

Sheet Name	Site Details
1. Planning authority:	Arun District Council
2. Site name:	Croft Works, Rusington
3. Applicant:	M J H Property Developments Ltd
4. Planning application type:	Full planning consent
5. Planning application reference:	N/a
6. Metric completed by (name & job title):	Dave Byett 10/04/2026
7. Date of metric completion:	10 April 2026
8. Revision number:	v1
9. Masterplan document title / drawing number:	2223.PL04 - Proposed Landscaping Layout

Net Gain Targets

10. Targeted % increase in Units	10a. Area habitats	10.00
	10b. Hedgerows	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Area habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Croft Works, Rusington
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Residential	Site area must be less than 10,000 m2
15. Site area (m ²)	1263.6725	
N/A		
17. Number of dwellings proposed within the development site	Between 1 - 9 dwellings	

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	N/A	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Magic.defra.co.uk	

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	16/03/2026	Site walkover data valid until 16/09/26
25. Who completed the walkover? (Name and job title)	Michael Gray	Planner

Additional details

26. Any additional information or notes	Review of habitat done from photos by Dave Byett, taken by Michael Gray and use of other aerial and street view data	
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Background Information		Investigation and Analysis	
Case Number	Case Name	Investigation and Analysis	Case Name
1	Case 1	Investigation and Analysis	Case 1
	Case 1	Investigation and Analysis	Case 1
2	Case 2	Investigation and Analysis	Case 2
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	Case 4	Investigation and Analysis	Case 4
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	Case 100	Investigation and Analysis	Case 100

Site Name	Croft Works, Ruxington
Sheet Name	5. Area Habitats

Instructions:
1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost units	0.0787
Created units	0.0048
Enhancement units	0.0000
Net change	0.0788

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units available	Area Lost	Units lost		
1	Urban	Developed land, sealed surface	Area/compensation not in local strategy/ no local strategy	685.59	153.27	0.00	532.32	0.0000		Hardstanding	
2	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	136.86	0.00	0.00	136.86	0.0779		Veget.	
3	Urban	Developed land, sealed surface	Area/compensation not in local strategy/ no local strategy	401.22	0.00	0.00	401.22	0.0000		Building	
4											
5											
6											
7											
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12											
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20											
Trees	Individual trees	Urban/road tree	Normally identified in local strategy	0.00	0.00	0.0000	0.0000	0.00	0.0000		
				Totals (green and brown, green waste and intertidal land accounted)			1100.47	153.27	0.00	0.0779	0.0000
				Error Check 1			Area Non-negative ✓				
				Error Check 2			Area Non-negative ✓				
				Error Check 3			Area Non-negative ✓				

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m²)	Habitat units created onsite	Comments	
			Acceptable condition surface	C. Targeted condition				User comments	LPA comments
1	Urban	Developed land, sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	398.45	0.0000	Building	
2	Urban	Artificial unvegetated, unsealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	230.52	0.0000	Hardstanding	
3	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	501.44	0.0066	Garden/vegetated	
4									
5									
6									
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20									
Trees	Individual trees	Urban/road tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	0.00	0.0000		
Totals (green and brown, green waste and intertidal land accounted)						1126.41	0.0066		
Error Check 4						Area Non-negative ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat Type		D. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad Habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type							
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18											
19											
20											
						Totals (green and brown, green waste and intertidal land accounted)		0.00		0.0000	

1d. Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 10cm				0	0	0
Medium - DBH > 10cm ≤ 20cm				0	0	0
Large - DBH > 20cm ≤ 30cm				0	0	0
Very Large - DBH > 30cm				0	0	0
Total	0	0	0	0	0	0

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types		Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0787	0.0000	-0.0787		
Grassland	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Heathland and shrub	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Intertidal hard structures	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Intertidal sediment	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Lakes	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Urban	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Woodland and forest	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Individual trees	Low	0.0000	0.0000	0.0000	N/A	
	Medium	0.0000	0.0000	0.0000		
	High	0.0000	0.0000	0.0000		
Distinctiveness band			Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness			0.0000	0.000	0.0000	Yes ✓
Low distinctiveness			0.0787	0.007	0.0780	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units					0.0180	Yes ✓

Site Name		Croft Works, Rusington
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Area habitat units	0.0787
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.0968
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	0.0180
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	22.90%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group

