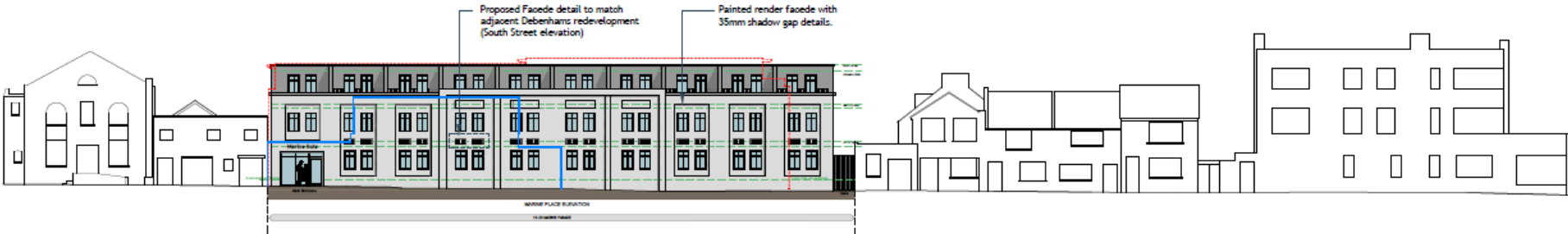
Appendix 1: Proposed Development Plan



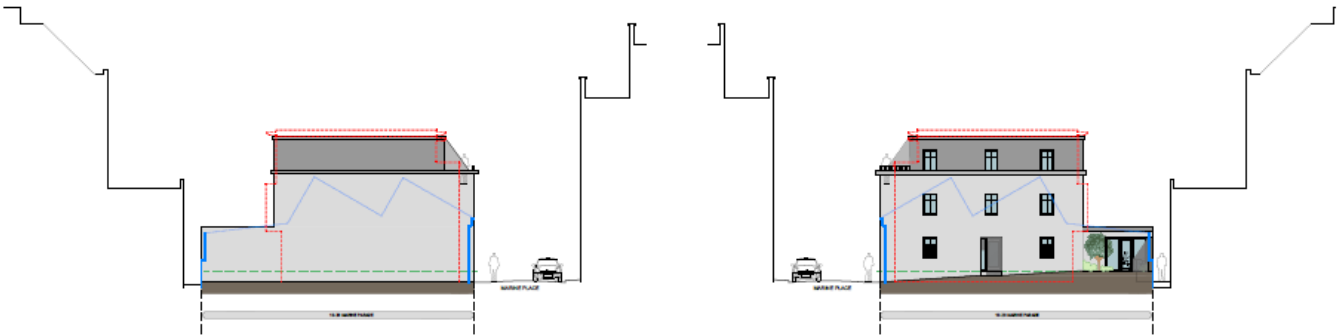
Planning : Proposed

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+70.1 West Elevation

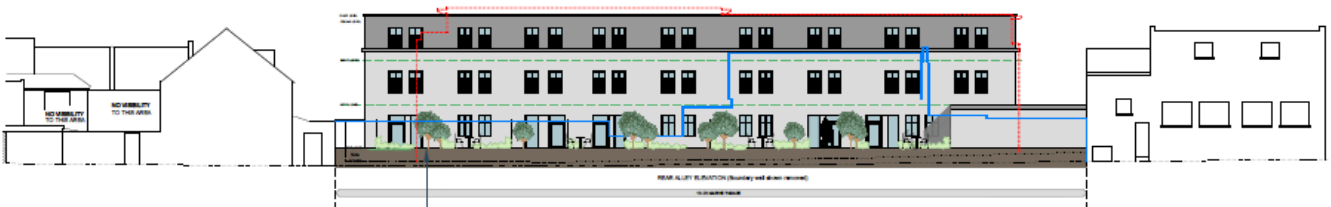


+70.2 North Elevation

+70.3 South Elevation (@ Section AA)



+70.5 Detail Sample



+70.4 East Elevation

A - 25/3/26 - Ensure BNG requirements met
revision date description

PLATFORM 3
SURVEY - DESIGN - VISUALISE
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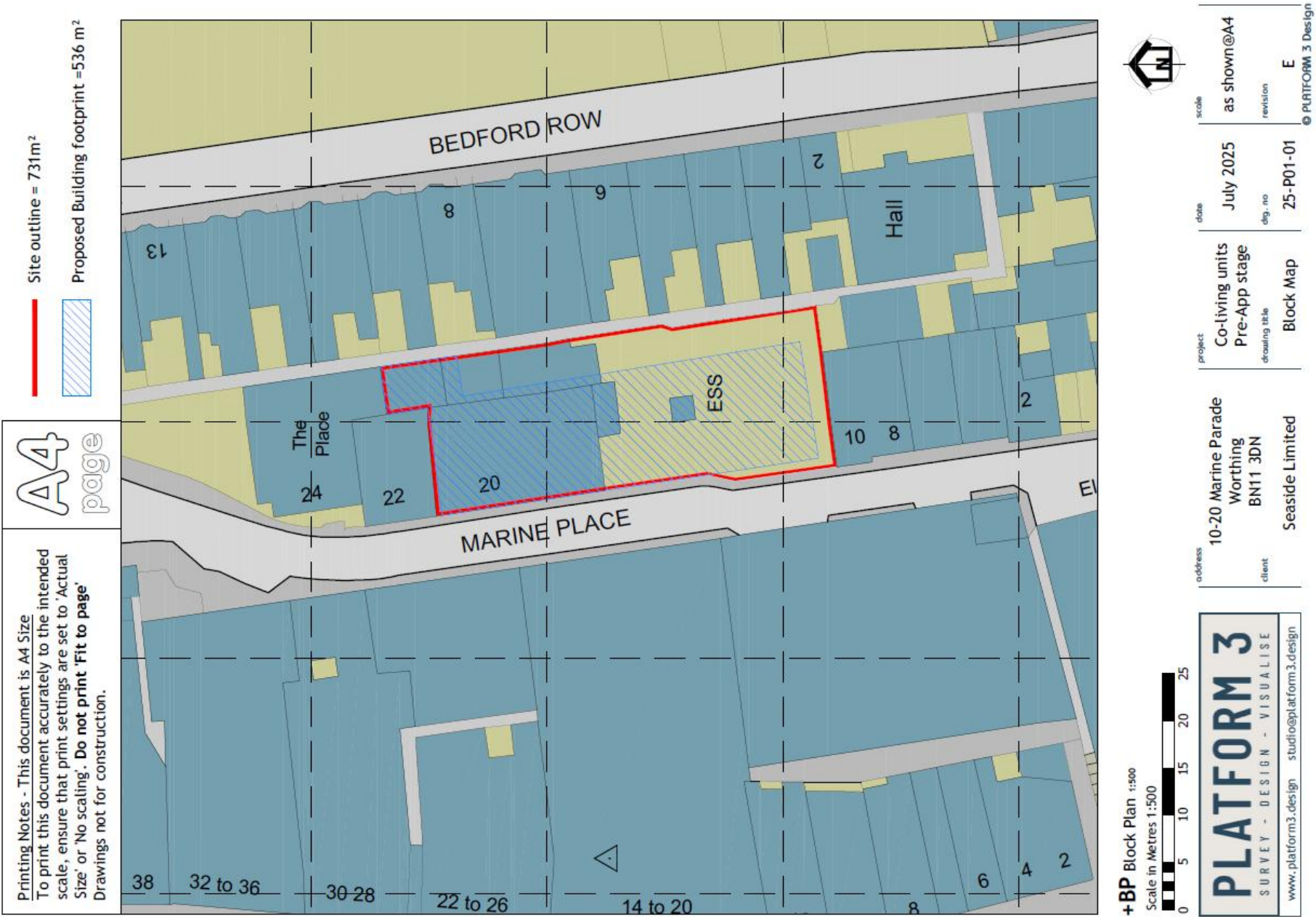
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client	Seaside Limited
date	March 2026
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drawing	Proposed Flat Development-Planning Stage Proposed Elevations

drawing number	25-P01-170
revision	A

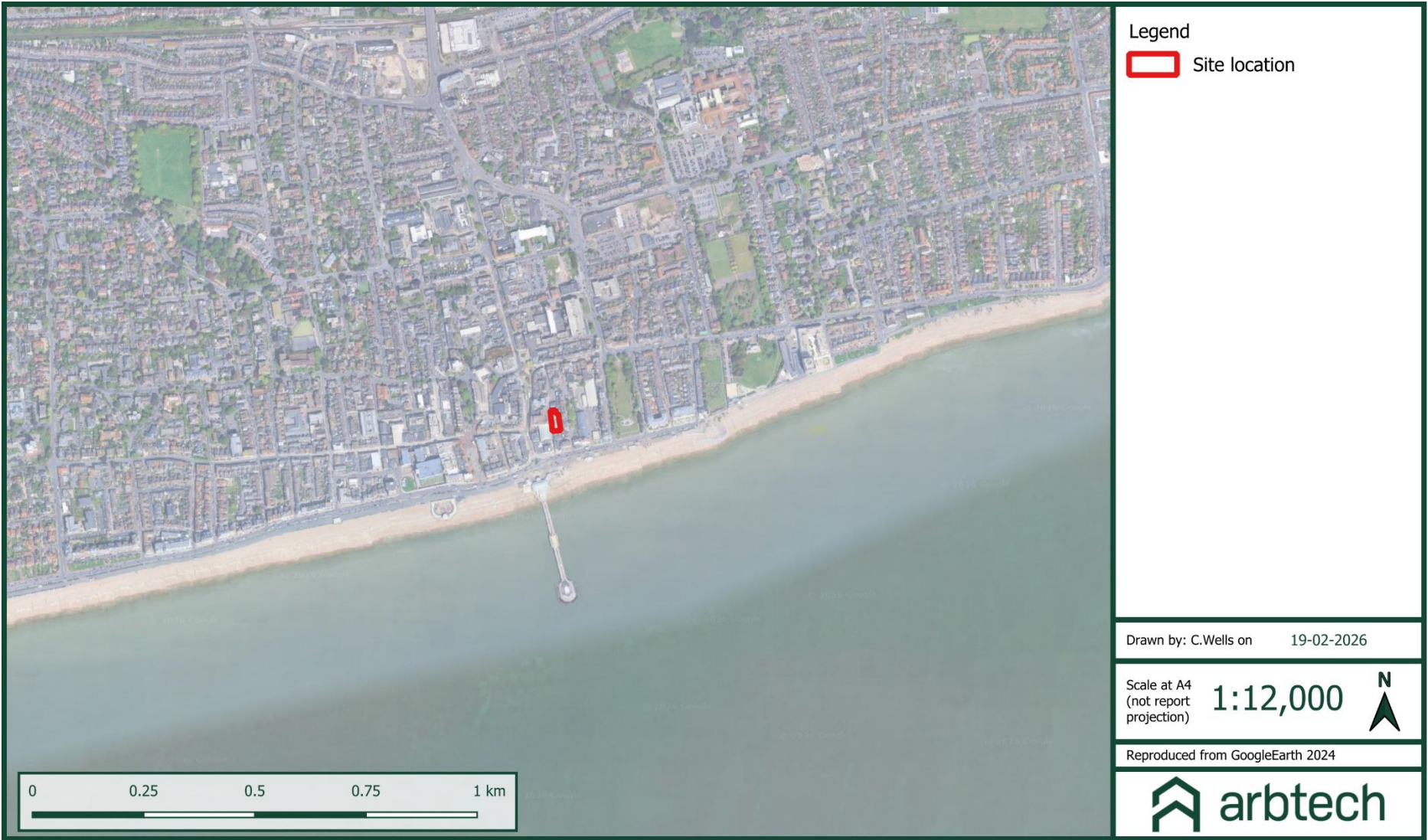
© PLATFORM 3 DESIGN

Planning : Proposed

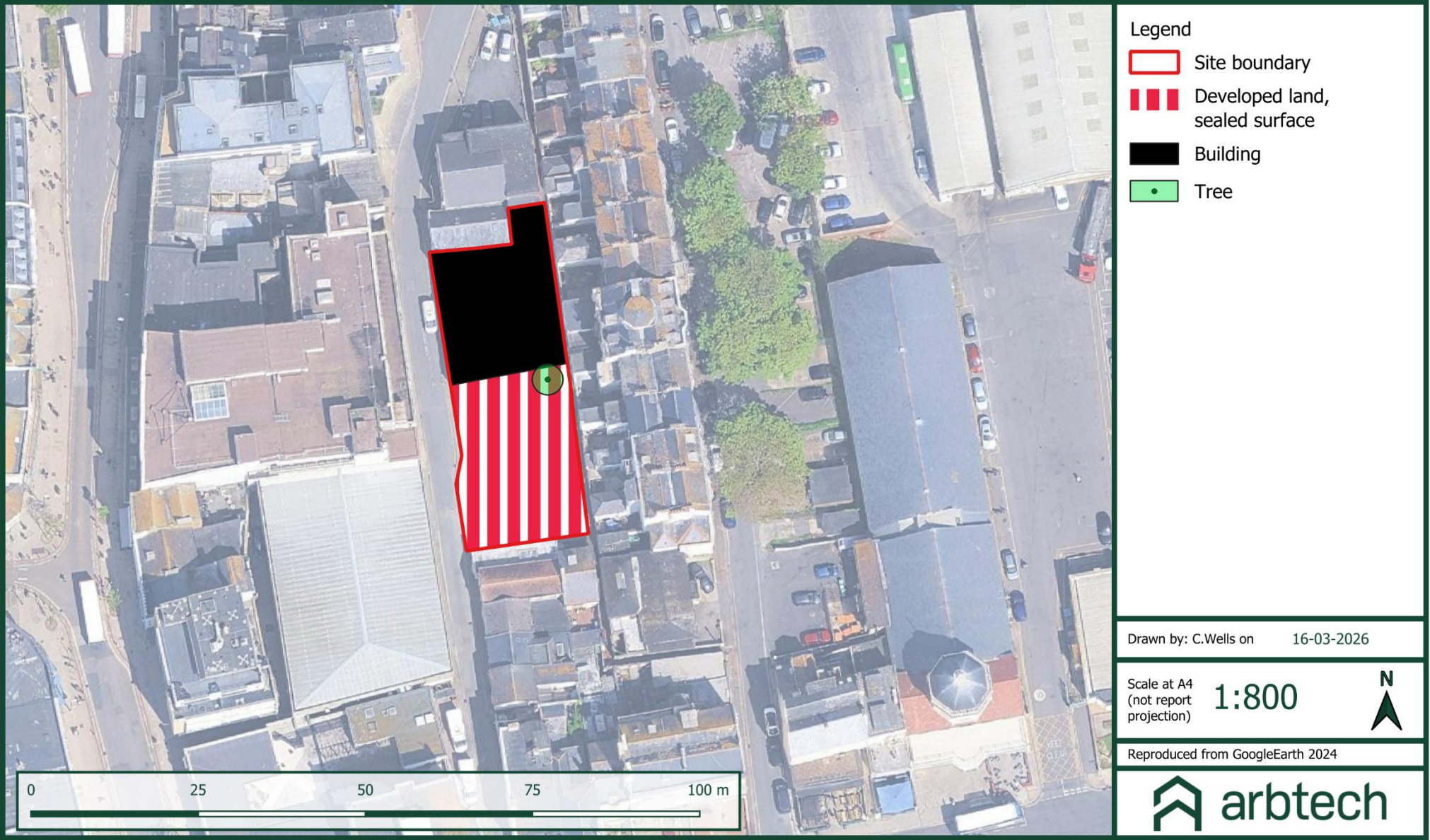




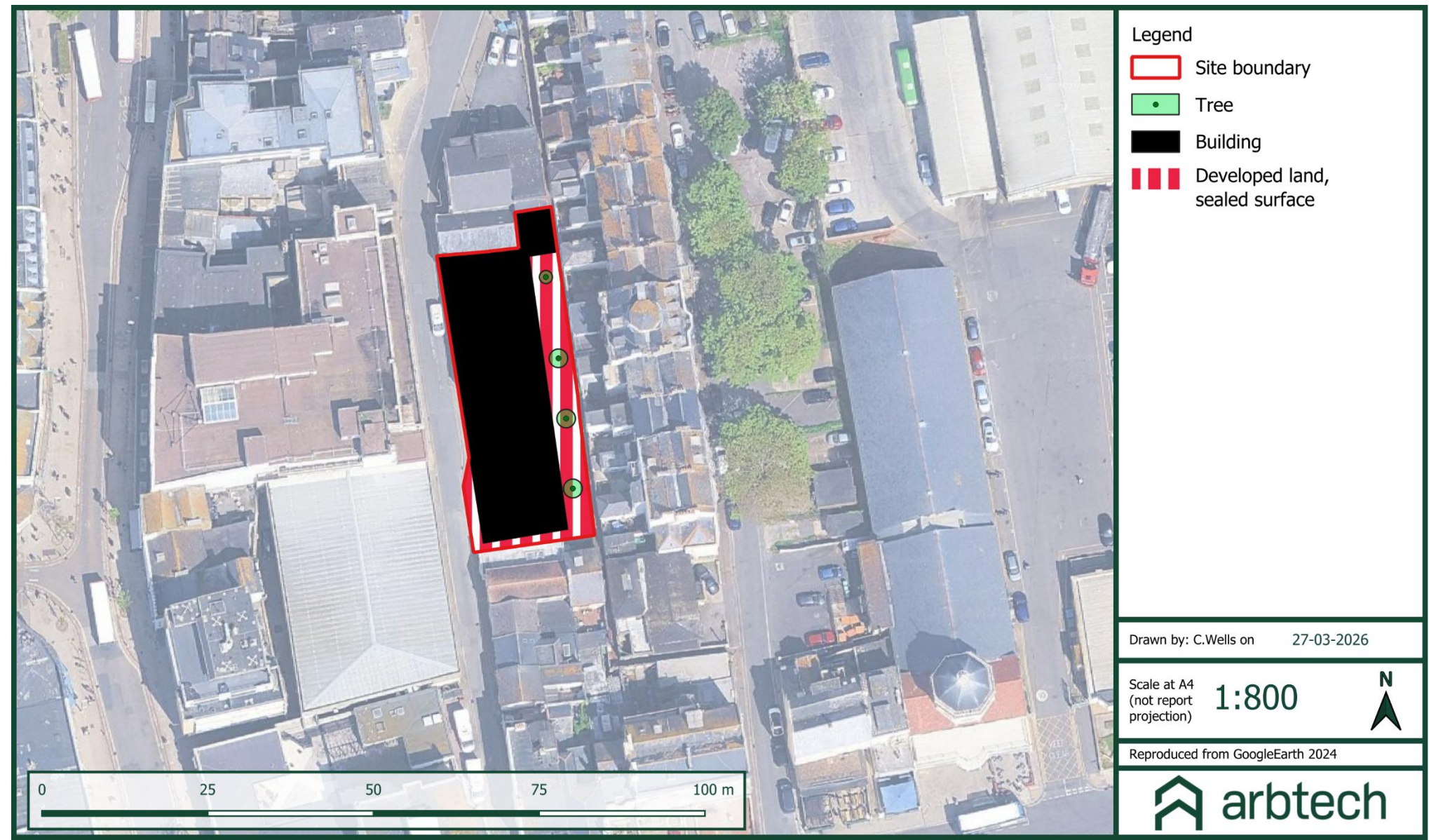
Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Proposed



Appendix 5: Headline Results

Full details can be found in the Defra metric

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.01		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	39.20%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		Yes ✓		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.03	0.04	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional area habitat units required to meet target ✓				
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				