

Biodiversity Net Gain Plan

At:

77 Dunstall Avenue,
Burgess Hill,
West Sussex,
RH15 8PJ

For:

Kevin Mansell

Private and Confidential

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Association of Geotechnical &
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1. Introduction

JW Biodiversity Management has been commissioned to carry out a Biodiversity Net Gain Assessment (BNG) of a residential property in Burgess Hill Sussex. This report will provide a baseline assessment of the site reporting on the current conditions of the habitats present within the Biodiversity Net Gain Metric. The proposed habitat value will also be set out.

1.1 Project outline

JW Biodiversity Management Ltd understands that the proposal seeks planning permission for the construction of a detached house and garage in the northern part of the site.

1.2 Site Description

The site consists of a rectangular shaped property that was used as a workshop and storage area at the time of the survey with several small structures present. The entire area had rubble where a former building had been demolished. Several ruderal species had grown through and there was a small area of ruderal dominated grassland to the centre-west. This is accessed by a narrow driveway to the east of the site.

An existing house was located to the south of the site with associated areas of hardstanding and garden vegetation. An area of shrubs and tall trees is located to the far north of the site.

The site is located in a residential area being bordered by other residential properties. Though located in an urban area there are several green spaces in the local area including a recreation ground approximately 100m to the west of the site.

The site is located within in the Mid Sussex Local Planning Authority (LPA) and the Low Weald National Character Area (NCA). The site is located at; TQ 30635 20022.

1.3 Aims of Report

The aim of the BNG assessment is to:

- Provide a baseline assessment of the habitats on the site using the DEFRA metric.
- Provide a predicted score based on proposed habitat creation and enhancement using DEFRA metric.
- Provide suitable long term management recommendations for the site, to ensure habitats reach and maintain their desired condition.

1.4 Limitations

The contents of this report are based on a single site visit and a search of the local records bureau. Though the survey and interpretations of the data were carried out by a competent ecologist there may be things that have been overlooked or missed.

The area measurements are based on plans provided by third parties.

The north elevation of B5 could only be viewed down a narrow pathway and the roof could not be seen from this angle - only a small section of the roof could be seen from the southeast corner of the building.

1.5 Relevant Legislation and Planning Policies

Relevant legislation implications for this site include;

- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act (NERC Act) 2006;
- Environment Act (2021)

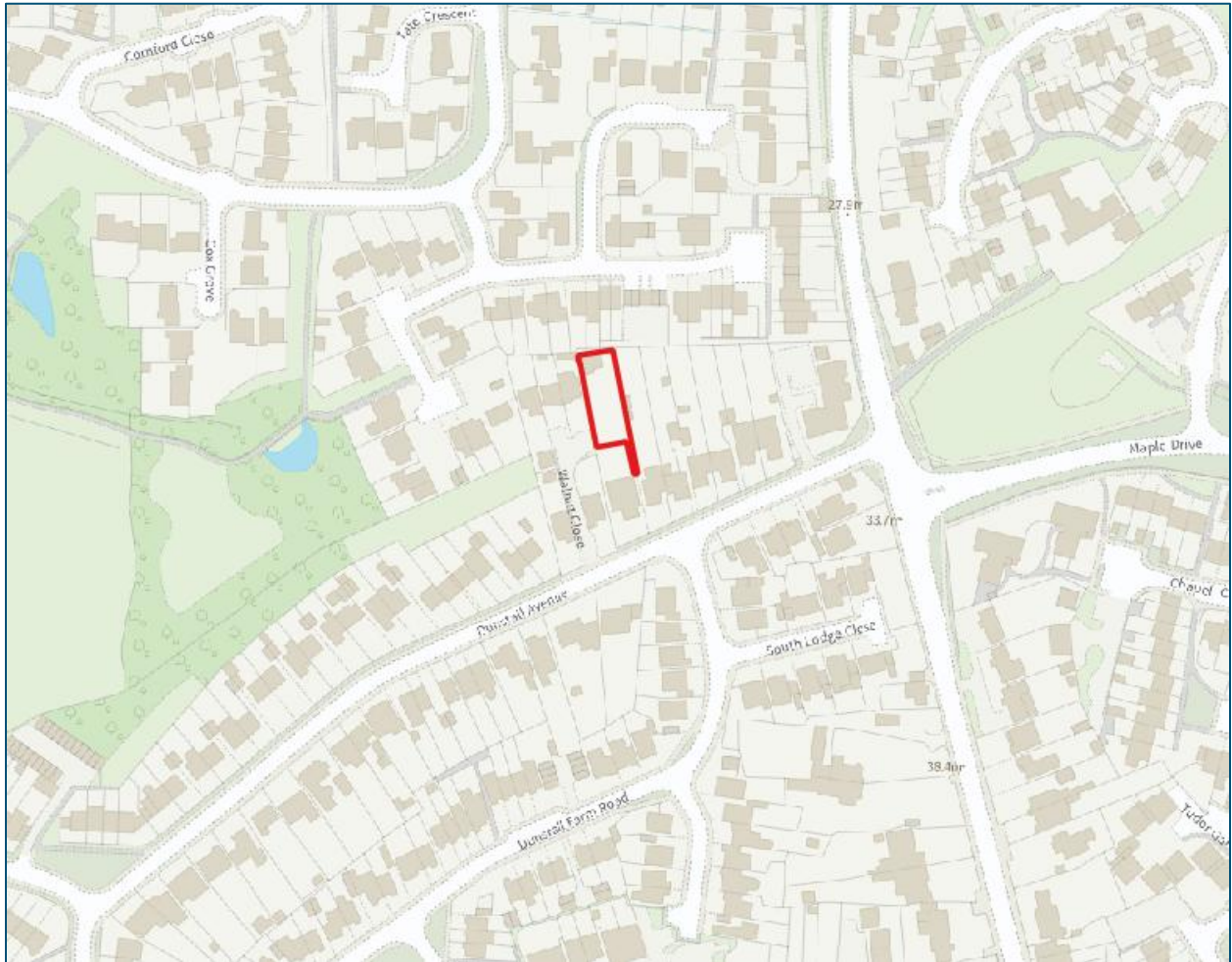


Figure 1: Approx. Assessment area.

2. Biodiversity Net Gain Assessment

2.1 Site Visit

JW Biodiversity management undertook a site visit on the 5th of June 2026. This was to carry out a walk over of the site, determining the basic habitats present and their current condition. This survey was conducted by an experienced and qualified ecologist.

2.2 Net Gain Assessment

A Biodiversity Net Gain Assessment has been conducted using the DEFRA Statutory Biodiversity Metric. This was conducted by a competent and qualified ecologist. The methodology set out in the Statutory Biodiversity Metric User guide was followed¹. The statutory metric uses habitats, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

A site visit to confirm habitats present, their relative condition (using the DEFRA metric condition assessment sheets) was conducted. This was conducted by an experienced and qualified ecologist who is proficient in the use of the Biodiversity Metric.

2.2.1 Mitigation Hierarchy

The Statutory Biodiversity Metric supports and reinforces the application of the mitigation hierarchy which is an important principle of ecological good practice. Applying the mitigation hierarchy means aiming to retain habitats in situ and avoiding or minimising habitat damage so far as possible, before looking to enhance or recreate habitats. This sequential approach is encouraged by biodiversity metric because it allows overall biodiversity gains to be achieved more easily through the avoidance of on-site habitat losses, rather than relying solely on the creation of new habitat or the enhancement of existing habitat. It works this way because the metric applies multipliers that are based on the risks inherent in creating or restoring habitat, and which are not applicable when existing habitat is safeguarded.

2.2.2 Statutory Obligations

The use of the biodiversity metric does not negate the projects statutory obligations in relation to protected species and habitats.

¹ The Statutory Biodiversity Metric: User Guide. July 2024. DEFRA.

2.2.3 Calculating Units

Biodiversity units are calculated using the size of a parcel of habitat and its quality. The metric uses habitat area (measured in hectares) as its core measurement, except for linear habitats (hedgerows and lines of trees and rivers and streams) where habitat length (measured in kilometres) is used.

To assess the quality of a habitat biodiversity metric scores:

- Habitats of different types, such as woodland or grassland, according to their relative biodiversity value or distinctiveness. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread.
- The condition of a habitat. Scoring the biodiversity value of the habitat relative to others of the same type.
- Being 'better' and 'more joined-up' are important facets of habitats that can contribute to halting and reversing biodiversity declines, so the metric also accounts for whether or not the habitat is sited in an area identified, typically in a relevant local strategy or plan, as being of strategic significance for nature.

2.2.4 Principles and rules of Biodiversity Metric

Principles

The Biodiversity metric works under the following principles;

- Principle 1: The metric assessment should be completed by a competent person.
- Principle 2: The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- Principle 3: This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- Principle 4: This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.

- Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:
 - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and
 - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

2.2.5 Rules

The following rules apply to the biodiversity metric;

- Rule 1: The trading rules of this biodiversity metric must be followed.
- Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- Rule 3: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
- Rule 4: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

2.3 Baseline Assessment

Baseline assessment scores are calculated using three main criteria.

2.3.1 Habitat Condition

Habitat condition is a measure of the state of a habitat and is used to measure variation between parcels of the same habitat type. Condition is often linked to past management, present management, and land use.

The biodiversity metric provides a list of assessment criteria for each habitat type. The condition of the habitat is then assessed against these criteria; the more criteria present within the habitat the higher the assessed condition. Condition assessment sheets are provided in the appendix. Location of current habitats are shown in figure 2.

2.3.2 Habitat Distinctiveness

Distinctiveness is a measure based on the type of habitat and its distinguishing features. Professional survey is required to determine habitat type.

The biodiversity metric tool automatically assigns distinctiveness category to your selected habitats.

2.3.3 Strategic Significance

The Sussex Local Nature Recovery Strategy was referred to for strategic significance².

The table below describes the habitats on site and their condition.

² [Publications | Sussex Nature Recovery](#)

Habitat	Size (Ha)	Habitat Description	Strategic Significance	Condition	Distinctiveness
Developed land; sealed surface	0.0408	Five structures were located within the northern section of the site: B1: tarp structure - a scaffold pole and tarpaulin structure used as a work area. Negligible potential. B2: Wood store - a low level wood material wood store. Negligible potential. B3: Open shed - a single level, single skin structure with a flat corrugated metal roof with felt underlining. The east elevation was open at all times. Negligible potential. B4: Canopy - a single skin wood and metal canopy. There were no full walls to this structure and therefore this was open at all times. The roof was flat with corrugated metal sheeting. Negligible potential. B5: A wood clad shed that had been insulated. The roof was pitched with concrete fitted roof tiles, although several gaps would be seen where the tiles had become loose. Areas of different hardstanding were located across the site. Elements of the ruderal habitat describe below were located on the areas of hardstanding but too sparse to map.	Low	N/A	V. Low
Ruderal/Ephemeral	0.0408	An established area of ruderal habitat is located to the west of the northern part of the site. This appears to of established on rubble left over from a previous building. Species included; Poverty brome (<i>Bromus sterilis</i>), Wall barley (<i>Hordeum murinum</i>), Yorkshire fog (<i>Holcus lanatus</i>), Soft brome (<i>Bromus hordeaceus</i>), Perennial ryegrass (<i>Lolium perenne</i>), Creeping thistle (<i>Cirsium arvense</i>), Ragwort (<i>Jacobaea vulgaris</i>), Hawks beard (<i>Crepis sancta</i>), Corn speedwell (<i>Veronica arvense</i>), Hoary willowherb (<i>Epilobium parviflorum</i>), Purple toadflax (<i>Linaria purpurea</i>), Maretail (<i>Erigeron canadensis</i>), Herb Robert (<i>Geranium robertianum</i>), Common nipplewort (<i>Lapsana communis</i>), Corn salad (<i>Valerianella locusta</i>), Wood avens (<i>Geum urbanum</i>), Cleavers (<i>Gallium aparine</i>), Common dandelion (<i>Traxacum officinale</i>), Common groundsel (<i>Senecio vulgaris</i>), Nettle (<i>Urtica dioica</i>), Maretail (<i>Erigeron canadensis</i>), Common selfheal (<i>Prunell vulgaris</i>), Petty spurge (<i>Euphorbia peplus</i>), White clover (<i>Trifolium repens</i>), Broadleaved dock (<i>Rumex obtusifolius</i>), Scarlet pimpernel (<i>Lysimachia arvense</i>), Hop trefoil (<i>Trifolium campestre</i>), Narrow	Low	Poor	Low

Habitat	Size (Ha)	Habitat Description	Strategic Significance	Condition	Distinctiveness
		leaved plantain (<i>Plantago lanceolata</i>), Bramble (<i>Rubus fruticosus</i>), Ivy (<i>Hedera helix</i>), Cuckoo pint (<i>Arum maculatum</i>), Bindweed (<i>Calystegis sepium</i>), Creeping cinquefoil (<i>Potentilla reptans</i>), Cutleaf geranium (<i>Geranium dissectum</i>), Lambsquarters (<i>Chenopodium album</i>), Bristly oxtongue (<i>Helmithotheca echioides</i>).			
		Baseline Habitat score:	0.01 Habitat units		

Table 1: Summary of habitats on site.

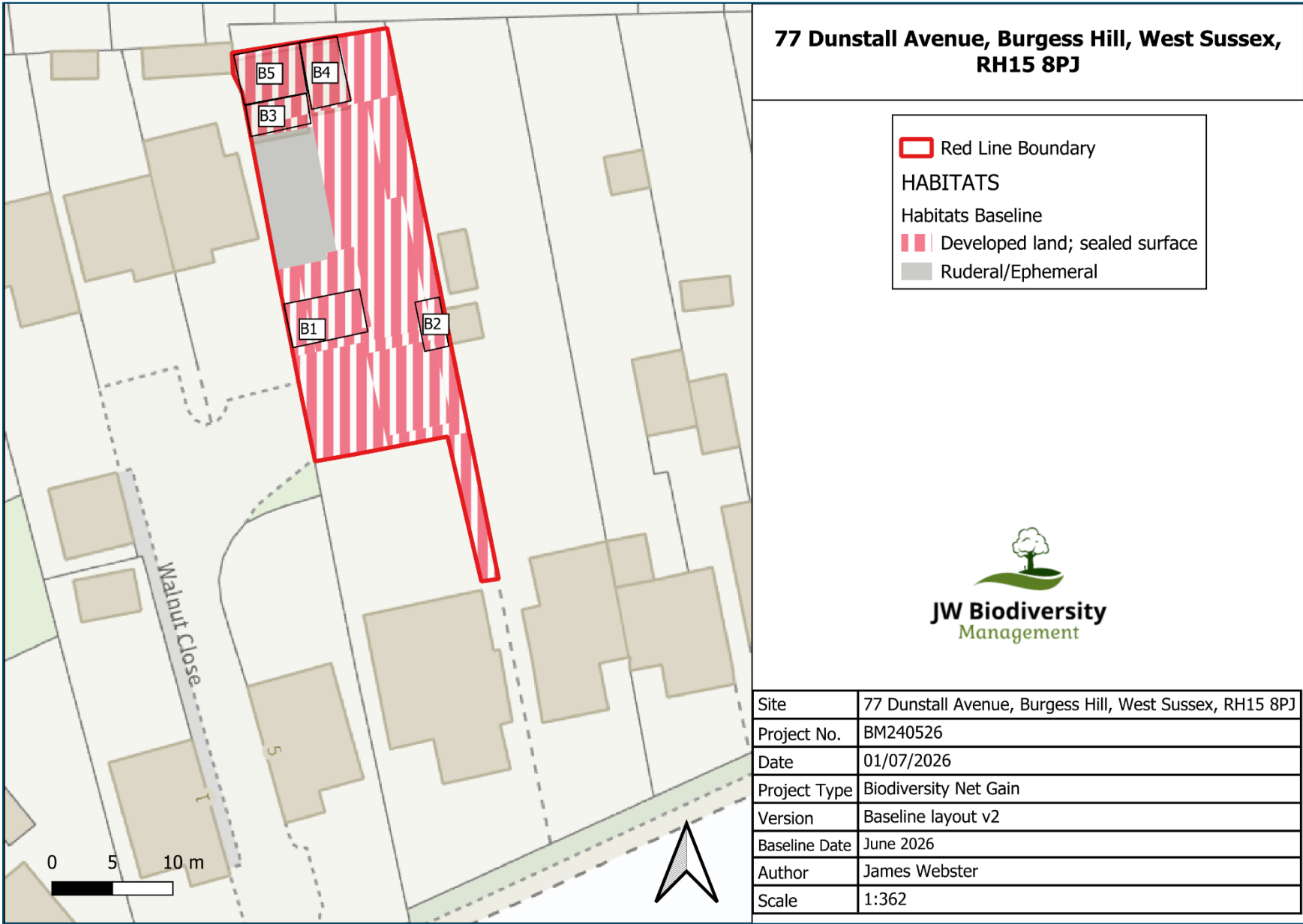


Figure 2: Current habitat layout.

3. Proposed Layout

The proposed layout is shown in appendix 1. As can be seen the development will impact the entire of the site.

The development will involve the construction of a single dwelling with detached garage. Areas of hardstanding and gravel will be added to the site. Some planting and grassland will be added around the buildings, as these are part of a private garden they will be classified as 'vegetated garden' within the metric. Though these are ornamental areas it is recommended that a variety of plants be used including those known to have a benefit for wildlife.

Figure 3 shows the proposed habitat layout. The table below summarises the proposed habitat layout and outline prescriptions to achieve desired habitat condition.

Habitat	Area (Ha)	Distinctiveness	Desired condition	Strategic Significance	Required Enhancements/ Management
On Site					
Developed land; sealed surface	0.0231	V. Low	N/A	Low strategic significance	Follow enhancement measures
Artificial unvegetated, unsealed surface (created)	0.0095				
Vegetated Garden	0.0118	Low	N/A	Low strategic significance	- Plant a variety of different ornamental species were possible. - Plant RHS pollinator friendly species

Table 4: Proposed habitat summary.

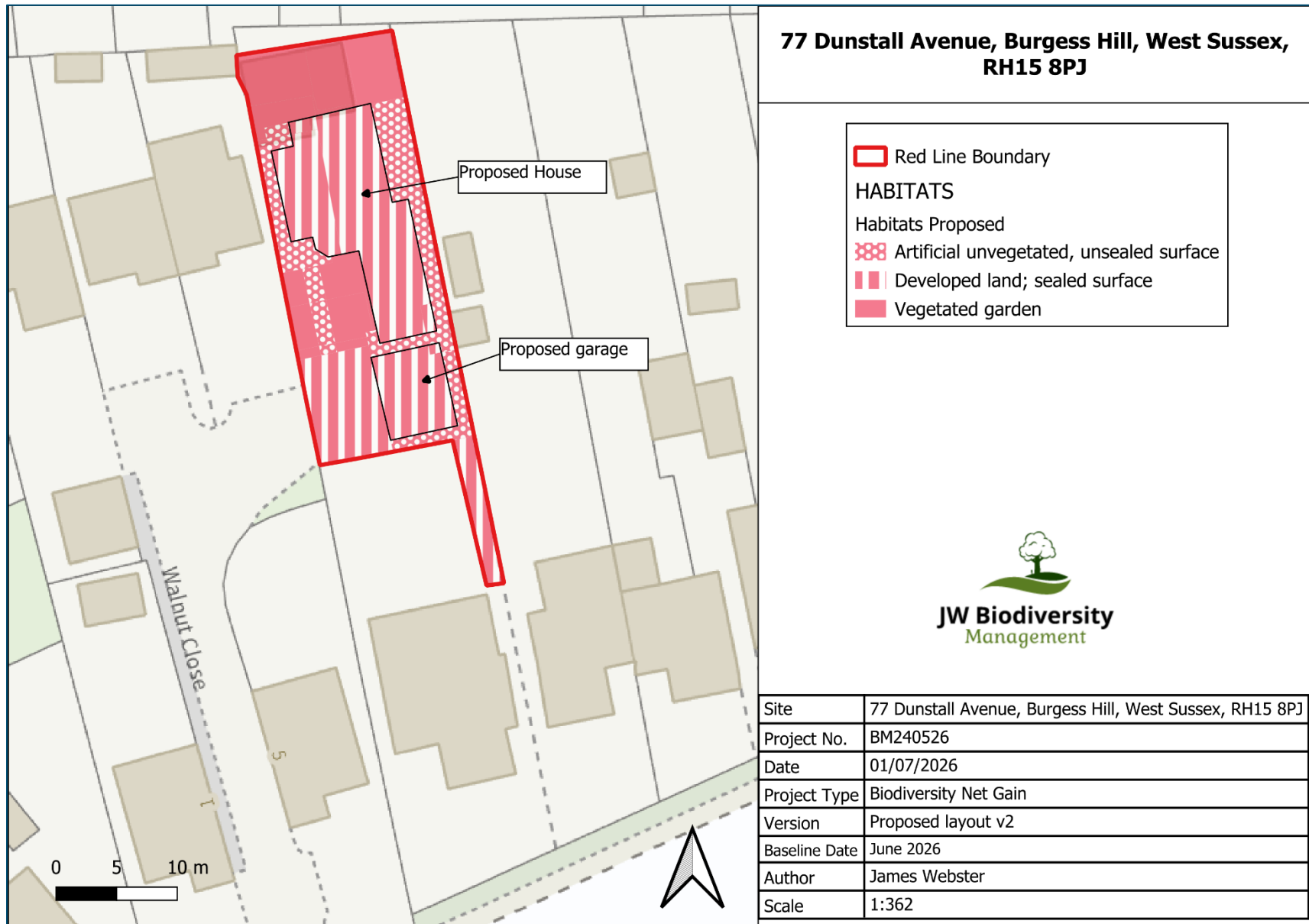


Figure 3: Proposed habitat layout. .

4. Biodiversity Net Gain Results

The table below provides a summary of the results of the Biodiversity Net Gain Assessment. The proposed change in habitats will provide a 103% gain in habitat units. The target for net gain has been met for habitat units.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.01
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	103.34%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Table 5: Summary of BNG Results.

4.1 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.

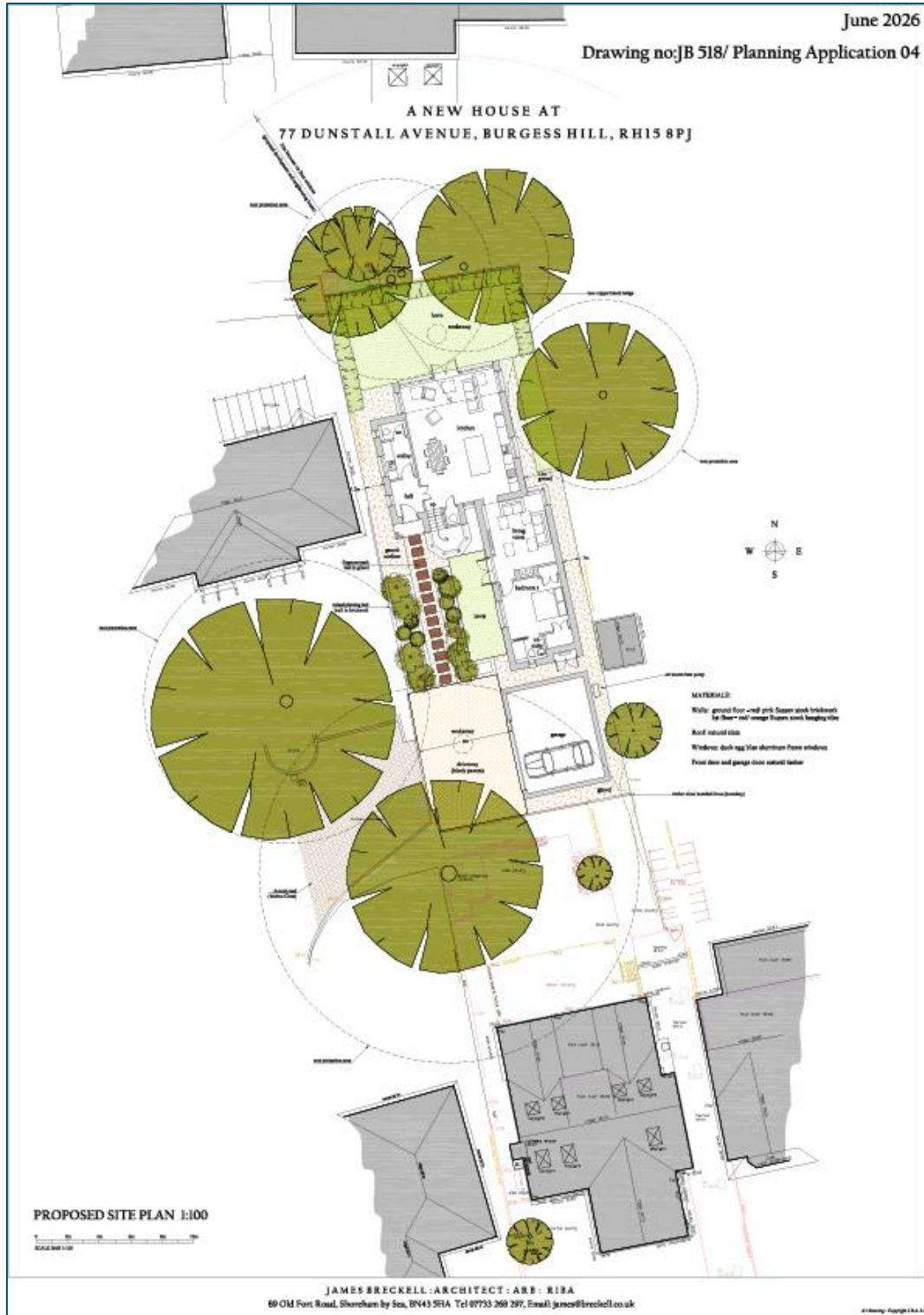
The trading rules have been met for habitat units.

5. Discussion & Conclusions

The proposed layout design will result in the required net gain. This is largely due to the relatively low habitat baseline value of the site. The proposed development will include relatively large areas of ornamental planting which, though providing a relatively low score within the metric, help to provide more than the required net gain.

6. Appendix

6.1 Appendix 1: Proposed Layout



[illegible]

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty multiplier	Habitat units delivered	
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)		Final difficulty of creation
Urban	Artificial unvegetated, unsealed surface	0.0095	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00
Urban	Developed land; sealed surface	0.0231	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00
Urban	Vegetated garden	0.0118	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.02
	Total habitat area	0.04							0.02

6.3 Appendix 3: Photos

Feature	Photo
Looking north across site	
Showing ruderal habitat. With cluster of B3, B4 and B5 in back ground with tall trees behind.	

Showing B1



Showing B2



Showing B4 and B5

