



Biodiversity Net Gain Design Stage Assessment

**Land at:
Wineham Lane
Wineham
West Sussex**



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Executive Summary

Context

- The proposed development site is part of a former agricultural field.
- The proposal is to construct an agricultural building with associated access and parking.
- The habitats on site are 'Ruderal/Ephemeral', 'Bramble scrub', and Modified grassland'.

BNG Assessment Outcome

- The assessment indicates that the proposed development, without any compensatory habitat creation, would result in a net loss of 0.28 area habitat units.
- This equates to a 100% biodiversity net loss for area habitats.

BNG Conclusions and Recommendations

- To achieve the minimum requirement of at least 10% Biodiversity Net Gain (BNG) an additional 0.31 units is required.
- The proposed development site sits within a larger agricultural field where there is scope for habitat creation.
- The BNG requirement could be met through a number of different habitat creation scenarios.
- This report provides an indicative scenario which entails the planting of 650m² of native shrubs and 5 native trees. This would result in an overall BNG of 13%, thus exceeding the mandatory requirement of at least 10%.
- This report and accompanying spreadsheets demonstrate to the Local Planning Authority that the mandatory BNG requirement could be met through onsite habitat creation.
- A Biodiversity Gain Plan will need to be prepared should planning permission be granted.

1 Introduction

- 1.1 The Environment Act 2021 introduced a requirement that all new development (unless exempt) must ensure that habitat for wildlife is in a better state than it was before development. The minimum requirement is that new development should result in a BNG of at least 10%. This can be achieved through:
- Protecting, enhancing or creating habitats on the development site or adjacent land in the ownership of the applicant; and/or,
 - Securing off-site habitat enhancement or creation through the purchase of biodiversity units from a habitat bank¹; and/or,
 - Purchasing statutory credits² (as a last resort).
- 1.2 To determine which solution (or combination of solutions) would best meet the BNG requirement, the baseline biodiversity value of the site must be calculated and compared with the biodiversity value of the site after development using one of the statutory metrics³.
- 1.3 For the site at Wineham Lane, the Statutory Metric (the Metric)⁴ has been used.
- 1.4 When using the Metric, the biodiversity value of a site can relate to three categories of habitat, all of which are calculated separately:
- Area habitats (e.g. woodland, grassland, etc.).
 - Hedgerows (and lines of trees).
 - Watercourses.
- 1.5 This report has been prepared by Peter Massini, a member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

2 Site Context

- 2.1 The site is land at Wineham Lane. The location is shown in Figure 1.
- 2.2 The proposal is for an agricultural building with parking and access. The proposed layout is shown in Figure 2.
- 2.3 This BNG Assessment has been informed by a Preliminary Ecological Appraisal⁵.

¹ [Make off-site biodiversity gains as a developer - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/make-off-site-biodiversity-gains-as-a-developer)

² [Buy statutory biodiversity credits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/buy-statutory-biodiversity-credits)

³ [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/statutory-biodiversity-metric-tools-and-guides)

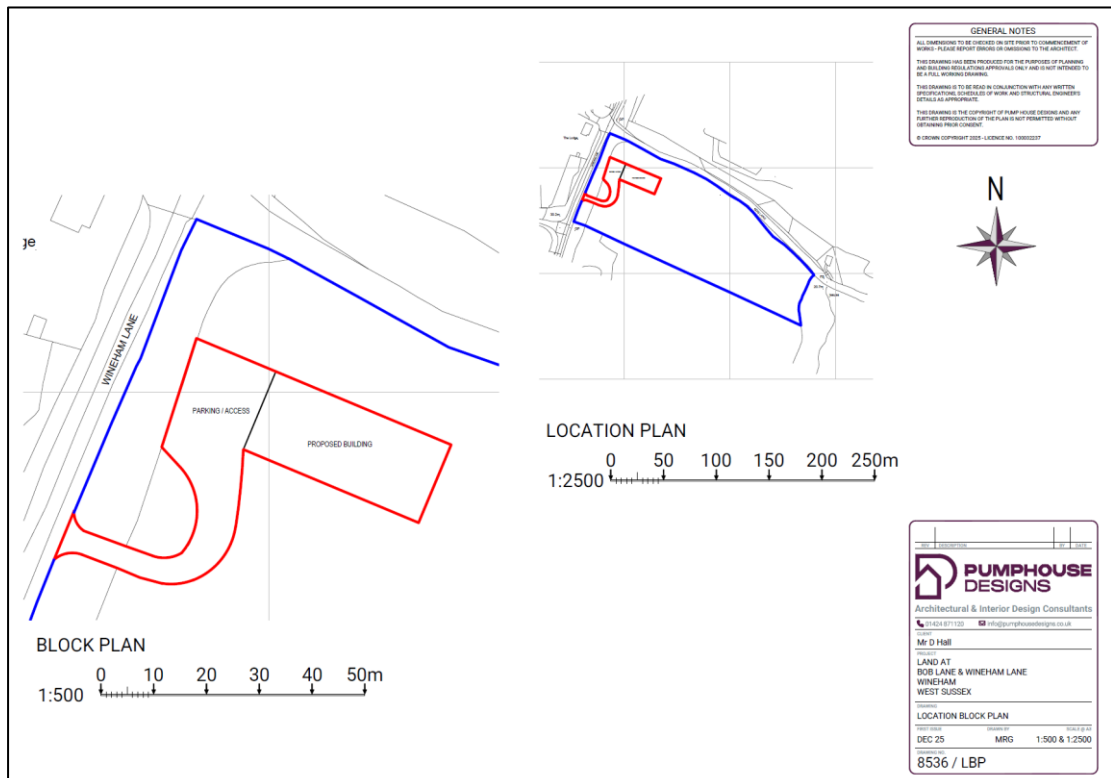
⁴ [The Small Sites Metric Statutory Biodiversity Metric - User Guide July 2025.pdf](#)

⁵ *Preliminary Ecological Appraisal. Land at Wineham Lane, Wineham. West Sussex. Future Nature Consulting (February 2026).*

Fig. 1 – site location



Fig.2 – proposed block plan



3 Approach to assessment

- 3.1 The calculation in this report is not a precise calculation of the BNG that would be achieved by the proposal as this can only be calculated once the final layout, including landscaping detail, is confirmed following grant of planning permission. However, it provides a good indication as to whether the proposed development could achieve the required BNG onsite and, if not, the options available for delivering the BNG requirement.
- 3.2 The Metric is used to determine the biodiversity value (measured in biodiversity units) of the development site before development (the baseline value) and the biodiversity value of the landscape that will be established on site as a result of the development (the post-development value). The biodiversity net gain, or loss, is the difference in the number of post-development units compared to the number of baseline units, expressed as a percentage.
- 3.3 If the calculation demonstrates that there would be a net loss of units, one of, or a combination of, the solutions identified in paragraph 1.1 must be implemented.
- 3.4 The determination of baseline biodiversity value is based on the habitats present on site at the time of a site survey or, if the site has been cleared, or partially cleared, any time after January 2020, the habitats that were present at that time. The requirement to undertake a retrospective assessment of the baseline biodiversity value if habitats have been lost since January 2020 is set out in paragraph 6 of Schedule 7A of the Town and Country Planning Act 1990⁶.
- 3.5 Evidence collected when undertaking the PEA, and subsequent examination of Google Earth imagery, demonstrates that there has been no such degradation. Consequently, the habitats present during the site visit are those relevant to this BNG assessment.

Baseline habitats

- 3.6 The baseline area habitats on site are 'Ruderal/Ephemeral', 'Modified grassland' and 'Bramble scrub'.
- 3.7 These are shown in the Baseline Habitat Map in Appendix 1.
- 3.8 There are no hedgerow or watercourse habitats on site.
- 3.9 To calculate the baseline units for the site, the following key determinants were inputted into the Metric:
- The area of each habitat.
 - The 'strategic significance' of the site based on whether it is within an area identified as a priority area for nature recovery. N.B. The land at Wineham Lane is not known to be identified as being in any such area.
 - Whether baseline habitats will be lost, retained or enhanced.
 - The 'distinctiveness' of each habitat.
- 3.10 These key factors are summarised in Table 1. For the full calculation see the Metric that accompanies this report titled *Statutory_Biodiversity_Metric_Land at Wineham Lane-Wineham_Current Proposal_February2026.xlsx*.

⁶ [Town and Country Planning Act 1990 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1990/19)

Table 1 – baseline area habitats

Habitat	Area (ha)	Condition	Lost, retained or enhanced	Notes
Ruderal/Ephemeral	0.1	Poor	Lost	Majority of site
Modified grassland	0.01	Moderate	Lost	Along mown access route
Bramble scrub	0.01	N/A	Lost	Scattered patches

3.11 This results in a total of:

- 0.28 baseline area habitat units.

Proposed habitats

3.12 The site layout plan, shown in Fig. 2, p.3. shows that post development the site would comprise the new building and associated access and parking. Consequently, the proposed area habitats are 'Developed land; sealed surface' and 'Artificial, unvegetated, unsealed surface'.

3.13 The process for calculating the proposed habitats units is similar to that for the baseline habitat units but with additional factors relating to difficulty in creating habitats and the time it takes for habitats to become established.

3.14 The key factors that determine the proposed area habitats are summarised in Tables 3. For the full calculation see the Metric that accompanies this report titled *Statutory_Biodiversity_Metric_Land at Wineham Lane – Wineham_Current Proposal_February2026.xlsx*.

Table 3 – proposed area habitats

Habitat	Area (ha)	Anticipated Condition	Difficulty of creation	Notes
Developed land; sealed surface	0.06	n/a	Low	New building
Artificial unvegetated, unsealed surface	0.06	n/a	Low	New access and parking

3.15 This results in a total of:

- 0 proposed area habitat units.

Calculation and Score

3.16 The value of the baseline habitat units is 0.28 and the proposed habitat units is 0.

3.17 The biodiversity net gain (or loss) score is derived by taking the baseline total from the proposed total, dividing this by the baseline total, and multiplying by 100, as shown below:

$$\text{Area habitat: } 0 - 0.28 = -0.28 \quad (-0.28 \div 0.28) \times 100 = 100$$

3.18 Consequently, the scheme, without any habitat creation, would result in a 100% biodiversity net loss for area habitats.

3.19 This is shown in Figure 3 – the Headline Results from the Metric.

Fig.3 – headline results

Land at Wineham Road

Headline Results

Scroll down for final results ▲

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On-site baseline	Habitat units	0.28		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.28	-100.00%	On-site net gain is less than target set A
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.28		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.28		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-100.00%	Total net gain achieved is less than target set A	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.28	0.31	0.31
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				

4 Recommendations for achieving mandatory BNG

- 4.1 The current proposal fails to meet the mandatory requirement of at least 10% BNG. Consequently, one of the compensatory solutions outlined in paragraph 1.1 is required.
- 4.2 There is land within the blue line boundary which could be included within the red line boundary and enhanced to achieve the required 10% BNG. To achieve 10% BNG an additional 0.31 units will need to be created on site. This figure is highlighted in the Unit deficit column in Figure 3.
- 4.3 There are a variety of different options for delivering the 0.31 unit uplift. These depend on the aspirations or objectives for the management of the other land within the blue-line boundary. However, an indicative solution is set out below.

Indicative solution

- 4.4 An area of 650m² to the south of the proposed agricultural building could be planted with native individual trees and shrubs. An indicative location for the planting is shown in Figure 4. Appropriate tree species would include crab apple *Malus sylvestris* and

silver birch *Betula pendula*, and shrubs would be guelder rose *Viburnum opulus*, dogwood *Cornus sanguinea* and hazel *Corylus avellana*.

Fig. 4 – indicative area of tree and shrub planting for BNG



- 4.5 This amount of planting on an area which is currently a mix of ruderal/ephemeral habitat and bramble scrub would result in a biodiversity net gain of 13%, thus exceeding the 10% requirement. The Headline Results for this is shown in Figure 5 and the full calculation in the spreadsheet *Statutory Biodiversity Metric_Land at Wineham Lane – Wineham_with BNG option_February 2026*.
- 4.6 Demonstrating exactly how the statutory BNG requirement will be achieved will be a pre-commencement planning condition. A Biodiversity Gain Plan⁷ will need to be produced should planning permission be granted.

⁷ [Submit a biodiversity gain plan - GOV.UK](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

Fig.5 – Headline results with indicative BNG solution

Land at Wineham Road - Onsite habitat creation

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Headline Results

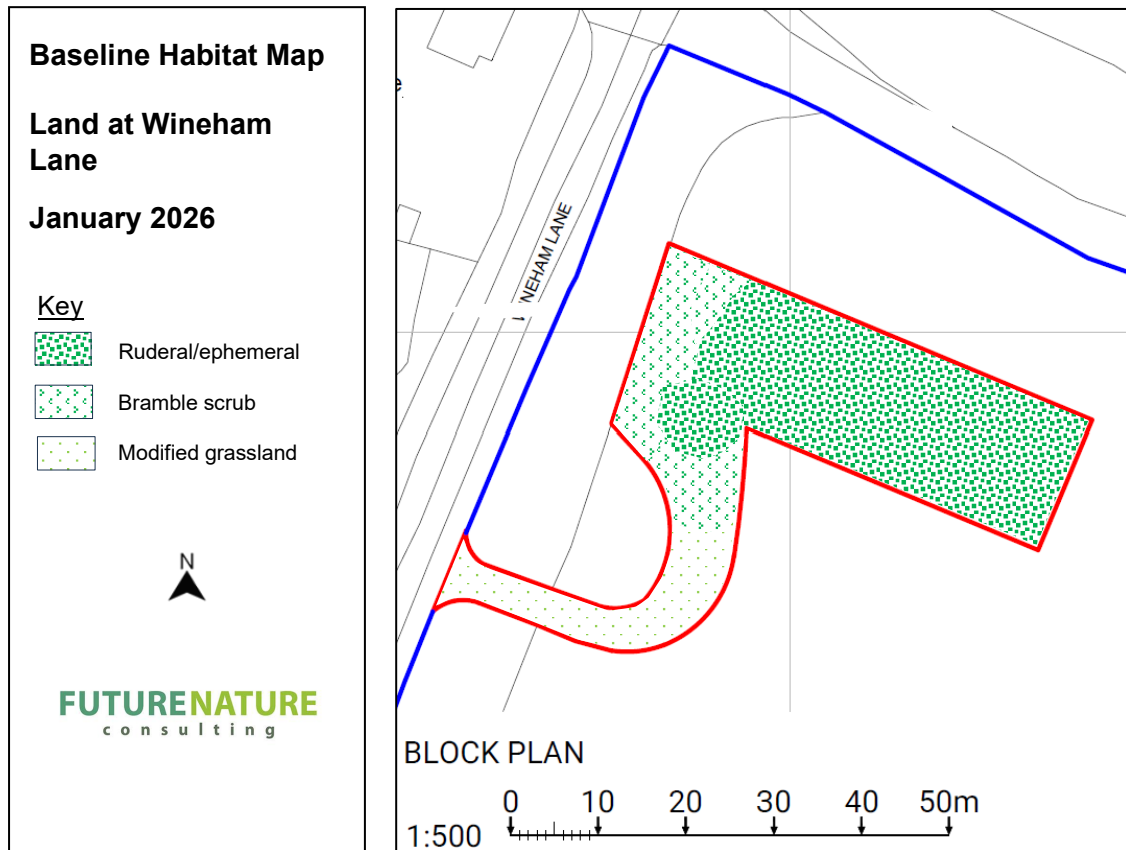
Scroll down for final results

On-site baseline	Habitat units	0.44	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.50	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.06	13.07%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	13.07%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.44	0.48	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

APPENDIX 1

Baseline Habitat Map





Director: Peter Massini MCIEEM

This report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. I confirm that the opinions expressed are true and professional opinions.