BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

13/15 Farncombe Road
Worthing
West Sussex
BN11 2AY

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This report has been prepared by

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on behalf of

Patagonia Properties

Document Author

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CONTENTS

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy Ltd was commissioned by Patagonia Properties to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment in support of the proposed development on a parcel of land at 13/15 Farncombe Road, Worthing, West Sussex, BN11 2AY (hereafter referred to as the 'Site').

1.2 Document Objectives

1.2.1 The aim of this BNG Feasibility Assessment is to:

- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
- Ascertain the anticipated biodiversity value of the Site post-development;
- Provide a summary of the overall BNG calculations; and
- Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity metric rules.

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	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.
3	To accurately apply the biodiversity metric formula, you must use the 'Statutory Biodiversity Metric' calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity metric principles.

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.
2	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.

Principle	Principle Detail
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: maintain habitat extent - supporting more, bigger, better and more joined up ecological networks; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

1.5.1 The Site, approximately 0.1ha in size, is located west of Farncombe Road, within the grounds of properties 13 and 15, centred on OS central grid reference: TQ 15515 02926. The Site straddles both properties boundaries, separated by a stone wall. Located within the centre of Worthing town, the Site is situated within an urban environment, bordered on all boundaries by residential properties and gardens. The location of the Site within its environs is presented in Appendix I.

1.5.2 It should be noted that the northern extent of the Site was previously cleared in 2019 and 2022 as part of a previous planning application on this extent of the Site (Worthing Borough Council planning application reference: AWDM/1190/16 and AWDM/0699/20) and has been occasionally unmanaged since. Before then, according to aerial imagery (Google Earth Pro, 2024), the Site appeared to comprise vegetated garden.

1.6 Documents and Information Provided

1.6.1 Development proposal include the clearance of the Site for the construction of two residential properties with associated access and gardens. The Proposed Site Plan, drawing number: 21074B-P-110, revision C (Stickland Wright, 2024) was used to aid the preparation of this report.

1.6.2 This BNG Feasibility Assessment report should be read in conjunction with the initial Preliminary Ecological Appraisal, document ref: 5845E/24/01 (PJC Consultancy, 2024).

2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

2.1.1 This BNG Feasibility Assessment report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019).

2.2 Competency of Assessor

2.2.1 The author of this report, Nicolle Stevens BSc(Hons) ACIEEM has been a practising ecologist in ecological consultancy since 2017. During this time, Nicolle has assisted on and completed multiple BNG Assessments and accompanying reports, using both the DEFRA Statutory Biodiversity Metric (and previous versions) and DEFRA Statutory Small Sites Metric (and previous versions).

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

2.3.1 The total number of number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area habitats (habitat units) and linear terrestrial and aquatic / riparian habitats (hedgerow and watercourse units) within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.

2.3.2 The DEFRA Statutory Biodiversity Metric uses habitat areas (in hectares (ha)) as its core measurement, except for hedgerow and watercourse habitats where habitat length is used (in kilometres (km)). For individual trees (which is considered area-based habitat), the DEFRA Statutory Biodiversity Metric tool contains a tree helper which automatically generates an area value based on the trees diameter at breast height.

2.3.3 The habitat type and area/length as well as the condition of each habitat parcel was informed from habitat data collected during the ecological walkover survey and habitat condition assessment undertaken on the 8th October 2024 by Nicolle Stevens BSc(Hons) ACIEEM (Natural England class one great crested newt (GCN) *Triturus cristatus* licence holder and class two bat licence holder) (see Appendix II).

2.3.4 In accordance with recognised good practice principles, the 'Statutory Biodiversity Metric' excludes protected and irreplaceable habitats (i.e. ancient woodland, ancient and veteran trees, blanket bog, sand dunes, salt marsh and lowland fen).

2.3.5 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.

2.3.6 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each distinct habitat, hedgerow and/or watercourse. The ecological baseline of the Site is calculated by totaling the units across all habitats, hedgerows and watercourses within the Site.

Habitat Distinctiveness

2.3.7 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.

2.3.8 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple

rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The DEFRA distinctiveness bands, and corresponding scores are as follows:

- Very high (8);
- High (6);
- Medium (4);
- Low (2); and
- Very low (0).

Habitat Condition

2.3.9 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

2.3.10 Habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheet as presented in the Statutory Biodiversity Metric Technical Supplement (Natural England, 2024). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5); and
- Poor (1).

Strategic Significance

2.3.11 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations for biodiversity and other environmental objectives.

2.3.12 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity action plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher strategic position multiplier than proposed developments that are not situated within areas of strategic significance.

2.3.13 The strategic significance and corresponding scores are as follows:

- High (1.15) - Where the location has been identified within a local plan, strategy or policy as being ecologically important for the specific habitat type or where that habitat has been identified as being locally ecologically important;
- Medium (1.10) - Where there is no relevant plan, strategy or policy in place, professional judgement may be used to justify the use of the medium strategic significance category; and
- Low (1) - If the habitat is not included in local plans, strategy or policy.

Measurement of Habitats

2.3.14 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.4 Biodiversity Unit Calculation: Post-Development

2.4.1 The total number of biodiversity units of the Site post-development was calculated using the Proposed Site Plan, drawing number: 21074B-P-110, revision C (Stickland Wright, 2024).

2.4.2 The area/length of retained and enhanced habitats, hedgerows and watercourses previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length of all newly created habitats was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created area-based and linear-based habitats are defined as the following:

- Retention: there is no loss of the habitat, hedgerow or watercourse and/or the habitat, hedgerow or watercourse is retained in its baseline condition;
- Enhancement: the habitat, hedgerow or watercourse is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat, hedgerow or watercourse and replacement with another, and/or a change in the broad habitat, hedgerow or watercourse type.

2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey, habitat condition assessment and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.

2.5.2 In addition to aiming to achieve BNG within developments, developers must implement avoidance, mitigation, compensation and/or enhancement measures required to prevent harm to legally protected species (such as nesting birds). Achieving BNG does not override the legal protection of these species and their habitats. Further information about avoidance, mitigation, compensation

and/or enhancement measures required, are included in the Preliminary Ecological Appraisal report, document reference: 5845E/24/01 (PJC Consultancy, 2024).

3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

3.2.1 A description of the habitats recorded within the Site and associated units generated pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 0.26 habitat units are generated on-site.

3.2.2 A map displaying the extent of the habitats on-Site, can be seen in Appendix III.

3.3 Hedgerows

3.3.1 A description of the hedgerows recorded within the Site and associated units generated pre-development (ecological baseline) is presented in Table 4 below. Overall, pre-development the Site generated a total of 0.02 hedgerow units.

3.3.2 A map displaying the extent of the hedgerows on-Site, can be seen in Appendix III.

3.4 Watercourses

3.4.1 No watercourses were recorded within the Site as part of the initial ecological walkover survey and habitat condition assessment.

Table 3: On-site habitats pre-development.

Habitat ID	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Baseline Units Retained	Baseline Units Enhanced	Habitat Units Lost
1	Sparsely vegetated land; Ruderal/ephemeral	0.0631	Low (2)	Moderate (2)	Low (1)	0.25	0.00	0.00	0.25
2	Urban; Vegetated garden	0.0036	Low (2)	Condition Assessment N/A (1)	Low (1)	0.01	0.00	0.00	0.01
3	Urban; Developed land; sealed surface	0.0171	Very Low (0)	N/A – Other (0)	Low (1)	0.00	0.00	0.00	0.00
TOTAL						**0.26**	**0.00**	**0.00**	**0.26**

Table 4: On-site hedgerows pre-development.

Habitat ID	Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Hedgerow Units	Baseline Units Retained	Baseline Units Enhanced	Hedgerow Units Lost
1	Line of trees	0.01	Low (2)	Poor (1)	Low (1)	0.02	0.00	0.02	0.00
TOTAL						**0.02**	**0.00**	**0.0**	**0.00**

4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1.1 Assumptions have been made regarding the type and targeted condition of habitats that are proposed to be created and enhanced. These assumptions include:

- Retention of 0.01km of existing line of trees along the south-eastern Site boundary;
- Creation of 0.0071ha of biodiverse green roofs which will be appropriately managed long-term to target 'moderate' condition; and
- Creation of 0.0009km of native hedgerow along the proposed curtilage boundary within the south-western extent of the Site which will be appropriately managed long-term to target 'moderate' condition.

4.2 Habitats

4.2.1 Post-development, habitat retention measures are anticipated to generate 0.00 habitat units (see Table 3) whilst habitat creation measures are anticipated to generate approximately 0.06 habitat units (see Table 5 below).

4.2.2 A map displaying the extent of the habitat units expected to be created on-Site post-development, can be seen in Appendix IV.

4.3 Hedgerows

4.3.1 Post-development, hedgerow retention/enhancement measures are anticipated to generate approximately 0.03 hedgerow units (see Table 7). In addition to the above, post-development, hedgerow creation measures are anticipated to generate approximately 0.00 hedgerow units (see Table 6 below).

4.3.2 A map displaying the extent of the hedgerow units expected to be created on-Site post-development, can be seen in Appendix IV.

4.4 Watercourses

4.4.1 No watercourse habitats are proposed to be incorporated into the proposed development.

Table 5: Habitats created post-development.

Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
Urban; Developed land; sealed surface	0.0611	Very Low (0)	N/A – Other (0)	Low (1)	0.00
Urban; Biodiverse green roof	0.0071	Medium (4)	Medium (2)	Low (1)	0.03
Urban; Vegetated garden	0.0166	Low (2)	Condition Assessment N/A (1)	Low (1)	0.03
TOTAL					**0.06**

Table 6: Hedgerows created post-development.

Hedgerow Type	Length (km)	Distinctiveness	Targeted Condition	Strategic Significance	Hedgerow Units Delivered
Native hedgerow	0.0009	Low (2)	Moderate (2)	Low (1)	0.00
TOTAL					**0.00**

Table 7: Hedgerows enhanced post-development.

Baseline Hedgerow Type	Proposed Hedgerow Type	Length (km)	Distinctiveness Change	Condition Change	Strategic Significance	Hedgerow Units Delivered
Line of trees	Line of trees	0.01	Low-Low	Low (1) -Moderate (2)	Low (1)	0.03
TOTAL						**0.03**

5 CONCLUSION

5.1.1 Pre-development, the Site generates a total of 0.26 habitat units and 0.01 hedgerow units.

5.1.2 Post-development, the Site is expected to generate a total number of 0.06 habitat units and 0.03 hedgerow units through a combination of habitat retention, creation and enhancement measures.

5.1.3 This represents a net loss of -0.2 (-75.39%) in habitat units and a net gain of 0.01 (64.10%) hedgerow units.

5.1.4 The overall net loss in habitat units equates to a unit deficit of 0.22 (or unit shortfall of 0.44 Tier A1 statutory units).

5.1.5 In addition, the trading rules, in particular '*Rule 1: The trading rules of this biodiversity metric must be followed. 'Trading down' must be avoided. Losses of habitat are to be compensated for on a "like for like" or "like for better" basis. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than those lost.*', have not been satisfied post-development.

5.1.6 Therefore, based on current detailed design information, the proposed development is not anticipated to deliver the minimum 10% BNG.

6 NEXT STEPS

6.1.1 Given the spatial constraints of the Site, achieving BNG targets through on-site habitat creation and enhancement measures is considered unrealistic.

6.1.2 BNG targets should therefore be met through off-site habitat creation and enhancement measures, for example by purchasing the relevant number of off-site units from a land manager / habitat bank provider. If the applicant chooses to purchase off-site units, they will need to explore the marketplace to find what is available to buy in order to meet your specific BNG requirements.

6.1.3 The land manager / habitat bank provider you buy from will need to register the gain site on the national biodiversity gain sites register before, at the same time as, or after you buy units on it. Sites on the register may be allocated to specific development projects to help them achieve their biodiversity gain target.

6.1.4 Any off-site gains will then need to be secured via a legal agreement (for example a S106 agreement or conservation covenant) which will set out who will do the BNG creation, enhancement and management work for 30 years (usually the land manager / habitat bank provider).

6.1.5 Once you have found and agreed a contract with a land manager / habitat bank provider, either the land manager or applicant / developer (with the land manager's permission) must apply to record the allocation of the biodiversity units to your development on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to your development will need to be recorded before the local planning authority can approve your biodiversity gain plan.

6.1.6 A Biodiversity Gain Plan can then be prepared and submitted to the local planning authority if the applicant/developer can meet their BNG requirements with off-site gains, and once the applicant/developer have recorded the allocation of any off-site biodiversity gains on the national biodiversity gain sites register.

6.1.7 If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort.

7 REFERENCES

CIEEM, CIRIA, IEMA (2019). Biodiversity Net Gain: Good practice principles for development [PDF] Available from: https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/

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8 APPENDICES

Appendix I: Site Location Plan

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

LEGEND:

Site Boundary

STATUS: FOR INFORMATION ONLY

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CLIENT: Patagonia Properties

PROJECT:
13/15 Farncombe Road
Worthing
BN11 2AY

TITLE:
Appendix I: Site Location Plan

SCALE AT A4:	DRAWN:	APPROVED:
1:1,526	NS	NS
PROJECTION:	DATE:	DATE:
EPSG:27700	13/11/24	02/12/24

DRAWING No:
PJC/5846E/24/A1/V1

Appendix II: Habitat Condition Assessment

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
Line of trees – associated with bank or ditch
Ecologically valuable line of trees
Ecologically valuable line of trees – associated with bank or ditch

Habitat Description

See the Statutory Biodiversity Metric User Guide.
This assessment is based on the Hedgerow Survey Handbook[1]. For further clarifications please refer to the Handbook.
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Y	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	N	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N	
		Number of criteria passed	2

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	2

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral **Sparsely vegetated land - Tall forbs** **Urban - Allotments** **Urban - Biodiverse green roof** **Urban - Bioswale** **Urban - Cemeteries and churchyards** **Urban - Facade-bound green wall** **Urban - Ground based green wall** **Urban - Intensive green roof** **Urban - Open mosaic habitats on previously developed land** **Urban - Rain garden** **Urban - Sustainable drainage system (SuDS)** **Urban - Vacant or derelict land** **Urban - Bare ground**			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement[2]) cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	N	
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for **Intensive green roofs** only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for **Biodiverse green roofs** only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.**		
		Essential criteria relevant for habitat type achieved (Yes or No)	Y
		Number of criteria passed	2

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)** :		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	Y
• Passes 0 or 1 of 3 core criteria.	Poor (1)	
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 4 criteria.	Poor (1)	
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Appendix III: Baseline Habitat Map

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

LEGEND:

- Line of trees
- Developed land; sealed surface
- Ruderal/Ephemeral
- Vegetated garden
- Site Boundary

STATUS: FOR INFORMATION ONLY

PJC

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Kent Office: The Watermill, Maidstone Road, Ashford, Kent, TN26 1AE.
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E: contact@pjcconsultancy.com
W: https://www.pjcconsultancy.com

CLIENT: Patagonia Properties

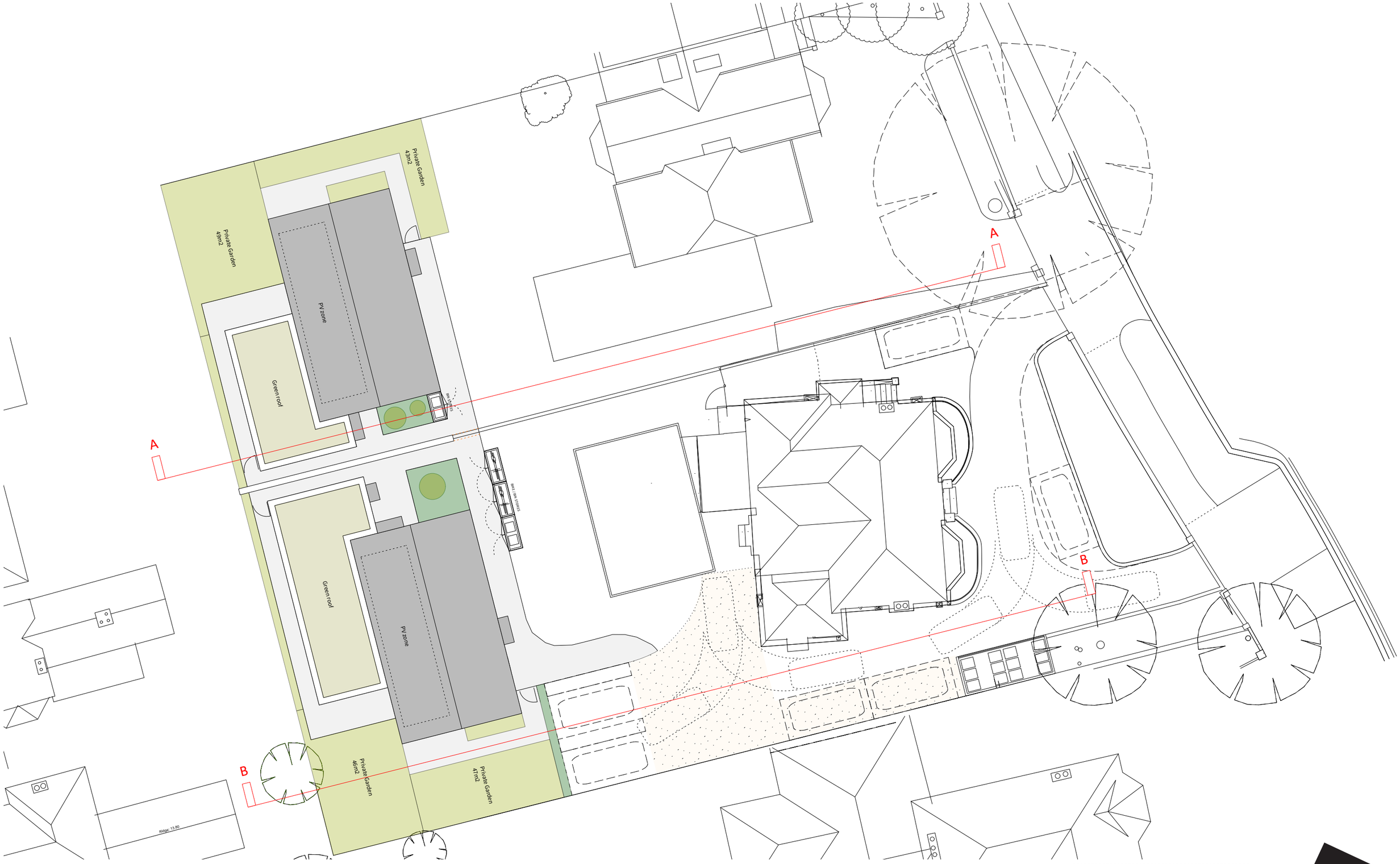
PROJECT:
13/15 Farncombe Road
Worthing
BN11 2AY

TITLE:
Appendix III: Baseline Habitat Map

SCALE AT A4:	DRAWN:	APPROVED:
1:271.3	NS	NS
PROJECTION:	DATE:	DATE:
EPSG:27700	02/12/24	02/12/24

DRAWING No:
PJC/5846E/24/A3/V1

Appendix IV: Proposed Site Layout/Landscaping Plan



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Revisions:

			Checked
A	30/04/2024	Red line amended following comments and parking updated	
B	01/05/2024		
C	26/11/2024	For ecologist	

N

1:200 | 2m | 4 | 6 | 8 | 10 | 12

Dwg No.	**21074B-P-110 C**
Drawing Title	Proposed Site Plan
Address	13 - 15 Farncombe Road
Client	Patagonia Properties Ltd
Scale	1:200 @A3
Stage	Planning
Drawn by	ah
Checked by	ns

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Date: 11th December 2024

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