

Mill Lane, Rustington

784-B066568

Biodiversity Net Gain Assessment

Planning Issues Ltd

April 2026

Document prepared on behalf of Tetra Tech Limited



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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located on Mill Lane, Rustington and is centred at Ordnance Survey National Grid Reference TQ 0563 0298. The site lies towards the north of the village of Rustington, between Littlehampton and Worthing.
Proposals	The proposals comprise the redevelopment of the site into a combination of 28 apartments for retirement living including 19 one-bed and nine two-bed apartments, and three dormered retirement bungalows with associated infrastructure, parking and open greenspace. The plan has been reconfigured since 2024 to allow for an alternative drainage strategy to include permeable block paving and a swale.
Existing Information	Tetra Tech completed a Preliminary Ecological Appraisal of the site in April 2024 and April 2026 which identified the site comprised buildings, hardstanding, modified grassland, scattered trees and introduced shrubs. A Biodiversity Net Gain (BNG) assessment was recommended in line with the Environment Act (2021), the National Planning Policy Framework (NPPF) and Local Policy.
Scope of this Survey(s)	The aim of this BNG assessment is to: - Quantify the pre-development baseline habitat units; - Quantify the post-development habitat and hedgerow units on site; and - Calculate the likely change in biodiversity units for habitat and hedgerow units from pre- to post-development to provide an indication of the biodiversity losses / gains that may occur should the proposed development proceed. The assessment has been made using DEFRA's Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) in conjunction with the User guide (Department for Environment Food & Rural Affairs (DEFRA), 2024a).
Results and Evaluation	The pre-development area-based habitat value was 1.43 biodiversity units. Based on the current Post-Development Plan, the post-development area-based habitat units will be 1.65 habitat units and 0.36 hedgerow units. This results in a net gain of 0.22 habitat units (+15.69%), however the percentage gain requirement for hedgerow units is not applicable as no hedgerow units are present in the baseline. The trading rules are satisfied and the site meets the minimum requirement of 10 % net gain as per the local and national planning policy for the site.

Recommendations	The site currently meets 10 % net gain for habitat units and meets the trading rules, therefore meeting the requirements of current local and national planning policy. To secure these biodiversity net gains for at least 30 years as per the Environment Act 2021, it should be conditioned that a Habitat Management and Monitoring Plan (HMMP) is produced to detail the habitat management required to meet the habitat conditions detailed in this report for a period of 30 years. Any trees planted within residential gardens must be planted and maintained to the target condition by the management team for the development and retained in perpetuity for the lifetime of the development to qualify within the post-development metric calculation and thus contribute to the net gain for the site. Their retention must be assured through a restrictive covenant within the sale of the affected properties.
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1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech was commissioned by Planning Issues Ltd on 15th April 2024 to undertake a Biodiversity Net Gain (BNG) Assessment of land at Mill Lane, Rustington, hereafter referred to as “the site”.

This report has been prepared by Consultant Ecologist Izzy Frey BSc (Hons) and updated by Project Ecologist Chloe Mockridge-Smith BSc (Hons) MSc. The conditions pertinent to it are provided within Appendix A.

1.2 SITE DESCRIPTION

The site is located to the east of Mill Lane, Rustington, BN16 3JN and is centred at Ordnance Survey National Grid Reference TQ 0563 0298. The site lies towards the north of the village of Rustington, between Littlehampton and Worthing.

The site consists of a pub with hardstanding carpark, with an area of amenity grassland forming a beer garden and a residential house to the south with a driveway and rear garden of hardstanding and amenity grassland.

The site is immediately bounded by residential areas within Rustington, with houses to the north, east and south and Mill Lane to the west. Residential housing continues in all directions merging with East Preston to the east and Littlehampton to the west. Large areas of open space are present to the north with the closest being Ham Manor Golf Club (c.330 m north) which is separated from the South Downs National Park (c.2.7 km north) by agricultural fields. The river Arun is approximately 3.2 km to the west of the site and the Solent and Dorset Coast Special Protection Area (SPA) is c.7.8 km west of the site.

1.3 DEVELOPMENT PROPOSALS

The proposals comprise the redevelopment of the site into a combination of 28 apartments for retirement living including 19 one-bed and nine two-bed apartments, and three dormered retirement bungalows with associated infrastructure, parking and open greenspace. The plan has been reconfigured since 2024 to allow for an alternative drainage strategy to include permeable block paving and a swale. This is shown within the current plan (JBA 24 212 SK02 rev D Landscape Strategy) (Appendix F).

1.4 PURPOSE OF REPORT

The purpose of this report is to:

- Quantify the pre-development baseline area-based habitat biodiversity and linear units present on site;
- Quantify the post-development area-based habitat and hedgerow biodiversity and linear units on site which will be retained, reinstated or created under the proposed landscape mitigation plan; and

- Calculate the likely change in biodiversity units from pre- to post-development to determine whether the proposed development will result in a net loss, no net loss or a net gain for biodiversity, with a focus on Habitats of Principal Importance (HPI).

No watercourse units were present on site (or within 10 m of the red line boundary for watercourses). As such, watercourse units are not subject to any further consideration within this report.

The details of this report will remain valid for a period of eighteen months from the date of the survey (i.e., until October 2027), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

2.0 METHODOLOGY

2.1 BIODIVERSITY OFFSETTING GUIDANCE

The assessment has been made using DEFRA's Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) in conjunction with the User Guide (Department for Environment Food & Rural Affairs (DEFRA), 2024a) and Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019). This comprises the following steps, described in Section 2.2, with detailed methodology provided in Appendix E.

2.2 HABITAT ASSESSMENT

2.2.1 Habitats

Pre-development

An extended UKHab habitat classification survey and condition assessment of the site was undertaken on 23rd April 2024 by Principal Ecologist Alex Coggins BSc (Hons). The weather conditions were overcast and cool with a light breeze, and a daytime temperature of approximately 11°C.

An update UKHab habitat survey was undertaken on the 8th April 2026 by Alex Coggins which confirmed that habitats on site were in the same condition as the previous survey (Tetra Tech, 2026). The weather conditions were clear skies and warm with a gentle breeze, and a daytime temperature of approximately 18°C.

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd, 2023). The pre-development habitats are shown in Figure 2.

The habitats were converted into the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) from the UKHab classification (UKHab Ltd, 2023) as shown in Appendix E Table 9. Further detail of habitat descriptions with target notes can be found in the Preliminary Ecological Appraisal (PEA) undertaken for this project (Tetra Tech, 2024) (Tetra Tech, 2026).

Post-development

Each of the post-development habitats, as set out on the Post Development Plan (Figure 3) and Landscape Plan (Drawing reference number JBA 24 - 212 - SK02 rev D) were assigned a UKHab category which was considered to best represent the habitat present post-development, this was then converted to a BNG Metric category as shown in Appendix E Table 10. See Figure 3 for the post-development habitat plan.

2.2.2 Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Department for Environment Food & Rural Affairs (DEFRA), 2024a).

2.2.3 Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric - The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Department for Environment Food & Rural Affairs (DEFRA), 2024b).

The baseline condition assessment data can be found in Appendix C.

2.2.4 Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published, if the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

The Adoption Arun Local Plan 2011-2031 (Arun District Council, 2018) does not refer to any grassland habitat types as being of strategic significance and there is no current LNRS document for the area. The site itself is not identified formally in any local strategy or management plan therefore the pre- and post-development grassland habitats have been afforded the lowest level of strategic significance within the metric.

Hedgerows proposed within the post-development plan have been afforded Medium Strategic Significance score as although there is no specific mention of hedgerows within the Local Plan, hedgerows are listed as a UK Biodiversity Action Plan (BAP) Priority Habitat.

Policy ENV DM4: Protection of Trees within the above Local Plan refers to the importance of avoiding damaging or destroying trees which contribute to local amenity. This policy also states that where trees are removed to facilitate development these must be replaced with at least an equivalent number of a similar species and age (where practical). Management plans must also be produced to ensure that trees are protected during development and appropriately maintained in future. For this reason, within the metric, urban trees within the pre-development and post-development calculations are afforded the highest level of strategic significance.

Policy ENV DM5: Development and Biodiversity states the requirement for developments to ‘...*incorporate elements of biodiversity including green walls...*’, therefore the proposed green walls in the post-development calculations have also been afforded the weighting of ‘High Strategic Significance’.

All other urban habitats (excluding green walls) in the pre- and post-development calculations are automatically afforded the lowest strategic significance score within the metric.

2.2.5 Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

2.3 LIMITATIONS

The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary, landscape plans or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

The best possible effort was made during the mapping process to ensure that all habitats identified on site were mapped accurately and represent the area of habitats present on site. Some margin of error is possible due to the difficulty of defining the continuous nature of habitat boundaries. However, this margin of error has been minimised as far as practically possible using the professional opinion of two experienced ecologists, desk-based information and up to date aerial imagery.

The assessment of habitats pre and post-development required conversion from UKHab habitat categories into Metric categories. This information is then inputted into the Metric in terms of the habitat areas being retained, lost or enhanced. Whilst not a significant limitation, when using the Metric calculation tool to convert the UKHab types into Metric categories, the different habitat types do not exactly align. Therefore, some habitats were included within a more general habitat category under UKHab to allow the calculation tool to be applied, this also applies to the post development landscape plan used for the site. For transparency, the conversion tables in Appendix E Tables 9 and 10 set out which habitats have been paired during the conversion.

Note that scores for habitats and hedgerows are reported separately and therefore should not be summed or averaged to produce a final overall biodiversity value for the site.

The outputs of the Metric are not absolute values but provide a proxy for the relative biodiversity worth of a site pre and post development. The calculations within this report should be reviewed and updated should there be any changes to the habitats on site pre-development. As the change in biodiversity units is determined by subtracting the number of pre-intervention biodiversity units (i.e. those originally existing on-site and off-site) from the number of post-intervention units (i.e. those projected to be provided), this report should be updated should the proposals for the site change (Figure 3 / Appendix F).

The Metric does not override or undermine any existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the Metric is applied. Furthermore, the Metric does not change the protection afforded to biodiversity. Existing levels of protection afforded to protected species (such as for bats) and to habitats, are not changed by use of this or any other Metric.

The optimal period to undertake habitat condition assessment for botanical interest is April-September. The survey was completed in April which is within the optimal survey window. As such this is not considered to be a limitation to the accurate assessment of the habitats, and the dominant species of the respective vegetation types were visible and identifiable.

For the purposes of this assessment, the assumption has been made that aside from three urban trees to be retained, all other proposed habitats will be newly created and therefore none of the other existing habitats on site are to be retained or enhanced. This is reflected within the metric calculations.

3.0 RESULTS

3.1 PRE-DEVELOPMENT BASELINE UNITS

The baseline conditions assessments for area-based habitats are provided in more detail in Appendix C. The update PEA undertaken by Tetra Tech in April 2026 confirmed that the condition of the habitats had not changed since the initial condition assessments in 2024 (Tetra Tech, 2026).

The habitats present on site are shown in Table 1, alongside their distinctiveness and condition categories, with the total area of the habitats onsite (**0.47 ha**) and the associated baseline biodiversity units (**1.43**).

Individual trees have been separated within the metric calculation depending on their condition and size and are referred to within the metric and report by their numbering from the associated Arboricultural report for the site (Barrell Tree Consultancy, 2024).

There is no existing hedgerow within the site, therefore there are no baseline hedgerow linear units.

3.2 IRREPLACEABLE HABITATS

Within the baseline habitat surveys, no irreplaceable habitats have been recorded on site, therefore no bespoke mitigation for irreplaceable habitats is proposed.

Table 1: Pre-development Habitat Baseline Units

Habitat Type	Ref.	Irreplaceable Habitat (Y/N)	Area (ha)	Area Retained (ha)	Area Enhanced (ha)	Area Lost (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units
Modified grassland	1	N	0.094	0	0	0.094	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.19
Urban – Developed land, sealed surface	2	N	0.166	0	0	0.166	V. Low	N/A- Other	Area/compensation not in local strategy/ no local strategy	0.00
Urban – Developed land, sealed surface (buildings)	3	N	0.047	0	0	0.047	V. Low	N/A- Other	Area/compensation not in local strategy/ no local strategy	0.00
Individual Trees (T10, T11)	4	N	0.073	0	0	0.073	Medium	Poor	Formally identified in local strategy	0.34
Individual Trees (T5)	5	N	0.016	0.016	0	0	Medium	Poor	Formally identified in local strategy	0.07
Individual Trees (T6)	6	N	0.036	0.036	0	0	Medium	Good	Formally identified in local strategy	0.50
Individual Trees (T9)	7	N	0.036	0.036	0	0	Medium	Moderate	Formally identified in local strategy	0.33
Total units:										1.43

3.3 POST DEVELOPMENT UNITS

Post development habitats as shown in Figure 3 and the landscape plan “JBA 24 212 SK02 rev D Landscape Strategy” (Appendix F) have been split depending on whether they are to be retained, enhanced or created. On this basis, the post-development for onsite habitats value is calculated to be **1.65** habitat units and **0.36** hedgerow units.

The habitats retained as part of the development are provided in Table 2, with the habitats created as part of the development provided in Table 3. Hedgerows to be created are provided in Table 4. Further details regarding retention, creation and enhancement proposals are outlined below.

Retention

With the exception of three existing trees (T5, T6 and T9), all existing habitats and buildings on site are to be lost to facilitate the proposals, therefore the metric has been completed based on the principle that no other habitat will be retained or enhanced.

Creation

The proposals involve the construction of several new buildings, with associated parking, gardens and soft landscaping. The existing access point in the southwest of the site from Mill Lane will become areas of sealed surface to provide vehicular access into the development. Non-native and ornamental hedgerow will be created along the western boundary and bordering the grassland to the east of the main building in the centre of the site. Native hedgerow will be created between the carpark and bungalows. Species-rich native hedgerow will also be newly planted parallel to the eastern site boundary.

Parcels of other neutral grassland will be created across the site, with a shade tolerant meadow mix proposed. The other neutral grassland parcels are proposed to be maintained to a target condition of ‘moderate’. These parcels of other neutral grassland in the east of the site will be managed via a relaxed mowing scheme to allow tall, tussocky growth which will provide suitable habitat for invertebrates and other wildlife. Adjacent to the main building, amenity grassland will be sown using a species rich mix (greater than nine species per m²) to create a further area of other neutral grassland. This will be frequently mown and therefore maintained to a target condition of ‘poor’.

Landscaping across the site is to include introduced shrub planting, as well as the creation of vegetated gardens to the north of the site around the three bungalows. The substation to be installed along the southern boundary of the site will feature a ground based green wall to provide a screening effect around required infrastructure, using timber trellises covered in ivy *Hedera helix*. A second green wall will also be created along the northern boundary in the west of the site. A SuDS will be created to the west of the main building and planted with wildflower meadow turf.

Twenty-six new urban trees will be planted across the site, with individual trees predominantly located adjacent to the site boundaries to provide a screening effect to the neighbouring residential areas and Mill Lane.

It should be noted that trees to be located within the gardens of the three bungalows must be retained in perpetuity for the lifetime of the development for these to qualify within the post-development calculations for the metric, and therefore contribute to the net gain for the site. These trees must be

planted and maintained to the target condition by the management team for the development, with their retention assured by a restrictive covenant to be included in the sale of the properties.

Retention

Much of the habitat on site will be lost to the development, aside from three trees along the eastern boundary T5, T6 and T9 to be retained in the post-development plan. T5 and T6 are mature hornbeams *Carpinus betulus* assessed as being in poor and good condition, respectively. T9 is an over-mature Ash *Fraxinus excelsior* in moderate condition. It was considered unlikely that the current condition of the trees assessed as 'poor' or 'moderate' could be enhanced as part of the proposals due to the specific conditions each tree failed within the condition assessment score i.e. prior damage and likelihood of future human disturbance.

All proposals for the creation and retention of habitat onsite are displayed in Figure 3.

The proposed management regime for the post-development habitats to reach their target condition in the specified timeframe is provided within Appendix D.

Table 2: Post-development Habitat units – Retained

Habitat Type	Ref.	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units
Individual trees - Urban tree (T5)	5	0.016	Medium	Poor	Formally identified in local strategy	0.07
Individual trees - Urban tree (T6)	6	0.036	Medium	Good	Formally identified in local strategy	0.50
Individual trees - Urban tree (T9)	7	0.036	Medium	Moderate	Formally identified in local strategy	0.33
Total units:						0.90

Table 3: Post-development Habitat units – Created

Habitat Type	Ref.	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units
Grassland - Other neutral grassland	1	0.019	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.13
Grassland - Other neutral grassland	2	0.018	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.07
Grassland - Other neutral grassland	3	0.014	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.09
Urban – Vegetated garden	4	0.034	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.07

Habitat Type	Ref.	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units
Urban – Introduced shrub	5	0.017	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.03
Urban – Developed land; sealed surface	6	0.091	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
Urban – Developed land; sealed surface (buildings)	7	0.105	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
Urban - Ground based green wall	8	0.001	Low	Moderate	Formally identified in local strategy	0.00
Urban – Sustainable drainage system	9	0.007	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.02
Individual trees - Urban tree	10	0.106	Medium	Poor	Formally identified in local strategy	0.34
Total units:						0.75

Table 4: Post-development Hedgerow units – Created

Hedgerow Type	Ref.	Length (km)	Distinctiveness	Condition	Strategic significance	Total habitat units
Native Hedgerow	1	0.008	Low	Poor	Location ecologically desirable but not in local strategy	0.02
Species-rich native hedgerow	2	0.060	Medium	Poor	Location ecologically desirable but not in local strategy	0.25
Non-native and ornamental hedgerow	3	0.087	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	0.08
Total units:						0.36

3.4 HEADLINE RESULTS

The data used to inform the condition assessments for the habitats pre- and post-development and calculations from the Statutory Biodiversity are provided in Appendices C - D.

Headline habitat results are provided in Table 5. This shows that with the implementation of the habitats within the Post Development Habitat Plan (Figure 3), and achievement of the conditions as set out in Appendix D, the development proposals would likely result in a net gain of approximately **0.22** habitat units (**+15.69 %**). Net gain is not required for hedgerow units and watercourses as there are no hedgerow units within the pre-development on-site baseline, nor are watercourses considered in this assessment.

Trading rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. As per rule 1 of the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024a) “*The trading rules of this biodiversity metric must be followed*” and “*if trading rules have not been satisfied, then a net gain in biodiversity cannot be claimed*”. The trading rules for habitats are met.

A summary of the trading rules is provided in Tables 6 and 7.

Table 5: Headline Results

Project Stage	Habitat Type	Units
On-site baseline	Habitat units	1.43
	Hedgerow units	0.00
	River units	0.00
On site post-intervention	Habitat units	1.65
	Hedgerow units	0.36
	River units	0.00
On site Total net unit change	Habitat units	+ 0.22
	Hedgerow units	+ 0.36
	River units	0.00
Total percentage change	Habitat units	+ 15.69 %
	Hedgerow units	N/A
	River units	0.00 %
Trading rules met?		YES

Table 6: Trading Rule Summary - Habitats

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required	Yes ✓
High	Same habitat required	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓

Table 7: Trading Rule Summary - Hedgerows

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

4.0 DISCUSSION

4.1 SIGNIFICANT ON-SITE ENHANCEMENTS

Significant on-site enhancements are defined as areas of habitat enhancement which contribute significantly to the proposed development's biodiversity net gain relative to the biodiversity value before development. Retention of existing habitat does not count as an on-site enhancement. Below are listed the significant on-site enhancements proposed for the site.

- **Two distinct types of medium-distinctiveness Other Neutral Grassland** are to be created within the site comprising meadow mixes, maintained to moderate condition via a relaxed mowing scheme, and about a third being species-rich amenity grassland (though maintained in poor condition due to anticipated regular mowing). Combined, these created habitats contribute 38.7 % of the total habitat units being delivered (0.29 of 0.75 total units);
- **A ground based green wall** comprising eight trellises is to be installed against the substation in two areas of the site to provide enhancements for biodiversity and a natural screening effect. Green walls have been identified within the local planning policy for the site and are therefore considered to be of High Strategic Significance, contributing to the overall net gain for the site. The green wall will be planted and maintained to achieve moderate condition, contributing to the overall net gain for the site;
- **Tree planting.** Almost half of the post-development habitat units delivered on site comprise the planting of 26 new trees across the site. The landscape plan for the site incorporates native and ornamental planting with a mixture of evergreen and deciduous species to provide canopy level screening to the nearby properties. Retention of trees located within residential gardens (bungalows) must be assured through a restrictive covenant to be included within their sale to be included within the metric;
- **Native hedgerow, Species-rich native hedgerow and Non-native and ornamental hedgerow** will be created within the site around the main building and site boundaries, providing foraging, nesting and sheltering habitat for a range of wildlife;
- **Introduced shrub and vegetated garden habitats** feature within the post-development landscape plan for the site. Although these habitats are of low distinctiveness, collectively they represent approximately 13.3 % of the total habitat units being delivered on site (0.10 of 0.75 total units);
- **SuDS** is to be created within the post-development and laid with a wildflower meadow turf. Although of a low distinctiveness, this habitat when maintained to achieve moderate condition will contribute to the overall net gain for the site.

The maintenance of these significant enhancements must be secured with a legal agreement (planning condition, planning obligation or conservation covenant) for 30 years in the same way as off-site gains. LPAs will consider the most appropriate mechanism, and this will be agreed at the planning permission stage.

4.2 TRADING RULES

The trading rules are met due to all habitats on site proposed to be replaced like for like or like for better distinctiveness of habitat as per Table 6, therefore no further design changes to the post development layout are required to meet the trading rules.

4.3 BEST PRACTICE PRINCIPLES

As per the Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019) and BS 8683 – “*Process for designing and implementing Biodiversity Net Gain*”, the proposed development has been designed in accordance with the following key principles:

Principle 1: Apply the mitigation hierarchy

Avoidance/Minimise:

Much of the habitat on site will be lost to facilitate the proposals and therefore this loss cannot be avoided. Three trees are, however, to be retained in the east of the site, and measures will be taken to ensure these are protected during the construction phase, to be detailed within a construction and/or landscape and ecological management plan or HMMP for the site.

Restoration:

Aside from the aforementioned retained trees, no other habitat is to be retained however to offset the loss of the two individual trees (T10 and T11), additional tree planting (totalling 26 trees) is proposed across the site.

Compensation:

Low-distinctiveness grassland habitat is to be replaced with other neutral grassland habitat which is of a higher distinctiveness (medium) which will compensate for the loss of the ‘poor’ quality modified grassland currently present on site.

Biodiversity on site is to be increased through tree planting and the creation of new native and native species-rich hedgerow which will provide new habitat for wildlife and will improve connectivity of the site to habitat in the wider landscape.

Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere

Irreplaceable habitats are not present on site to proposed to be indirectly impacted by the proposed development, therefore this principle does not apply.

Principle 3: Be inclusive and equitable

As part of this biodiversity net gain assessment, the design team have been engaged early within the design process to achieve a net gain. The arboricultural report for the site has been reviewed in line with the proposals and net gain on site has been contributed to through the retention of three existing trees in the east of the site, as well as new tree planting to compensate for loss of habitat across the site and provide net gains for biodiversity.

Principle 4: Address risk

As part of this biodiversity net gain assessment, the design team have been engaged to address potential risks at a early stage, primarily around the retention of the highest quality habitats on site and the design of proposed created habitats such as other neutral grassland and native and species-rich native hedgerow.

Principle 5: Make a measurable net gain contribution

The site has achieved a measurable net gain for biodiversity, achieving a proposed 15.69 % net gain in habitat units and the creation of 0.36 hedgerow units.

Principle 6: Achieve the best outcomes for biodiversity

The site has achieved the best outcome for biodiversity through:

- Creation of other neutral grassland to replace 'poor' quality modified grassland, incorporating meadow and woodland mixes with relaxed mowing schemes and species rich amenity grassland, providing better quality grassland habitats to encourage invertebrates, wildlife and improve overall biodiversity;
- Tree planting scheme to compensate for the loss of two trees and provide new foraging and sheltering habitat for nesting birds, bats and other wildlife; and
- Novel hedgerow and green wall creation to improve connectivity of the site to habitats in the wider landscape and provide enhanced corridors to allow movement of wildlife through the site.

Principle 7: Be additional

The site has achieved additionality through proposed tree planting, replacing lost grassland habitat with grassland of a higher distinctiveness and condition, and delivery of additional hedgerow units. Where introduced shrub planting and creation of vegetated gardens is proposed, the ecology team have engaged with landscapers to recommend more wildlife friendly species into the species mix.

Principle 8: Create a net gain legacy

The site will achieve a net gain legacy through the production of a habitat management plan that details the management required to meet the conditions of the habitats as detailed within this biodiversity net gain assessment. The habitat management plan will be secured by a planning condition relating to the proposed development. As mentioned above, trees located in residential gardens will be retained through a restrictive covenant assuring their retention within the sale of the properties, to ensure that these will contribute to the net gain for the site.

Principle 9: Optimise sustainability

The site has aimed to optimise sustainability through creating wider natural capital benefits to the site such as the installation of Photovoltaic (PV) panels, implementation of water efficiency protocols to meet optional standards of 110 litres / person / day, and energy efficiency standards to be applied to the development footprint resulting in a 48 % reduction in energy consumption.

Principle 10: Be transparent

The biodiversity net gain assessment outlines all methodology used to achieve a net gain for this proposed development, including baseline data, how this was recorded and how biodiversity net gain has been designed into the scheme.

5.0 CONCLUSION

The current proposals achieve a net gain of **15.69 %** for habitat units. As the biodiversity net gain assessment shows that the current post development layout will achieve a net gain in habitats units and trading rules are met, it is considered that this meets the current NPPF policy relating to biodiversity net gain and meets 10 % net gain in biodiversity units as per the Environment Act 2021, as set out in Appendix B.

A HMMP will be required for the site to cover a 30-year period, post construction, and includes management prescriptions that aim to achieve and maintain the target condition for each habitat type set out in the Metric. The Statutory Biodiversity Metric condition sheets should be used to inform this management plan, and any monitoring. Trees planted in the private gardens must be planted and maintained to the target condition by the management team for the development, with their retention assured by a restrictive covenant to be included in the sale of the properties.

Should there be any changes to the landscape proposals on site, these will need to be reflected within an update to this BNG assessment.

6.0 REFERENCES

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FIGURES

Figure 1 – Site Location Plan

Figure 2 – Pre-development Plan

Figure 3 – Post-development Plan



Site Location Plan

Mill Lane, Rustington

Planning Issues Ltd



Legend

Site boundary

Notes:

Drawn by: M.COLLISHAWLOCK

Checked by: Alex Coggins

Figure No. 1

Revision No. A

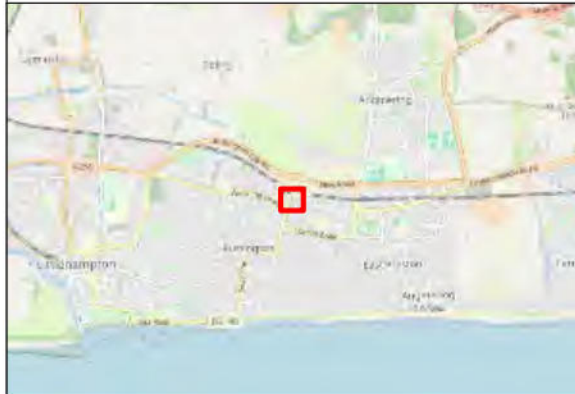
26 June 2024



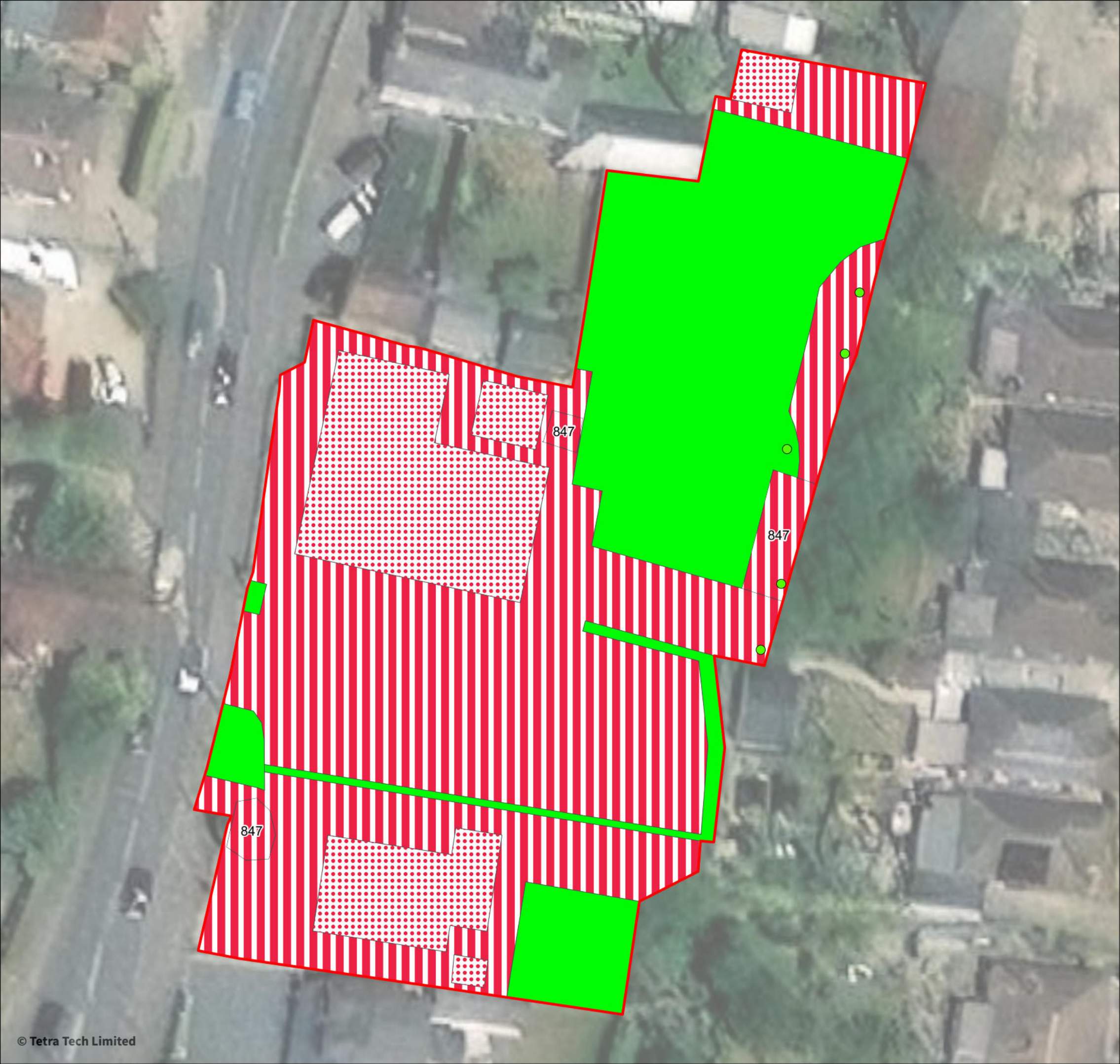
British National Grid

NGR: 505633E 102973N

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3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER



Pre-Development Plan
Mill Lane, Rustington

Planning Issues Ltd

Legend

-  Site boundary
-  g4 - Modified grassland
-  u1b - Developed land, sealed surface
-  u1b5 - Buildings
-  Urban Tree

Notes:

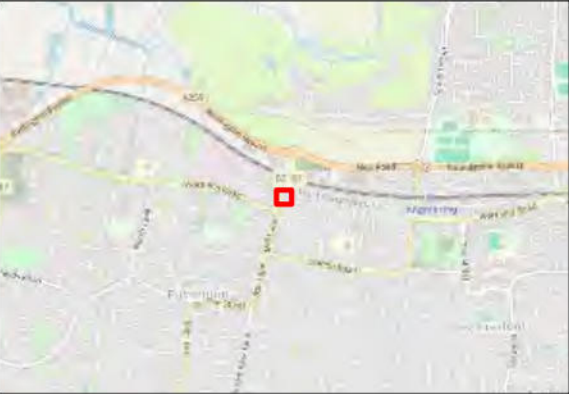
Drawn by: M.COLLISHAWLOCK
Checked by: Alex Coggins

Figure No. 2
Revision No. A
26 June 2024

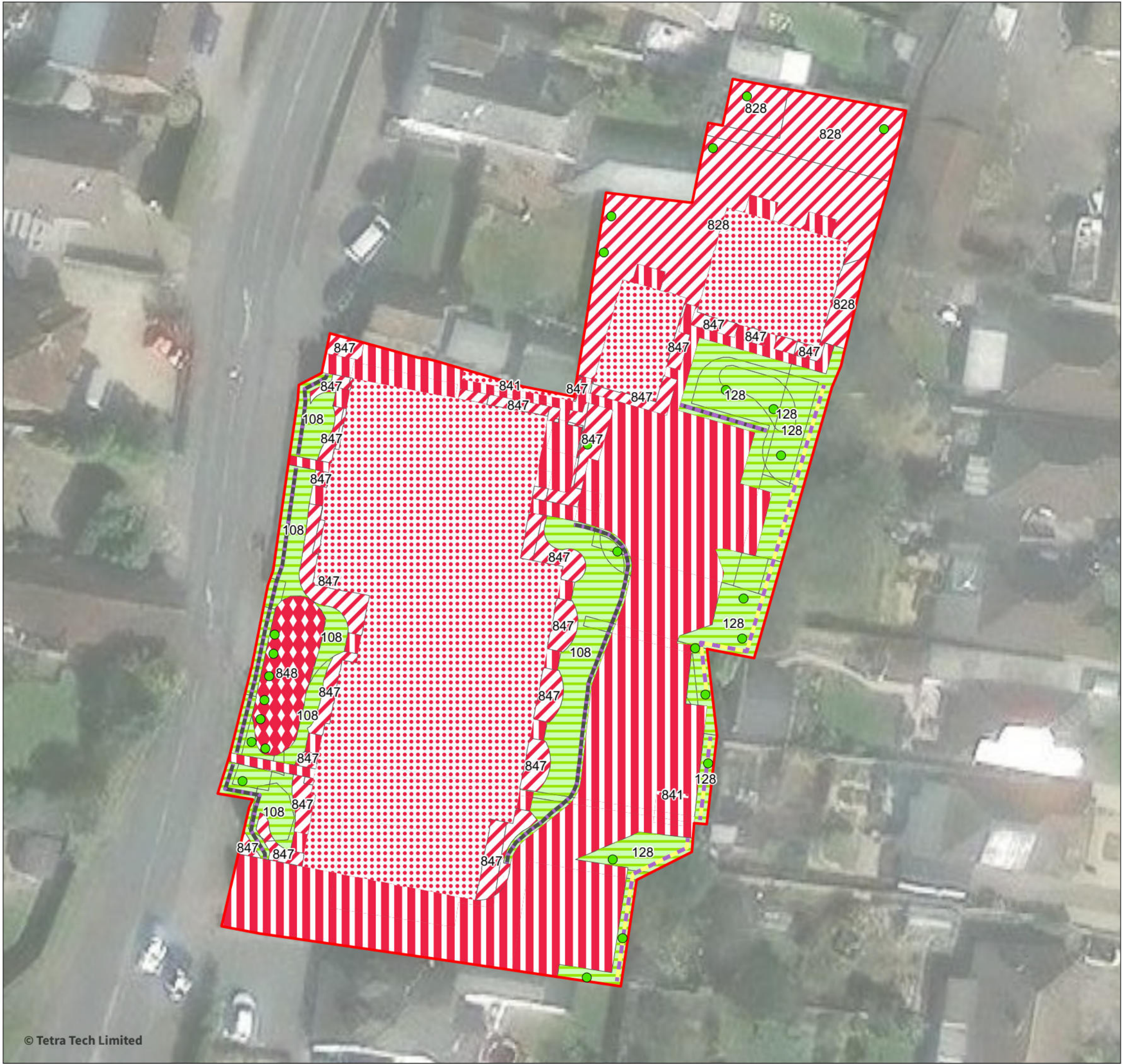
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Scale 1:330 @A3

British National Grid
NGR: 505633E 102973N

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Sovereign Street
Leeds
United Kingdom
LS1 4ER



Post-Development Plan

Mill Lane, Rustington

Planning Issues Ltd



Legend

- Site boundary
- g3c - Other neutral grassland
- u1 - Built-up areas and gardens
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- u1b6 - Other developed land
- h2a - Native hedgerow
- h2a5 - Species-rich native hedgerow
- h2b - Non-native and ornamental hedgerow
- Urban Tree

Secondary Codes:

- 108 - Frequently mown
- 128 - Tall or tussocky sward
- 841 - Green Wall
- 828 - Vegetated garden
- 847 - Introduced shrub
- 848 - Sustainable drainage system

Notes:

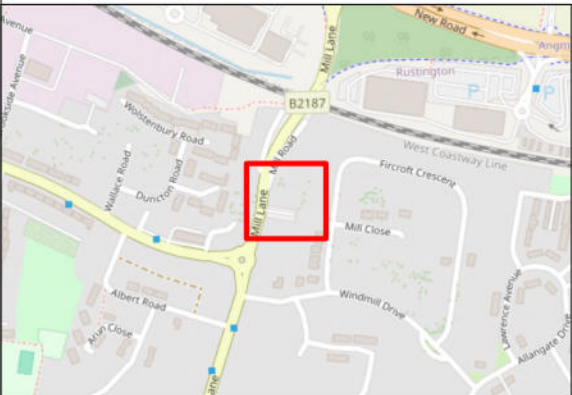
Drawn by: jess.lennard
Checked by: Alex Coggins

Figure No. 3
Revision No. A
13 April 2026

0 4 8 12 16 Meters
Scale 1:350 @A3

British National Grid
NGR: 505633E 102973N

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United Kingdom
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APPENDICES

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APPENDIX A: REPORT CONDITIONS

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The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Tetra Tech reserves the right to share this Report and any related materials, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LREC), any relevant statutory body or organisation as Tetra Tech may reasonably require from time-to-time.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

APPENDIX B: BNG LEGISLATION

Environment Act 2021 - Schedule 7A – Part 1

“(1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.”

National Planning Policy Framework 2023

Para 180(d) “minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”;

Para 185 (b) “promote 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”; and,

Para 186 (d) “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.

Adoption Arun Local Plan 2011-2031

Adoption Arun Local Plan 2011 – 2031 (Arun District Council, 2018)

Local Plan - Policy SD SP1: Sustainable Development	When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.
Local Plan - Policy ENV SP1: Natural Environment	Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them.
Local Plan - Policy ENV DM1: Designated Sites of Biodiversity or Geological Importance	a) Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their

	existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated: i. There is no alternative solution (which shall be adequately demonstrated by the developer). ii. There are reasons of public health or public safety or Adoption Arun Local Plan 2011-2031 (July 2018) Arun District Council 209 17 Natural Environment. iii. There are benefits of primary importance to the environment or iv. There are imperative reasons of overriding public interest. Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. b) In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to; i. The European, National or Local status and designation of the site; ii. The nature and quality of the site's features, including its rarity value; iii. The extent of any adverse impacts on the notified features of interest; iv. The need for compensatory measures in order to re-create remaining features of habitats on or off the site. Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.
Local Plan – Policy ENV DM4: Protection of trees	Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development: a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or b. Would enhance the survival and growth prospects of other protected trees; c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland. Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme. Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given. Where there are existing trees on or adjacent to a development site, developers shall be required to provide: d. Land and tree surveys e. A tree constraints plan f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.

Local Plan - Policy ENV DM5: Development and Biodiversity	Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement. Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person. All developments shall have regard to Natural England's standing advice for protected species.
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APPENDIX C: BASELINE CONDITION ASSESSMENT DATA

STATUTORY BIODIVERSITY NET GAIN

HABITAT CONDITION ASSESSMENT

Project Number 784-B066568	Site Name Mill Lane Rustington	Date of Survey 23 April 2024	Surveyor Alex Coggins
Temperature 11°C	Cloud Cover 80%	Wind 1 - Light air	Precipitation No precipitation

5. GRASSLAND LOW CONDITION SHEET

Habitat Reference: 1 Grassland: Low distinctiveness Photograph																
																
Habitat Description:																
Quadrat Data																
Description	Photos															
Quadrat 1 Species List: <table border="1"> <thead> <tr> <th>Common Name</th> <th>Latin Name</th> <th>Dafor</th> </tr> </thead> <tbody> <tr> <td>Perennial rye-grass</td> <td><i>Lolium perenne</i></td> <td>1 - Dominant</td> </tr> <tr> <td>White clover</td> <td><i>Trifolium repens</i></td> <td>4 - Occasional</td> </tr> <tr> <td>Annual meadow-grass</td> <td><i>Poa annua</i></td> <td>5 - Rare</td> </tr> <tr> <td>Daisy</td> <td><i>Bellis perennis</i></td> <td>5 - Rare</td> </tr> </tbody> </table> British National Grid (m): 505645E, 102980N WGS84 (Lat/Long): 50.8167°N, -0.5017°E	Common Name	Latin Name	Dafor	Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant	White clover	<i>Trifolium repens</i>	4 - Occasional	Annual meadow-grass	<i>Poa annua</i>	5 - Rare	Daisy	<i>Bellis perennis</i>	5 - Rare	
Common Name	Latin Name	Dafor														
Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant														
White clover	<i>Trifolium repens</i>	4 - Occasional														
Annual meadow-grass	<i>Poa annua</i>	5 - Rare														
Daisy	<i>Bellis perennis</i>	5 - Rare														
Quadrat 2 Species List: <table border="1"> <thead> <tr> <th>Common Name</th> <th>Latin Name</th> <th>Dafor</th> </tr> </thead> <tbody> <tr> <td>Perennial rye-grass</td> <td><i>Lolium perenne</i></td> <td>1 - Dominant</td> </tr> <tr> <td>White clover</td> <td><i>Trifolium repens</i></td> <td>3 - Frequent</td> </tr> <tr> <td>Red fescue</td> <td><i>Festuca rubra</i></td> <td>4 - Occasional</td> </tr> <tr> <td>Lesser hop-trefoil</td> <td><i>Trifolium dubium</i></td> <td>5 - Rare</td> </tr> </tbody> </table>	Common Name	Latin Name	Dafor	Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant	White clover	<i>Trifolium repens</i>	3 - Frequent	Red fescue	<i>Festuca rubra</i>	4 - Occasional	Lesser hop-trefoil	<i>Trifolium dubium</i>	5 - Rare	
Common Name	Latin Name	Dafor														
Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant														
White clover	<i>Trifolium repens</i>	3 - Frequent														
Red fescue	<i>Festuca rubra</i>	4 - Occasional														
Lesser hop-trefoil	<i>Trifolium dubium</i>	5 - Rare														

British National Grid (m): 505643E, 102990N		
WGS84 (Lat/Long): 50.8168°N, -0.5017°E		
Quadrat 3		
Species List:		
Common Name	Latin Name	Dafor
Lesser hop-trefoil	<i>Trifolium dubium</i>	5 - Rare
Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant
Red fescue	<i>Festuca rubra</i>	3 - Frequent
British National Grid (m): 505651E, 102996N		
WGS84 (Lat/Long): 50.8169°N, -0.5016°E		
Quadrat 4		
Species List:		
Common Name	Latin Name	Dafor
Red fescue	<i>Festuca rubra</i>	4 - Ocacssional
White clover	<i>Trifolium repens</i>	3 - Frequent
Perennial rye-grass	<i>Lolium perenne</i>	1 - Dominant
Dandelion	<i>Taraxacum agg.</i>	3 - Frequent
Daisy	<i>Bellis perennis</i>	5 - Rare
Dove's-foot crane's-bill	<i>Geranium molle</i>	5 - Rare
British National Grid (m): 505605E, 102954N		
WGS84 (Lat/Long): 50.8165°N, -0.5023°E		
Quadrat 5		
Species List:		
Common Name	Latin Name	Dafor
Red fescue	<i>Festuca rubra</i>	1 - Dominant
Perennial rye-grass	<i>Lolium perenne</i>	3 - Frequent
British National Grid (m): 505634E, 102937N		
WGS84 (Lat/Long): 50.8163°N, -0.5019°E		
Condition Assessment Criteria		Pass/Fail
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs.	FAIL
	Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium,	
		Notes
		Number of species:
		Quadrat 1: 4
		Quadrat 2: 4
		Quadrat 3: 3
		Quadrat 4: 6
		Quadrat 5: 2
		3.8 species per m ²

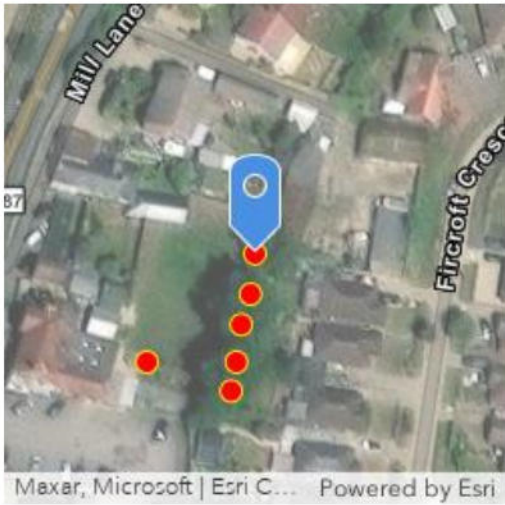
	high, or very high distinctiveness, please use the relevant condition sheet.		
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	FAIL	100% under 7cm as regularly managed/mown
C	"Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	PASS	No encroaching scrub is present
D	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities	PASS	Some damage evident from recreational activities due to being a pub garden but less than 5%
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	FAIL	0% bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	PASS	No bracken is present
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS	No invasive species are present
Number of criteria passed		4	
Condition Assessment Rating			
Criterion A failed, therefore the habitat is: POOR CONDITION			

STATUTORY BIODIVERSITY NET GAIN

HABITAT CONDITION ASSESSMENT

Project Number 784-B066568	Site Name Mill Lane Rustington	Date of Survey 23 April 2024	Surveyor Alex Coggins
Temperature 11°C	Cloud Cover 80%	Wind 1 - Light air	Precipitation No precipitation

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: 1 Individual tree: Urban tree			
Location		Photograph	
			
Habitat Description:			
Condition Assessment Criteria		Pass/Fail	Notes
A	The tree is a native species (or at least 70% within the block are native species).	PASS	Hornbeams and an ash
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).	FAIL	Tree is wonky with no canopy over southern side
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	Most are mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	FAIL	Tree surrounded by Hardstanding and near lawn which looks to have regular herbicide treatment
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	None
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	FAIL	Mostly Hardstanding
Number of criteria passed		2	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			

--

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: 2 Individual tree: Urban tree			
Location		Photograph	
 Maxar, Microsoft Esri C... Powered by Esri			
Habitat Description:			
Condition Assessment Criteria		Pass/Fail	Notes
A	The tree is a native species (or at least 70% within the block are native species).	PASS	See other
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).	FAIL	Like hornbeam to north there is a huge gap in the canopy resulting from felled trees in between them
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	See other
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	FAIL	See other
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	None
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	FAIL	See other
Number of criteria passed		2	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: 3 Individual tree: Urban tree			
Location		Photograph	
			
Habitat Description:			
Condition Assessment Criteria		Pass/Fail	Notes
A	The tree is a native species (or at least 70% within the block are native species).	PASS	See other
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).	PASS	Canopy is good
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	See other
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	FAIL	Tree on amenity grassland and looks to have been cut in straight line near roots
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	None
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	PASS	It's in middle of lawn
Number of criteria passed		4	
Condition Assessment Rating			
MODERATE CONDITION			
Suggested enhancement interventions to improve condition score			

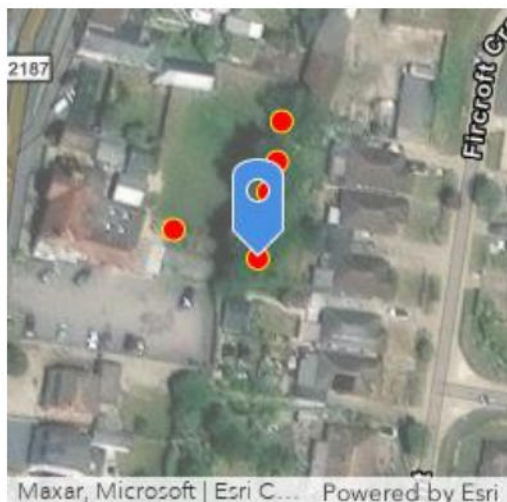
9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: 4 Individual tree: Urban tree	
Location	Photograph

					
Habitat Description:					
Condition Assessment Criteria		Pass/Fail	Notes		
A	The tree is a native species (or at least 70% within the block are native species).	PASS			
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).	PASS	Good canopy		
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS			
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	PASS	Tree looks good		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	None		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	PASS	Yes, in ornamental bed with lawn nearby		
Number of criteria passed		5			
Condition Assessment Rating					
GOOD CONDITION					
Suggested enhancement interventions to improve condition score					

9. INDIVIDUAL TREES CONDITION SHEET

Habitat Reference: 5	
Individual tree: Urban tree	
Location	Photograph



Habitat Description:

Condition Assessment Criteria		Pass/Fail	Notes
A	The tree is a native species (or at least 70% within the block are native species).	PASS	
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).	FAIL	Canopy on west is odd shape probably due to pub shelter in garden being directly adjacent to it
C	The tree is mature (or more than 50% within the block are mature) ¹ .	PASS	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	FAIL	Pub garden shelter has been built directly adjacent to main trunk and neighbours shed adjacent on other side
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FAIL	None
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	FAIL	See 2 comments above
Number of criteria passed		2	
Condition Assessment Rating			
POOR CONDITION			
Suggested enhancement interventions to improve condition score			

APPENDIX D: POST-DEVELOPMENT HABITAT CONDITIONS AND MANAGEMENT

The below habitat creation and enhancements measures are based on the required management to fulfil the habitat conditions as per the DEFRA Technical Document (Department for Environment Food & Rural Affairs (DEFRA), 2024b). A separate detailed Habitat Management Plan will be required to fulfil the management and monitoring requirements for the below created and enhanced habitats.

Table 8. Post-development habitat conditions and management

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
Grassland – other neutral grassland – (Meadow mix)	Creation	Moderate	5	Grassland (medium to high distinctiveness)	Target condition is to achieve ‘moderate’ condition in 5 years. (Must pass 3-5 criteria including essential criterion A) In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: A. The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present, relative to suboptimal species – note this criterion is essential for achieving Moderate or Good condition for non-acid grassland types. B. Sward height is varied (at least 20 % of the sward is less than 7 cm at least 20 % is more than 7 cm).	In order to create and manage this habitat to reach moderate condition, the following measures are recommended: - Carry out planting according to a specification of high diversity seed mixes, use of yellow rattle in autumn during first year to reduce rye grass will be required. In addition, use of Emorsgate mixture EM1. - After establishment year, yearly sowing by hand of any bare/unestablished areas. - Any bracken, scrub or invasive species identified are removed during routine maintenance. Mechanical

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					C. Cover of bare ground is between 1 % and 10 %, including localised areas. D. Cover of bracken is less than 20 % E. There is an absence of invasive non-native plant species. F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnotes 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	removal is preferred with no use of herbicides. Should listed invasives be found these must be removed in line with best practice; and Relaxed mowing scheme to encourage diversity in the sward. Grassland to be mown annually twice a year, once in early spring and then in autumn, to heights of 30 mm. Arisings to be left for 48 hrs and then removed.
Grassland – other neutral grassland (Species-rich amenity grassland)	Creation	Poor	2	Grassland (medium to high distinctiveness)	Target condition is to achieve ‘poor’ condition in 2 years. (Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F). In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: A. The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present, relative to suboptimal species – note this criterion is essential for achieving Moderate or Good condition for non-acid grassland types.	In order to create and manage this habitat to reach poor condition, the following measures are recommended: - Grassland to be sown using species-rich mix (minimum of 9 species per m²); and - Any bracken, scrub or invasive species identified is removed.

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					B. Sward height is varied (at least 20 % of the sward is less than 7 cm at least 20 % is more than 7 cm). C. Cover of bare ground is between 1 % and 10 %, including localised areas. D. Cover of bracken is less than 20 % E. There is an absence of invasive non-native plant species. F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnotes 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	
Individual trees – Urban tree	Creation	Poor	10	Individual Trees	Target condition is ‘poor’ in 10 years. (Passes 2 or fewer criteria) In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: A. Tree is native species (or at least 70% in block are native) B. Tree mature (or more than 50 % in block mature) C. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area	In order to create and manage this habitat to reach poor condition, the following measures are recommended: - Carry out planting in accordance with location and associated habitats (e.g., plant native trees suited to soil type) - Maintenance (i.e., pruning regime is completed only where necessary (e.g.,

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					and no individual gap being >5 m wide (individual trees automatically pass this criterion). D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. F. More than 20% of the tree canopy area is oversailing vegetation beneath.	reasons of health and safety) to allow trees to retain much of their expected canopy for their age and height); and Any failed planting will be replaced at the next available opportunity (i.e., September each year) for the first five years.
Urban – Ground based green wall	Creation	Moderate	3	Urban	Target condition is 'Moderate' in 3 years. (Passes 2 or 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.) In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: A. Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live,	In order to create and manage this habitat to reach moderate condition, the following measures are recommended: - Planting scheme to include a variety of plant species beneficial to wildlife to provide nectar sources at different times of year; and - The wall will be monitored for the present of invasive

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. 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. C. Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)² 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).	non-native plant species (listed on Schedule 9 of the WCA) and others considered to be of detriment to native wildlife, so that they cover less than 5 % of the total vegetated area.
Urban – Sustainable drainage system	Creation	Moderate	3	Urban	Target condition is 'Moderate' in 3 years. (Passes 2 or 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.) In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: D. Vegetation structure is varied, providing opportunities for	In order to create and manage this habitat to reach moderate condition, the following measures are recommended: Planting scheme to include a variety of plant species beneficial to wildlife to provide nectar sources at different times of year; and

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					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. E. 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. F. Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 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).	The SuDs will be monitored for the present of invasive non-native plant species (listed on Schedule 9 of the WCA) and others considered to be of detriment to native wildlife, so that they cover less than 5 % of the total vegetated area.
Urban – Introduced shrub	Creation	Poor	1	Urban	Target condition is ‘poor’ in one year. This condition is pre-set in the Metric.	N/A – no set prescription required due to the habitat’s pre-set condition.
Urban – Developed land; sealed surface	Urban – Developed land;	N/A – Other	0	Urban	The target condition (N/A - Other) is pre-set in the metric.	N/A – no set prescription required due to the habitat’s pre-set condition.

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
	sealed surface					
Urban – Developed land; sealed surface	Urban – Developed land; sealed surface	N/A – Other	0	Urban	The target condition (N/A - Other) is pre-set in the metric.	N/A – no set prescription required due to the habitat's pre-set condition.
Urban – Vegetated Garden	Urban – Vegetated garden	Condition Assessment N/A	1	Urban	The target condition (N/A - Other) is pre-set in the metric.	N/A – no set prescription required due to the habitat's pre-set condition.
Hedgerow – Native hedgerow	Creation	Poor	1	Hedgerow	Target condition is 'Poor' in 1 year. (Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition) In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: A1. Height - >1.5 m average along length. A2. Width - >1.5 m average along length B1. Gap - hedge base - Gap between ground and base of canopy <0.5 m for >90% of length. B2. Gap - hedge canopy continuity - Gaps make up <10% of total length; and No canopy gaps >5m C1. Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground	In order to create and manage this habitat to reach poor condition, the following measures are recommended: - Species planted must be native. - Hedgerow to be planted with enough individual plants to achieve target height and width; and - Hedgerow to be monitored for the establishment of Invasive non-native plant species and these are to be removed if identified.

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least). C2. Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. D1. Invasive and neophyte species - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species. D2. Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	
Hedgerow – Species-rich native hedgerow	Creation	Poor	1	Hedgerow	Target condition is 'Poor' in 1 year. (Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition) In order to achieve the above condition score, the following criteria highlighted in bold are proposed below: A1. Height - >1.5 m average along length. A2. Width - >1.5 m average along length	- Hedgerow to be planted with enough individual plants to achieve target height and width. - Species must be native. - Hedgerow to be planted with a minimum of five woody species to meet the criteria for a species-rich hedgerow. - Hedgerow to be monitored for the establishment of

Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
					B1. Gap - hedge base - Gap between ground and base of canopy <0.5 m for >90% of length. B2. Gap - hedge canopy continuity - Gaps make up <10% of total length; and No canopy gaps >5m 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 hedgerow (at least). C2. Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. D1. Invasive and neophyte species - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species. D2. Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Invasive non-native plant species and these are to be removed if identified.
Hedgerow – Non-native and	Creation	Poor	1	Urban	Target condition is 'poor' in one year. This condition is pre-set in the Metric.	N/A – no set prescription required due to the habitat's pre-set condition.

Mill Lane, Rustington
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Habitat type	Habitat measure	Target Condition	Time to target condition (years)	Habitat condition sheet	Condition criteria	Outline habitat management
ornamental hedgerow						

APPENDIX E: DETAILED METHODOLOGY

HABITAT ASSESSMENT

Habitats

Pre-development

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023). These habitats were assessed during the site survey and, where necessary, were updated to reflect the habitats as currently present on site. The pre-development habitats are shown in Figure 2. The area of identified habitats are calculated in hectares (ha) to two decimal places, ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features).

The habitats were converted into the Statutory Biodiversity Metric (Department for Environment Food & Rural Affairs (DEFRA), 2024c) from the UKHab classification (UKHab Ltd, 2023), as shown in Table .

Table 9: UKHab code and conversion into the Metric category

UKHab Code and secondary codes	Corresponding BNG Metric category
g4 – Modified grassland	Grassland – Modified grassland
u1b – Developed land; sealed surface	Urban – Developed land; sealed surface
u1b5 - Buildings	Urban – Developed land; sealed surface
Urban tree	Individual trees – Urban tree

Post-development

Each of the post-development habitats, as set out on the Post Development Plan (Figure 3) and Landscape Plan (Appendix F), were assigned a UKHab category which was considered to best represent the habitat present post-development, this was then converted to a BNG Metric category. See Figure 3 for the post-development habitats and Table 10 for the conversion categories.

Table 10: Post-development landscaped habitats and their conversion into UKHab and BNG category

Habitat terminology on Landscape Plan (Appendix F) Drawing: JBA 24 - 212 - SK02 Rev D	UKHab Code	Corresponding BNG Metric Category
Wildflower meadow mix with relaxed mowing scheme	g3c – Other neutral grassland – Secondary code 128 Tall or tussocky sward	Grassland – Other neutral grassland
Amenity grass areas, with regular mowing – species rich.	g3c – Other neutral grassland – Secondary code 108 Frequently mown	Grassland – Other neutral grassland

New tree planting	Urban tree	Individual trees – Urban tree
Timber lattice trellis	u1b5 – Buildings - Secondary code 841 Green Wall	Urban – Ground based green wall
Ornamental shrub and herbaceous planting / topiary	u1 – Built up areas and gardens - Secondary code 847 Introduced shrub	Urban – Introduced shrub
Parking court / tarmac / access / patios / seating areas	u1b – Developed land; sealed surface	Urban - Developed land; sealed surface
Buildings	u1b5 - Buildings	Urban - Developed land; sealed surface
Bungalow gardens	u1 – Built up areas and gardens	Urban – Vegetated garden
Native shrub planting	h2a – Native hedgerow	Native hedgerow
Species rich native hedge	h2a5 – Species-rich native hedgerow	Species-rich native hedgerow
Formal low clipped evergreen hedging / ornamental evergreen hedge	h2b – Non-native ornamental hedgerow	Non-native and ornamental hedgerow

Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Department for Environment Food & Rural Affairs (DEFRA), 2024a). The categories for distinctiveness within the Statutory Biodiversity Metric are shown within Ta.

Table 11: Categories and scores for distinctiveness

Distinctiveness Category	Categories	Score
Very high	Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, for example blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Critically Endangered European Red List habitats. Species-rich native hedgerow with trees - associated with bank or ditch.	8
High	Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, for example lowland fens. Remaining Priority Habitats not in very high distinctiveness band and other Near Threatened and Vulnerable Red List habitats. Species-rich native hedgerow with trees; Species-rich native hedgerow - associated with bank or ditch; or Native hedgerow with trees - associated with bank or ditch.	6
Medium	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, for example mixed scrub. Arable field margins (Priority Habitat only).	4

Distinctiveness Category	Categories	Score
	Species-rich native hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Ecologically valuable line of trees; or Ecologically valuable line of trees - associated with bank or ditch.	
Low	Habitat of limited biodiversity value for example temporary grass and clover ley. Agricultural and urban land of lower biodiversity value. Native hedgerow; Line of trees; or Line of trees - associated with bank or ditch.	2
Very low (Hedgerow module)	Non-native and ornamental hedgerow	1
Very low (area and watercourse module)	Little or no biodiversity value for example hard standing or sealed surface	0

Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric - The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Department for Environment Food & Rural Affairs (DEFRA), 2024b).

This approach determines how many of the condition criteria descriptions for each habitat type are met or are not met. For each habitat type, thresholds then apply for the numbers of condition criteria that must be met.

Conditions and associated scores in the Statutory Biodiversity Metric are as follows:

- Good: 3
- Fairly Good: 2.5
- Moderate: 2
- Fairly Poor: 1.5
- Poor: 1
- Condition Assessment N/A: 1
- N/A - Other: 0

Hedgerows and Line of Trees have a simplified condition assessment of Good, Moderate or Poor.

A number of lower distinctiveness habitats such cropland, urban habitats and bramble scrub are assigned default values and do not require a detailed condition assessment. The details of all habitats, hedgerows and rivers which are automatically assigned a poor condition value are set out within the Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Department for Environment Food & Rural Affairs (DEFRA), 2024b).

The baseline condition assessment data can be found in Appendix C.

Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published, if the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

Strategic significance scores in the Statutory Biodiversity Metric are detailed in Table .

Table 12: Strategic significance and corresponding scores

Condition	Criteria Met	Score
High strategic significance	Where there is a published LNRS: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • The intervention is consistent with the potential measure proposed for that location. or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority.	1.15
Medium strategic significance	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: • Explain how the habitat type is ecologically important within a specific location • Demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • Use professional judgement	1.1
Low Strategic Significance	Where the definitions for high and medium strategic significance are not met.	1

Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

To take this into account, creation of a habitat which will take many years to get to target condition or is difficult to recreate would have a reduced biodiversity value compared to the same habitat already in situ. Therefore, to compensate for loss of that original habitat a larger area would be required as an offset.

Default values are provided for a range of habitats as part of the Statutory Biodiversity Metric. These may be altered if informed by knowledge of the site and proposed management prescriptions, as detailed within the habitat assessment tables. The habitat creation in advance or delay can be changed based on proposed timelines of the development, but this must be secured by a Habitat Management and Monitoring Plan (HMMP) and with agreement with the consenting authority.

APPENDIX F: LANDSCAPING PROPOSALS

LANDSCAPE STRATEGY MASTERPLAN



KEY

Red line boundary

HARD LANDSCAPE

- Parking court. Tarmac.
- Pedestrian route in car park
- Pedestrian access from Mill Lane
- Patios. 450mm x 450mm flag or similar and approved or similar & approved.
- Seating Area and Outdoor Seating
- Refuse Storage Area
- Timber lattice trellis with Ivy screening the substation
- Mobility Scooter Storage

SOFT LANDSCAPE

- Proposed Native tree
- Proposed streetwise/ narrow canopy native tree
- Proposed Native Evergreen tree
- Proposed native multistem focal feature tree
- Proposed ornamental garden tree
- Ornamental shrub and herbaceous planting
- Low maintenance highly biodiverse ground cover planting
- Formal low clipped evergreen hedging - *Ilex crenata*/ *Euonymus 'Jean Hughes'* to match topiary

- Amenity grass areas
- Drift of native spring flowering bulbs and sub canopy flowering groundcover planting
- Sub canopy native shrub buffer planting to southern boundary
- Species Rich Native hedge on the southern boundary
- Ornamental evergreen hedge on northern boundary
- Shade tolerant wildflower meadow in ecological area with specimen native shrub planting
- Specimen climbers on boundary walls to soften visual impact
- Existing Trees to be retained (outline only to view sub canopy planting scheme)

- SuDS feature including wildflower meadow species suitable for occasional wet/damp conditions
- Entrance planting groundcover for vis splay
- Main Entrance Planting enhanced with mature planting
- Topiary Specimen planting on key points

Rev	Initials	Date	Comments
D	AJW	07.04.26	To layout/engineering received 02.04.26
C	AJW	31.07.24	To layout received 30.07.24
B	AJW	20.06.24	To suit ecologist comments for BNG
A	AJW	17.06.24	To suit client comments

JBA 24 - 212 - SK02 Landscape Strategy

Churchill Living

Site
Mill Lane, Rustington

Drawn by AJW	Date June 2024	Scale 1:200 @ A1	Rev ~ D
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