



West Durrington Community Building

BIODIVERSITY NET GAIN REPORT

**Taylor
Wimpey**



Vistry Group

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QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	Vistry, Taylor Wimpey, Persimmon.
Site/job:	West Durrington Community Building
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1. EXECUTIVE SUMMARY

- 1.1. ACD Environmental Ltd were commissioned by Vistry, Taylor Wimpey and Persimmon to conduct a Biodiversity Metric Calculation of a site referred to as Land to the North of Celandine Road, West Durrington - Proposed Community Building, with associated parking and landscaping, hereafter referred to as 'the Application Site'.
- 1.2. The Application Site (OS Grid Reference: TQ 11042 05097) comprises a parcel of land consisting predominantly of bare ground, with areas of modified grassland around its northern and eastern edges. The site is located to the north of Celandine Road, from which two access points have been implemented. It is situated within an established urban area, with a Multi-Use Games Area, community park and allotments to the north, vacant fields to the east and west, and residential development with associated landscaping to the south. The site has been used as a compound area in the past in association with the new development and when the recreation grounds were under construction.
- 1.3. The proposed development will result in a loss of modified grassland and bare ground.
- 1.4. The Statutory Biodiversity Metric has been used to measure and account for biodiversity losses and gains as a result of the proposed development. The results of the Metric can be summarised as follows:

Baseline Units	Habitat Units	0.42
Post-Development Units	Habitat Units	0.59
Total net unit change	Habitat Units	0.17
	Hedgerow Units	0.09
Total net % change	Habitats	39.03%

- 1.5. The proposed development will result in a 39.03% change in habitat units. Trading rules for the area of modified grassland has met have been met by the proposed development; this is understanding that it will be required that on-site compensation incorporating, native tree planting, native shrub planting and other neutral grassland, be present within the scheme.
- 1.6. The Baseline Habitat Plan is shown in **Appendix 1**, and the Habitat Creation Plan is shown in **Appendix 2**.
- 1.7. Providing the proposed habitats are created and habitat creation/management prescriptions are secured, the proposed development within the Application Site will be in accordance with the National Planning Policy Framework (NPPF) and Worthing Borough Council Policies.

2. INTRODUCTION

Background

- 2.1. ACD Environmental Ltd were commissioned by Vistry, Taylor Wimpey and Persimmon to conduct a Biodiversity Metric Calculation of a site referred to as West Durrington Community Building.
- 2.2. The Application Site is located off Celandine Road, West Durrington, Worthing. The surrounding area is residential properties and associated landscaping, with Titnore Wood, a semi-natural ancient woodland to the north-west, and rural landscape expanding from this.
- 2.3. The approximate red line boundary of the Application Site is shown in **Image 1**.



Image 1: Application Site location and approximate boundary shown in red¹.

¹ Map data, QGIS 2026

Context

- 2.4. The development proposals comprise a full application for the erection of a community building, with associated parking and landscaping.

Purpose

- 2.5. The purpose of this assessment is to:
- Determine the impact of the development on biodiversity by:
 - Establishing the theoretical value of biodiversity within the Application Site before and after development.
 - Assessing how the value of biodiversity within the Application Site would change following development.
 - Make detailed design recommendations to maximise opportunities for biodiversity on-site and where required, establish the parameters of any biodiversity offsetting.
 - Evaluate the habitats found onsite.
 - Discuss the results of the preliminary roost assessment on the trees.

3. METHODOLOGY

Names and qualifications of surveyors

- 3.1. This report has been written by Daisy Irons-Small, an Assistant Ecologist at ACD Environmental Ltd, and a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) additionally holding a Natural England Class Level 1 licence for Great Crested Newts *Triturus cristatus*. Daisy has undertaken various surveys, including habitat and Phase 2 surveys for protected species, including bats, badgers, great crested newts and dormice, and is working towards obtaining Natural England Class Licences for bats and hazel dormice *Muscardinus avellanarius*.
- 3.2. A Technical Review of this report has been undertaken by Lisa Durrant, Senior Ecologist at ACD Environmental Ltd who has over 13 years' experience and has been involved in a wide range of ecological projects including extended Phase 1 Habitat Surveys, Phase 2 surveys for protected species and European Protected Species (EPS) licence applications. Lisa is a full member of CIEEM (MCIEEM) and holds Natural England Class licences to survey for bats (level 2), barn owl *Tyto alba*, dormouse and great crested newt *Triturus cristatus*.

Habitat Survey

- 3.3. The Application Site was subject to a site walkover on 12th May 2026, completed by ACD Environmental Ltd. This survey confirmed the baseline habitats within the Application Site consisted of modified grassland and bare ground.
- 3.4. The data from the site visit completed in May 2026 was classified with reference to the UK Habitat Classification System (UKHab)² and input into the Statutory Biodiversity Metric.

² UKHab (2023). UK Hab V2. Available at: <https://ukhab.org/>

Limitations and Precautionary Approach

- 3.5. The site visit was undertaken during May, an optimal month for vegetation surveys.
- 3.6. Professional judgement was used by ACD Environmental Ltd and justification for the habitat's conditions will be evidenced where required.

Calculator Tool

Assessment Framework

- 3.7. For the purposes of this assessment, the Statutory Biodiversity Metric has been utilised. The Statutory Biodiversity Metric is accompanied by a 'Calculation Tool'. This was used to calculate the biodiversity units for the Application Site before and after development. The assessment was conducted using the criteria set out within the Natural England guidance document³.

Habitat Measurements

- 3.8. Baseline habitat measurements were carried out in line with the survey results from the site walkover survey. Measurements were calculated using QGIS.
- 3.9. Proposed habitat measurements were calculated from the Landscape Proposals, which is shown in **Appendix 3**. These proposals were georeferenced using satellite imagery into QGIS.
- 3.10. Measurements were entered to the nearest 0.0001 ha.

Distinction Assessments

- 3.11. Habitats are assigned to distinctiveness bands automatically within the Metric. These are based on an assessment of the distinguishing features of a habitat or linear feature, including the consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.
- 3.12. The distinctiveness band of each habitat is preassigned in the Biodiversity Metric. The bands are based upon the UK Habitat Classification system. A combination of simple rules and professional judgement have been used to assign each habitat type to the appropriate distinctiveness band. The distinctiveness categories used are tailored to habitat type.
- 3.13. Distinctiveness Assessments are assigned according to **Table 1**.

Table 1: Distinctiveness Assessment

³ Biodiversity Statutory Metric: *Small Statutory Biodiversity Metric - User Guide*. Natural England. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens
Medium	4	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit e.g. mixed scrub or other neutral grassland
Low	2	Habitat of low biodiversity value e.g. modified grassland or introduced shrub
Very Low	0	Little or no biodiversity value e.g. developed land/ sealed surface

Proposed Target Condition Assessments

- 3.14. Proposed habitats will have a different ecological target condition. The Metric therefore takes account of variation in habitat target conditions.
- 3.15. Condition Assessments are assigned according to **Table 2**. Habitat Condition was assessed using the criteria set out within the Natural England guidance document.

Table 2: Condition Assessment.

Category	Score
Good	3
Fairly Good	2.5
Moderate	2
Fairly Poor	1.5
Poor	1

Strategic significance

- 3.16. The spatial location of a habitat is treated as a component of the quality of a habitat parcel in the same way as distinctiveness or condition. Strategic significance is used to determine whether the habitat is of increased importance due to its location.

4. ASSESSMENT

Context

4.1. The Application Site comprises of a parcel of land in Durrington, Worthing, West Sussex, comprising of bare ground and modified grassland, and building materials, there is also a swale to the west of the site which is not within the red line boundary. The Application Site is isolated and bordered by urban development, largely residential in nature; the wider landscape see's arable fields and woodland to the northwest.

Baseline Habitats

- 4.2. Locations of habitats can be found in the Baseline Habitat Map in **Appendix 1**. Site photographs can be found within **Appendix 5**.
- 4.3. The Application Site has been used as a compound, with modified grassland, and bare ground. Reviewing historical imagery of the past 10 years there is no significant change in habitats present on site.

Modified grassland

4.4. Bounding the bare ground which makes up the majority of the site, modified grassland is around the edges, with species including soft brome *Bromus hordeaceus*, curled dock *Rumex crispus*, common ragwort *Jacobaea vulgaris*, bristly ox tongue *Helminthotheca echioides*, vetch, black mustard *Brassica Nigra* bramble and common poppy *Papaver rhoeas*.

Bare ground

4.5. Bare ground covered the majority of the Application Site, with it being used as a compound through the previous developments.

Proposed Habitats

4.6. The following habitats are proposed as part of the development within the Application Site:

- Developed land/ sealed surface
- Building
- Other neutral grassland
- Ornamental Non-Native hedge
- Individual tree

4.7. Locations of proposed habitats can be found in the Habitat Creation Plan at **Appendix 2**.

Developed land/sealed surface

- 4.8. The development will result in the creation of a new community building with associated hard landscaping.
- 4.9. Developed land/ sealed surface is allocated a pre-determined, fixed condition score within the Metric. Therefore, due to the lack of biodiversity value, developed land/ sealed surface is assessed as '**N/A - Other**'.

Other Neutral grassland

- 4.10. Other Neutral Grassland will be used in the area surrounding the community centre under the hedge, trees and area to the west. Turf to be laid on min. 150mm depth topsoil, turf to be supplied as multi-purpose turf or similar approved. A mix such as WFG8⁴ Hedgerows and Shaded Areas¹⁵; or similar such as the Emorsgate EM1, is a basic general-purpose meadow mixture used to diversify and enhance, is a mixture of species which tolerate semi shade conditions, which is a 80:20 mix of grasses, annuals, and perennial wildflowers including Garlic Mustard *Alliaria petiolata*, Red Campion *Silene dioica*, Squared Stemmed St John's Wort *Hypericum tetrapterum* and Hedge Parsley *Torilis arvensis*.
- 4.11. Other neutral grassland is considered to reach '**Good Condition**' in the Metric due to the varied vegetation structure consisting of a range of native plant species which will provide good opportunities for invertebrates including pollinators.

Urban tree

- 4.12. New urban trees will be planted, a total of 14 trees will be planted throughout the site, being planted on areas of other neutral grassland and introduced scrub within the car park.
- 4.13. Species include but not limited to, Field Maple *Acer campestre*, Crab apple *Malus sylvestris*, rowan *Sorbus aucuparia*, around the car park located on areas of shrub planting.
- 4.14. The tree's to be planted throughout are classed as small, whereas the two larger trees will be Climax species.
- 4.15. The urban trees are considered to achieve a '**Moderate Condition**'.

Non-native ornamental hedgerow

⁴ Germinal Amenity. *WFG8 Hedgerows and shaded areas*. September 2026. Available: <https://germinalamenity.com/wfg8-hedgerows-and-shaded-areas>.

4.16. The Soft landscaping plans set out an evergreen hedge that will be planted, surrounding the community centre, species include Field maple, Hornbeam *Carpinus betulus* and Portuguese Laurel *Prunus lusitanica*.

4.17. Due to the Portuguese Laurel's presence, it is considered to achieve a '**Poor Condition**'.

5. RESULTS

- 5.1. The full results of the Metric have been provided separately as an Excel document. A summary of results can be found in **Table 3** below.

Table 3: Summary of results.

Baseline Units	Habitat Units	0.42
Post-Development Units	Habitat Units	0.59
Total net unit change	Habitat Units	0.17
	Hedgerow Units	0.09
Total net % change	Habitat	39.03%

- 5.2. The proposed development will result in a net change of 39.03%. Trading rules have also been satisfied regarding modified grassland.
- 5.3. The Metric's habitat trading rules have been met, with habitat creation incorporating other neutral grassland, urban tree planting and non-native ornamental hedgerow.
- 5.4. It is important to note that the Metric does not explicitly deal with fauna. Instead, it uses habitat types as a proxy for the biodiversity 'value' of the species communities that make up those different habitats, and its results must be considered in conjunction with other measures.
- 5.5. Proposed enhancements include the following (**Appendix 4**):
- Schwegler 1SP sparrow box/Vivara Pro WoodStone terrace - double chamber (choice depending upon construction). Ideally, the bird boxes will have greater potential for use if situated suitably, this build-in nest box is designed to be integrated into the cavity of a building. Nest boxes should be sited at least 5m high, with a clear flight path and avoid south-facing sites.
 - Ibstock bat brick/Schwegler 1FE bat access with back panel (choice depending upon construction) - installed within the walls of the completed building. Boxes should be installed at a height of approximately 3m, out of the prevailing weather and out of the reach of cats facing a south-east, south or south-westerly direction.
 - Bee bricks to encourage solitary non-aggressive bees to the Application Site. south or south-east-facing elevation between 1 and 5 metres above the ground, with no obstructing vegetation.

6. CONCLUSION

- 6.1. The proposed development has satisfied the trading rules for the loss of modified grassland on site and has a net change of 0.17 habitat units and 0.09 hedgerow units (totalling 39.03%).
- 6.2. Habitat Creation includes other neutral grassland, introduced shrub, ornamental nonnative hedge and 14 trees. These will be managed by prescriptions set out in a Landscape Ecological Management Plan.
- 6.3. Bat, bird and bee enhancements will ensure the development also offers new roosting opportunities.
- 6.4. Provided the proposed post-development habitats are created/ sought, the proposed development will be in accordance with the relevant Local Planning Policies and will be in accordance with the NPPF.

APPENDIX 1: BASELINE HABITAT MAP

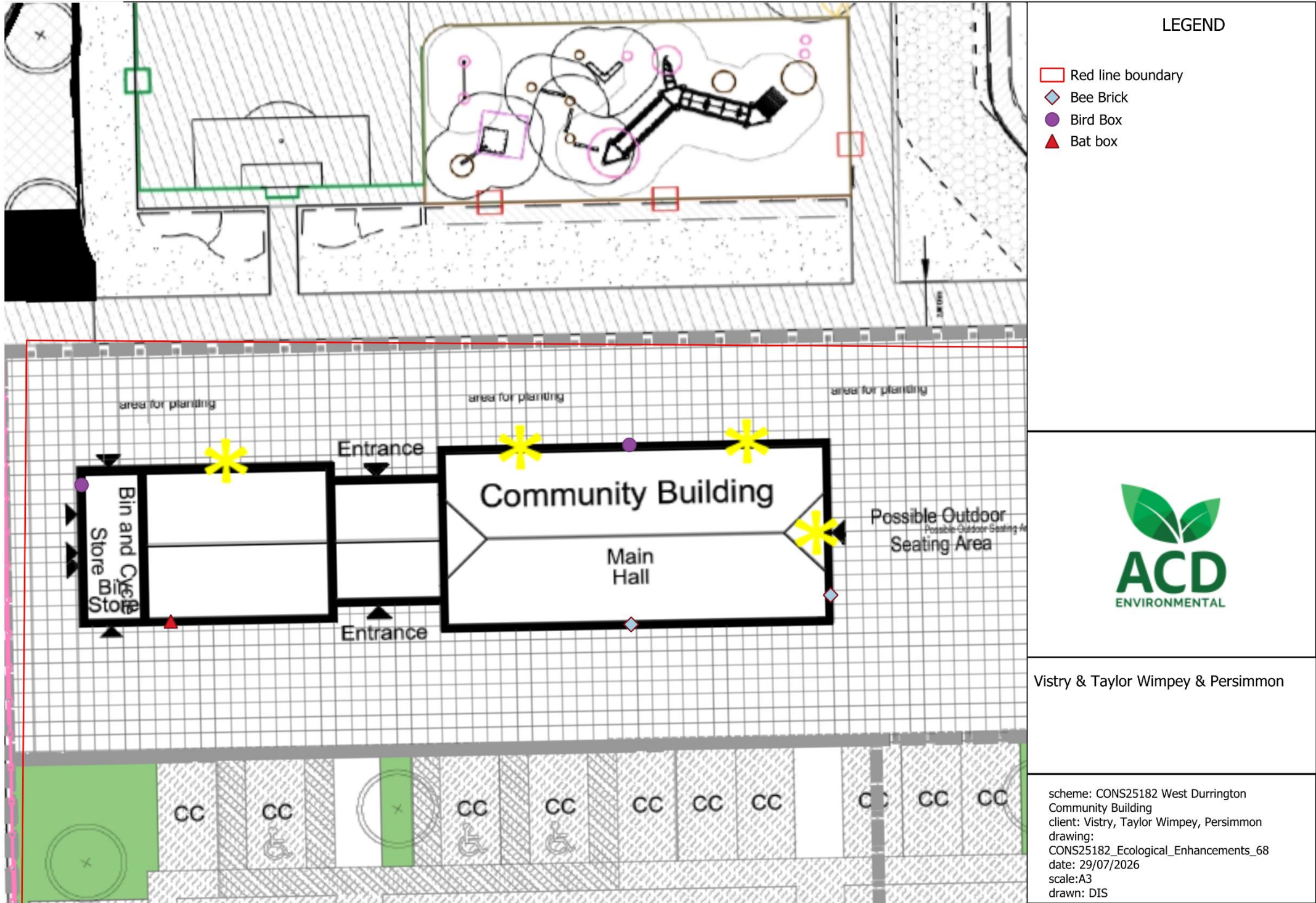


APPENDIX 2: HABITAT CREATION PLAN





Appendix 4: Ecological Enhancements



APPENDIX 5: SITE PHOTOGRAPHS



Bare ground facing towards the north at the entrance of the Application Site.



Modified grassland, facing towards the north of the Application Site.



Heap of spoil located to the west of the Application Site.



Bare ground near the entrance of the site.



Building material piles (comprising of metal parts).



Breezeblocks which could support shelter.



Area of modified grassland.



Viewing the Application Site facing east, from the other side of the ditch.



Ditch located to the west of the Application Site.

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