

AtkinsRéalis



Biodiversity Net Gain Report

West Sussex County Council

June 2026

20250110_ECO_BNG_2.0

HOMEFIELD PRIMARY SCHOOL

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Contents

Summary.....	5
1. Introduction.....	6
1.1 Terms of Reference	6
1.2 The Application Site	6
1.3 The Proposed Development	7
1.4 Relevant Legislation and Policy	7
1.4.1 Legislation	7
1.4.2 Policy.....	8
1.5 Scope of the Assessment	8
2. Methods.....	10
2.1 Desk Study	10
2.1.1 Irreplaceable Habitats, Protected Sites and Priority Habitats	10
2.1.2 Strategic Significance.....	11
2.2 Baseline Conditions	11
2.3 Calculating BNG Units using the Metric.....	12
2.4 Trading Rules	13
2.5 BNG Principles, Mitigation Hierarchy and Biodiversity Gain Hierarchy	14
2.6 Assumptions and Limitations	14
3. Baseline Conditions	15
3.1 Desk Study	15
3.1.1 Irreplaceable Habitats, Protected Sites and Priority Habitats	15
3.1.2 Strategic Significance.....	15
3.2 Pre-Development Biodiversity Value	15
3.2.1 Area Habitat Baseline	15
4. Proposed Design	17
4.1 Habitat Retention and Enhancement	17
4.1.1 Area Habitat Retention/ Enhancement	17
4.2 Habitat Creation	18
4.2.1 Area Habitat Creation Proposals	20
5. BNG Metric	22
5.1 Habitat Trading.....	22
5.1.1 Area Habitat	22
5.2 Headline Results	22
5.3 BNG Principles, Mitigation Hierarchy and Biodiversity Gain Hierarchy	23
Appendix A. Application Site and Proposed Development	25
A.1 Application Site	25



A.2	Landscape External Arrangement	27
A.3	Landscape Outline Specification (extract)	29
Appendix B.	Summary of Relevant BNG Legislation	32
Appendix C.	BNG Principles, Mitigation Hierarchy and Biodiversity Gain Hierarchy	35
C.1	BNG Good Practice Principles	35
C.2	Mitigation Hierarchy	36
C.3	Biodiversity Gain Hierarchy	36
Appendix D.	Habitat Baseline Plan	38
Appendix E.	Condition Assessment Sheets	40
Appendix F.	Habitat Baseline Photographs	48
Appendix G.	Post Development Habitat Plan	52

Tables

Table 2-1 - Habitat Trading Rules	13
Table 3-1 - Area Habitat Baseline	16
Table 4-1 - Area Habitat Retention	17
Table 4-2 - Habitat Creation Proposals	18
Table 4-3 - Area Habitat Creation Proposals	21
Table 5-1 - BNG good practice principles	23
Table B-1 - Summary of BNG Regulations	32
Table C-1 - BNG good practice principles	35
Table F-1 - Baseline habitat photographs	48

Figures

Figure 2-1 - Calculation of Biodiversity Units using the Metric	13
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Summary

Proposed Development	The Proposed Development includes provision of additional classroom and teaching space at Homefield Primary School. This includes a new classroom building and redesign of external hard and soft landscaping area.
Desk studies and field surveys	A field survey was carried out in October 2025. Desk study was undertaken in December 2025 and updated in June 2026.
Irreplaceable habitats	There are no irreplaceable habitats present.
BNG Metric	The Proposed Development as currently proposed is predicted to result in: ▪ A net gain of 0.32 area habitat units, with a predicted total net change of 31.82%.
Actions required to deliver BNG	A Biodiversity Gain Plan will be submitted and approved by West Sussex County Council before commencement of the Proposed Development. The Biodiversity Gain Plan will: ▪ Demonstrate how the Proposed Development will meet the statutory BNG requirements (including purchase of off-site habitat units or statutory credits); ▪ Provide evidence of the decisions made in this BNG assessment.



1. Introduction

1.1 Terms of Reference

AtkinsRéalis has been instructed by West Sussex County Council to provide a Biodiversity Net Gain (BNG) Design Stage assessment in relation to the proposed construction of new classroom facilities at Homefield Primary School (hereafter referred to as ‘the Proposed Development’). The Proposed Development located entirely within the grounds of Homefield Primary School in Worthing, West Sussex; the footprint of the Proposed Development (hereafter referred to as ‘the Application Site’) is shown on the Site Location Plan provided in **Appendix A**.

The British Standard BS 8683:2021¹ defines BNG as “a specific, quantifiable outcome from project activities that deliver demonstrable benefits for biodiversity compared to the baseline situation.” It is an approach that aims to leave the natural environment in a measurably better state than beforehand.

This report is intended to form part of the Proposed Development’s planning application submission to West Sussex County Council (for full planning consent under the Town and Country Planning Act 1990) in relation to meeting the biodiversity gain objective (the ‘biodiversity gain condition’) under the statutory framework for BNG. The objective is for development, within the scope of mandatory BNG, to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of a development site. The increase in biodiversity value can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits.

The report provides an assessment of changes in biodiversity, as a result the Proposed Development, from a pre-development baseline to a post-development scenario. It follows the framework set out by the Chartered Institute of Ecology and Environmental Management (CIEEM)² for reporting in relation to BNG assessments. The assessment has been undertaken by a competent person with reference to the British Standard BS 8683:2021¹.

1.2 The Application Site

The Application Site is located off Chesswood Road, in the West Sussex County Council district of West Sussex, at Ordnance Survey National Grid Reference TQ 15436 03549. It is shown on the Site Location Plan provided in **Appendix A**.

The Application Site is approximately 0.54 ha and comprises school buildings and hardstanding (car park, play areas), a small educational ‘wildlife’ area in the north-west which includes an ornamental pond and planted shrubs and small areas of amenity grass. Trees are present along the south boundary of the Application Site along Chesswood Road.

Within this report, any use of the term ‘on-site’ refers to the Application Site as described above, i.e. all land within the planning red line boundary of the Proposed Development. Any reference to ‘off-site’ is to any land outside of the Application Site (regardless of proximity or ownership), which may be considered in the assessment if meeting the biodiversity gain objective cannot be achieved through gains within the Application Site.

¹ The British Standards Institution 2021. BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification. BSI Standards Limited 2021.

² CIEEM (2021). Biodiversity Net Gain Report and Audit Templates. Chartered Institute of Ecology and Environmental Management, Winchester, UK.



1.3 The Proposed Development

The Proposed Development includes the construction of a new classroom block, and external rearrangement of car parking areas and landscaping. The proposals are shown on the Landscape External Arrangement provided in **Appendix A**.

The Proposed Development will require planning permission, targeted for summer 2026. Construction commencement is currently targeted for Summer 2027 and will take less than 1 year to complete.

1.4 Relevant Legislation and Policy

1.4.1 Legislation

The Environment Act was given royal assent in November 2021. This is an act to make provision about targets, plans and policies in relation to the environment, including Part 6 of the Environment Act 2021 'nature and biodiversity', which allows for biodiversity gain in planning.

In England, Schedule 14 of the Environment Act 2021 makes provision for a 10% biodiversity gain to be a condition of planning permission through amendment of the Town and Country Planning Act 1990. It also makes provision for habitat creation and enhancements to deliver biodiversity gain to be maintained for a period of at least 30 years after the development is completed. Schedule 14 of the Environment Act 2021 was brought into force in 2024; BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 for most types of development. A summary of relevant BNG legislation is provided in **A.3Appendix B**.

The Proposed Development is within the scope of mandatory BNG.

West Sussex County Council, as a public body, has a duty to conserve biodiversity under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended).

The introduction of the Environment Act 2021 strengthens this biodiversity duty by amending Section 40 of the Act 2006 so that public bodies also have a duty to enhance biodiversity. Public bodies must now:

- Consider what they can do to conserve and enhance biodiversity.
- Agree policies and specific objectives based on their consideration.
- Act to deliver their policies and achieve their objectives.



1.4.2 Policy

1.4.2.1 National Policy

The National Planning Policy Framework (NPPF)³ “provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner”. It emphasises the importance of protecting and enhancing the natural environment. In relation to BNG, the NPPF states the following:

- Paragraph 187 (d) *Planning policies and decisions should contribute to and enhance the natural and local environment by:*
 - Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures *and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.*
- Paragraph 192 (b) *To protect and enhance biodiversity and geodiversity, plans should:*
 - *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*
- Paragraph 193 (d) *When determining planning applications, local planning authorities should apply the following principles:*
 - *Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

1.4.2.2 Local Policy

At present, there are no net gain targets above 10% set within West Sussex County Council’s local plan or in Policy DM18 of Worthing local plan, and there is no policy wording in either which creates substantive changes from the statutory framework for BNG.

1.5 Scope of the Assessment

Biodiversity metrics provide a way of measuring and accounting for biodiversity losses and gains resulting from development and/or land management change.

This BNG Design Stage assessment quantifies the baseline biodiversity value of land within the Application Site (using habitat as a proxy and measured in biodiversity units), quantifies the habitats to be lost, retained and/or enhanced, and predicts the post-development biodiversity units to be delivered as part of the Proposed Development. The assessment is based on the proposed Landscape External Arrangement (see **Appendix A**) available at the time of assessment (June 2026).

The Statutory Biodiversity Metric⁴, hereafter referred to as ‘the Metric’, has been used to calculate biodiversity units and measure the change in biodiversity at the Application Site, as a result of the Proposed Development.

³ Ministry of Housing, Communities & Local Government. *National Planning Policy Framework*. MHCLG, December 2024.

⁴ www.gov.uk. 2024. Statutory biodiversity metric tools and guides. [online] Available at: [Statutory biodiversity metric tools and guides - GOV.UK](https://www.gov.uk/guides/statutory-biodiversity-metric-tools-and-guides) [Accessed 17/06/2026].



The Metric sets out four rules that must be followed in applying the Metric; BNG cannot be claimed if the rules are not followed. Where appropriate to the assessment, these rules are discussed in the relevant sections of this report.

The scope of this assessment is to inform West Sussex County Council how the Proposed Development will meet the biodiversity gain objective under the statutory framework for BNG, whether this will be through on-site biodiversity gains or whether registered off-site biodiversity gains or statutory biodiversity credits will need to be considered. It will be used to inform the Biodiversity Gain Plan, which will need to be submitted and approved by West Sussex County Council before commencement of the Proposed Development.

This document must be read with the Metric for the Proposed Development.



2. Methods

2.1 Desk Study

2.1.1 Irreplaceable Habitats, Protected Sites and Priority Habitats

A desk study was undertaken in February 2026 to inform the Preliminary Ecological Appraisal of the Proposed Development. In relation to this BNG Baseline assessment, the desk study was used to identify any important ecological features (e.g. irreplaceable habitats, statutory designated nature conservation sites, priority habitats), which may influence the feasibility of delivering BNG, within and adjacent to the Application Site.

To identify any of these features, the following online data sources were accessed:

- Multi-Agency Geographic Information for the Countryside (MAGIC)⁵
- Ancient Tree Inventory⁶

2.1.1.1 Irreplaceable Habitats

Impacts to irreplaceable habitats are not adequately measured by the Metric and they require separate consideration outside of the statutory framework for BNG, which complies with relevant policy, legislation and regulations. The statutory biodiversity gain objective is not applied to losses or deterioration of irreplaceable habitat. The list of irreplaceable habitats considered within the statutory framework for BNG, as set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, is provided in **Table B-1, Appendix B**.

2.1.1.2 Protected Sites

Development on statutory designated sites for nature conservation (e.g. Sites of Special Scientific Interest) is not exempt from the statutory biodiversity gain objective. However, development needs to be compliant with relevant policy and guidance to prevent BNG being used as a justification for otherwise unacceptable development on such sites, i.e. there needs to be strict adherence to the mitigation hierarchy and development will not be consented on the justification that habitat losses can be easily offset using the BNG approach.

2.1.1.3 Priority Habitats

The NPPF³ promotes the conservation, restoration and enhancement of priority habitats. These are habitats that have been deemed to be of principal importance for the purpose of conserving biodiversity and have been identified as such by being listed on Section 41 of the NERC Act 2006; West Sussex County Council will take their presence into account in their planning decision making.

⁵ magic.defra.gov.uk. 2024. Magic Map Application. [online] Available at: <https://magic.defra.gov.uk/MagicMap.html> [Accessed February 2026].

⁶ ati.woodlandtrust.org.uk. 2025. Ancient Tree Inventory – Woodland Trust. [online] Available at: <https://ati.woodlandtrust.org.uk/> [Accessed February 2026].



2.1.2 Strategic Significance

The Metric applies a strategic significance score based on whether the location of a site and/or the baseline habitats present within a site or proposed habitat interventions have been identified as being locally important for biodiversity. The relevant Local Nature Recovery Strategy (LNRS) should be used to assign strategic significance.

West Sussex County Council has not yet published a LNRS. Therefore, a desk study was undertaken to identify any local biodiversity strategies and plans, as specified by West Sussex County Council⁷, to determine the strategic significance of the Application Site and/or habitats within the Application Site.

The following documents were reviewed:

- West Sussex's draft Local Nature Recovery Strategy⁸
- West Sussex County Council Biodiversity Report 2025⁹
- Adur and Worthing Urban Planting and Maintenance Policy 2025-2030¹⁰

2.2 Baseline Conditions

A field survey to record habitat types was undertaken on 29th October 2025. The survey comprised identifying the habitats present within the Application Site, using the classification system that the Metric predominantly uses in the area habitat module and the hedgerow module (the UK Habitat Classification (UKHab)¹¹), and undertaking condition assessments of the habitats. Condition assessment scores were assigned using professional judgement and the criteria for habitat in 'good', 'moderate', or 'poor' condition as set out in the relevant condition assessment sheets in Technical Annex 1 of the Metric.

The survey was led by a suitably experienced AtkinsRéalis ecologist with a Level 4 Field Identification Skills Certificate (FISC)¹² and who has appropriately evidenced their competency as being capable in the identification of habitats and plant species in accordance with the CIEEM Competency Standard for Preliminary Habitat Survey¹³. Surveyors ensured that any habitats considered to be irreplaceable, including ancient and veteran trees, (see **Table B-1**) were identified and recorded.

The survey data was collected using ESRI ArcGIS FieldMaps and then exported and analysed using QGIS. GIS specialists processed the habitat mapping data to remove small overlaps and gaps between polygons that result from digitising at low resolution. The habitat survey data was then clipped to exclude habitat data outside of the Application Site boundary. Using QGIS, areas (measured in ha) were calculated for each area habitat feature. No hedgerows or linear watercourse features are present on this Site. Habitat parcels were then created, linking areas/lengths of habitat of the same distinctiveness, condition and strategic significance.

⁷ <https://www.westsussex.gov.uk/planning/planning-applications/biodiversity-net-gain/#strategic-significance> [Accessed 16/06/2026]

⁸ [West Sussex's Local Nature Recovery Strategy \(LNRS\) | West Sussex County Council](#) [Accessed 27/03/2026]

⁹ [West Sussex County Council Biodiversity Duty Report](#) [Accessed 27/03/2026]

¹⁰ https://democracy.adur-worthing.gov.uk/documents/s16034/Adur_Worthing_Urban%20Tree%20Policy_25-30.docx.pdf [Accessed 16/06/2026]

¹¹ UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

¹² [Field Identification Skills Certificate - BSBI Website](#)

¹³ CIEEM (2023). Competency Standard for Preliminary Habitat Survey Version 2. [online] Available at: <https://cieem.net/wp-content/uploads/2023/03/Preliminary-Habitat-Survey-Competency-Standard-V2-February-2023.pdf>



To calculate the area of any individual trees within the Application Site, the ‘tree helper’ tool embedded within the Metric was utilised. This tool calculates the projected area of individual trees according to their size (small, medium, or large) measured as ‘diameter at breast height’ (i.e. diameter measured at 1.5 m above ground).

The method for assigning baseline strategic significance is set out in **Section 2.1.2**.

2.3 Calculating BNG Units using the Metric

The Metric uses several measures to quantify baseline biodiversity value for each habitat type within a site boundary. These measures include the habitat’s distinctiveness (a measure based on the type of habitat and its distinguishing features), its condition (a measure of the habitat against its ecological optimum state) and its size (ha for area habitat/km for linear habitat). In addition, the local strategic significance of a site and/or the habitats within it is taken into account by applying a strategic significance multiplier.

Area habitat units, hedgerow units and watercourse units are calculated in separate modules of the Metric. Rule 2 of the Metric states *“Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.”*

A habitat’s distinctiveness score is derived from its intrinsic biodiversity value, reflecting species richness and rarity, the extent to which it is protected by designations and the degree to which it supports species rarely found elsewhere. This score is pre-assigned in the Metric.

The calculation of watercourse units includes additional multipliers that take into account whether a watercourse has been modified by built development through the presence of encroachment into the watercourse channel or riparian zone, i.e. the multipliers reduce the number of watercourse units to reflect the negative impact that such encroachment has on a naturally functioning river system.

Post-development biodiversity units are calculated the same way but with the addition of temporal and risk multipliers that take into account the average time it takes between starting habitat creation or enhancement and that habitat reaching its target distinctiveness or condition (time to target condition) and the difficulty¹⁴ in creating or enhancing habitat. These temporal and risk related multipliers are set within the Metric and cannot be changed. Where habitat creation or enhancement is off-site, biodiversity units are calculated the same way but a spatial risk multiplier is applied based on the distance of the off-site habitat creation or enhancement to the on-site habitat loss.

The Metric also takes into account whether habitat creation or enhancement is delivered in advance of any impact it is compensating for or whether there will be any significant delay in an intervention relative to the impact. If taken into account, the standard temporal multiplier is adjusted accordingly.

There are no hedgerow or watercourse features within the Application Site; therefore, only the area habitat module of the Metric has been used in this assessment.

¹⁴ A measure which represents the uncertainty in the effectiveness of management techniques used to enhance or create habitat.



To calculate the overall net change in biodiversity units, the baseline biodiversity units are subtracted from the post-development biodiversity units, as shown in **Figure 2-1**.

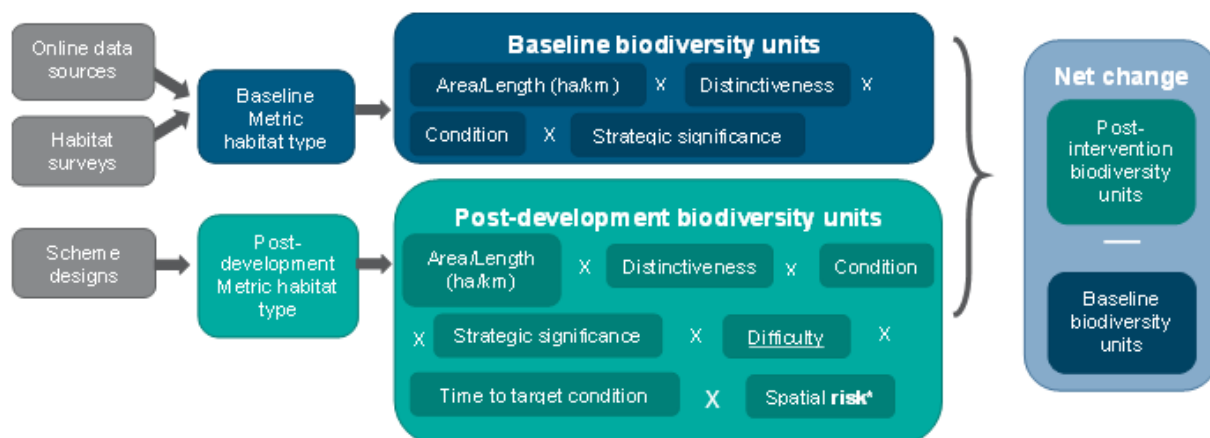


Figure 2-1 - Calculation of Biodiversity Units using the Metric

NB. Illustration does not fully depict calculation of watercourse units; additional multipliers taking into account watercourse and riparian encroachment are applied.

Text underlined indicates a risk factor applied when creating or enhancing habitats.

*Applies to off-site habitat interventions only.

2.4 Trading Rules

Rule 1 of the Metric states “*The trading rules of this biodiversity metric must be followed*”. The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. The trading rules are set out in **Table 2-1**.

Table 2-1 - Habitat Trading Rules

Baseline habitat distinctiveness	Area habitat
Very high	Priority should be given to replacing losses with area habitat units of the same habitat type (bespoke compensation likely to be required)
High	Losses must be replaced with area habitat units of the same habitat type
Medium	Losses must be replaced by area habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type
Low	Losses must be replaced with area habitat units of the same or higher band
Very low	Not applicable



2.5 BNG Principles, Mitigation Hierarchy and Biodiversity Gain Hierarchy

Use of the Metric is underpinned by several principles. Amongst these, Principle 3 states “*This biodiversity metric should be used in accordance with established good practice guidance and professional codes*”. To claim BNG, evidence that demonstrates a project has clearly applied all ten of the good practice principles for achieving BNG¹⁵ (see **Appendix C**) must be provided. Adhering to all principles together underpins the good practice required for achieving and sustaining BNG.

Expanding on Principle 1 of the good practice principles for achieving BNG, the mitigation hierarchy (see **Appendix C**) and the avoidance of impacts to irreplaceable habitats must be applied when committing to achieving BNG. This is reinforced through the publication of the British Standard BS 8683:2021¹. Application of the mitigation hierarchy is encouraged by the Metric because BNG can be more easily achieved by avoiding the loss of habitat through either retention or enhancement. Principle 2 of the Metric adds “*The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.*”

In determining whether to approve the Biodiversity Gain Plan, a planning authority must take into account how the Biodiversity Gain Hierarchy (see **Appendix C**) will be followed, and any reasons where it cannot be followed. It is distinct from the mitigation hierarchy and has been designed to reflect the habitat types within the Metric and the ways that the statutory biodiversity gain objective can be achieved. The planning authority will take into account how it has been applied in their planning decision making and whether to approve the Biodiversity Gain Plan.

2.6 Assumptions and Limitations

For this assessment, it is assumed that habitat creation will be delayed by one year from the time of the initial site clearance and the standard temporal multiplier has been adjusted accordingly.

At the time of the site survey in October 2025, a group of trees along Chesswood Road were understood to be outside of the proposed Application Site and condition assessment data was not collected at that time. These trees now fall within the Application Site boundary. The condition assessment for these trees has been completed on a precautionary basis using site survey notes, photographs and the arboricultural survey data. Where this is the case, this is stated on the condition assessment sheets.

The baseline calculations exclude trees which are present adjacent to the north boundary of the Application Site (outside of the Application Site) along the railway corridor. The Proposed Development has been designed in manner which protects these trees and their root protection zones, and therefore there will be no change in condition of these trees.

The desk study search for irreplaceable habitats (including ancient and veteran trees) and priority habitats used online sources as set out in **Section 2.1.1**. These datasets are not entirely accurate and some irreplaceable or priority habitats that are present on Site may not be present in the datasets. The field survey aimed to search for these features; as such, this is not considered to be a significant constraint.

¹⁵ CIEEM, CIRIA, IEMA. 2016. Biodiversity Net Gain: Good practice principles for development.



3. Baseline Conditions

3.1 Desk Study

3.1.1 Irreplaceable Habitats, Protected Sites and Priority Habitats

There are no irreplaceable habitats, statutory protected sites or priority habitats within or immediately adjacent to the Application Site.

3.1.2 Strategic Significance

West Sussex County Council has published a draft LNRS⁸. It is anticipated that the LNRS will be published in June 2026. The Application Site does not lie within any draft LNRS policy areas.

The West Sussex Biodiversity Duty Report⁹ includes some standard policies about protecting biodiversity. These policies make some reference to habitats without identifying specific targets in relation to them. The baseline habitats on Site do not have any particular strategic significance locally and therefore have been assigned 'low' strategic significance.

3.2 Pre-Development Biodiversity Value

The following sections summarise the pre-development biodiversity value of the Application Site. Field survey data to inform the Metric calculations was collected on 29th October 2025. There is no indication that unauthorised activities have been undertaken at the Application Site between 30 January 2020 and the date of the planning application, which may have resulted in degradation of on-site habitat. The pre-development biodiversity value is considered to be accurate for the date of the survey (29th October 2025) and is relevant to the date of the application.

3.2.1 Area Habitat Baseline

The area habitat baseline of the Application Site is summarised in **Table 3-1**. Individual trees are included in the area habitat baseline, excluding T031 as it is below the 7.5 cm in diameter at breast height (DBH) threshold. The area habitat features present within the Application Site are shown on the Habitat Baseline Plan provided in **Appendix D**. Condition assessment sheets, where required, are provided in **Appendix E**. These provide summary descriptions of the area habitat features present and the results of their condition assessment. Photographs of the habitats are provided in **Appendix F**.



Table 3-1 - Area Habitat Baseline

Habitat parcel reference	Broad habitat	Habitat type	Irreplaceable habitat	Area (ha) ¹⁶	Distinctiveness	Condition	Strategic significance	Habitat units
1	Urban	Vegetated garden	No	0.054	Low	N/A	Low	0.11
2,	Urban	Developed land; sealed surface	No	0.455	V low	N/A	Low	0.00
3	Urban	Artificial unvegetated, unsealed surface	No	0.024	V low	N/A	Low	0.00
4	Lakes	Ornamental pond	No	0.006	Low	Moderate	Low	0.02
T029, G025 ¹⁷	Individual tree (small)	Urban tree	No	0.0448	Medium	Poor	Low	0.18
T032, G030A, G030B	Individual tree (small)	Urban tree	No	0.0122	Medium	Moderate	Low	0.10
T023	Individual trees (medium)	Urban tree	No	0.0163	Medium	Poor	Low	0.07
G027, T027, T038	Individual trees (medium)	Urban tree	No	0.0651	Medium	Moderate	Low	0.52
Total habitat area (ha)				0.68				
Total site area (excluding area of individual trees, green walls, intertidal hard structures)				0.54				
Total habitat units								0.99

¹⁶ The decimal places on the calculations in this table vary as they exactly replicate those in the Statutory Metric.

¹⁷ Individual tree parcel references refer to those used in the Arboricultural Impact Assessment. These are not duplicated on the BNG plans in this report. There are a total of 19 trees in the baseline.



4. Proposed Design

The proposed design used in this assessment is based on the Landscape External Arrangement and Landscape Outline Specification (see **Appendix A**).

The following sections summarise the habitat intervention proposals, which have taken into account the BNG good practice principles, the mitigation hierarchy and the biodiversity gain hierarchy.

The post-development design, illustrated using the Metric habitat types, is shown on the Proposed Habitats Plan provided in **Appendix G**.

4.1 Habitat Retention and Enhancement

4.1.1 Area Habitat Retention/ Enhancement

A summary of area habitat retention¹⁸ is provided in Table 4-1. There are no proposals for area habitat enhancement as part of the Proposed Development. There are a total of 19 urban individual trees in the baseline, of which 18 are retained within the design.

Table 4-1 - Area Habitat Retention

Habitat parcel reference	Habitat type	Area retained (ha)	Area enhanced (ha)	Baseline units retained	Baseline units enhanced	Area lost (ha)	Habitat units lost
T029, G030A, G030B, T023, G027, T028	Individual trees – urban	0.1343	0.00	0.83	0.00	0.0041	0.03
Total		0.13¹⁹	0.00	0.83	0.00	0.00¹⁹	0.03

¹⁸ Habitat retention is when there is no loss of habitat, when habitat is retained in its baseline condition, and when there is no action to enhance the habitat.

¹⁹ The area (ha) of individual trees must be inputted into the Statutory Metric to four decimal places, exactly as shown on the 'tree helper' tool. However, the Statutory Metric rounds its results to only two decimal places. As the area of loss is so small, it is shown as '0.00' in the summary totals. However, the loss does form part of the calculation of net gain in the Statutory Metric calculations.



4.2 Habitat Creation

Based on the proposed design, there will be a total loss of 0.54 ha of area habitat features.

Descriptions of the habitat creation proposals (including the translation from landscape external arrangement and indicative planting species list (Appendix A) to Metric habitat types), assumptions for realistic target condition scores and rationale for assignment of medium or high strategic significance are provided in **Table 4-2**.

Table 4-2 - Habitat Creation Proposals

Landscape design elements	Habitat type	Target condition and assumptions	Strategic significance
Grassed area / amenity grassland: EG22 strong lawn grass mixture or equivalent ²⁰	Vegetated garden Mixture EG22 is a pure grass mixture containing a selection of hard-wearing grasses. These 'grassed areas' form part of the amenity planting around the new building and play area, and are categorised as vegetated garden.	Condition assessment not applicable for this habitat type	Low – habitat type does not form part of any local strategy.
Buffer & sensory planting / buffer & amenity planting	Vegetated garden Proposed indicative planting includes a mixture of ornamental grasses, herbaceous perennial plants, ferns and shrubs. Along with the grassed areas form part of the amenity planting around the new building and play area, and area categorised as vegetated garden.	Condition assessment not applicable for this habitat type	Low – habitat type does not form part of any local strategy.
Habitat wildflower / Wildflower meadow:	Grassland – Other neutral grassland Mixture is 80% grasses and 20% wildflower (by weight). The mixture includes a total of 25 species (5 grasses - 80% of seed mix, 20 forbs – 20% of	Target condition: Poor Criterion assumptions:	Low – habitat type in this location does not form part of any local strategy

²⁰ <https://wildseed.co.uk/product/mixtures/grass-only-mixtures/strong-lawn-grass-mixture/> [Accessed 16/06/2026]



Landscape design elements	Habitat type	Target condition and assumptions	Strategic significance
Emorsgate EM3 meadow mixture ²¹	seed mix). It expected this mixture would meet the definition of Other neutral grassland definition upon establishment by containing >8 species per m ² , including species not generally sown for intensive agricultural production and cover of rye grass/white clover (where present) is <30% (species not included in seed mix)	A: Not passed – Due to size and location of this area, this will not represent a good example of other neutral grassland. B: Not passed – the area is too small to allow variation in structure. C: Not passed – creation of bare areas will not be part of management routine. Whilst these may occur naturally, these cannot be guaranteed. D: Passed – annual maintenance will control bracken or scrub encroachment. E: Passed – seed mix does not contain INNS, rye-grass or white clover, therefore assumed <5% cover. F: Not passed – the area is small and despite the seed mix it is not anticipated there would be 10 or more species per m² upon establishment.	
Trees	Individual trees – Urban tree Non-native species or cultivars planted as individual trees (x5): Prunus ‘accolade’.	Target condition: Poor Criterion assumptions: A: Not passed – non-native or cultivar. B: Passed – individual trees. C: Not passed – tree may not mature within management and monitoring period. D: Not passed – due to location within amenity planting, management may affect natural structure of tree. E: Not passed – natural ecological niches cannot be guaranteed within management and monitoring period.	Low

²¹ <https://wildseed.co.uk/product/mixtures/complete-mixtures/general-purpose-meadow-mixtures/special-general-purpose-meadow-mixture/> [Accessed 18/06/2026]



Landscape design elements	Habitat type	Target condition and assumptions	Strategic significance
		F: Passed – all locations anticipate that more than 20% of canopy will oversail vegetation beneath.	
Trees	Individual trees – Urban tree Native species (x15): field maple, silver birch, hornbeam, pedunculate oak.	Target condition: Moderate Criterion assumptions: A: Passed – native species. B: Passed – individual trees. C: Not passed – tree may not mature within management and monitoring period. D: Not passed – due to location within urban area accessible to public management may affect natural structure of tree. E: Not passed – natural ecological niches cannot be guaranteed within management and monitoring period. F: Passed – all locations anticipate that more than 20% of canopy will oversail vegetation beneath.	Low

4.2.1 Area Habitat Creation Proposals

A summary of the area habitat units delivered by the habitat creation proposals is provided in Table 4-4. The standard temporal multiplier has been adjusted to reflect the anticipated one-year construction duration for habitats in the amenity area around the community centre, i.e. it is assumed that there will be a one-year delay between site clearance and habitat creation.



Table 4-3 - Area Habitat Creation Proposals

Habitat parcel reference(s)	Broad habitat	Proposed habitat	Area (ha)	Distinctiveness	Condition	Strategic significance	Habitat units delivered
DL	Urban	Developed land; sealed surface	0.433	V.Low	N/A - Other	Low	0.00
VG	Urban	Vegetated garden	0.078	Low	N/A	Low	0.15
G	Grassland	Other neutral grassland	0.028	Medium	Poor	Low	0.10
n/a	Individual trees	Urban tree (5 x non-native trees/cultivars)	0.0204	Medium	Poor	Low	0.06
n/a	Individual trees	Urban tree (15 x native trees)	0.0611	Medium	Moderate	Low	0.18
Total habitat area			0.62				
Total site area (excluding area of individual trees, green walls, intertidal hard structures)			0.54				
Total habitat units delivered							0.48



5. BNG Metric

5.1 Habitat Trading

The following section identifies whether habitat trading rules have been met.

5.1.1 Area Habitat

5.1.1.1 Very High and High Distinctiveness Habitat

The Proposed Development does not result in the loss of very high or high distinctiveness habitat.

5.1.1.2 Medium Distinctiveness Habitat

The Proposed Development will result in the gain of the following medium distinctiveness broad habitats:

- 0.10 area habitat units of the "Grassland"
- 0.20 area habitat units of the "Individual trees"

Overall, the trading rules have been satisfied for medium distinctiveness habitats.

5.1.1.3 Low Distinctiveness Habitat

The Proposed Development will currently result in the gain of 0.2 units of low distinctiveness habitats. Overall, the trading rules have been satisfied for low distinctiveness habitats.

5.2 Headline Results

Using the Metric, the Application Site has the following baseline biodiversity unit values:

- Habitat units: 0.99

The proposed design (habitat retention and habitat creation) is predicted to deliver:

- Habitat units: 1.31

The assessment shows that the Proposed Development is predicted to result in:

- A net gain of **0.32** area habitat units, with a predicted total net change of **31.82%**.

A Biodiversity Gain Plan will be submitted and approved by West Sussex County Council before commencement of the Proposed Development.

The Biodiversity Gain Plan will:

- Demonstrate how the Proposed Development will meet the statutory BNG requirements;
- Provide evidence of the decisions made in this BNG assessment.



An HMMP may be required if West Sussex County Council deem that any on-site biodiversity gains are 'significant enhancements'; this can include the creation or enhancement of habitats of medium or higher distinctiveness.

5.3 BNG Principles, Mitigation Hierarchy and Biodiversity Gain Hierarchy

Table 5-1 provides evidence of how the design of the Proposed Development has adhered to good practice principles for delivering BNG.

Table 5-1 - BNG good practice principles

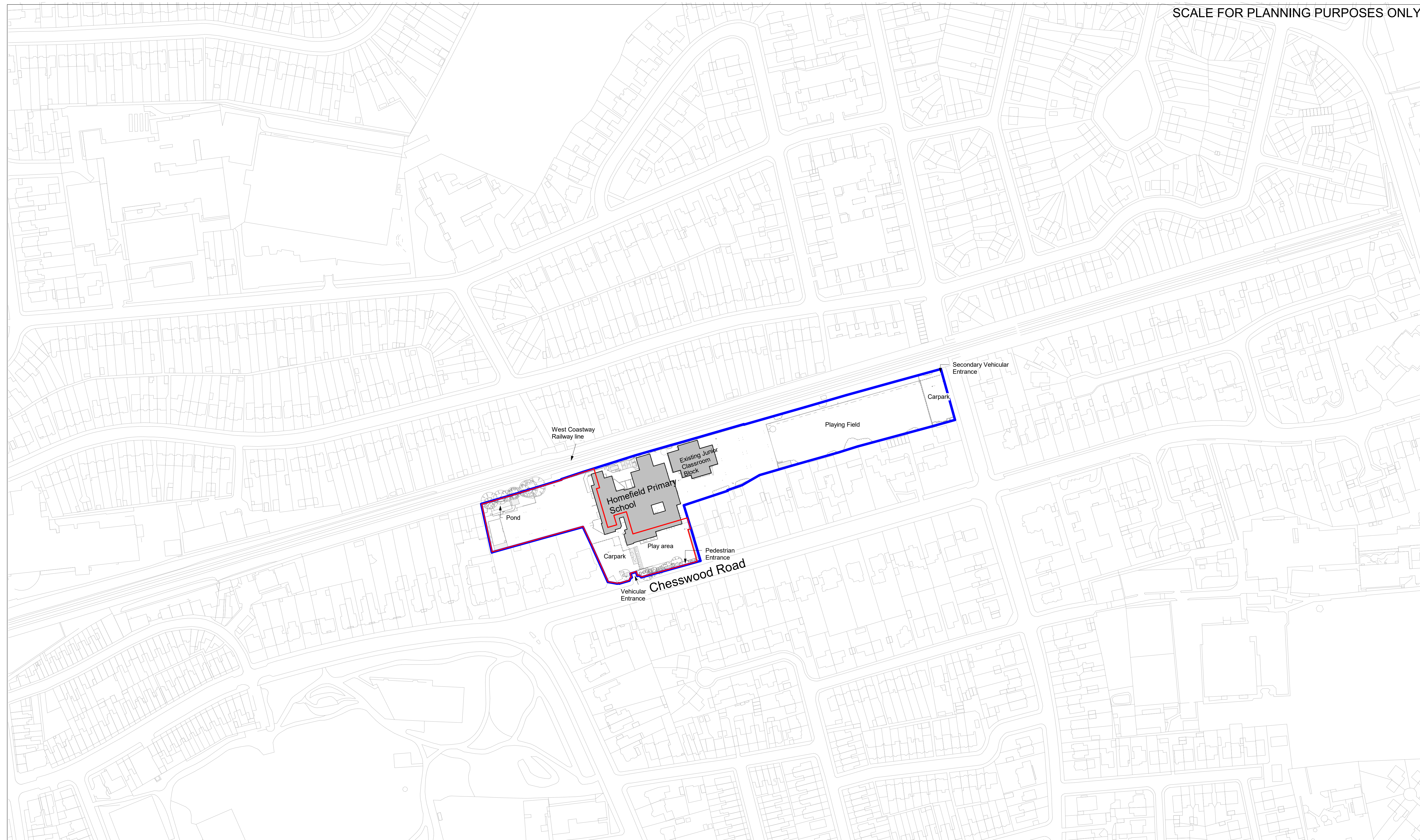
Principle	Justification that the principle has been met
1. Apply the mitigation hierarchy	The Proposed Development has retained all but one tree recording during the baseline. Trees within and adjacent to the Application Site will be protected throughout construction with site fencing to avoid impacts. It has not been possible to avoid loss of the existing ornamental pond and this cannot be re-created on-site (however, this is a low distinctiveness ornamental pond).
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are present within the Application Site or affected by the Proposed Development.
3. Be inclusive and equitable	BNG target for area habitats is predicted to be achieved on-site.
4. Address risks	Metric calculations have taken a precautionary approach to applying predicted delays and target habitat conditions.
5. Make a measurable net gain contribution	BNG target for area habitats is exceeded on-site with tree planting.
6. Achieve the best outcomes for biodiversity	Grassland creation is linked to the railway corridor to the north of the Application Site. Additional urban trees will increase opportunities for wildlife in the local area, providing further stepping stones between residential gardens, nearby open space and the railway corridor.
7. Be additional	There are no other requirements to deliver habitat at this location.
8. Create a net gain legacy	If an HMMP is deemed necessary by West Sussex County Council, this will ensure long-term management.
9. Optimise sustainability	Additional urban trees are included. This provide a variety of environmental benefits.
10. Be transparent	This report provides design stage information for planning submission. Additional reports will be provided as per the Biodiversity Gain Plan requirements.

APPENDICES

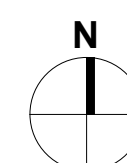
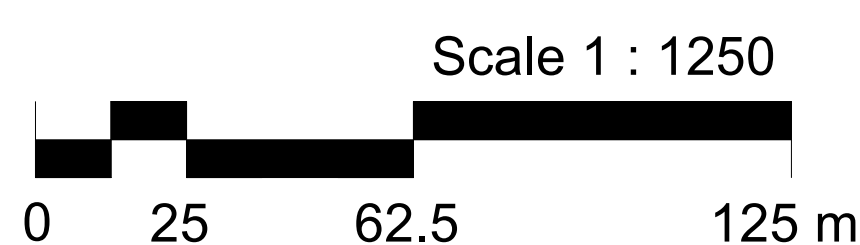
Appendix A. Application Site and Proposed Development

A.1 Application Site





-  Existing Building
 Ownership Boundary
 Red Line Boundary - land necessary to carry out the proposed development

[illegible]

Drawing Suitability	For Planning	Status \$2
		

Status
S2

Project Title
Homefield Primary School - Proposed New
SSC and Reception Classrooms Building

Drawing Title
Site Site Location and Boundary Plan

Client

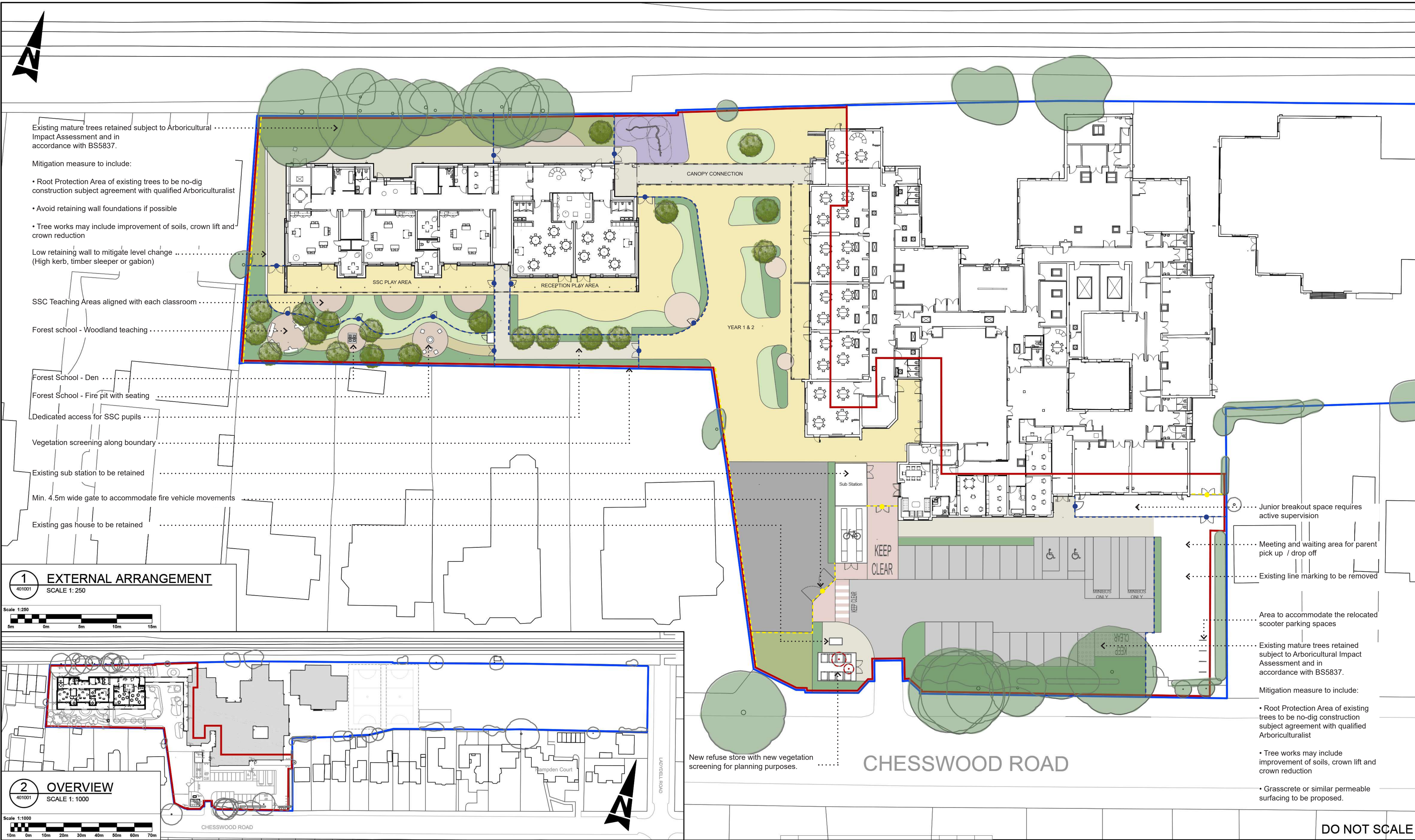


Scale As indicated	Designed ED	Drawn KK	Checked JH	Authorised RC
Original Size A1	Date July 2026	Date July 2026	Date July 2026	Date July 2026
Drawing Number HMF-ATR-01-ZZ-D-A-021051				Revision PL0

Atkins Project Number: HMF

A.2 Landscape External Arrangement





A.3 Landscape Outline Specification (extract)



Indicative Planting Species List

Tree Planting

Form:	Standard
Girth (cm):	8-10
Height (cm):	250-300
Root Condition:	Rootball
Clearstem(cm):	175-200
Acer campestre	(Field Maple)
Betula pendula	(Silver Birch)
Carpinus betulus	(Hornbeam)
Prunus 'Accolade'	(Cherry 'Accolade')
Quercus robur	(English Oak)

Sensory / Amenity Planting

Ornamental Grasses, Herbaceous Perennial & Ferns:
Planted in single species groups of 3-5 no.
2-3L Containers

Calamagrostis × acutiflora 'Karl Foerster'
Carex morrowii 'Ice Dance'
Miscanthus sinensis 'Kleine Fontäne'
Stipa tenuissima

Echinacea purpurea 'Magnus'
Helenium 'Moerheium Beauty'
Phlomis russeliana
Salvia officinalis 'Purpurascens'
Verbena bonariensis

Hosta 'Blue Mouse Ears'
Polystichum aculeatum

Buffer Planting

Specimen Shrubs:
Planted in single species groups of 1-3 no.
3-5L Containers

Abelia × grandiflora 'Kaleidoscope'
Choisya ternata
Cornus sanguinea 'Midwinter Fire'
Euonymus fortunei 'Emerald Gaiety'
Genista lydia
Hebe 'Midsummer Beauty'
Lavandula angustifolia 'Hidcote'
Philadelphus 'Snowbelle'



Note: All images and products are indicative and subject to further development and liaison with key stakeholders in subsequent design stages.

Indicative Planting Species List

Amenity Grass

Emorsgate Seeds EG22 Strong Lawn Grass Mixture
or equivalent
Seed @ 25g/m² or Turf

- Lolium perenne
Festuca arundinacea
Cynosurus cristatus
Festuca rubra rubra
Phleum bertolonii
Trifolium repens
Medicago lupulina
Plantago lanceolata
Achillea millefolium
Centaurea nigra
Rhinanthus minor
- Silene latifolia
Silene dioica
Centaurea cyanus
Glebionis segetum
Agrostemma githago

Wildflower Meadow

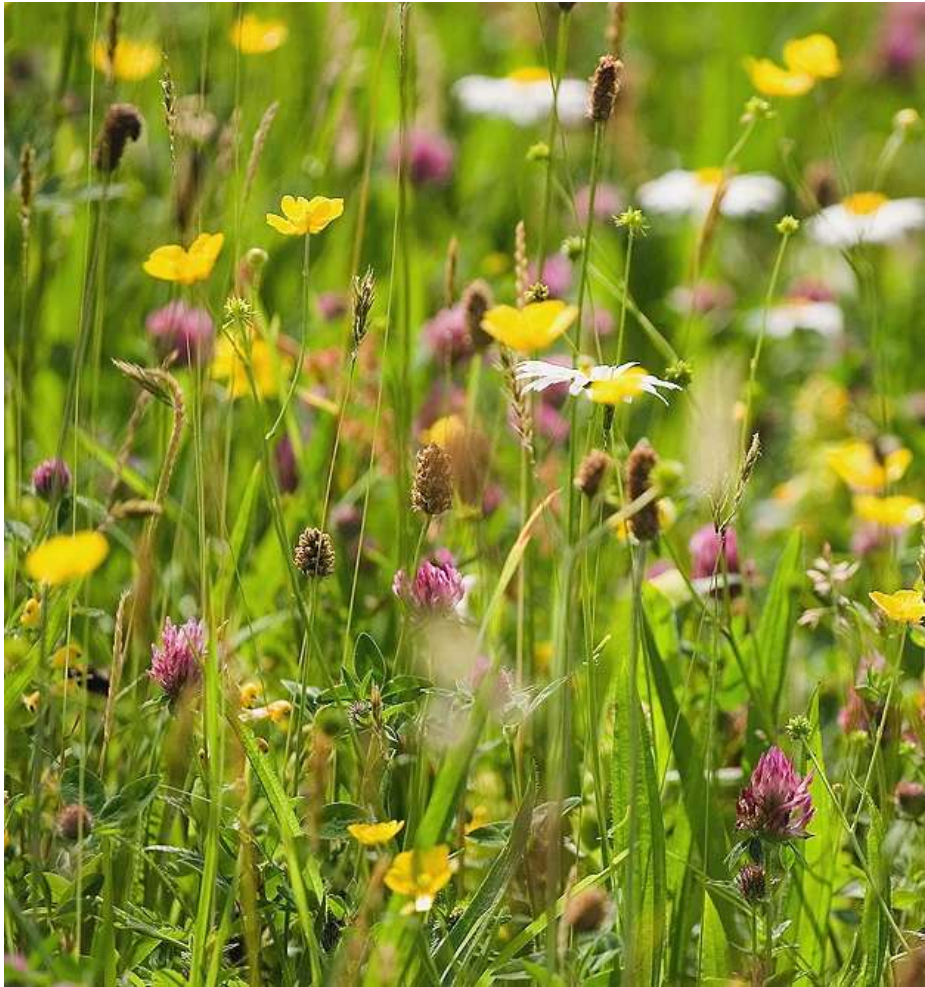
Emorsgate Seeds EM3 Special General Purpose Meadow Mixture
or equivalent
Seed @ 4g/m²

- Wildflower (20%) -
Achillea millefolium
Agrimonia eupatoria
Betonica officinalis
Centaurea nigra
Centaurea scabiosa
Daucus carota
Filipendula ulmaria
Galium album
Galium verum
Geranium pratense
- Knautia arvensis
Leucanthemum vulgare
Medicago lupulina
Onobrychis viciifolia
Poterium sanguisorba
ssp sanguisorba
Primula veris
Prunella vulgaris
Silaum silaus
Silene dioica
Silene flos-cuculi
- Silene vulgaris
Taraxacum officinale
Vicia cracca

-Grasses (80%) -
Agrostis capillaris
Cynosurus cristatus
Festuca rubra
Phleum bertolonii
Poa pratensis

Note:
Wildflower species listed below excluded
from EM3 mixture as they are classified
under Category C of the HTA Guide to
Potentially Harmful Plants

- Echium vulgare
- Pastinaca sativa
- Ranunculus acris
- Ranunculus bulbosus
- Rumex acetosa



Note: All images and products are indicative and subject to further development and liaison with key stakeholders in subsequent design stages.

Appendix B. Summary of Relevant BNG Legislation

The relevant primary legislation for the statutory framework for BNG is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990²², which was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021²³. The biodiversity gain objective (the 'biodiversity gain condition') under the statutory framework for BNG is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of a development site. The increase in biodiversity value can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits.

The Levelling-up and Regeneration Act 2023²⁴ has amended Schedule 7A of the Town and Country Planning Act 1990:

- Section 135 Biodiversity net gain: pre-development biodiversity value and habitat enhancement.
 - This provides a clause to ensure that habitats assessed for BNG during pre-development calculations are taken at their highest value on site prior to any proposed clearance that could have been undertaken during a previous activity (e.g., a previous planning application). This is to reduce incentives to clear habitats on potential BNG sites or off-site contributions to BNG.

The relevant secondary legislation (BNG regulations) to support the delivery of the statutory framework for BNG is summarised in **Table B-1**.

Table B-1 - Summary of BNG Regulations

Regulation	Summary
The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 ²⁵	These regulations make further consequential amendments to existing primary legislation on planning, to integrate the BNG framework. These amendments include the definition of a planning authority under Schedule 7A which sets out the BNG framework.
The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 ²⁶	These regulations commence BNG for most types of new planning applications and provides transitional arrangements for section 73 permissions. This includes: ▪ Provision for biodiversity gain as condition of planning permission. ▪ Provision for a register of biodiversity gain sites (the 'biodiversity gain site register'). ▪ Arrangement for the purchase of statutory credits.
The Biodiversity Gain Requirements (Exemptions) Regulations 2024 ²⁷	These regulations prescribe exemptions for categories of development to which BNG does not apply. This includes the following: ▪ Householder development. Development which is subject of a householder application as defined within Article 2(1) of the Town and

²² <https://www.legislation.gov.uk/ukpga/1990/8/contents>

²³ <https://www.legislation.gov.uk/ukpga/2021/30/schedule/14/enacted>

²⁴ <https://www.legislation.gov.uk/ukpga/2023/55/contents>

²⁵ <https://www.legislation.gov.uk/ukdsi/2024/9780348254419>

²⁶ <https://www.legislation.gov.uk/uksi/2024/44/made>

²⁷ <https://www.legislation.gov.uk/uksi/2024/47/contents/made>



Regulation	Summary
	Country Planning (Development Management Procedure) (England) Order 2015. - Development granted planning permission by a development order under section 59. This includes permitted development rights. - Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5 m by 5 m) of habitat, or 5 metres of linear habitats such as hedgerows. - Self-build and custom build development. Development which: - consists of no more than 9 dwellings, and - is carried out on a site which has an area no larger than 0.5 hectares, and - consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. - Urgent Crown development granted permission under section 293A Town and Country Planning Act 1990. - Development of a biodiversity gain site. Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development. - Development related to the high speed railway transport network. Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.
The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 ²⁸	These regulations amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.
The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 ²⁹	These regulations set out the modifications for irreplaceable habitat. The following habitats are considered to be irreplaceable for BNG metric calculation purposes: - Blanket bog - Lowland fens - Limestone pavements - Coastal sand dunes - Ancient woodland - Ancient trees and veteran trees

²⁸ <https://www.legislation.gov.uk/uksi/2024/50/contents/made>

²⁹ <https://www.legislation.gov.uk/uksi/2024/48/contents/made>



Regulation	Summary
	▪ <i>Spartina</i> saltmarsh swards ▪ Mediterranean saltmarsh scrub
The Biodiversity Gain Site Register Regulations 2024 ³⁰	These regulations allow for fees to be charged for applications to register land in the biodiversity gain site register and allows the register operator (Natural England) to issue financial penalties where false or misleading information is provided.

³⁰ <https://www.legislation.gov.uk/uksi/2024/45/contents/made>



Appendix C. BNG Principles, Mitigation Hierarchy and Biodiversity Gain Hierarchy

C.1 BNG Good Practice Principles

Table C-1 - BNG good practice principles

Principle	In practice
11. Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
12. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.
13. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.
14. Address risks	Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between losses occurring and the gains being fully realised.
15. Make a measurable net gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
16. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when: ▪ Delivering compensation that is ecologically equivalent in type, amount and condition and that accounts for the location and timing of biodiversity losses ▪ Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation ▪ Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels ▪ Enhancing existing or creating new habitat ▪ Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity
17. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
18. Create a net gain legacy	Ensure net gain generates long-term benefits by:



Principle	In practice
	▪ Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity³¹ ▪ Planning for adaptive management and securing dedicating funding for long-term management ▪ Designing Net Gain for biodiversity to be resilient to external factors, especially climate change ▪ Mitigating risks from other land uses ▪ Avoiding displacing harmful activities from one location to another ▪ Supporting local-level management of Net Gain activities
19. Optimise sustainability	Prioritise BNG and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
20. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

C.2 Mitigation Hierarchy

Expanding on Principle 1 of the good practice principles for achieving BNG, the mitigation hierarchy and the avoidance of impacts to irreplaceable habitats must be applied when committing to achieving BNG. This is reinforced through the publication of the British Standard BS 8683:2021¹.

The sequential approach to applying the mitigation hierarchy is to:

- Avoid – Where possible habitat damage should be avoided.
- Minimise – Where possible habitat damage and loss should be minimised.
- Remediate – Where possible any damaged or lost habitat should be restored.
- Compensate – As a last resort, damaged or lost habitat should be compensated for³².

Application of the mitigation hierarchy is encouraged by the Metric because BNG can be more easily achieved by avoiding the loss of habitat through either retention or enhancement. Principle 2 of the Metric adds “*The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.*”

C.3 Biodiversity Gain Hierarchy

The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

³¹ For projects being consented through the Town and Country Planning Act 1990, the Environment Act 2021 now makes provision for habitat enhancements undertaken to deliver biodiversity gain to be maintained for a period of at least 30 years after the development is completed.

³² Compensation should be undertaken on-site. If this is not possible then off-site habitat compensation may be an option; however, this should be undertaken as close to the on-site area as possible.



- First, in relation to on-site habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects.
- Then, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing on-site habitats, creation of new on-site habitats, allocation of registered off-site gains and finally the purchase of biodiversity credits.



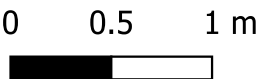
Appendix D. Habitat Baseline Plan





Legend

- Site boundary
- Individual trees
- Area Habitats**
- Vegetated garden (1)
- Developed land, sealed surface (2)
- Artificial unvegetated unsealed surface (3)
- Ornamental pond (4)



AtkinsRéalise Woodcote Grove Ashley Road Epsom England KT18 5BW	Project: Homefield Primary School	Title: Baseline Habitat Plan	Original scale: 1:750	Drawn by: SM	Checked by: JB	Reviewed by: NC
	Client: West Sussex County Council			Date: 24/06/2026	Date: 24/06/2026	Date: 24/06/2026

Appendix E. Condition Assessment Sheets



Condition Sheet: INDIVIDUAL TREES Habitat Type											
Habitat Types											
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>											
Habitat Description											
Trees within red line boundary include: T023 - common walnut, 430mm DBH (medium); TN31 - wild cherry, 70mm - excluded from assessment as below 75mm threshold; TN32 - field maple, 100mm DBH (small); G027 - group of 3 sycamore 4500mm DBH (medium); T028 - sycamore, 490mm DBH (medium); T029 - sycamore, 300mm DBH (small); G030A&B - two whitebeam, 130mm DBH (small); G025 - line of 10 cherry, 80mm - 120mm DBH (small)											
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.											
On-site or off-site, site name and location	on-site	Survey date and Surveyor name							29/10/2025 JB		
		Survey reference (if relating to a wider survey)							n/a		
Limitations (if applicable)		Condition assessment for G027, T028, T029, G030A and G030B not completed during visit. This has been compiled from survey notes, photographs and arboricultural survey data taking a precautionary approach. Based on the available survey data and precautionary approach, this is not considered a significant limitation.									
		Habitat parcel reference									
		T023	T032	G027	T028	T029	G030 A	G030 B	G025		
		Grid reference									
Condition Assessment Criteria		TQ 1547 8 0350 0	TQ 1544 0 0348 9	TQ 1545 7 0349 0	TQ 1546 0 0349 2	TQ 1546 4 0349 3	TQ 15488 03500	TQ 15488 03500	TQ 1546 0 0349 2		
		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).	No	Yes	No	No	No	Yes	Yes	Yes		T023 - walnut; T032 - field maple; G027, T028 & T029 - sycamore; G030A&B - whitebeam;



											G025 cherry
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).	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		individual trees or groups (urban perimeter)
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	Yes	No	No	No	No		T023, G027, T029 - classified as early mature (confirmed with tree surveyor this does not meet 'mature' description for this tree; T032, G030 and G025 - semi mature
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.	No	No	No	No	No	Yes	Yes	No		Trees are within school or near boundary / pavement and as such are not in natural shape and have been subject to crown lifting/pruning and trampling of ground/roots at base. Exception are the smaller trees G030A&B.



E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	Yes	Yes	No	No	No	No			G027 and T029 have rot and decay features and deadwood in canopy. No significant opportunities in other trees
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No			Despite locations, at least 20% of most canopies oversail vegetation, especially as trees do not have their natural spread. Cherry oversail bare ground due to high level of footfall during school play times
Number of criteria passed		2	3	3	4	2	4	4	2			
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)	✓				✓			✓			
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												
None												
Footnotes												
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:												
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)												



and:

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.



Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat) Lakes - Ponds (non-priority habitat) Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes] Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
School ornamental pond, decking on one side. Plastic lined. Lots of invasive and non native planting (including parrot feather).			
ukhab – UK Habitat Classification - - -			
On-site or off-site, site name and location	on site	Survey date and Surveyor name	29/10/2025 JB
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	n/a
Grid reference	TQ 15350 03540	Habitat parcel reference	6
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	Not turbid
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	School grounds with hardstanding to south and east, railway corridor to north. Vegetation does not extend 10 m from edge.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	Only a small amount recorded during survey, less than 10%
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	No connection to other waterbodies – ornamental pond
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes	Plastic lined ornamental pond. Site management explain pond dries in summer.



F	There is an absence of listed non-native plant and animal species ³ .	No	Parrots feather recorded
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	No fish seen
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No	approximately 40%
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	No vegetation shading pond from south
Number of criteria passed		6	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria	Good (3)		
Passes 5 or 6 criteria	Moderate (2)		
Passes 4 or fewer criteria	Poor (1)		
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria	Good (3)		
Passes 6 to 8 criteria	Moderate (2)	√	
Passes 5 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			
None – likely to be removed			
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat. Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>. Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:			
UKTAG classification of alien species working paper v8.pdf (wfduk.org)			



- Frequently occurring non-native plant species include water fern *Azolla filiculoides*, Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides* and Japanese knotweed *Reynoutria japonica*, giant hogweed *Heracleum mantegazzianum* (on the bank).
- Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussels *Dreissena polymorpha*, killer shrimp *Dikerogammarus villosus*, demon shrimp *Dikerogammarus haemobaphes*, carp *Cyprinus carpio*.

Footnote 4 - If the pond is seasonal (as in, it dries out in most summers) then emergent species alone are likely to be found.



Appendix F. Habitat Baseline Photographs

Table F-1 - Baseline habitat photographs

Habitat	Photographs
Vegetated garden (1) Planted areas of school, mix of small areas of grassland, shrubs and other planting.	
Artificial unvegetated surface - bare ground (5) Used as play space	 

Habitat**Photographs**

Individual trees

Habitat

Photographs



Habitat**Photographs**

Ornamental pond (6)



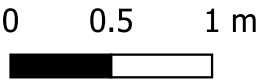
Appendix G. Post Development Habitat Plan





Legend

- Site boundary
- Area Habitats**
 - Other neutral grassland (G)
 - Developed land. sealed surface (DL)
 - Vegetated garden (VG)
- Individual tree**
 - New trees
 - Retained trees



AtkinsRéalisation Woodcote Grove Ashley Road Epsom England KT18 5BW	Project: Homefield Primary School	Title: Post-Development Habitat Plan	Original scale: 1:750	Drawn by: SM	Checked by: JB	Reviewed by: NC
	Client: West Sussex County Council			Date: 24/06/2026	Date: 24/06/2026	Date: 24/06/2026

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