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**Stoney Brook Farm, Eastergate Lane, Walberton,  
Arundel, West Sussex, BN18 0BA**

## **Biodiversity Gain Plan**

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## 1. INTRODUCTION

Charlotte Dwight Ecology were commissioned by Artisan Planning and Property Services, hereafter referred to as the client, to undertake a Biodiversity Gain Plan (BGP) for a Commercial Building development, proposed at Stoney Brook Farm, Eastergate Lane, Walberton, Arundel, West Sussex, BN18 0BA.

Ecological baseline information for the site was collected in April 2024 (refer Charlotte Dwight Ecology, 2024). Baseline data included a UK Habitat Classification (UKHab) and Habitat Condition Assessments (HCA) which were conducted in accordance with UKHab, 2023 and Defra, 2024 guidelines.

This BGP relates to a planning application for the Commercial Building, which falls within part of the overall land ownership boundary at Stoney Brook Farm.

This BGP has been produced in line with current Government advice (Defra, 2024a), and the relevant biodiversity metric guidance (Defra, 2024b) which set out expectations on how development applications should address mandatory biodiversity net gain (BNG). This report considers land within the planning application site boundary (henceforth referred to as 'the Site'). The total Site area is estimated to be 0.36ha for the purpose of this calculation.

### 1.1 Scope of Report

Relevant planning practice guidance (Defra Department for Levelling Up, Housing and Communities, 2024, 2024a Defra, 2024a) sets out information requirements related to biodiversity net gain and where appropriate further information on the proposed strategy for achieving the biodiversity gain objective. Where a proposed development is subject to the 'biodiversity net gain condition' the applicant is required to submit:

- a statement on whether the planning permission, if granted, would be subject to the biodiversity gain condition.
- the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date).
- where appropriate, a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation').
- where appropriate, a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date); and

- a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (pre-development habitat plan).

A full BGP would be required to be submitted, taking account of the final design post-development scenario, as a condition of planning consent prior to commencement of development. This is intended to be accompanied by the completed metric calculation (showing the calculations, the publication date and version of the biodiversity metric used to calculate that value).

Net Gain planning practice guidance (Department for Levelling Up, Housing and Communities, 2024) advises that where significant onsite habitat enhancements are likely to form an integral part of the development or are relied upon then the application should additionally include detailed proposals of these habitat enhancements as part of the plans. Defra (2023) advises that “Significant enhancements are areas of habitat enhancement which contribute significantly to the proposed development’s BNG, relative to the biodiversity value before development.”

At the planning application stage, this indicative BGP includes details of the baseline habitats and post development planting plans providing an outline of how the biodiversity gain target will be met; this provides the relevant planning authority with sufficient information to satisfy the minimum national information requirements to inform consideration of the planning application and specifically alignment of the application with the relevant planning policy.

The BGP has also been prepared with reference to best practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2021); British Standard 8683:2021 ‘Process for designing and implementing Biodiversity Net Gain. Specification;’ and CIEEM, CIRIA, IEMA (2016) ‘Biodiversity Net Gain: Good practice principles for development’.

## 1.2 Site Location

The site is located within landownership curtailment of Stoney Brook Farm, Eastergate Lane, Walberton, Arundel, West Sussex, BN18 0BA. The site is centred upon Ordnance Survey (OS) grid reference: SU 96048 05993 and what3words (w3w) locator: whirlwind.lengthen.wants.

## 1.3 Proposed Development & Planning Status

Planning permission is required from Arun District Council (ADC) to permit the construction of a new single storey Commercial Building with associated access, car parking, drainage, and landscaping.

## 1.4 National Legislation and Planning Policies

The report has been compiled with reference to the following relevant nature conservation legislation, relevant planning policy and the UK Biodiversity

framework from which the protection of habitats and species is derived in England, and includes:

- The Environment Act 2021 - aims to make provision about targets, plans, and policies for improving the natural environment and requires developments to provide a net gain for biodiversity.
- The National Planning Policy Framework (NPPF) 2021, requires local authorities to avoid and minimise impacts on biodiversity and, where possible, to provide a net gain in biodiversity when making planning decisions.

A review of the Arun Local Plan (2018) was conducted, and summary extracts from relevant local planning policies include:

- ENV SP1 – Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the planning process.

## 2. METHODOLOGY

The habitat baseline for the site was based upon the UKHab recorded during the UKHab field assessment and HCA survey, carried out in the field in April 2024.

The habitat post intervention change, based upon the landscape proposals for the site was overlaid using ARC GIS and the baseline and post intervention area was calculated for each habitat feature identifier (FID).

The data was inputted into the latest version (Defra, July, 2024) Statutory Biodiversity Metric (Defra, 2024), and in accordance with the Biodiversity Metric User Guide (Defra, 2024b). Habitat baseline and post intervention change was inputted into the metric data tabs as follows:

- A1: habitat – onsite baseline
- A2: habitat – onsite creation
- A3: habitat – onsite enhancement
- B1: hedgerows and lines of trees – on site baseline
- B2: hedgerows and lines of trees – onsite creation
- B3: hedgerows and lines of trees – onsite enhancement

No watercourses fall within the planning application boundary and BNG for watercourses is not therefore applicable to this assessment.

Strategic significance was assigned based upon published Local Nature Recovery Strategy (LNRS) or habitats listed within the local plan and/or identified within the National Character Area (NCA).

The following assumptions were applied:

- No habitats will be created in advance.

- There will be no delay in habitat creation or enhancement.
- There are no irreplaceable habitats present at the site.
- Habitat creation or enhancement measures are based upon the landscape proposals for the site.

### 3. RESULTS

#### 3.1 On Site Baseline

The site comprises an access farm access track, car parking, a small area of species poor other natural grassland (which partially falls within the riparian zone (10m) of a chalk stream (priority habitat located off-site)), and species poor modified grassland (lawn intensively managed).

The on-site baseline habitats are summarised in Tables 1 and 2.

Table 1: Habitats - On-Site Baseline

FID	UKHab Code	UKHab Classification	Area Hectares	Habitat Condition
1	u1c	Artificial unsealed surface (access track)	0.0459	Poor
9	g4	Modified Grassland	0.2875	Poor
13	g3c	Other Neutral Grassland	0.0171	Poor
18	u1e	Built Linear Feature	0.0171	n/a
Total On-Site Baseline Area				0.36ha
Total On-Site Habitat Biodiversity Units (BU)				0.64

Table 2: Hedgerows/Lines of Trees - On-Site Baseline

FID	UKHab Code	UKHab Habitat	Area km	Habitat Condition
22	w2c	Line of trees	0.0356	Poor
Total On-Site Lines of Trees Length				0.036km
Total On-Site Lines of Trees Biodiversity Units (BU)				0.07

#### 3.2 On-Site Post Intervention Change

Construction of a new Commercial Building associated access, car parking and landscaping at the site will result in the following on-site post intervention changes for habitats and lines of trees (refer Tables 3 and 4).

Table 3: Habitats - On-Site Post Intervention Change

FID	UKHab Code	Area Lost Ha	Retained Ha	Proposed Condition
1	u1c	0	0.0459	Poor (no change)
9	g4	0.21956	0.0679 (enhanced)	Good
13	g3c	0.0085	0.0086 (enhanced)	Good
18	u1e	0	0.0171	Poor (no change)

Table 4: Lines of Trees - On-Site Post Intervention Change

FID	UKHab Code	Area Lost KM	Retained KM	Enhanced KM	Proposed Condition
22	w2c	0	0.0356	0	Poor (change)

### 3.3 On-Site Habitat Creation and Enhancement

The following habitats are proposed to be enhanced and created at the site:

- Proposed Enhanced
  - FID 1: 0.0679ha of poor condition modified grassland proposed to be enhanced to good condition through scarification and sowing with EM6 chalk and limestone native meadow seed mix and creation of a varied sward structure.
  - FID 9 0.0086ha of other neutral grassland proposed to be enhanced from poor to good condition, through scarification and seeding with EM6 chalk and limestone seed mix and creation of a varied sward structure.
- Proposed Created
  - FID 19: 0.045ha new commercial building (UKHab u1b5)
  - FID 20: 0.079ha Sustainable Urban Drainage System (SuDs) (UKHab g848) proposed to comprise a mosaic of native species rich grassland and wetland planting.
  - FID 21: 0.12ha artificial unvegetated unsealed surface (UKHab u1c)
  - FID 22: 0.021km of new species rich native hedgerow created along the boundary of the new access track, to provide connectivity between the development and the new SuDs and grassland enhancements.

Refer Appendix B: BNG Habitat Baseline and Post Intervention Maps.

### 3.4 On-Site Total Combined Change

Subject to all habitat creation and enhancements reaching their desired habitat condition targets as outlined above, the proposed development has the potential to provide the following net gain for biodiversity on-site with all trading rules met:

- **Habitats:** 0.64 BU equating to **45.33% BNG**
- **Lines of Trees:** 0.10 BU equating to **145.08% BNG**

Refer Appendix A: Statutory Biodiversity Metric and Tables 5 and 6 below.

Table 5: Habitats - On-Site Combined Net Change

FID	Habitat Type	Created/ha	Enhanced/ha	Proposed Condition
1	Modified grassland (g4)		0.0679	Good
9	Other neutral grassland		0.0086	Good
19	Building	0.045		n/a
20	SuDs (wetland)	0.079		Good
21	Artificial unvegetated unsealed surface	0.12		Poor
Total habitats on-site combined net change in biodiversity units				0.64
<b>Total on-site habitats BNG % change</b>				<b>45.33%</b>

Table 6: Hedgerows and Line of Trees - On-Site Combined Net Change

FID	Habitat Type	Created/km	Enhanced/km	Proposed Condition
22	Native species rich hedgerow (priority habitat)	0.021		Good
Total habitats on-site combined net change in biodiversity units				0.10 BU
<b>Total on-site hedgerows/lines of trees BNG % change</b>				<b>145.08%</b>

## 4. RECOMMENDATIONS

In accordance with the Environment Act 2021, a Habitat Management and Maintenance Plan (HMMP) is required to be submitted and approved by the local planning authority. The HMMP must provide the following information:

- Mechanism for safeguarding all on-site habitat creation and enhancements measures set out within this BNG plan.
- Detailed habitat creation and enhancements measures, to include information on species, seed mixes, location of habitat creation and enhancement, timings and methods.
- Long term habitat management and maintenance measures.

In accordance with the Statutory Metric User Guide, all habitats must reach their target conditions and be maintained for a minimum of thirty years. Updated HCAs are recommended to be undertaken by a suitably qualified ecologist in year 1, 3, 5, 10, 15, 20, 25, 30, to ensure habitats to ensure the habitat creation and enhancement measures meet their desired target conditions.

## 5. REFERENCES

Arun District Council (2018) *The Arun Local Plan*:  
<https://www.arun.gov.uk/adopted-local-plan/>

British Standards Institution (2013) *Biodiversity. Code of practice for planning and development: 42020*. BSI, London.

CIEEM (2021) Good Practice Guidance for Habitats and Species Version 3:  
<https://cieem.net/wp-content/uploads/2021/05/Good-Practice-Guide-April-2021-v6.pdf>

Defra (2024) Statutory Biodiversity Metric Tools and Guides:  
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Ministry of Housing, Communities & Local Government (2021) *National Planning Policy Framework*:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) 2

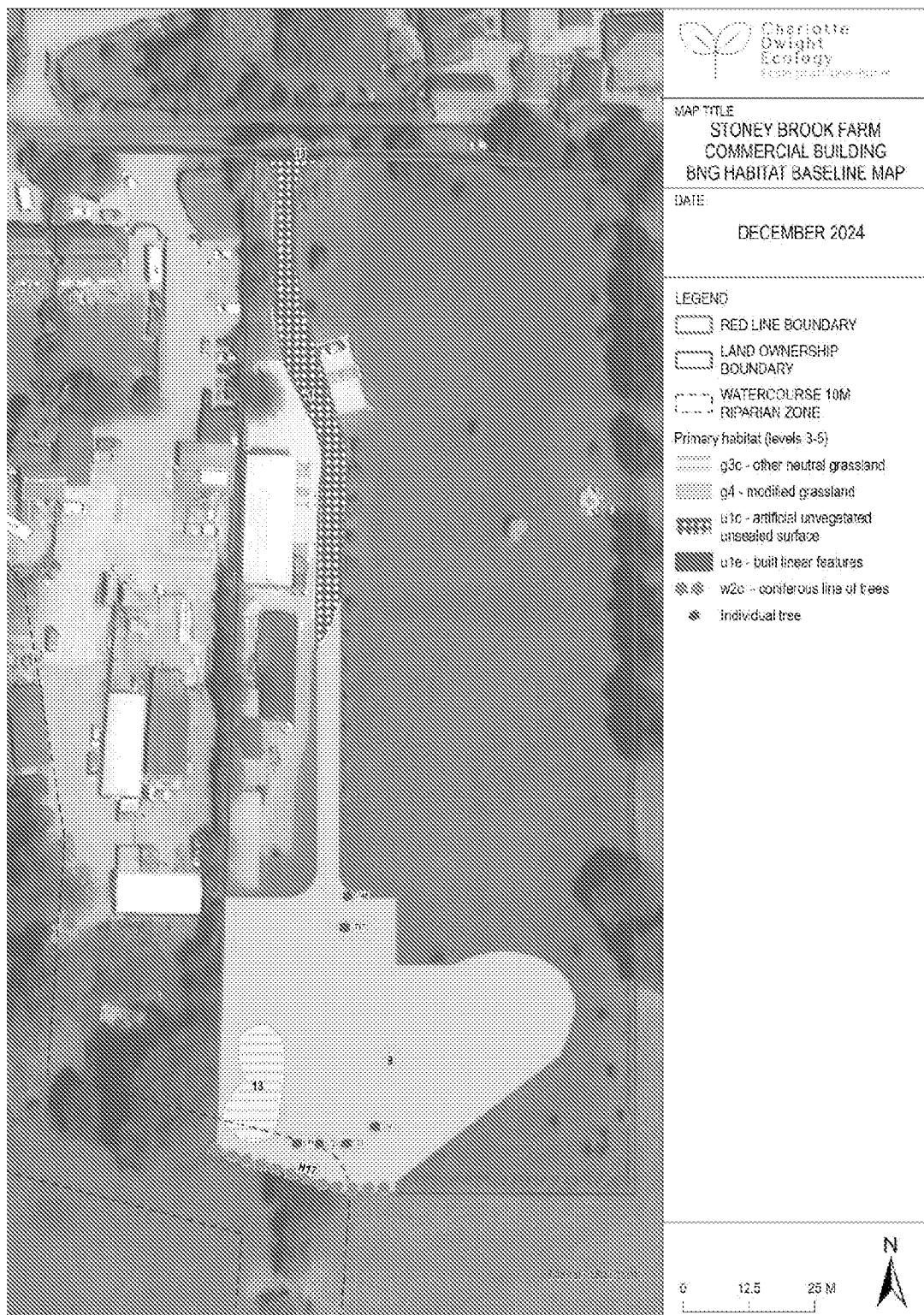
The Environment Act (2021):  
<https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* : <https://www.ukhab.org>

## APPENDIX A: STATUTORY BIODIVERSITY METRIC

## APPENDIX B: BNG HABITAT BASELINE AND POST INTERVENTION MAPS

## On-site BNG Habitat Baseline



## BNG Habitat Post Intervention Map

