

Biodiversity Net Gain Assessment

Survey site:

Plot Adjacent 28a St Richards Road, Portslade, Brighton BN411PA

Client:

Mr P Beck

Report date:

02nd April 2026

Project:

This report is prepared to inform a planning application with Adur District Council. This proposal can be described as "Erection of attached two-bedroom dwelling"

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 – Senior Ecologist	02/04/2026
Final	1.0	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Senior Ecologist	02/04/2026

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Site Location and Context

A baseline and proposed habitat map is provided in **Appendix 1**, proposed plans in **Appendix 2** .

The site is located at National Grid Reference TQ 25640 05127 and has an area of approximately 0.011ha comprising vegetated garden and developed land; sealed surface. A review of LandIs Soilscape indicates the site has freely draining slightly acid loamy soils. The site is situated within an urban location , with a trainline to the north and the tail end of the River Adur, by Southwick Ship Canal, to the south.

- This report should be read in conjunction with the following documents:
- ❖ Statutory BNG Metric – BN41 1PA (Arbtech Consulting Ltd, 2025)
 - ❖ Proposed Plan
 - ❖ Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA) (Arbtech Consulting Ltd, 2026)

Executive Summary

Due to the destruction of vegetated garden and re-creation of vegetated garden and the rounding within the metric, **the proposed development results in -3.50% biodiversity net loss**. In order to achieve 10% biodiversity net gain, 0.01 habitat/area units (low distinctiveness) are required.

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

	Area units	Linear Units	Watercourse Units
% Change	-3.5%	N/A	N/A
Units required for a 10% net gain	0.01 (low distinctiveness)	N/A	N/A

Introduction

Arbtech Consulting Limited was instructed by Mr P Beck to undertake a Biodiversity Net Gain (BNG) Assessment at Plot Adjacent 28a St Richards Road, Portslade, Brighton BN411PA (hereafter referred to as “the site”). The assessment was required to inform a planning application for ""Erection of attached two-bedroom dwelling".

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	02nd April 2026

	The baseline biodiversity value of the site is derived from a review of areal imagery and review of adjacent land parcel habitats. As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 06th August 2018 and 03rd March 2024, the site does appear to have undergone degradation. The vegetated garden and trees (considered to be small trees) were cleared prior to the survey on 19th March 2026, leaving only bare earth. The habitats on site, and therefore biodiversity value of the site, is considered to have undergone degradation since 30th January 2020. Historical imagery 6 Aug 2018  Historical imagery 3 Mar 2024 
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 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
BNG Target Uplift	+10%

Limitations

The site survey was undertaken in March, which is sub-optimal for assessing vegetation and habitats. A habitat and its condition can vary massively between optimal and suboptimal times of year, and this is a limitation to the assessment. However, due to the nature of the habitats present on site (vegetated garden, developed land, sealed surface and buildings, this is not anticipated to impact the BNG assessment.

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.006	Hard standing	N/A	Low
Vegetated garden	0.003	Private garden with amenity lawn and shrubs. Small trees situated within private gardens are not included within the baseline, as per BNG User Guidance.	N/A	Low

Proposed

Proposed Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.002	Hard standing	N/A	Low
Building	0.004	Proposed new building	N/A	Low
Vegetated garden	0.003	Newly created vegetated garden	N/A	Low

Results, Discussion, and Next Steps

BNG Informative	
Results	The baseline area/habitat units are 0.01 units, comprised of 0.01 units of vegetated garden. The proposed area/habitat units are 0.01 units, comprised of 0.01 units of newly created vegetated garden. Due to the destruction of vegetated garden and re-creation of vegetated garden and the rounding within the metric, this results in -3.50% biodiversity net loss. In order to achieve 10% biodiversity net gain, 0.01 habitat/area units (low distinctiveness) are required. Some ways to enhance the site (no change to biodiversity metric) include: • Integrated bird and bat boxes within proposed buildings • Planting of small tree within garden • Hedgehog highways (gaps of 14cm x 14cm at bottom of boundary fences) • Addition of small strip of native hedgerow
Recommendations and Next Steps	Based on the proposed plans, it is unlikely that net gain of area/habitat units will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. The site is small in area and by the nature of the proposed development, the soft landscaping is all contained within the private curtilage of a vegetated garden. 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. A summary as to what off-site units will be required is detailed in the table below. <table><tr><td></td><td>Area units</td><td>Linear Units</td><td>Watercourse Units</td></tr><tr><td>% Change</td><td>-3.5%</td><td>N/A</td><td>N/A</td></tr><tr><td>Units required for a 10% net gain</td><td>0.01 (low distinctiveness)</td><td>N/A</td><td>N/A</td></tr></table>		Area units	Linear Units	Watercourse Units	% Change	-3.5%	N/A	N/A	Units required for a 10% net gain	0.01 (low distinctiveness)	N/A	N/A
	Area units	Linear Units	Watercourse Units										
% Change	-3.5%	N/A	N/A										
Units required for a 10% net gain	0.01 (low distinctiveness)	N/A	N/A										
Pre-Commencement	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.												
BNG Mitigation Hierarchy													
Avoidance	Net gain is unlikely to be achievable within the red line boundary due to the proposed development being contained within the private curtilage of a garden.												
Minimisation													
Mitigation													
Offset	Measures such as addition of hedgehog highways, integrated bat and bird boxes, and planting of native tree or shrubs within the garden and creation of a hedgerow will increase biodiversity of the site, albeit not have an impact within the biodiversity net gain assessment. The client is able to offset the biodiversity loss by being willing to purchase the required units from a third-party provider in order to meet the requirements of 10% biodiversity net gain.												

Appendix 1a: Baseline Habitat Plan



Appendix 1b: Proposed Habitat Plan



Appendix 2: Proposed plans



Appendix 3: Headline Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.00	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-3.50%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.01	0.01	0.00
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 ✓