

**Applicant**

Ferring Cricket Club

Site

Little Twitten Recreation Ground, Ferring

Description of Development

Installation of a new 7.66x30m non-turf cricket wicket (synthetic surface) within the existing cricket outfield. No buildings, lighting, fencing, or change of use. It will replace the existing astro wicket used for training and remove a concrete base from the ground.

Pre-Development Habitat

- Habitat type: **200 m² Modified grassland (amenity grassland) and 30 m² Developed land; sealed surface**
- Distinctiveness: **Low**
- Condition: **Poor**
- Area affected: **230 m²**
- Pre-development habitat units: **0.04**

Post-Development Habitat

- Artificial surface (non-habitat)
- Post-development habitat units: **0**

Habitat Loss

- Total habitat units lost: **0.04**

Proposed On-Site Enhancements

1. **Wildflower margin creation**
 - Area: 70 m²
 - Habitat type: Other neutral grassland
 - Distinctiveness: Medium
 - Condition target: Moderate
 - Units gained: **0.05**
2. **Two habitat boxes** installed on existing mature trees
 - Supports faunal biodiversity
 - Contributes to overall ecological enhancement



Net Biodiversity Position

- Units lost: **0.04**
- Units gained: **0.05**
- **Net gain: +0.01 habitat units**

Compliance Statement

The development meets the General Biodiversity Gain Condition as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). The proposed enhancements exceed the habitat units lost and deliver a measurable net gain on site.



Appendix 1. Draft Inputs

Site Description

- The site is an existing, regularly-mown **amenity grassland** cricket outfield within a public recreation ground used for cricket training, and an existing astro turf wicket and concrete block.
- Habitat type: **Modified grassland (low distinctiveness)**
- Condition: **Poor** (as per SSM definitions for intensively managed amenity turf)
- Area of whole recreation ground: **approx. 1.4–1.5 ha**
- Area affected by development (astro wicket footprint): **approx. 230 m²** (30m x 7.66m equivalent footprint including base and margins)

Development Footprint

- Installation of a new non-turf cricket wicket (synthetic surface on aggregate base).
- Permanent land take: **230 m²**
- Habitat lost: **200 m² of modified grassland, 30m² of developed land; sealed surface**
- Replacement habitat: **0 m²** (artificial surfaces do not generate habitat units)

Proposed On-Site Enhancements

To meet the BNG requirement, the following enhancements are proposed:

- Creation of **wildflower margin** along the eastern boundary:
 - Area: **60–70 m²**
 - Habitat type: **Other neutral grassland**
 - Distinctiveness: **Medium**
 - Condition target: **Moderate**
- Installation of **two habitat boxes** (bat or bird) on mature trees
- No impact on trees, hedgerows, or watercourses



Appendix 2. Estimated Pre- and Post-Development Habitat Units

Pre-Development Habitat Units

Using SSM values:

- Modified grassland (low distinctiveness, poor condition):
 - Unit value $\approx$ **2 units per hectare**
 - Area affected: **0.02 ha** (200 m²)
 - Pre-development units lost:

$$2.0 \times 0.02 = 0.04 \text{ habitat units}$$

Post-Development Habitat Units

Artificial surfaces = **0 units** So the 0.04 units are lost.

Enhancement Units Gained

Wildflower margin (medium distinctiveness, moderate condition):

- Unit value $\approx$ **8.0 units per hectare**
- Area created: **0.006–0.007 ha** (60–70 m²)
- Units gained:

$$8.0 \times 0.007 = 0.05 \text{ units (minimum)}$$

Net Position

- Units lost: **0.04**
- Units gained: **0.05**
- **Net gain: +0.01 habitat units**
- Equivalent to **20% net gain**, even though small sites are not required to meet 10%