

Biodiversity Net Gain Assessment

Survey site:

Land to the east of 21 Russel Close, Worthing, West Sussex, BN14 8LR

Client:

Gareth Pettett

Assessment Date:

10th July 2025

Project:

This report is prepared to inform a planning application with Worthing Borough Council. The proposal is described as: “The erection of a two-bedroom end-of-terrace house to replace the current open space at the end of the terrace”

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **[BNG Methodology and Legislation – 2025.](#)**

Version Control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Consultant Ecologist	09/07/2025
Final	1.0	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Consultant Ecologist	10/07/2025

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1** and condition assessments in **Appendix 2**.

The site is located in Worthing at National Grid Reference TQ 15477 04215 and has an area of approximately 0.012Ha. The site is situated immediately adjacent to a row of terrace houses and is comprised of a vegetated garden which is associated with 21 Russel Close, BN14 8LR. The site is situated in an urban context, surrounded by residential dwellings and roads, with arable fields to the north and the English Channel to the south (approximately 2.3km).

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

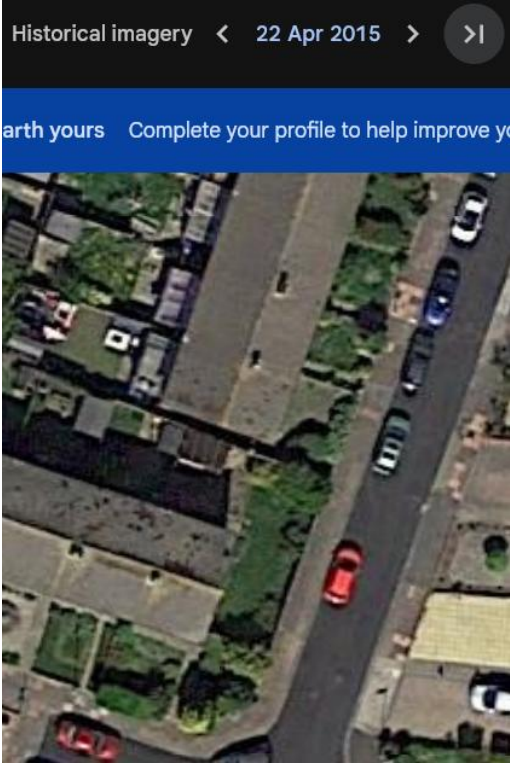
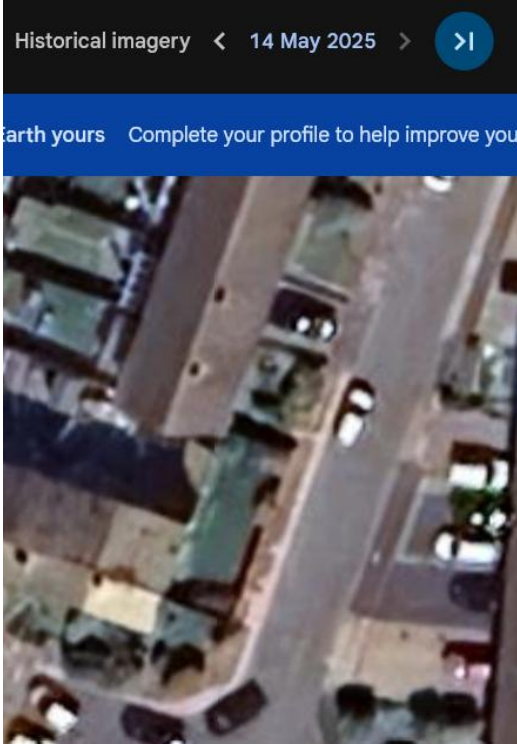
- ❖ Statutory BNG Metric – BN14 8LR (Arbtech Consulting Ltd, 2025)
- ❖ Proposed Plan
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA) (Arbtech Consulting Ltd, 2025)

Executive Summary

The site has a baseline habitat/area value of 0.02 units, comprised of vegetated garden and 0.01 linear units, comprised of ornamental hedgerow.

Given that the proposed development is the erection of a dwelling within a current vegetated garden, the proposal will result in biodiversity net loss. There is no scope within the site to achieve biodiversity net gain, given the site is in the current private curtilage of a 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.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	10th July 2025
	<p>The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd, 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 22nd April 2015 and 14th May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.</p> <div><div></div><div></div></div>	

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 23 rd July 2024.	
BNG Target Uplift	+10%	
	Habitat	Baseline / Post-Development
	Vegetated Garden	Low
	Developed land, sealed surface	Low
	Ornamental Hedgerow	Low
Limitations		
There were no specific limitations to the assessment.		

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.001	Hard standing pathway	N/A	Low Strategic Significance
Vegetated Garden	0.01	Garden comprising modified grass lawn and introduced shrubs	N/A	Low Strategic Significance

Baseline Biodiversity Value: On-Site

Linear-Based Habitats (B-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Ornamental hedgerow	0.011	Ornamental hedgerow bordering the south-east of the site	Poor	Low Strategic Significance

Results, Discussion, and Next Steps

BNG Informative	
Results	<p>The site has a baseline habitat/area value of 0.02 units, comprised of vegetated garden and 0.01 linear units, comprised of ornamental hedgerow.</p> <p>Given that the proposed development is the erection of a dwelling within a current vegetated garden, the proposal will result in biodiversity net loss. There is no scope within the site to achieve biodiversity net gain, given the site is in the current private curtilage of a 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.</p>

Appendix 1: Baseline Habitat Plan



Appendix 2: Headline Results

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.02		
	Hedgerow units	-0.01		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-100.00%	Total net gain achieved is less than target set ▲	
	Hedgerow units	-100.00%	Total net gain achieved is less than target set ▲	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.02	0.02	0.02
Hedgerow units	10.00%	0.01	0.01	0.01
Watercourse units	10.00%	0.00	0.00	0.00
				No additional watercourse units required to meet target ✓