Biodiversity Net Gain Report

2 Downview Road

Survey date: 13th February 2026

Issued By:
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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of Ashley Hudson. Eco 360 were commissioned to undertake a Biodiversity Net Gain assessment at 2 Downview Road, Yapton, Arundal, West Sussex, BN18 0HS (OS grid reference: SE 98240 03061). The survey effort involved both a desktop study and field survey.

The main purpose of this assessment was to identify the broad habitats (as stated in the JNCC Phase 1 Handbook) and the flora species present within the survey area, with any evidence of protected species usage and/or features of potential ecological interest also included. The field survey was carried out on the 13th February 2026 by Miss. Bryony Haines: MSc, Consultant Ecologist.

1.2 Site Description

2 Downview Road is situated within the centre of Yapton, West Sussex, in an established residential setting. The application site comprises the domestic garden associated with the property at the address.

The Garden is predominantly laid to grass and is characteristic of managed amenity lawn. An area of unsealed driveway surfacing is present, along with two small laurel hedgerows forming boundary features. A detached garage occupies the north-western corner of the site, and a small area of concrete hardstanding is located centrally within the garden. Overall, the habitats present are typical of intensively managed residential curtilage and are of low ecological distinctiveness.

The immediate surroundings consist primarily of one- and two-storey residential properties with associated vegetated gardens and small area of local green space. Beyond the built-up area, the wider landscape becomes more rural in character and is dominated by large arable and pastoral fields, loosely connected by linear habitat features such as native hedgerows and lines of trees. Small woodland fragments are interspersed within the agricultural landscape, and a parcel of deciduous woodland is located approximately 800m to the south of the site.

Overall, the site forms part of a typical suburban garden environment within a predominantly agricultural landscape context.

Figure 1: An aerial map showing the location of the site proposed for development (outlined in red).

1.3 Proposals

The application is for the construction of a building for agricultural purposes. This will be located at the edge of a field to the west of the site.

Scope of Report

This report aims to:

- Establish the total number of baseline and lost habitat, hedgerow, and river units at the site of the proposed scheme.
- Establish the total number of habitat, hedgerow, and river units that are to be created, retained and/or enhanced under landscape and ecological mitigation proposals at the proposed works site.
- Determine whether the proposed scheme will result in a net loss, no net loss, or a net gain for biodiversity.
- Make further recommendations to gain the required 10% minimum net gain for biodiversity.

1.4 Biodiversity Net Gain Relevant Policies

The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. These are:

- UK Biodiversity Action Plan (UKBAP)
- The Natural Environment and Rural Communities (NERC) Act 2006
- The UK Post-2010 Biodiversity Framework (2011-2020)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services
- The National Planning Policy Framework (NPPF) 2021
- Environmental Act 2021
- Local policy

A full explanation of these policies can be found within **Appendix D.**

2. Methodology

Personnel

Field surveys have been undertaken by licensed ecologist/s, members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and members of Eco 360 staff.

The Biodiversity Net Gain Assessment has been carried out in line with CIEEM Guidelines on Good practice principles for development (2016), CIEEM A Practical Guide (2019) and BS 8683:2021 - Process for designing and implementing biodiversity net gain.

Survey of Baseline Habitats and Condition

Habitat typing and condition assessments are undertaken during a Preliminary Ecological Appraisals (PEA) or similar studies. The baseline also considers historic records for the site and local area via a desktop study (satellite imagery, previous ecological reports), as well as additional surveys to assess the presence/absence of species in certain situations. Conditions of habitats and hedgerows are assessed using the scoring systems provided in Technical Annex 1 of the Biodiversity Metric 4.0 Condition Assessment Sheet.

River assessments are carried out through a MoRPH5 Pro survey and River type survey. At least one MoRPH5 is undertaken per reach on site that will be directly or indirectly impacted with a further MorPH5 undertaken upstream to record a more “natural setting” if required. This date is then processed via Cartographer to give the condition of the rivers on site.

Calculations of Baseline Habitats

Using Geographic Information Software (GIS), baseline habitats are measured in hectares (ha) using vector layer polygons. These measurements are then input into the DEFRA Statutory Biodiversity Metric Calculation Tool. Habitat condition and connectivity are then input into the calculator. The area of habitat retained is then entered into the calculation to give a final sum of baseline units and lost unit.

Each habitat has a base score of 1, this is then multiplied by the size of the habitat (ha). The habitat is then multiplied by its distinctiveness:

- Very low – 0
- Low – 2
- Medium – 4
- High – 6

The next multiplier is based on the condition of the habitat:

- N/A-other/agricultural – 0
- Poor – 1
- Fairly poor – 1.5
- Moderate – 2
- Fairly good – 2.5
- Good – 3

Calculations of Post-development Habitats

The calculation is informed by planning design, landscape plans, and proposed ecological mitigation. Plans are georeferenced into GIS and are similarly measured in square meters (m^2) using vector layer polygons. These measurements are then converted into input into the DEFRA Statutory Biodiversity Metric Calculation Tool. A target condition will be assigned to each new habitat following the same scores as above.
The calculator will generate a proposed time to hit this target condition and difficulty score.

3. Baseline Calculation and Proposal Impact

3.1 Baseline Habitats

The table below outlines the existing site status based on the most recent field survey.

Habitats

Habitat Type	Area (m²)	Distinctiveness	Distinctiveness Score	Condition	Condition Score	Total Habitat Units	Baseline Area Retained	Baseline Area Enhanced	Area Lost	Units Lost
Vegetated garden	444.80	Low	2	Condition assessment N/A	1	0.09	323.69	0	121.11	0.024
Developed land; sealed surface	52.31	V. low	0	N/A - other	0	0.00	52.31	0	0	0.00
Artificial unvegetated; unsealed surface	119.26	V. low	0	N/A - other	0	0.00	0	0	0	0.00

Linear Habitats

Habitat Type	Length (m)	Distinctiveness	Distinctiveness Score	Condition	Condition Score	Total Habitat Units	Baseline Area Retained	Baseline Area Enhanced	Area Lost	Units Lost
Ornamental and non-native hedgerow	10.19	V. low	1	Poor	1	0.0102	8.34	0	1.85	0.0019

3.2 Proposed Habitats

Habitats

Habitat Type	Area (m²)	Target Distinctiveness	Score	Target Condition	Score	Habitat Units Delivered
Developed land; sealed surface	242.92	V. low	0	N/A - other	0	0.00

Linear Habitats

No additional linear habitats proposed.

3.3 Total Net Unit Change

The Net Unit change for area habitats on-site is calculated at **-0.0242 units**, which correlates to a **27.23% loss** in habitat biodiversity. This is to be achieved by the replacement of existing vegetated garden habitat for the development of a built structure and a sealed surface driveway.
The net Unit change for linear habitats is -**0.0019 units**, which correlates to an **18.61% reduction** in hedgerow units. This is achived by the removal of an existing small loral hedge.
Overall, the current scheme does not meet minimum BNG requirements.

4. Recommendations

4.1 Total Net Unit Change

The development proposals do not currently meet the recommended 10% net gain in biodiversity units. The initial score, without enhancements, resulted in a **0.0262 loss** in habitat units **(-26.41%)**. This loss is achieved by the loss of existing vegetated garden on non-native hedgerow for the development of the proposed built structure and associated hardstanding.

This loss of habitat is not currently compensated with habitats of equal or greater distinctiveness under submitted site plans, meaning the proposal does not meet trading rules.

4.2 Recommendations

The current proposal does not meet the minimum required 10% net gain in biodiversity units on-site.
In order to comply with the minimum required 10% net gain in biodiversity, the following additional habitat creation and enhancement recommendations can be made:

On-site creation/enhancement

Area Habitats

To secure compliance with the statutory Biodiversity Net Gain requirement, the Applicant shall plant a minimum of four native broadleaved trees within the retained vegetated garden surrounding the proposed dwellings prior to first use of the development.

Trees shall be planted as a short linear feature across each of the proposed back garden spaces to strengthen habitat connectivity and increase structural diversity. Species shall comprise locally appropriate native broadleaves characteristic of the surrounding landscape (e.g. pedunculate oak, field maple, hawthorn or similar), unless otherwise agreed in writing with the Local Planning Authority.

Planting stock shall be of suitable size (minimum feathered or light standard), installed with stakes and biodegradable guards where necessary. A five-year establishment and maintenance regime shall be implemented, including watering during dry periods, weed suppression, and replacement of any failed specimens in the next available planting season. The proposed tree planting is ecologically significant. While modest at establishment, the trees will mature to provide:

- Nesting and shelter opportunities for breeding birds
- Foraging habitat for bats and invertebrates
- Increased vertical habitat structure within an otherwise species-poor grassland context
- Long-term canopy cover contributing to landscape connectivity

As the trees develop, their biodiversity value will increase substantially over time, delivering durable habitat enhancement beyond the baseline condition.

Hedgerow

To offset the loss of hedgerow units and ensure compliance with the statutory Biodiversity Net Gain requirement, the existing non-native laurel hedgerow shall be extended by a minimum of 20m along the boundary of the proposed garden areas.

The extension shall comprise the same species as the retained hedgerow (laurel) to ensure visual and structural continuity. Plants should be installed as container-grown stock at appropriate spacing (typically 3 plants per linear metre in a staggered row) during the first available planting season following commencement of development. Protective measures and a five-year establishment and maintenance regime shall be implemented, including watering during dry periods, weed suppression, trimming to encourage dense growth, and replacement of any failures in the next planting season.

While non-native and ornamental in character, the extended hedgerow will nonetheless provide ecological benefits through the creation of additional linear habitat. As it matures and increases in density, it will offer sheltering and nesting opportunities for common garden birds, refuge for small mammals, and structural connectivity along the site boundary. The extension will also strengthen the continuity of the existing boundary feature, delivering a measurable increase in hedgerow units within the Biodiversity Net Gain metric.

The above enhancement measures generate an additional **0.0689 biodiversity unit**s, resulting in a total biodiversity net gain of **+0.0428 units (+43.15%)**.
Accordingly, subject to implementation and ongoing management as set out above, the development will achieve and exceed the statutory minimum requirement of 10% Biodiversity Net Gain.

Off-site creation/enhancement

Should the above on-site measures be considered unsuitable or unachievable, off-site units may be secured to compensate for any losses of habitat due to works. Ideally, units secured would allow for off-site creation/enhancement of similar habitat.
If the required BNG target cannot be met through on-site and off-site creation and/or enhancement, statutory biodiversity credits must be purchased.

5. References

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Treweek J. et al. (2009) Scoping study for the design and use of biodiversity offsets in an English Context.

Treweek J., Butcher B., and Temple H. (2010) Biodiversity offsets: possible methods for measuring biodiversity losses and gains for use in the UK. CIEEM In Practice.

6. Appendices

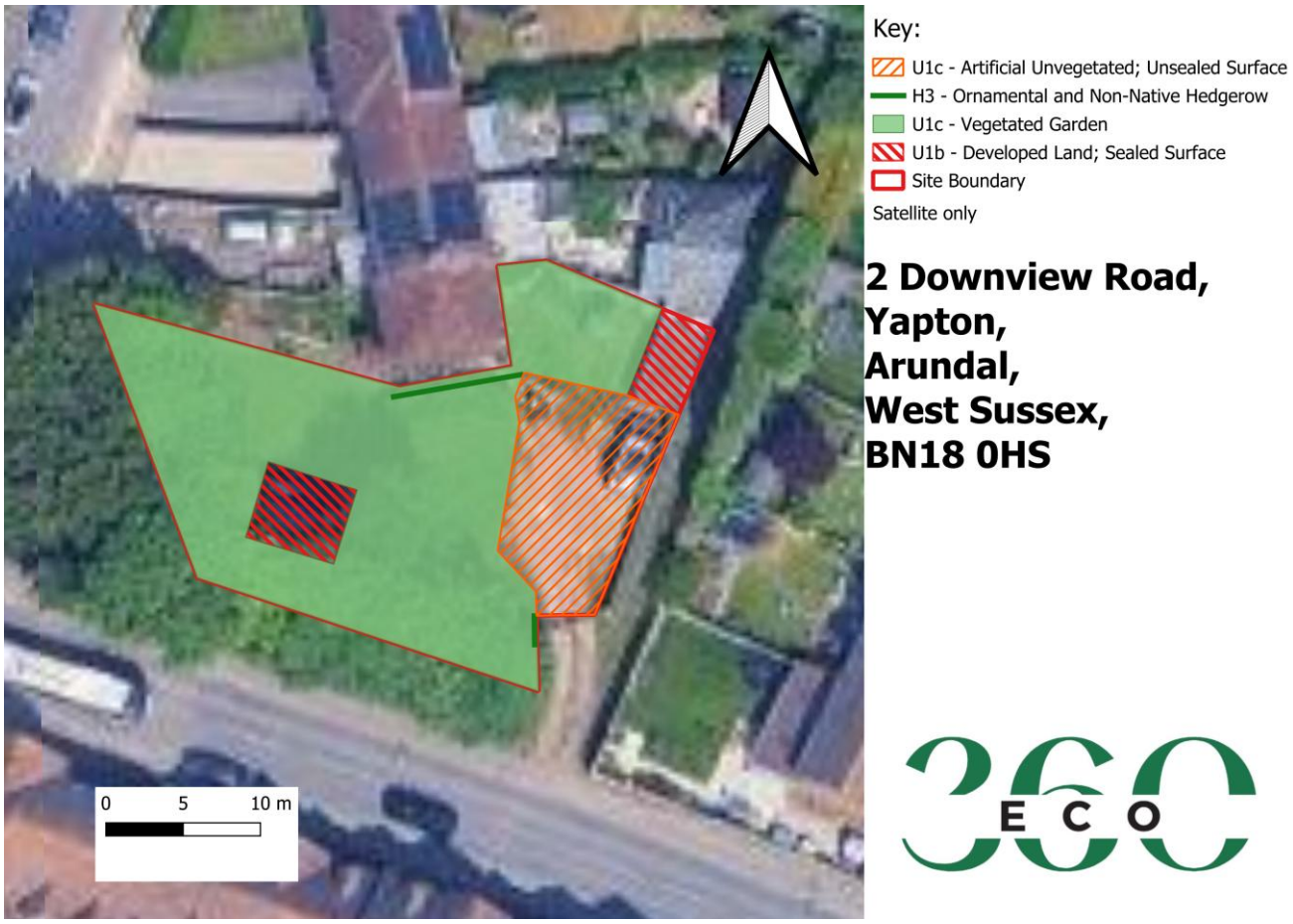
Appendix A: Baseline habitat map

Appendix B: Proposed Site Plans

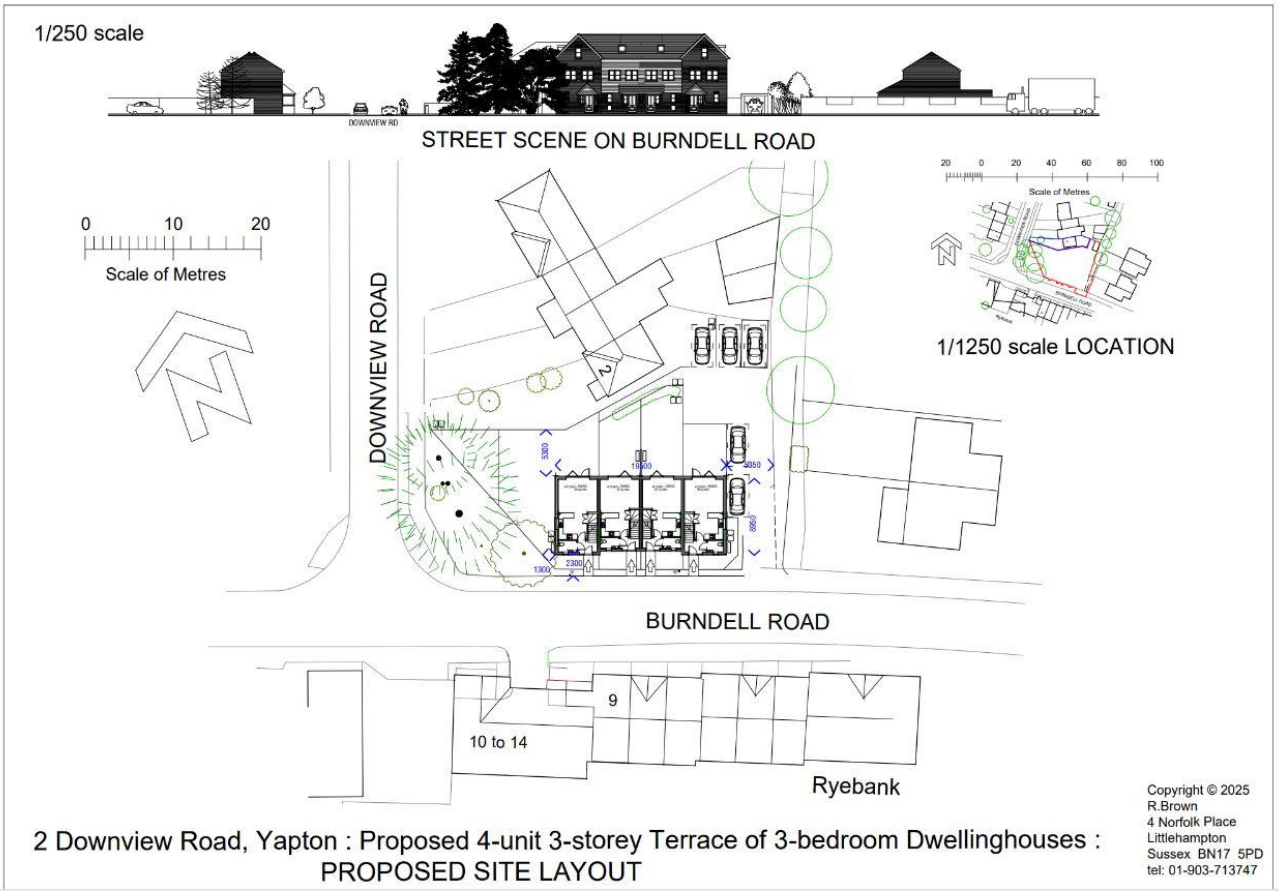
Appendix C: Proposed habitat map

Appendix D: Biodiversity Net Gain Relevant Policies

Appendix A: Baseline habitat map



Appendix B: Proposed Site Plans



Appendix C: Proposed habitat map

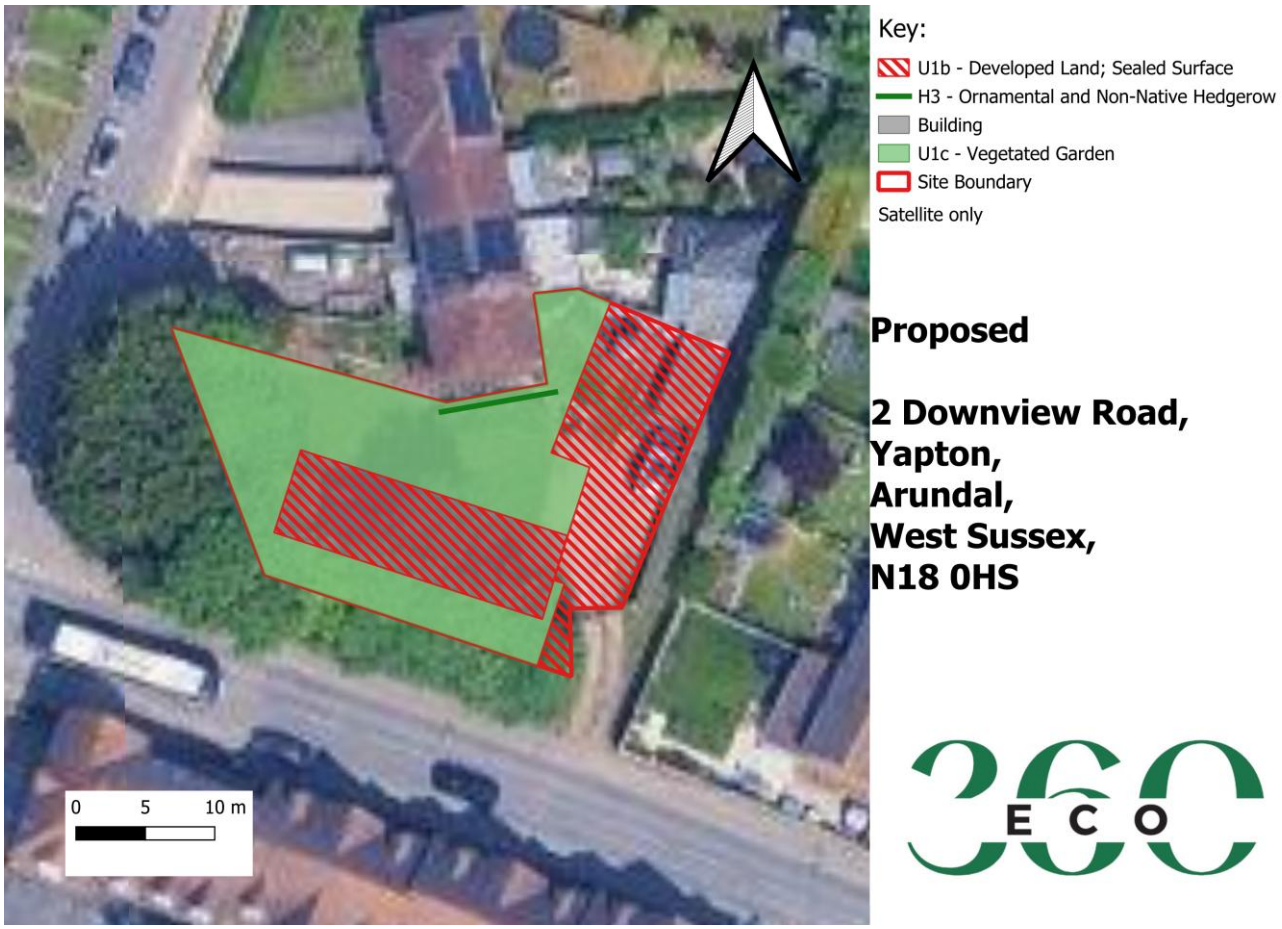


Figure 1. Proposed development habitat map.

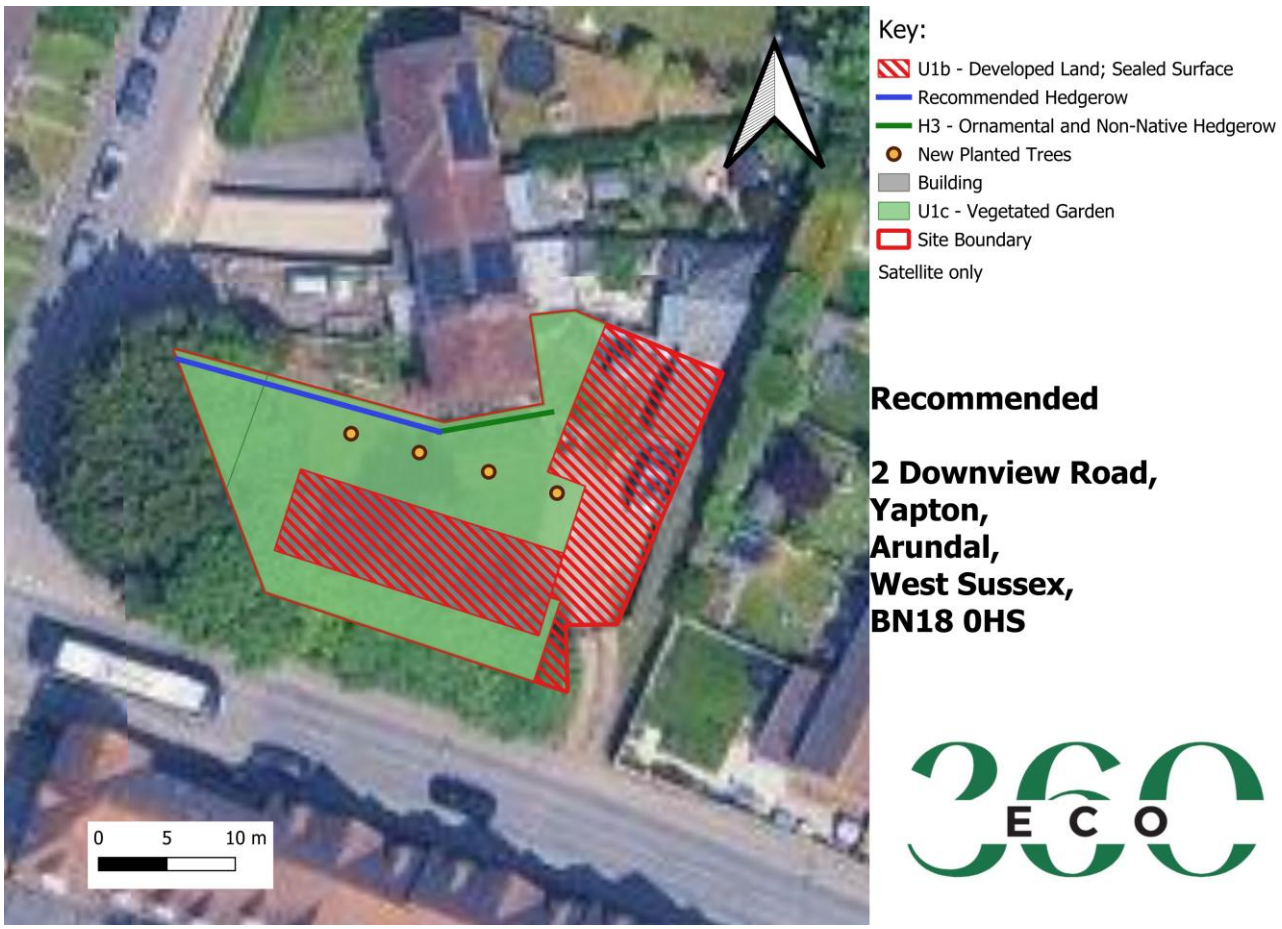


Figure 2. Proposed development habitat map, with additional recommendations to meet required BNG targets.

Appendix D: Biodiversity Net Gain Relevant Policies

Environmental Act 2021

Part 6 on nature and biodiversity covers all areas of biodiversity net gain across two core sections. This Act mandates that all planning meets a minimum of a 10% gain in biodiversity calculated using the appropriate Metric and that the newly created habitats are secured for at least 30 years.

National Planning Policy Framework (NPPF)

While currently not a legal obligation, biodiversity and environmental net gains are mentioned in the revised National Planning Policy Framework (NPPF) within the following paragraphs (please refer to the NPPF for the full quotations):

Achieving sustainable development

Paragraph 8 Section C. "*an environmental objective – **to protect and enhance our natural,** built and historic **environment**; including making effective use of land, **improving biodiversity**, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*."

Preparing and reviewing plans

Paragraph 32. "*Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This **should demonstrate how the plan** has addressed relevant economic, social and **environmental objectives** (including **opportunities for net gains**). Significant **adverse impacts on these objectives should be avoided** and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)*."

Identifying land for homes

Paragraph 73 section C. "*consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for **net environmental gains***"

Transport infrastructure:

Paragraph 104. "*Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
*d) the environmental impacts of traffic and transport infrastructure can be identified assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for **net environmental gains.***

Planning decisions:

Paragraph 119 "*Planning decisions and planning policy should a) encourage multiple benefits from both urban and rural land … and taking opportunities to **achieve net environmental gains - such as developments that would enable new habitat creation."***

Conserving and enhancing the natural environment

Paragraph 174 Section 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*"

Habitats and biodiversity

Paragraph 179. "*To protect and enhance biodiversity and geodiversity, plans should:*

a) Identify, map and ***safeguard components of local wildlife-rich habitats*** *and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management,* ***enhancement, restoration or creation****;*

and 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***."

Paragraph 180. "*When determining planning applications, local planning authorities should apply the following principles:*

a) if ***significant harm to biodiversity*** *resulting from a development* ***cannot be avoided*** *(through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then* ***planning permission should be refused;***

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the ***loss or deterioration of irreplaceable habitats*** *(such as ancient woodland and ancient or veteran trees)* ***should be refused,*** *unless there are wholly exceptional reasons and a suitable compensation strategy exists;*

and 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*."

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