

Biodiversity Net Gain (BNG) Report

Document Ref: LR.BNG.01 (Final)

Site: Plot 1 adjacent to Lyne House, Links Road, Worthing, West Sussex

Previously Approved Outline Planning Ref: AWDM/0821/22

Type: Full Planning Application

1. Executive Summary

This Biodiversity Net Gain (BNG) Report supports a proposed residential development at Plot 1 adjacent to Lyne House, Worthing.

Whilst the development is exempt from mandatory Biodiversity Net Gain requirements, the scheme has been designed in accordance with BNG principles, delivering ecological enhancements and measurable biodiversity improvements.

The assessment has been undertaken using the Defra Small Sites Metric. The biodiversity value of the site is:

Baseline:

- Area habitats: **0.7973 units**
- Hedgerows: **0.0920 units**

Post-development:

- Area habitats: **0.8847 units**
- Hedgerows: **0.1365 units**

This represents:

- **+10.96% net gain in area habitats**
- **+48.35% net gain in hedgerows**

The scheme therefore meets statutory Biodiversity Net Gain requirements with all gains delivered on site.

2. Introduction

This report demonstrates compliance with national and local planning policy requiring measurable biodiversity improvements.

The assessment relates solely to Plot 1 and has been aligned with the submitted Small Sites Metric.

3. Methodology

The assessment uses the Defra Small Sites Metric, classifying habitats by:

- Type
- Area
- Distinctiveness
- Condition

Strategic significance is assumed to be low. Condition has been assessed conservatively.

The metric provides a simplified and conservative assessment of biodiversity value; the proposed planting design, including species-rich grassland and woodland-edge habitats, is expected to deliver a higher functional ecological value than is captured within the metric outputs.

4. Baseline Biodiversity Condition

4.1 Habitat Overview

The baseline site comprises:

- **717 m² modified grassland (mown lawn)**
- **90 m² bramble-dominated scrub**
- **80 m² mixed scrub**
- **49 m² sparsely vegetated ground**
- **77 m² unvegetated ground beneath Leylandii canopy**
- **29 m² ornamental / mixed shrub planting**
- **One mature Copper Beech tree**

Scrub areas comprise bramble (*Rubus fruticosus agg.*), ivy (*Hedera helix*), bindweed and regenerating saplings beneath tree canopy.

Areas beneath Leylandii are devoid of vegetation due to shading and root competition and are of negligible biodiversity value.

4.2 Baseline Units

- **Area habitats:** 0.7973 units
- **Hedgerows:** 0.0920 units

5. Post-development Landscape

5.1 Habitat Strategy

The scheme introduces:

- Species-rich grassland
 - Woodland-edge planting
 - Shade-tolerant wildflower grassland
 - Structured planting
 - Retained and new trees
 - Permeable surfaces
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5.2 Proposed Habitats

- **131 m² neutral grassland (wildflower lawn)**
 - **172 m² woodland-edge shrub planting**
 - **100 m² shade wildflower grassland**
 - **158.5 m² structured planting beds**
 - Permeable drive, decking and car port
 - Retained Copper Beech and 6 new trees
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6. Biodiversity Net Gain Assessment

Post-development biodiversity value:

- **0.8847 area habitat units**
- **0.1365 hedgerow units**

Net gain:

- **+10.96% area habitats**
- **+48.35% hedgerows**

The development exceeds the statutory 10% requirement.

6.1 Alignment Statement

The habitat areas and classifications within this report align fully with the Defra Small Sites Metric.

The metric provides a simplified and conservative assessment; the proposed planting delivers greater ecological functionality than captured numerically.

7. Ecological Enhancements

The scheme includes:

- Bat roost features
 - Bird boxes
 - Invertebrate habitat
 - Hedgehog access
 - Sensitive lighting design
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8. Management

- Meadow managed by annual cut and arisings removal
 - Shrub planting maintained for structure
 - Features retained for lifetime of development
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9. Conclusion

The development delivers a compliant Biodiversity Net Gain, exceeding the required 10% and providing a meaningful ecological improvement.

Appendix A – Baseline Calculations

Habitat	Area (m ²)	Units
Modified grassland	717	0.287
Bramble scrub	90	0.036
Mixed scrub	80	0.064
Sparsely vegetated	49	0.020
Unvegetated (Leylandii)	77	0.031
Mixed shrubs	29	0.023
Trees	—	0.3369
Total	1042	0.7973

Appendix B – Post-development Calculations

Habitat	Area (m ²)	Units
Neutral grassland	131	0.1101
Woodland-edge planting	172	0.1445
Shade grassland	100	0.0840
Structured planting	158.5	0.1345
Trees	—	0.4116
Total	1042	0.8847

End of Report