



BIODIVERSITY NET GAIN STATEMENT

14 Twyford Road, Durrington

On behalf of: Mr. Tim Wilson

Client:	Mr. Tim Wilson			
Project:	14 Twyford Road, Durrington			
Reference:	LLD3911-ECO-REP-001-00-BNG			
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Validity:

This report is valid for 18 months from the date of the final survey visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, to inform whether surveys should be updated.



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LIZARD

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to provide a Biodiversity Net Gain Statement for 14 Twyford Road, Durrington. This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).

1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Overview

1.3 The red line covers an area of c. 341m² consisting of a former residential property and a small shed in the northeast corner of the site with associated areas of vegetated garden. The dwelling has been demolished, with only the building foundation remaining. On the eastern boundary of the site are areas of introduced shrub and a young plum tree, with the remaining area consisting of hardstanding paving/concrete.

Surrounding Landscape

1.4 The site is set within the residential area in Durrington, on the northwestern edge of Worthing. The immediate surroundings comprise of residential properties and urban infrastructure. The wider landscape to the north comprises agricultural and livestock fields interspaced with a connective network of hedgerows and woodland parcels, all contained within the South Downs National Park (SDNP).

Development Proposals

1.5 It is understood that the proposals are for the construction of 2no. new dwellings, primarily for care with 2no. associated parking bays at the front of each proposed building. The small shed will be removed, and the remaining area of the site will consist of hardstanding.

2.0 METHODOLOGY

2.1 Desk Study - Assigning Strategic Significance

- 2.1.1 Strategic significance has been assessed using the Local Nature Recovery Strategy (LNRS) for West Sussex, as per table 7 of the User Guide (DEFRA, 2023). Where sites were found to be located within any designated area, such as Areas of Particular Importance for Biodiversity (APIB) or an Area that Could become of particular importance for Biodiversity (ACB), policy statements and management plans for the relevant area were then examined. High strategic significance was then assigned to any habitat creation or enhancement measures identified as a priority within these documents.
- 2.1.2 All baseline habitats, and proposed habitat creation or enhancement measures not identified within these documents were assigned low strategic significance.

2.2 Desk Study – Statutory Designated Sites and Irreplaceable Habitat

- 2.2.1 To identify any designated sites for nature conservation, irreplaceable habitat and/or priority habitats (the presence of which may influence the feasibility of delivering BNG) within or adjacent to the Site, the Multi-Agency Geographic Information for the Countryside (MAGIC) and The Woodland Trust's Ancient Tree Inventory (2024) were reviewed.

2.3 Baseline Habitat Assessment

- 2.3.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on the 7th of July 2026 by Lourise Catibog. No habitat degradation had taken place prior to the survey and the baseline data is considered to be an accurate reflection of the ecological value of the site.

2.3.2 All area based and linear habitats were mapped on site with the aid of aerial imagery and topographical survey where available. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).

2.3.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.

2.4 Post-Development Habitats

2.4.1 The proposed landscape plan has been used to inform the post-development scenario. This plan was converted from CAD software to a GIS environment where it was overlaid on the baseline habitat data. Areas of proposed post development intervention (habitat creation and/or habitat retention / enhancement), including the built development, were calculated using QGIS.

2.4.2 The proposed habitats and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). Target condition scores were assigned based upon what could realistically be achieved on site. The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator.

2.4.3 The Metric takes into account whether habitat creation or enhancement is delivered in advance of any impact, or whether there will be any significant delay in an intervention relative to the impact. Where delays in habitat creation are anticipated, or habitat creation is to be undertaken in advance, this has been included within the metric and fully explained within section 3 of this report. Where no delays or advance creation shall occur, a standard temporal multiplier has been applied to created habitats.

2.4.4 Once all measures have been input into The Biodiversity Metric Calculation, the overall change in value of the site could then be determined.

2.5 Mitigation Hierarchy

2.5.1 Biodiversity net gain planning practice guidance and Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, sets out a list of priority actions to ensure adherence to the Biodiversity Gain Hierarchy:

- First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

2.6 Survey Constraints / Considerations

2.6.1 Areas have been rounded to the nearest 10m² and measurements input to the metric using three decimal places. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Strategic Significance, Irreplaceable Habitat and Designated Sites.

3.1.1 The site is not situated within an APIB or ACB, as identified within West Sussex LNRS habitat plan. All proposed habitat creation and enhancement on site has therefore been classified as being of low strategic significance.

3.1.2 There is no irreplaceable habitat within or immediately adjacent to the site.

3.1.3 The site is not location within any statutory designated site.

3.2 Baseline Habitat Value

Habitat Degradation

3.2.1 Aside from the building demolition, there are no changes in on-site habitat areas from satellite imagery. No site clearance or habitat degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

On-site Habitats

3.2.2 The following habitats were identified within the red line boundary of the site:

- Vegetated garden
- Developed land; sealed surface

Vegetated garden

- 3.2.3 The associated vegetated garden on this site consists of 2no. small plots of modified grassland to the west (front of the prior building) and introduced shrub along the eastern fence (back of the prior building). Species included perennial ryegrass *Lolium perenne*, white clover *Trifolium repens*, Japanese aralia *Fatsia japonica* and pendulous sedge *Carex pendula*. Overall, the vegetated garden is of site value.



Image No. 01 & 02 – Vegetated ‘front’ garden, west of site (left) and vegetated ‘back’ garden, east of site (right).

Developed Land; Sealed Surface

- 3.2.4 The remainder of the site consists of hardstanding, developed land. A pavement leading up to the foundation of the previous property and the surrounding.



Image No. 02 & 03 – Hardstanding pavement leading to prior property (left) and hardstanding foundation of prior property (right).

Protected Species Assessment

- 3.2.5 This site provided negligible suitability to any protected species.

Existing On-Site Habitats

- 3.2.6 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **0.02** Habitat Units, consisting of:
- 0.009ha of vegetated garden 0.0 habitat units (condition assessment N/A).
 - 0.001ha of vegetated garden 0.0 habitat units (condition assessment N/A).
 - 0.024ha of developed land; sealed surface 0.0 habitat units (condition assessment N/A)

Habitat Retention

- 3.2.7 Some of the existing habitat on site is to be retained in its current condition, meaning the retention of 0.024ha habitat units comprised of:
- All existing developed land; sealed surface.

3.3 Baseline Hedgerow Value

- 3.3.1 No linear habitats are present on site.

3.4 Baseline Watercourse Value

- 3.4.1 No watercourses are present on site.

3.5 Proposed Habitat Creation

- 3.5.1 Proposals are to result in the creation of new habitats on site. The proposed habitats would result in the provision of would deliver **0.00** habitat units and include:
- 0.01ha of developed land, sealed surface which includes the 2.no front bay parking and the erection of 2 new dwellings.
- 3.5.2 Condition assessment of all proposed habitats is not applicable, and a standard score has been assigned to these habitats.

3.6 Proposed Hedgerows / Watercourses

- 3.6.1 No new hedgerows or watercourses are proposed within the scheme.

3.7 Adherence to the Mitigation Hierarchy

Avoidance and Mitigation

- 3.7.1 This site presents no medium distinctiveness habitats and will not impact any off-site habitats. Given the scale of works, impact and loss of the garden could not be avoided or mitigated.

Compensation

- 3.7.2 Due to the scope of the proposals as well as the limited space within the red line boundary it was not possible to enhance or create any habitats to achieve a biodiversity net gain of 10%. Purchasing off-site units from a private provider was therefore deemed to be the most pragmatic approach given the nature of the proposals.

3.8 Trading Summary

- 3.8.1 The trading rules have not been satisfied for low distinctiveness habitats due to the size of the site and scope of the proposal.

3.9 Overall Results

- 3.9.1 Once habitat creation measures are taken into the account, the scheme currently results in the delivery of **0.00** Habitat Units, resulting in a net decrease of **-0.02** units and a **-100.00%** change in Habitat Units.

4.0 MEASURES TO ACHIEVE MINIMUM REQUIRED LEVELS OF BNG

- 4.1 The scheme does not currently meet the mandatory minimum 10% net gain with trading rules not satisfied as the proposal currently results in a deficit of 100% habitat units.
- 4.2 The purchase of units from a private habitat provider, such as the Environment Bank or similar, shall be sought post-planning approval to allow the shortfall in units (from the credits summary tab) to be addressed. Purchased units shall include a minimum of 0.04 units of low distinctiveness or higher habitat type to ensure that all trading rules are met. This approach is in accordance with Government guidelines, with the completion of a full metric with inclusion of off-site habitats provided pre-commencement as part of the standard Biodiversity Gain Condition.

5.0 CONCLUSION

- 5.0.1 Metric calculations have identified that the proposed scheme currently does not result in a minimum of +10% Biodiversity Net Gain in Habitat and Hedgerow Units, however habitat and hedgerow Units shall be purchased from a third-party provider to satisfy the current deficit and ensure that the current proposals abide by the trading rules.

6.0 REFERENCES

CIEEM. (2017). *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

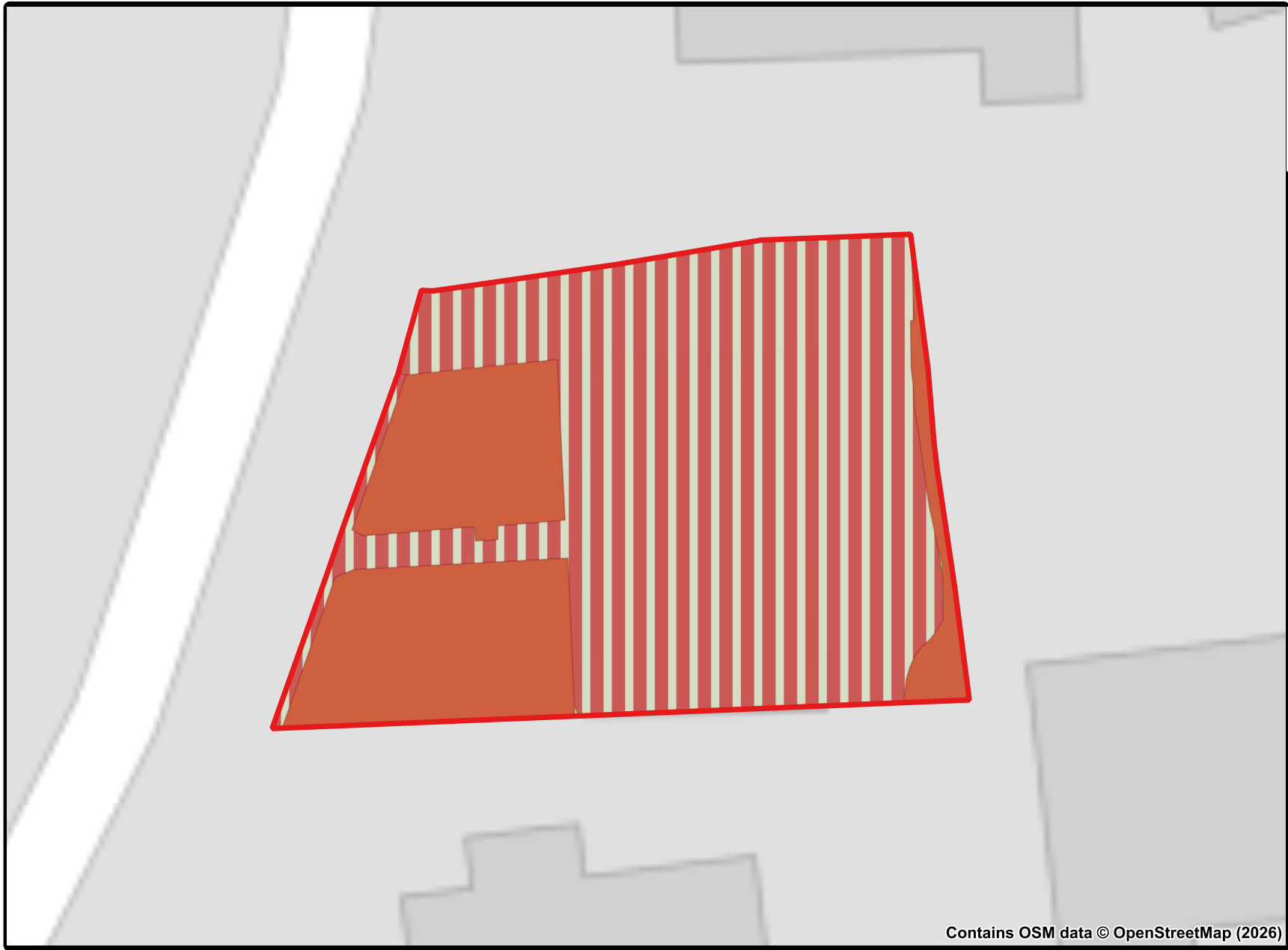
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Legend

-  Red Line Boundary
-  Developed land; sealed surface
-  Vegetated garden



Client

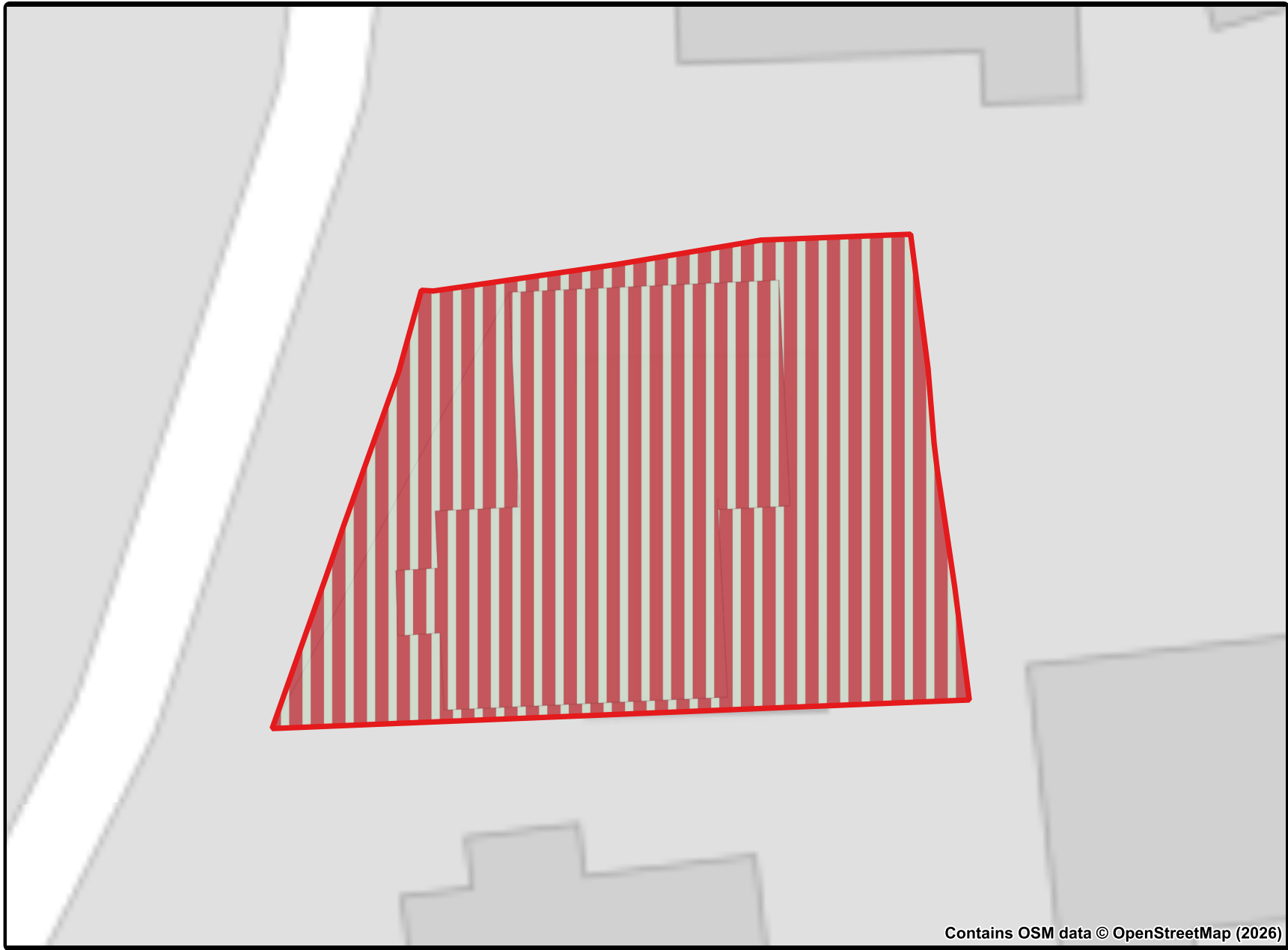
Mr. Tim Wilson

Project Title & Location

14 Twyford Road, Durrington

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LC	LB	00	11/08/26

Figure No. 01 - Baseline Habitat Plan



Legend

-  Red Line Boundary
-  Developed land; sealed surface



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Figure No. 02 - Proposed Habitat Plan