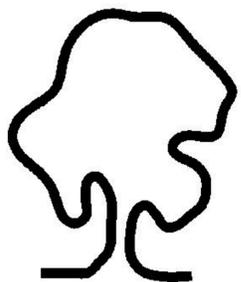


**STAR GARAGES (BRIGHTON) LTD**

NATIONAL TYPES, 60 KEYMER ROAD, HASSOCKS  
WEST SUSSEX, BN6 8AR

**Biodiversity Net Gain**

December 2024



eas ltd

Environmental Assessment Services Ltd

### REPORT DATA SHEET

<b>Requirement</b>	<b>Data</b>
Report Reference	774/StarGarages/60KeymerRd/BNG
Date	December 2024
Client	Star Garages (Brighton) Ltd
Report type	Ecology and Biodiversity Net Gain Report
Purpose	Submission to Planning
Revisions	N/A
Prepared by	
Approved by	

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## STAR GARAGES (BRIGHTON) LTD

NATIONAL TYRES, 60 KEYMER ROAD, HASSOCKS BN6 8AR

### Ecology & Biodiversity Net Gain Report

December 2024

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## STAR GARAGES (BRIGHTON) LTD

NATIONAL TYRES, 60 KEYMER ROAD, HASSOCKS, BN6 8AR

### Ecology & Biodiversity Net Gain Report

December 2024

#### 1. BACKGROUND & METHOD

- 1.1 Environmental Assessment Services Ltd have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission to Mid Sussex District Council in regard to the proposed redevelopment of land at the former National Tyres Garage site, 60 Keymer Road, Hassocks.
- 1.2 The site (as existing) comprises a commercial plot almost entirely under hard cover (buildings and hard standing). It is proposed to redevelop the site for mixed commercial and residential use, comprising a single three storey building which will occupy the majority of the site.
- 1.3 This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013, The Statutory Biodiversity Metric Users Guide (Defra July 2024) and The UK Habitat Classification (Version 2).
- 1.4 The BNG and ecological assessment of the site was undertaken as follows:
  - a) Review of the detailed topographical survey of the site prepared April 2021 to identify all soft and hard landscaping habitats, and review of photographs, taken 3 November 2021 to identify all existing habitats and linear features on site based on the *UKHab* definitions.
  - b) Condition assessment of habitat and linear features using the Biodiversity Metric Condition Sheets, where appropriate, during a site visit undertaken on 11 December 2024.
  - c) Review of the proposed development plans to identify proposed habitat types and linear features post-development, to quantify habitat areas and linear feature lengths, and to make recommendations where ecological enhancements may be made within the proposed plans for the site.
  - d) Calculation of Biodiversity Units for pre- and post-development scenarios, following Defra's Statutory Biodiversity Metric User Guide.
  - e) Determination of strategic significance of the site through review of the Mid Sussex Local Plan and statutory and non-statutory sites (EA Magic Map).

## 2. HABITAT ASSESSMENT

The existing habitats are identified on the As Existing Habitat Map provided in Appendix A. A more detailed description of these habitats, as observed, is provided as follows.

### 2.1 Existing Habitats

#### 2.1.1 Developed Land; Sealed Surface (u1b)

Developed land is defined as: *Soil surface sealed with impervious material as a result of urban development and infrastructure construction.*

The site, as existing, is dominated by buildings and tarmac surfacing used for access and parking.

The site has a combined area of Sealed Surface of 1535.03 m<sup>2</sup>.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

#### 2.1.2 Ground Level Planters

Ground level planters are defined as : *Plants in pots or other planters at ground level.*

There are three short sections of ground level planters within the site (covering a total area of 72.28 m<sup>2</sup>) along the boundaries of John Saxby Place.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

### 2.2 Existing Linear Features

2.2.1 There are no linear features within the site.

### 2.3 Proposed Habitats

The full extent of the site is to be redeveloped with the exception of the existing John Saxby Place, which is to continue to form one of the site access routes. All retained and created habitats on site are calculated based on the Floor Plan Level 00 (Drawing No. A010) prepared by Bowen & Mclachlan and dated 19/08/2024. The As Proposed Habitat Map, based on this plan, is provided in Appendix A.

#### 2.3.1 Developed Land; sealed surface (u1b)

It is proposed to develop a single mixed-use building within the site together with associate hard standing for access and parking. The total area of sealed surface post development will be 1513.66 m<sup>2</sup>, a loss of 21.38 m<sup>2</sup>.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

### 2.3.2 Gound Level Planters (u1~185)

Ground level planters are defined as: *plants in pots or other planters at ground level.*

Under the current scheme, a section of one of the previously identified ground level planters (area 1) will be lost. The remaining two (areas 2 and 3) will be retained and unchanged. It also proposed to include an additional ground level planter within the site which is to be situated within the northwest corner of the site. The additional planter will have an area of 18.64 m<sup>2</sup>. Post-development the total area of ground level planters within the site will be 75.54 m<sup>2</sup>.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

### 2.3.3 Vegetated Garden

Vegetated garden is defined as: *Garden that is principally vegetated, for example with large areas of grass and flower beds.*

It is proposed to develop an area of vegetated garden within the southeast corner of the site. The total area of the garden space will be 17.82 m<sup>2</sup>

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

## 2.4 **Proposed Linear Features**

2.4.1 There are no proposed linear features.

## 3. ECOLOGICAL IMPACT STATEMENT

3.1 The proposed development, comprising the demolition of the existing garage and redevelopment of the site for mixed commercial and residential use, is considered unlikely to have a significant impact on the ecological value of the site.

3.2 The site, as existing, is retained under hard cover comprising a garage unit and surrounding hard standing. Soft landscaping within the site is limited to a narrow strip of a verge along John Saxby Place. This verge is considered to hold negligible ecological value.

3.3 As part of the site walkover assessment, the site was assessed for its potential to support notable and/or protected habitats and species. The site does not include or neighbour any notable or protected habitats and has negligible potential to support notable and/or protection species of flora or fauna.

3.4 The building on site was assessed for its likely potential to support nesting birds and/or bats, taking into account both the surrounding habitats and features of the building. The building, which has had the majority of roofing removed, is considered to have negligible potential for nesting birds and/or bats.

3.5 No further protected species surveys are recommended in this case.

## 4. BNG METRIC RESULTS

### 4.1 Site as Existing

4.1.1 As existing, the site comprises two habitat types (sealed surface and ground level planters). The area of each ‘habitat type’ has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 1 below.

**Table 1: Habitats as Existing (Baseline)**

Developed Land: Sealed Surface	0.15	N/A	0.0
Ground Level Planters	0.0072	N/A	0.01

4.1.2 There are no linear features within the site.

### 4.2 Site as Proposed

4.2.1 As proposed, the site will comprise three habitat types (sealed surface, ground level planters, and vegetated garden). The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 2 below.

**Table 2: Habitats as Proposed (Planned)**

Developed Land: Sealed Surface	0.15	N/A	0.0
Ground level Planter	0.0076	N/A	0.1
Vegetated Garden	0.0018	N/A	0.0

4.2.2 No linear features are proposed.

### 4.3 Biodiversity Unit Calculations

The change in biodiversity units from the baseline (pre-development) to the proposed is shown in Table 3 below.

**Table 3: Habitat Unit Change Summary**

Baseline Units	0.01
Onsite post intervention Units	0.02
Onsite net change unit	0.01

#### **4.4 Trading Summaries**

4.4.1 The trading summary indicates the required compensation for the loss of habitats of differing distinctiveness. In this case, the trading summary indicates that the rule for all distinctiveness groups have all been met.

#### **4.5 Ecological Functionality**

4.5.1 The site, as proposed, should be assessed, alongside the biodiversity net gain assessment, for ecological functionality to ensure the scheme incorporates the most appropriate measures to enhance and preserve biodiversity on site and benefits for the wider area.

4.5.2 As existing, the site is considered to have negligible ecological value. The proposed scheme will increase the area of planting, however, the increase is considered negligible and is unlikely to result in any increase (or decrease) in ecological functionality.

4.5.3 In this case, the existing level of ecological functionality of the site will remain consistent (i.e. no change).

#### **4.6 Achieving Biodiversity Net Gain**

4.6.1 The site, as proposed, will achieve 27.42% biodiversity net gain for habitats on site.

4.6.2 No additional habitat or linear feature creation will be required beyond that contained within the plans assessed.

### **5 MANAGEMENT AND MONITORING**

5.1 Confirmation should be provided to Mid Sussex District Council to confirm the development has been developed in accordance with the proposed plans used for this assessment. If the proposed plans have been altered, the BNG assessment should be updated and any alteration in BNG delivered, addressed as appropriate.

5.2 No post development monitoring is recommended in this case, as the condition of the proposed habitat types is not measured.

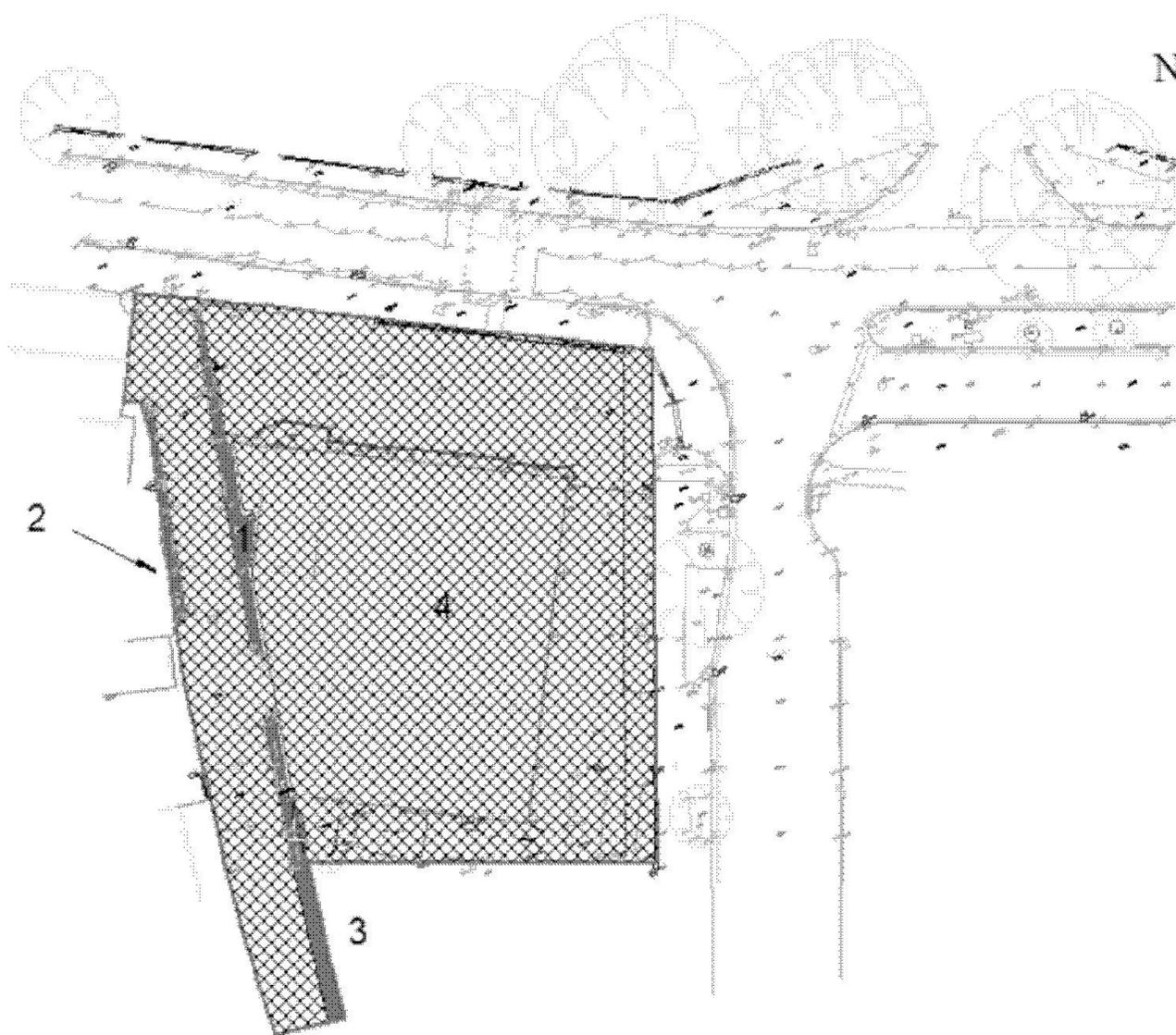
## 6. CONCLUSIONS

- 6.1 The biodiversity net gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions. The site was visited on 11 December 2024 and all habitats and linear features were recorded and an assessment of condition was made where appropriate.
- 6.2 The redevelopment of the site, as proposed, will result in a gain of 0.01 habitat units (27.42% net gain). In this case, biodiversity net gain including 10% above baseline has been achieved under the proposed development plans for both habitat and linear features, as required. No additional habitat or linear feature creation or enhancement is required.
- 6.3 The ecological functionality of the site, as proposed, has been assessed alongside a review of the site's strategic importance. The site is not considered to be strategically important, and the ecological value of the site both pre- and post-development is considered to be negligible.
- 6.4 The trading rules have been met for all distinctiveness groups. No further habitat or linear creation will be required.



**APPENDIX A:**  
Baseline As Existing Habitat Map  
As Proposed Habitat Map

**STAR GARAGES (BRIGHTON) LTD**  
**NATIONAL TYRES, 60 KEYMER ROAD,**  
**HASSOCKS, BN6 8AR**  
**Ecology & Biodiversity Net Gain:**  
**Baseline Habitat Map**  
December 2024



Key:

Habitat Areas -

 Developed Land; Sealed Surface  
(0.15 ha)

 Ground Level Planters (0.0072 ha)

**STAR GARAGES (BRIGHTON) LTD**  
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**As Proposed Habitat Map**  
**December 2024**



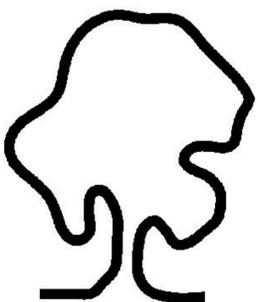
**Key:**

**Habitat Areas -**

-  **Developed Land; Sealed Surface (0.15 ha)**
-  **Ground Level Planters (0.0076 ha)**
-  **Vegetated Garden (0.0018 ha)**



**APPENDIX B:**  
Condition Sheets (Where applicable)



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