

19th May 2025

File Note: Biodiversity Net Gain Assessment at Land Adjacent to 74 Old Shoreham Road, BN15 9HG

Site address: Land Adjacent to 74 Old Shoreham Road, BN15 9HG

Reference: Biodiversity Net Gain Assessment

Recipients: AY Developers Ltd.

Proposal: The erection of 9 no. new dwellinghouses with associated access road and parking facilities

Background

Arbtech Consulting Ltd was instructed by AY Developers Ltd. to undertake a Biodiversity Net Gain (BNG) evaluation of a development on the site, subject to a planning application with Adur Council. This was to inform a proposed housing development (see above).

Purpose of survey

The National Planning Policy Framework (NPPF) makes it clear (para 180) that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 185 requires the promotion of “the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the statutory DEFRA Metric. Natural England advise that any net gain should be fully secured and funded for the lifetime of the development.

Therefore, the purpose of this survey report is to provide an evaluation of the proposed plans compared to the ecological baseline, and to report any net gain (or loss) to biodiversity using the Statutory DEFRA Biodiversity Metric.

Surveyor and date of survey

This survey report was carried out by Nicole Gullan BSc (Hons) MRSB TechArborA, Senior Ecological and Arboricultural Consultant at Arbtech Consulting Ltd. in July 2023 and has since been updated with new proposed plans, most recently in March 2024. A previous preliminary ecological appraisal and preliminary roost assessment (PEA/PRA) survey is used as the ecological baseline. This was carried out in June 2023 by Arbtech Consulting Ltd. A River Condition Assessment was also undertaken in March 2024 to inform the Biodiversity Net Gain evaluation; the technical results of the RCA are detailed in a separate file note.

Summary findings

- The full results of the metric are included in the excel file:

Statutory BNG Metric – BN15 9HG – v6 – 19-05-25

This highlights that the change in biodiversity metrics is:

- +69.33% in habitat units
 - +16.08% in hedgerow units
 - +27.55% in watercourse units
- The results indicate a >10% net gain in all three types of habitat units.

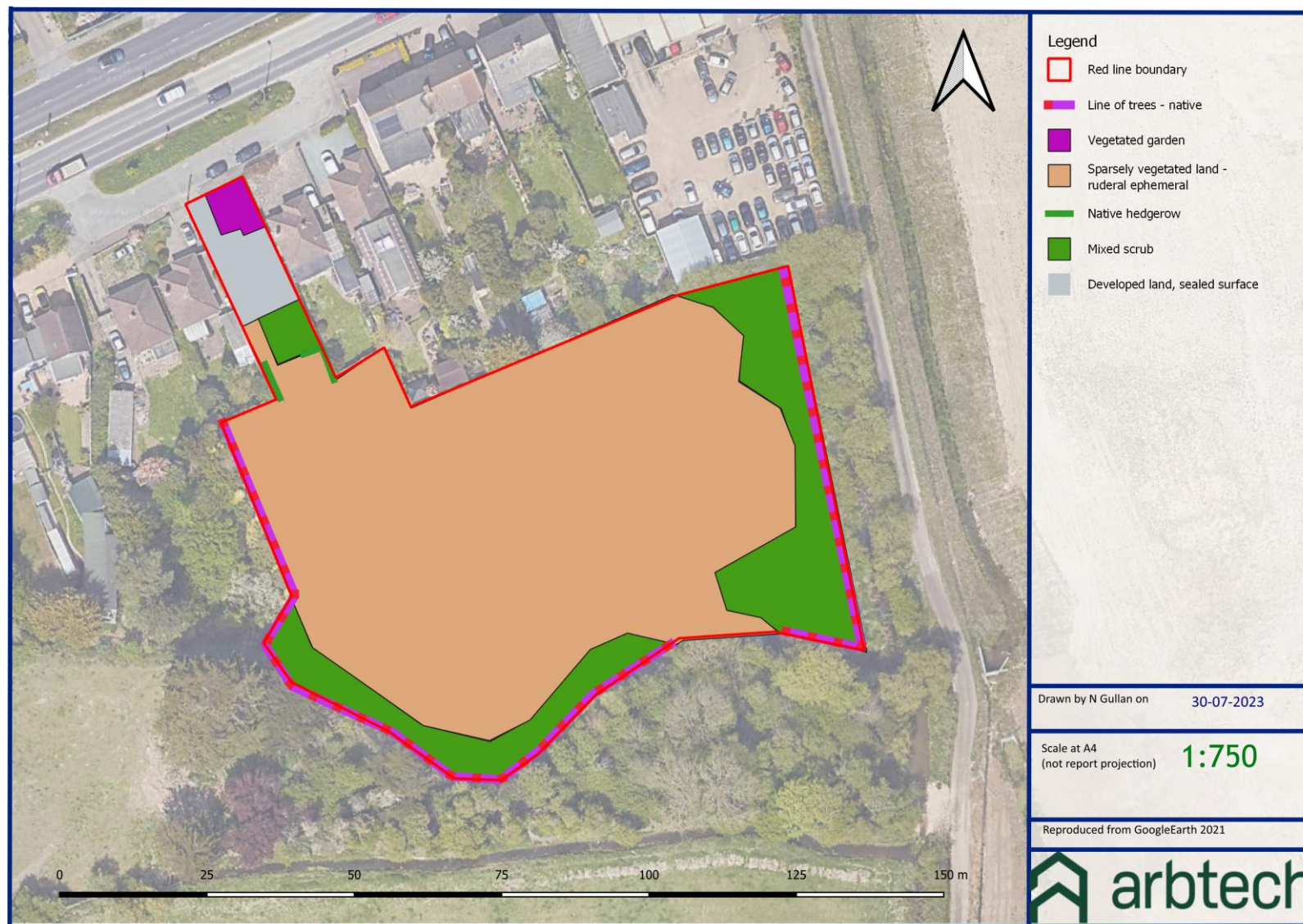
Discussion

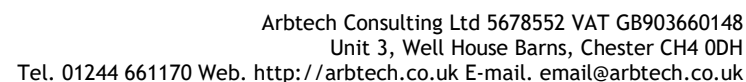
- The creation and management of the habitats on site to the appropriate condition would need to be secured for at least 30 years - linked to the application through a planning obligation in Section 106 (S106) agreement. A management and monitoring plan would also be required for this.

Design statement

- This report contains recommendations on measures for achieving BNG. These recommendations do not constitute a design for BNG. In submitting these recommendations, Arbtech Consulting has no Design Liability associated with these recommendations for BNG. The strategy sets out the criteria which the landscape team can use to design the creation and management of the site.

Appendix 1: Existing Habitat Plan (Arbtech, July 2023)





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