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Biodiversity Net Gain Assessment

Site Address:

Alma Street, Lancing, West Sussex, BN15 8AX

Client:

Gary Winslow

Assessment Date:

5th August 2026

Project:

This report is prepared to inform a planning application with the Adur District Council**.** The proposal is described as:

"The demolition of light industrial building and redevelopment to form six semi-detached and two detached houses".

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Joshua New BSc (Hons) MSc, Graduate Ecologist	05/08/2026
Reviewed	0.2	Robbie MacKenzie BSc (Hons), Technical Manager	25/08/2026
Final	1.0	Joshua New BSc (Hons) MSc, Graduate Ecologist	25/08/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located in Lancing at National Grid Reference TQ 18181 03843 with an area of approximately 0.1ha, comprising a derelict industrial building, hard-standing with patches of tall ruderal vegetation. The site is situated in a residential context, enclosed by the A2025 (South Street) to the north and west and the A259 (Brighton Road) to the south and east, with the English Channel approximately 350m south.

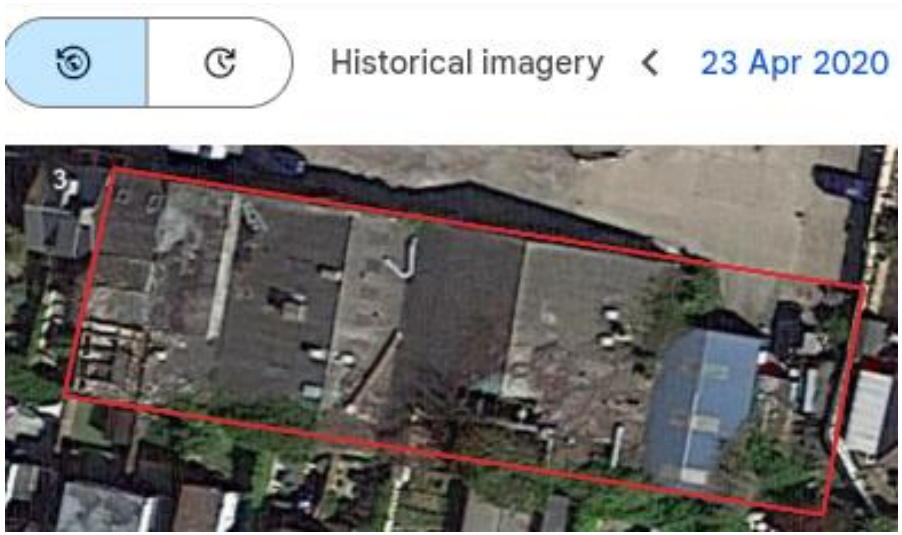
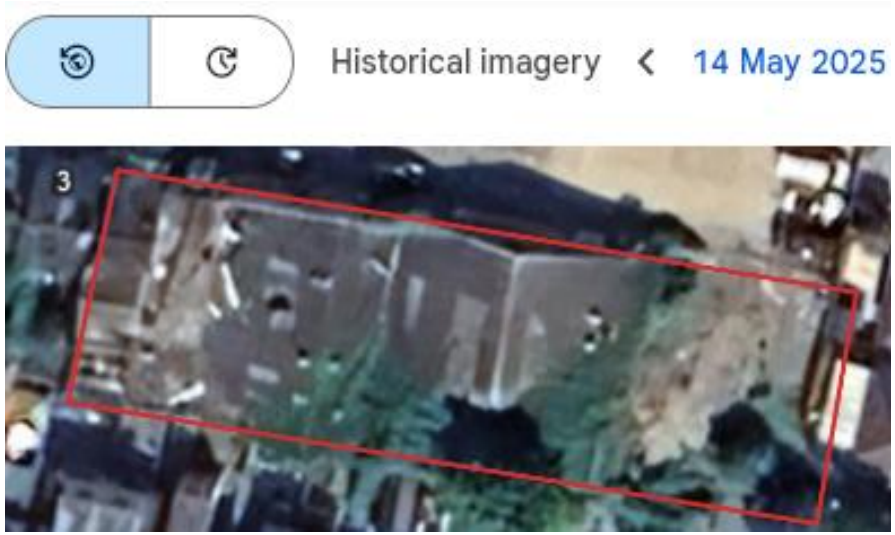
This report should be read in conjunction with the following documents:

- Statutory BNG Metric – Alma Street, Lancing, West Sussex, BN15 8AX – v1 (Arbtech Consulting Ltd., 2026)
- Preliminary Ecological Appraisal (PEA) - Alma Street, Lancing, West Sussex, BN15 8AX – v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- The site generates 0.16 area-based habitat units in its baseline. To achieve a minimum +10% uplift for area-based habitats, a minimum of 0.18 area-based habitat units is required.
- Trading rules are foreseen to be a constraint: the removal of any of the two scattered trees, which must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of individual trees are proposed, the site will generate a trading error for the loss of these habitat types.
- Proposed vegetation clearance is anticipated to facilitate the provisioning of urban infrastructure, including large amounts of sealed surface. Exact impacts should be determined as part of a post development calculation. Given the proposed vegetation clearance of the site, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required.

Introduction

<table>
<tr><th colspan="3">BNG Informative</th></tr>
<tr><td rowspan="2">Habitat Degradation Statement</td><td>Date reflected by BNG calculations</td><td>29th April 2025</td></tr>
<tr><td colspan="2">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 23rd April 2020 and 14th May 2025, the site does not appear to have undergone any degradation with regards to vegetation. A small outbuilding to the east of the site appears to have been demolished, but the surrounding vegetation and trees remain the same. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.

</td></tr>
<tr><td>Irreplaceable Habitat Statement</td><td colspan="2">No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.</td></tr>
<tr><td>Metric Version & Publication Date</td><td colspan="2">Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 2nd June 2026.</td></tr>
</table>

BNG Target Uplift	+10%
National Character Area (NCA)	126 – South Coast Plain
Strategic Significance	The West Sussex County Council published their Local Nature Recovery Strategy (LNRS) in June 2026. None of the habitats on-site were featured within the LNRS, therefore no habitats were awarded elevated strategic significance.
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**
Building	0.05922	Most of the site is comprised of a derelict industrial building.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Developed land, sealed surface	0.03489	The on-site building is surrounded by hard-standing.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Urban Tree	Small moderate: 0.0041	Two trees were considered within the baseline. One small elderberry tree in moderate condition at the south-east of the site, and a medium sycamore tree in moderate condition to the south of the on-site building.	**Moderate**: passes 3 of 6 criteria.	**Low** Strategic Significance
	Medium moderate: 0.0163		**Moderate**: passes 3 of 6 criteria.	**Low** Strategic Significance

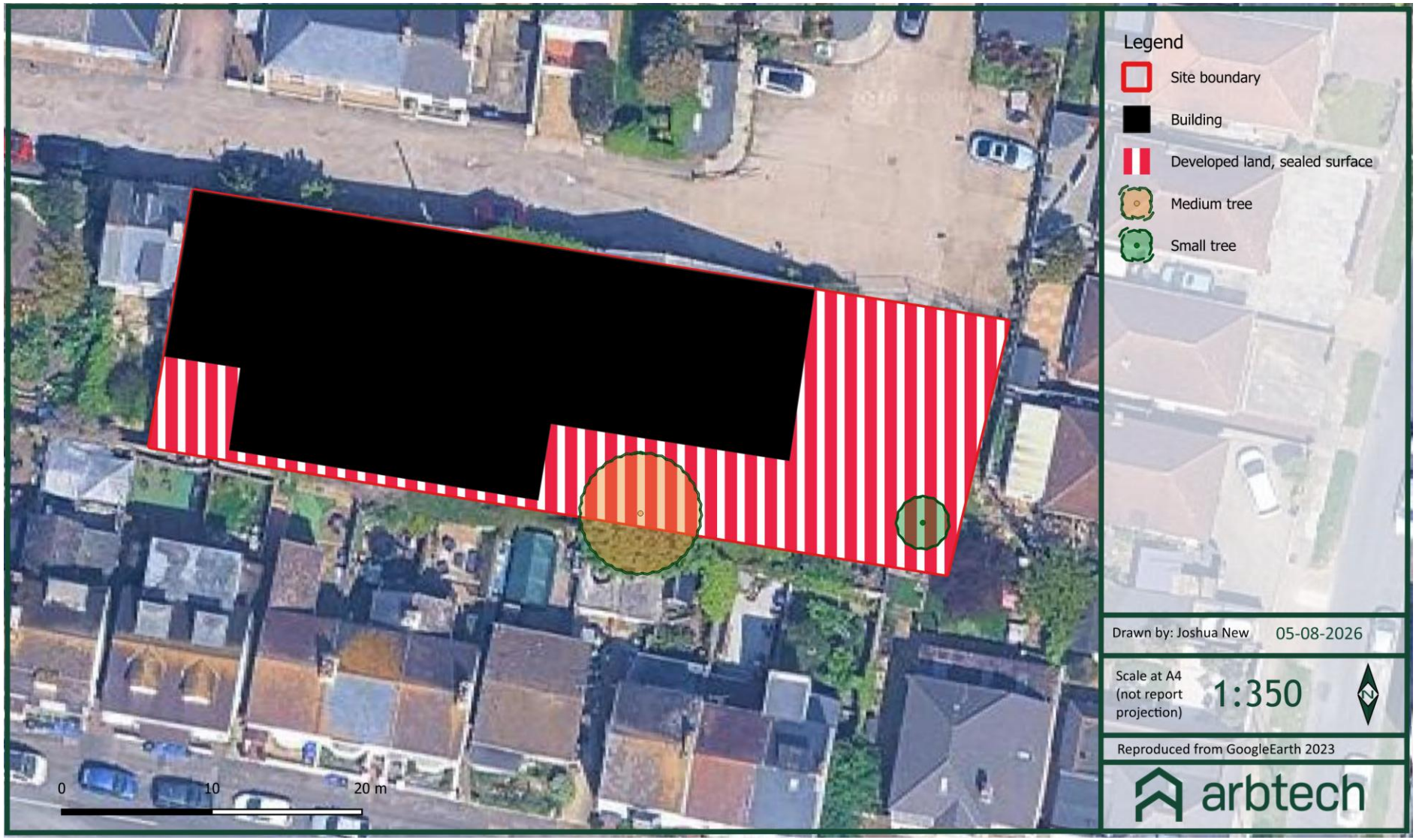
Baseline Biodiversity Value

	Habitat Type	Biodiversity Units Generated
Area-Based	Building	0.00
	Developed land, sealed surface	0.00
	Individual trees (urban tree)	0.16
	Total	**0.16**

Results, Discussion, and Next Steps

BNG Informative	
Results and Discussion	The site generates 0.16 area-based habitat in its baseline. To achieve a minimum +10% uplift, a minimum of 0.18 area-based habitat units are required. A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
General Recommendations	Trading rules are foreseen to be a constraint: the removal of the two scattered trees, which must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of individual trees habitats are proposed, the site will generate a trading error for the loss of these habitat types. No habitats can be created in BNG within any areas proposed to be private residential gardens. This includes any trees, green roofs, or wildflower meadows which may be proposed within such residential curtilages. Semi-natural habitats such as mixed scrub and trees should therefore be provisioned within communal areas under central management. Proposed vegetation clearance is anticipated to facilitate the provisioning of urban infrastructure, including large amounts of sealed surface. Given the proposed vegetation clearance of the site, and the conversion of land to private, vegetated gardens, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required, and can be done by: ❖ creating the required habitats off-site (i.e. outside the red line boundary) *N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government*; ❖ purchasing biodiversity units from existing habitat banks *N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA;* or ❖ purchasing statutory biodiversity credits from the government *N.B. metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit.* 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 should be of an appropriate distinctiveness to meet the trading rules of BNG.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan

Not availble at time of writing.

Appendix 3: Proposed Development Plan

Not availble at time of writing.

Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.16	
	Hedgerow units	0.00	
	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	0.00%	
	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%	0.16	0.18	0.18	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5: Baseline Habitat Condition Assessment Sheets

Urban small tree; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	
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).	Y	
C	The tree is mature (or more than 50% within the block are mature).	N	
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
		Number of criteria passed	3

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria	Good (3)	
Passes 3 or 4 of 6 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria	Poor (1)	

Urban medium tree; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	N	
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).	Y	
C	The tree is mature (or more than 50% within the block are mature).	Y	
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
		Number of criteria passed	3

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria	Good (3)	
Passes 3 or 4 of 6 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria	Poor (1)	