

Biodiversity Net Gain Assessment

Site Address:

Premier inn Littlehampton, Roundstone Lane, East Preston, Littlehampton BN16 1EB

Client:

Whitbread Group PLC

Assessment Date:

17th February 2026

Project:

This report is prepared to inform a planning application with Arun District Council. The proposal is described as: “The demolition of the restaurant and the construction of an extension to the hotel” [Unsubmitted] (hereafter referred to as “the proposed development”).

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
Final	1.0	Georgina Rennie BSc (Hons), MSc; Consultant Ecologist	19/02/2026
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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 at National Grid Reference TQ 07483 03154 and is approximately 0.68ha. The site consists of three commercial buildings surrounded by carpark with grassland, trees, and shrubs. The site is surrounded by residential and commercial infrastructure. The wider surroundings consist of residential and commercial infrastructure and arable fields. The closest waterway is located approximately 500m southeast of the site.

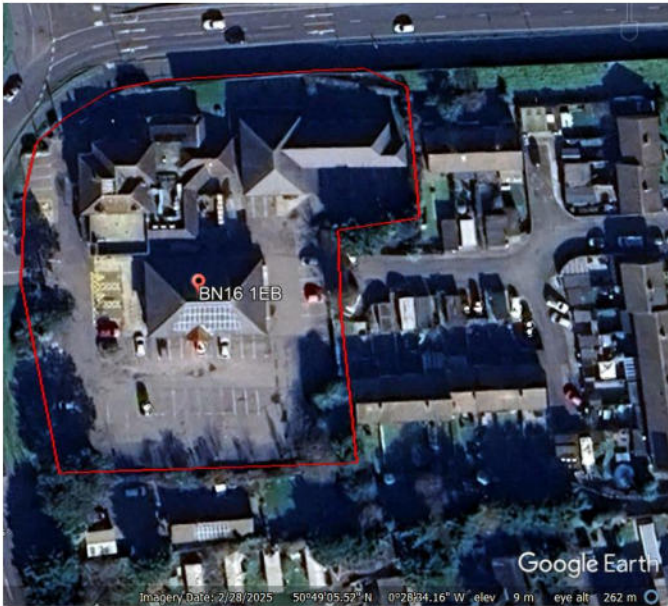
This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Premier Inn BN16 1EB v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan
- ❖ Preliminary Ecological Appraisal (PEA) - PEA PRA - Premier Inn BN16 1EB - 39170556 - V2 (Arbtech Consulting Ltd., 2026)

Executive Summary

The current landscaping proposal generates a net gain of area-based habitat units (+12.35%) and a net gain of linear-based habitat units (+23.86%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024;) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.

Introduction

BNG Informative	
Habitat Degradation Statement	Date reflected by BNG calculations30th September 2024
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (30/09/2024). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 23rd April 2020 (left) and 28th February 2025 (right), the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.
	 
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3rd July 2025.

BNG Target Uplift	+10%
National Character Area (NCA)	126 - South Coast Plain
Strategic Significance	The West Sussex Local Nature Recovery Strategy (LNRS) was used to determine strategic significance. The site is located outside of Areas of Particular Importance and Areas that Could Become of Importance. Therefore, all habitats have been assigned low 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
Modified Grassland	0.04174	There is a small patch of modified grassland at the north of the site, dominated by perennial rye grass, with frequent dandelions and daisies. The grassland is all one sward height, no invasive species, no bracken or scrub and no evidence of physical damage.	<i>Poor: passes 5 of 7 criteria excluding essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Introduced shrubs	0.0406	Introduced shrub planting is present across the site, dominated by non-native species.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Bare ground	0.01044	Bare ground under the hedgerow.	Poor	Low Strategic Significance
Developed land, sealed surface	0.31484	Hard standing.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Building	0.1373	Building present on site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Urban Tree	Poor: 0.0042 Moderate: 0.0814	Tree information and condition assessments were based on the Tree survey (Arbtech, 2024). Full tree sizes and conditions are included in Appendix 5a.	Poor: passes 2 of 6 criteria Moderate: passes 3 of 6 criteria.	Low Strategic Significance

	Good: 0.0529		Good: passes 5 of 6 criteria.	
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Baseline Biodiversity Value: On-Site**Linear-Based Habitats (B-1)**

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Line of trees	0.03038	There is a small line of conifer trees bordering the south of the site. There are no gaps between the trees. The trees are nonnative, the trees have ecological niches, the trees are in good condition	Moderate Assessed using the line of tree condition assessment	Low Strategic Significance
Native hedgerow	0.07186	The hedge is >1.5m length and <1.5m width, the hedge base gap is <0.5, there is no undisturbed habitat 1m on each side, there are no invasive species or physical damage. The hedge comprises hazel, hawthorn and bramble.	Moderate. Fails criteria C. Assessed using the hedgerow condition assessment	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Introduced shrub	0.02376	The majority of areas to be retained.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Bare ground	0.01044	Fully retained.	Poor	Low Strategic Significance
	Urban Tree	Moderate: 0.0244	All trees are retained.	Moderate: passes 3 of 6 criteria.	Low Strategic Significance
		Good: 0.0529		Good: passes 5 of 6 criteria.	
Created (A-2)	Developed land; sealed surface	0.28102	Created areas of car park and footpaths.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Building	0.1669	Created buildings.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Modified grassland	0.01044	Areas of species-poor amenity grass will be planted north of the building and will be used for seating and will therefore have heavy footfall. The area will be dominant in rye grass.	<i>Poor: passes 5 of 7 criteria excluding essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Introduced shrub	0.01807	Created areas of non-native shrub planting.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

	Other neutral grassland	0.03429	Species-rich grassland and wildflower planting will occur in this area. It is recommended that EM1 Basic General Purpose Meadow Mixture be used.	Poor: passes 4 of 6 criteria excluding essential criterion A and F. Assessed using the 'Grasslands High/Medium Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Urban trees	0.1140	A total of seven silver birch trees will be planted. Forestry Research (1) states a silver birch will be grown 1cm to 1.4cm DBH per year with correct management. With proper implementation of the HMMP, the trees will gain a suitable DBH. Based on the Johnsons Nurseries sizes, Select standard or standard should be purchased and planted.	Moderate: passes 3 of 6 criteria.	Low Strategic Significance
	Urban tree	0.0244	A total of 6 native trees will be planted. Recommended species include hazel, hawthorn, birch, common alder, field maple and oak.	Moderate: passes 3 of 6 criteria.	Low Strategic Significance

1. <https://www.forestryresearch.gov.uk/tools-and-resources/tree-species-database/131561-silver-birch-sbi-2/>

Post-Development Biodiversity Value: On-Site

Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	0.07186	0.07186	All native hedgerows to be retained.	Moderate Fails criteria C.	Low Strategic Significance
Created (B-2)	0.06546	0.06546	Additional native hedgerows are to be created. Species will be similar to the existing hedgerows with species including hawthorn, bramble and hazel.	Moderate Fails Criteria C.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	1.49 units ❖ 0.08 units modified grassland ❖ 0.08 units of introduced shrub ❖ 0.02 units of bare ground ❖ 1.3 units of urban trees	0.41 units ❖ 0.29 units of native hedgerows ❖ 0.12 units of line of trees	N/A
	Post-Development	1.67 units ❖ 0.89 units of retained urban trees ❖ 0.02 units of retained bare ground ❖ 0.08 units of retained introduced shrub ❖ 0.02 units of modified grassland ❖ 0.03 units of introduced shrub ❖ 0.13 units of other neutral grassland ❖ 0.42 units of urban trees	0.51 units ❖ 0.29 units of retained native hedgerow ❖ 0.22 units of created native hedgerow	N/A
	Net Change	+0.18 units	+0.10 units	N/A
	Overall Net Change	+12.35%	+23.86%	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+12.35%) and a net gain of linear-based habitat units (+26.86%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024;) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
BNG Mitigation Hierarchy	
Avoidance	Majority of trees to be retained (only four to be removed). Hedgerow along the southern and north east boundary will also be retained.
Minimisation	Impact on the introduced shrub will be minimised
Mitigation	Line of trees and modified grassland will be mitigated through additional on-site creation
Offset	Not required

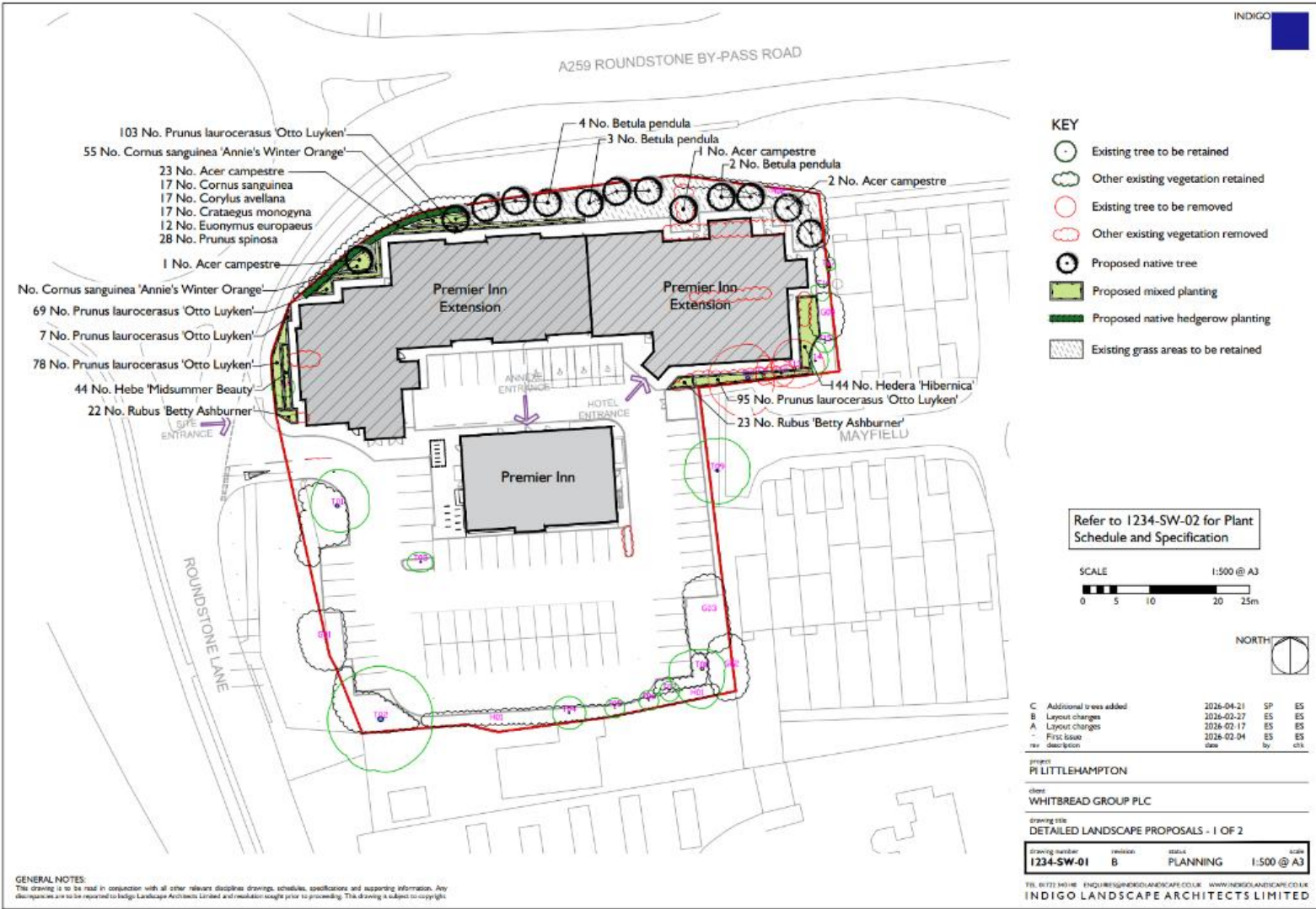
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.18
	<i>Hedgerow units</i>	0.10
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	12.35%
	<i>Hedgerow units</i>	23.86%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	1.49	1.64	0.00
<i>Hedgerow units</i>	10.00%	0.41	0.45	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, & D)	Criteria (the minimum requirements for 'favourable condition')	Description	Criterion passed (Yes or No)	Notes/Justification
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).	Y	Hedgerow averages 10m in height.
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Hedgerow averages 2m in width.
B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N	Gap between ground and base of canopy is >0.5m for more than 10% of length.
B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness', but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	No canopy gaps.

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	At least one side of the hedge has >1m of undisturbed ground with perennial herbaceous vegetation for >90% of length.
C2.	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.	N	High abundance of cleavers in understorey (>20%).
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and recently introduced species	Recently introduced species refer to plant that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives.	Y	No invasives observed.
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	Y	>90% of hedgerow and understorey is free of damage caused by human activities.
Condition categories for hedgerows without trees					
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)			
Good	No more than 2 failures in total AND No more than 1 failure in any functional group				
Moderate	No more than 4 failures in total AND <u>Does not fail both attributes</u> in more than one functional group (e.g., fails attributes A1, A2, B1, and C2 = moderate condition)	X			
Poor	Fails a total of more than 4 attributes OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, and B2 = poor condition)				
Score achieved:	Moderate				

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scattered scrub not present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage present in less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Condition Assessment Criteria		Condition Achieved (Y/N)										
		T01 M	T02 L	T08 M	T03 S	T18 S	T10 M	T11 M	T12 S	T13	T14 3	T15 S
A	The tree is a native species (or more than 70% within the block are native species).	N	N	N	Y	Y	N	N	N	N	N	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	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	Y	Y	N	N	Y	N	N	N	N	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	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	N	N	N	N	N	N	N	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Number of criteria passed		3	5	5	4	4	4	3	2	3	3	3

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/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.	N	Limited vegetation
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.	N	Limited vegetation
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	None observed.
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Results for habitats requiring assessment of 3 core criteria only:			
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)	
Passes 0 or 1 of 3 core criteria		Poor (1)	X

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Will be regularly mown
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scattered scrub not to be planted
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage will be less than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover will be between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken to be planted (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.	Y	Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Varied sward height of such specifications anticipated.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Cover of bare ground anticipated to exceed 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	Management anticipated to control bracken cover, if present.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y	Physical damage not anticipated to exceed 5% of total area. No invasives anticipated.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving good condition for non-acid grassland types only.	N	Not targeted
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		4	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F		Good (3)	
Passes 3 - 5 criteria, including essential criterion A		Moderate (2)	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F		Poor (1)	X