

Biodiversity Net Gain Assessment

Site Address:

Land Adjacent to Nightingales, The Street, Bolney RH17 5PJ

Client:

B&G Estate Limited

Assessment Date:

26th May 2026

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as:

Erection of a 2-storey dwelling and associated landscaping.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	James Marsh, BA(Hons), MSc; Graduate Ecologist	26/05/2026
Final	1.0	James Marsh, BA(Hons), MSc; Graduate Ecologist	28/05/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid reference TQ 26053 23629 and has an area of approximately 0.10ha.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Land Adjacent to Nightingales, RH17 5PJ – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (landscape perspective, 2026)
- ❖ Preliminary Ecological Appraisal (PEA) - Land Adjacent to Nightingales, RH17 5PJ – v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

- ❖ The site generates 0.63 area-based habitat units in its baseline, along with 0.16 linear-based habitat units. To achieve a minimum +10% uplift, a minimum of 0.69 units of area-based and 0.17 linear-based habitat are required.
- ❖ The site will become predominantly vegetated garden and developed land; sealed surface as part of the proposed development, meaning the site will lose 0.50 area-based units. As modified grassland is classed as a low distinctiveness habitat, the removal of this area will trigger a trading rule violation which can be neutralised by provisioning a sufficient amount of any habitat type that provides habitat units. No linear-based habitats will be impacted by the development.
- ❖ In line with the proposed plan, the site exhibits a 79.67% net loss of habitat units and a 0.56 unit deficit. This means that 0.56 area-based habitat units must be provisioned to achieve the required unit uplift and satisfy all trading rules. As the entire site will fall under a residential curtilage, it is not possible to create any additional or enhance existing habitats on site in line with the BNG Metric's trading rules. As such, without adjustments to the development plan the 0.56 units will need to be achieved through the purchasing of offsite habitat units.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	18 th May 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 10 th October 2018 and 30 th March 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
	Historical imagery < 10 Oct 2018 > 	
	Historical imagery < 30 Mar 2025 > 	
	Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
	Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
	BNG Target Uplift	+10%

National Character Area (NCA)	122 – High Weald
Strategic Significance	The Local Nature Recovery Strategy (LNRS) for the Greater London area is currently being developed, and as such no elevated strategic significance can be granted for post-development habitats.
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified Grassland	0.1049	The site is comprised predominantly of unmanaged grassland with high forb species diversity.	<i>Good: passes 6 of 7 criteria including essential criterion A.</i> Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance

Baseline Biodiversity Value: On-Site

Linear-Based Habitats (B-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Line of trees	0.039	A line of trees is located along the northern site boundary, comprised predominantly of garden Privet.	<i>Moderate: passes 3 of 5 criteria.</i> Assessed using the 'Line of trees' habitat type condition sheet.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Vegetated garden	0.0579	The majority of the site will consist of vegetated garden.	Condition assessed as N/A in line with the Statutory BNG habitat condition sheet.	Low Strategic Significance
	Grasscrete	0.007	An area of geogrid with grass infill will be implemented.		
	Introduced shrub	0.0049	An area of introduced shrub will be planted adjacent to the new dwelling.		
	Developed land; sealed surface	0.0345	Developed land; sealed surface will be added to the site in the form of the new dwelling and access driveway.		

Post-Development Biodiversity Value: On-Site					
Linear-Based Habitats					
	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Line of trees	0.039	The line of trees will be retained.	<i>Moderate: passes 3 of 5 criteria.</i> Assessed using the 'Line of trees' habitat type condition sheet.	Low Strategic Significance

Change of Biodiversity Value

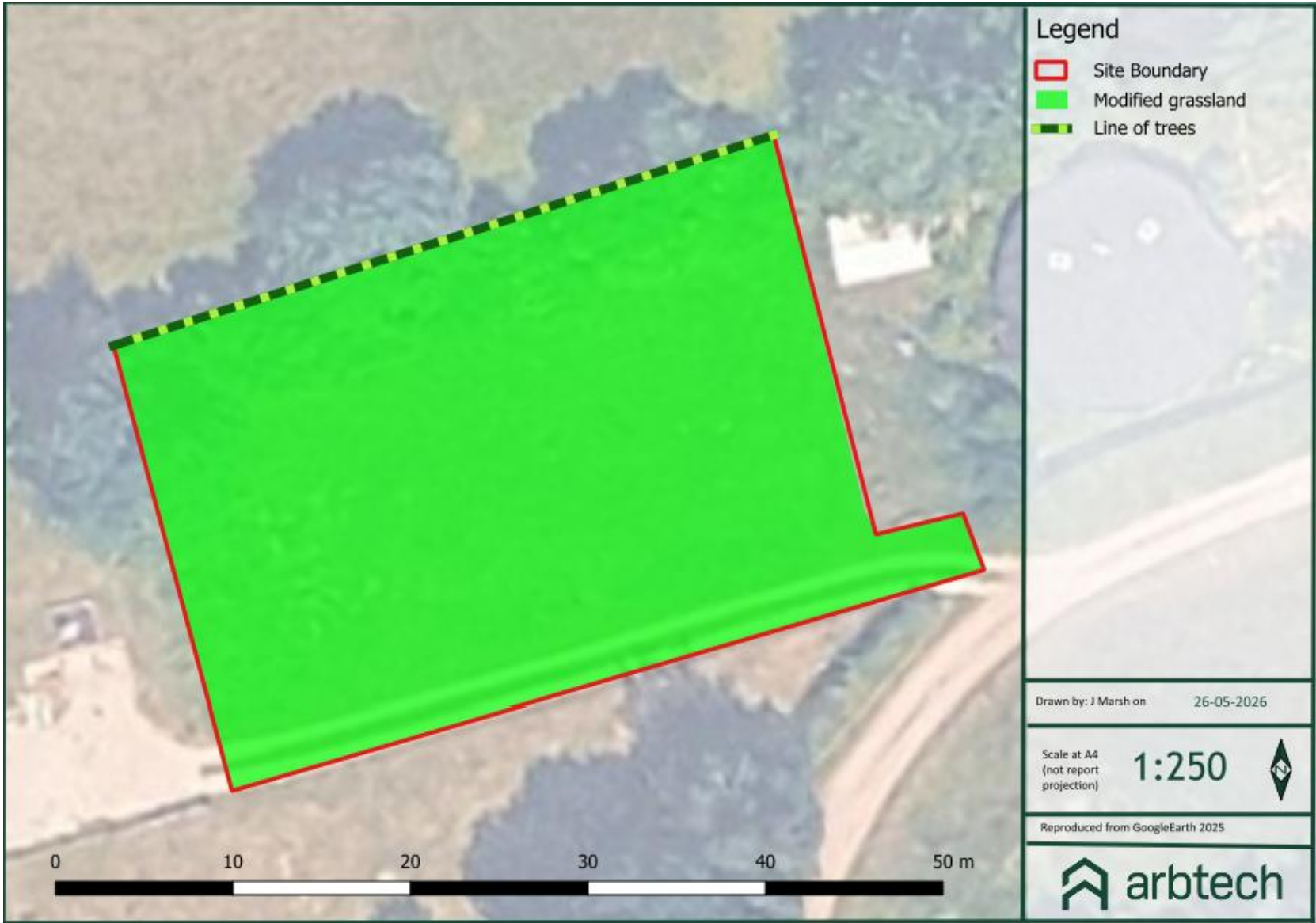
		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.63 ❖ Modified grassland (0.63)	0.16 ❖ Line of trees (0.16)	N/A
	Post-Development	0.13 ❖ Vegetated garden (0.11) ❖ Grasscrete (0.01) ❖ Introduced shrub (0.01) ❖ Developed land; sealed surface (0.0)	0.16 ❖ Line of trees (0.16)	
	Overall Net Change	-0.50 (-79.67)	0 (0%)	

Results, Discussion, and Next Steps

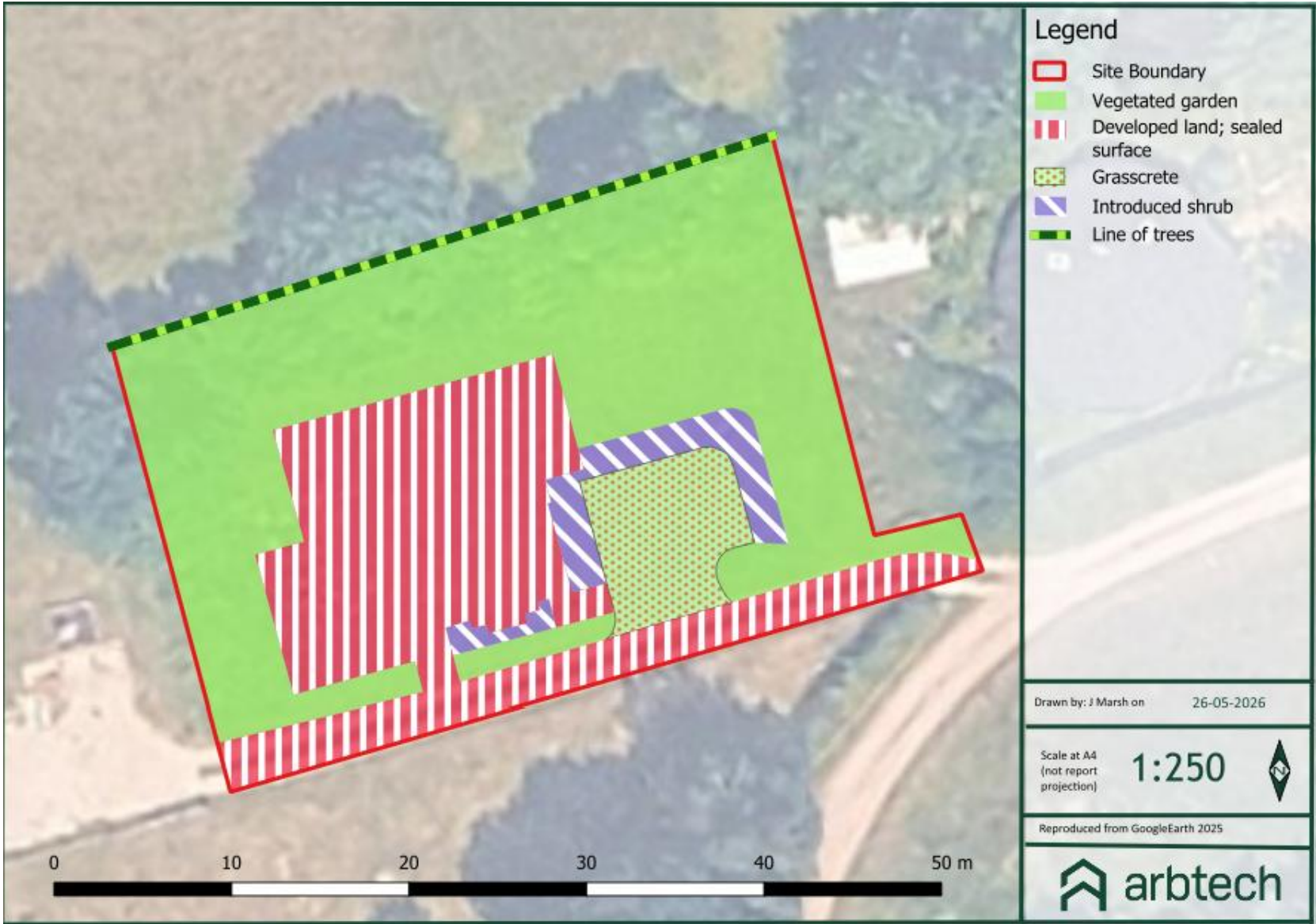
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-79.67%) and no change in linear-based habitat units (0%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of areas modified grassland (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 0.69 will need to be achieved. At present, there is a unit deficit of 0.56 units. Of these units, 0.56 units must be of modified grassland habitats or any other habitat that satisfies the trading rules for mitigating the loss of low distinctiveness habitats. Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.17 will need to be achieved. At present, there is a unit deficit of 0.02 units. Of these units, 0.02 units must be of a low distinctiveness linear-based habitat to satisfy trading rules, and cannot be provisioned within the vegetated garden area.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. The majority of the site will be comprised of vegetated garden, with the entire site boundary representing a residential curtilage, which means there is limited scope to make additional provisions on site. As no additional habitats can be implemented within a vegetated garden, any additional units will have to be provided off site. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below.

			Distinctiveness	Broad Habitat Group	Habitat	Units Required
		Area-Based	Low	Grassland	Modified Grassland	0.59
			Total			
		Linear-Based	Medium	Hedgerow	Line of Trees	0.02
			Total			
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.					
BNG Mitigation Hierarchy						
Avoidance	Avoidance is not currently possible in line with the development plan.					
Minimisation	Minimisation is not currently possible in line with the development plan.					
Mitigation	Mitigation is unlikely to be sufficient in line with the development plan.					
Offset	Offsetting is likely to be necessary in line with the development plan.					

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



[illegible]

Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.50		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-79.67%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%	Total net gain achieved is less than target set ▲	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.63	0.69	0.56
Hedgerow units	10.00%	0.16	0.17	0.02
Watercourse units	10.00%	0.00	0.00	0.00
				No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	
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.	Y	
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	
F	Cover of bracken less than 20%.	Y	
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	
Essential criterion achieved (Y/N)			Y
Number of criteria passed			6
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)	✓	
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)		

Line of Trees; assessed using 'Line of Trees' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	At least 70% of trees are native species.	N	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	
D	There is an undisturbed naturally-vegetated strip of at least 6m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	Y	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	✓
Passes 2 or fewer criteria		Poor (1)	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Line of Trees; assessed using 'Line of Trees' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	At least 70% of trees are native species.	N	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N	
D	There is an undisturbed naturally-vegetated strip of at least 6m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	Y	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	✓
Passes 2 or fewer criteria		Poor (1)	