LIZARD
Landscape Design and Ecology

BIODIVERSITY NET GAIN STATEMENT

Crosswinds, Hampers Lane, Storrington, West Sussex

On behalf of: Mark Alford Design Limited

Client:	Mark Alford Design Limited			
Project:	Crosswinds, Hampers Lane, Storrington, West Sussex			
Reference:	LLD3229-ECO-REP-005-00-BNG			
Revision:	**Date:**	**Author**	**Proof**	**Approved**
00	15/05/2025	Sam Hall BSc (Hons) MSc	Catherine O'Reilly MCIEEM	Catherine O'Reilly MCIEEM

Disclaimer:

The information provided within this report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

This report is intended for the sole use of the Client and their agents in accordance with the agreement under which our services were performed. Unauthorised communication, reproduction or usage of this report by any party other than the aforementioned is prohibited. No liability is accepted by Lizard Landscape Design and Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. This report does not constitute legal advice. No warranty, express or implied, is made as to the advice in this report or any other service provided by us.

Validity:

This report is valid for 18 months from the date of the final survey visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, to inform whether surveys should be updated.

LIZARD
Landscape Design and Ecology
The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. office@lizardlandscape.co.uk W. lizardlandscapeecology.com

Contents

LIZARD
Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. office@lizardlandscape.co.uk W. lizardlandscapeecology.com

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned to provide a Biodiversity Net Gain Statement for the Crosswinds, Hampers Lane, Storrington, West Sussex. This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).

1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Overview

1.3 The site covers an area of c. 0.34ha and consists of an L-shaped residential plot with 1no. dwelling and 2no. outbuildings. The site is situated in a suburban area and surrounded by further residential development on all sides, although the land adjacent to the north of the site is densely wooded. The boundary of the South Downs National Park is located c. 400m east and 600m south of the site. The soil on site is described as freely draining very acid sandy and loamy soils.

Surrounding Landscape

1.4 The site is located on the edge of Storrington in an area known as Heath Common. The surroundings are rural, with extensive agricultural grazing pasture and well-connected hedgerows extending in all directions. The chalk escarpment which characterises the South Downs National Park is located approximately 1.8km south and extends to the east and west from that point. Several settlements are located in all directions, most notably Worthing which is approximately 8.5km south. The A24 runs north to south approximately 1.5km to the east and a sand quarry is located approximately 300m to the southwest.

Development Proposals

1.5 It is understood that the proposals are for the demolition of the existing dwelling and associated outbuildings and subsequent redevelopment of the site including 2no. new homes, 2no. garages and associated access and soft landscaping.

2.0 METHODOLOGY

2.1 Assigning Strategic Significance

2.1.1 Due to the lack of Local Nature Recovery Strategy (LNRS) within Sussex, strategic significance has been assessed as per table 8 of the User Guide (DEFRA, 2023). This included assessing whether the site was located within a Biodiversity Opportunity Area (BOA) or Area of Outstanding Natural Beauty (AONB), as well as examining the local plan for any specific targets regarding creation or retention of certain habitat types.

2.1.2 Where sites were found to be located within any designated area, such as an AONB, policy statement and management plans for the relevant area were examined. High strategic significance was then assigned to any habitat identified as a priority within these documents.

2.1.3 For any sites not located within a designated area, habitats were generally assigned low strategic significance, unless they were considered to provide important ecological linkages in which case they were assigned medium strategic significance.

2.2 Biodiversity Net Gain Assessment

2.2.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on the 13th of December 2024 by Sam Hall, Consultant Ecologist, LLDE. The site had been recently cleared. Site conditions suggested that the site was dominated by a mixture of bracken and bramble scrub. It was not possible to map the coverage of these habitats, but the conditions observed in the initial site visit suggest up to 20% coverage of bramble scrub and so as a precautionary measure a 70:30 split of bracken to bramble scrub has been assumed for the cleared area.

2.2.2 All area based and linear habitats were mapped on site with the aid of aerial imagery and topographical survey where available. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).

2.2.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.

2.2.4 The proposed habitat areas and linear habitat lengths were calculated, and target condition determined based upon the existing and proposed management regimes of the site, in consideration with what could realistically be expected to be achieved. Once input into The Biodiversity Metric Calculation, the overall change in value of the site could then be determined.

2.3 Survey Constraints / Considerations

2.3.1 Areas have been rounded to the nearest $10m^2$ and measurements input to the metric using three decimal places. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Strategic Significance and Irreplaceable Habitat

3.1.1 The site is not within any ecological designation, such as a *Biodiversity Opportunity Area* or *Nature Improvement Area* and no habitats on site are directly referenced in any local plan or other such document. Habitats on site have therefore been classified as being of low strategic significance.

3.1.2 There is no irreplaceable habitat within or immediately adjacent to the site.

3.2 Baseline Habitat Value

Habitat Degradation

3.2.1 The site vegetation was recently cleared at the time of the site visit; however, the remaining vegetation strongly suggested that the site was dominated by bracken with some bramble scrub present, which was corroborated by photos of the site supplied by the client. Bracken and bramble scrub do not have applicable habitat conditions, so no precautionary assessment was required in this instance.

On-Site Habitats

3.2.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **4.13** Habitat Units, consisting of:

- 0.022ha of developed land; sealed surface providing 0.0 habitat units (condition assessment N/A).
- 0.021ha of bare ground in poor condition providing 0.04 habitat units.
- 0.017ha of Introduced shrubs providing 0.03 habitat units (condition assessment N/A).
- 0.197ha of bracken providing 0.39 habitat units (condition assessment N/A).
- 0.0489ha of individual tree in moderate condition providing 0.39 habitat units.
- 0.2443ha of individual tree in good condition providing 2.93 habitat units.
- 0.084ha of bramble scrub providing 0.34 habitat units (condition assessment N/A).

3.2.3 Some of the existing trees on site are located outside of the proposed residential curtilages and so have been shown as retained in their current condition, meaning the retention of **1.27** habitat units comprised of:

- 0.1059ha of individual trees, consisting of 2no. medium and 2no. large trees in good condition (TG16 x2, T04 and T05).

3.2.4 A full condition assessment for each existing habitat type is detailed in Appendix A.

3.2.5 Please note that as the site is a residential property, when recording existing individual trees, only those that are of medium, large and very large size have been included in the baseline habitats. This is in line with the advice found on page 55 of the Statutory Biodiversity Metric User Guide (DEFRA, 2024).

3.2.6 All individual trees that are proposed for retention within the proposed curtilages have been shown as lost within the on-site habitat baseline tab of the associated metric. The same area of individual trees was then shown as created in poor condition and the 'habitat created in advance' function set to 30+ years within the on-site habitat creation tab of the associated metric. This is in line with the advice found on page 30 of the Statutory Biodiversity Metric User Guide (DEFRA, 2024) and is intended to account for the of imposed management of those individual trees. These trees have been included in the proposed habitat creation section below (3.5). The retention of those trees delivers **0.68** habitat units comprised of:

- 0.171ha of individual trees, consisting of 6no. medium and 2no. large trees in poor condition (TG08 x2, T09, TG11 x2, T12, T13 and T18).

3.3 Baseline Hedgerow Value

3.3.1 No linear habitats are present on site.

3.4 Baseline Watercourse Value

3.4.1 No watercourses are present on site.

3.5 Proposed Habitat Creation

3.5.1 Proposals are to result in the creation of new habitat on site including:

- 0.083ha of developed land, sealed surface which includes the proposed dwellings, garages and associated access.
- 0.191ha of vegetated garden which includes all vegetated areas within the proposed residential curtilages.

3.5.2 Please note that the individual trees within the habitat creation tab are those that would be retained within proposed private residential areas. As per page 30 of the Biodiversity Net Gain User Guide (DEFRA, 2023) they have been shown in the baseline habitats as lost and then created in poor condition with the 'habitat created in advance' function set to 30+ years.

3.5.3 Condition assessment of all proposed new habitats is not applicable, and a standard score has been assigned to these habitats. Habitats within the on-site habitat creation tab would deliver **1.05** habitat units.

3.6 Proposed Hedgerows / Watercourses

3.6.1 No new hedgerows or watercourses are proposed within the scheme.

3.7 Proposed Habitat Enhancements

3.7.1 A total of 0.067ha of bracken within the site shall be enhanced to other neutral grassland in moderate condition through the application of an appropriate native seed mix and ongoing adaptive management.

3.7.2 Enhancement measures shall result in the delivery of **0.42** habitat units.

3.8 Trading Summary

3.8.1 Details of off-site provision have not yet been agreed, and so currently the trading rules within the metric have not been satisfied.

3.9 Overall Results

3.9.1 Once all retention, enhancement and habitat creation measures are taken into the account, the scheme shall result in **2.74** habitat units, resulting in a net decrease of **1.39** units and a **33.66% Biodiversity Net Loss** in Habitat Units across the site.

3.9.2 The purchase of units from a private habitat provider, such as the Environment Bank, shall be sought post-planning approval to allow the shortfall in units to be addressed. Purchased units shall include a minimum of 1.37 units of individual tree units and 0.34 heathland and shrub units or higher distinctiveness habitats and 0.1 units of low distinctiveness habitat to ensure that all trading rules are met. This approach is in accordance with Government guidelines, with the completion of a full metric with inclusion of off-site habitats provided pre-commencement as part of the standard Biodiversity Gain Condition.

4.0 CONCLUSION

4.1 Metric calculations have identified that the proposed scheme currently does not result in a minimum of +10% Biodiversity Net Gain in Habitat Units. Therefore, habitat Units shall be purchased from a third-party provider to satisfy the current deficit and ensure that the current proposals abide by the trading rules.

4.2 To ensure the above habitats are managed into the future, a suitable management and monitoring document should be produced. Given the small scale of the proposed habitats, a Landscape and Environmental Management Plan (LEMP) would be sufficient and should include management prescriptions for new habitat areas including aspects such as mowing regimes, which shall ensure the target conditions are achieved. The LEMP should include details of monitoring intervals and methods for the 30-year period to ensure that the target conditions are achieved. These measures shall ensure that the scheme accords with The Environment Act 2021 and can be secured by the standard Biodiversity Gain pre-commencement planning condition.

4.3 The purchase of units from a private habitat provider, such as the Environment Bank, shall be sought post-planning approval to allow the shortfall in units to be addressed. This approach is in accordance with Government guidelines, with the completion of a full metric with inclusion of off-site habitats provided pre-commencement as part of the standard Biodiversity Gain Condition.

5.0 REFERENCES

CIEEM. (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM. (2019). Biodiversity Net Gain: Good Practice Principles for Development. Winchester

Department for Environment Food and Rural Affairs (2023). *The Statutory Biodiversity Metric Calculation Tool.*

Department for Environment Food and Rural Affairs (2023). *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology.*

UKHab Ltd (2023). UK Habitat Classification Version 2.1

Appendix A – Condition Assessment for Existing Habitats

Bare Ground in Poor Condition

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	Predominantly bare ground/leaf litter with minimal grass
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	Very limited range of species
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y	None noted

Essential criteria relevant for habitat type achieved (Yes or No)	Yes
Number of criteria passed	1

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	X

Existing Individual Trees

Limitations (if applicable)		Habitat parcel reference										
		T01	T04	T05	T12	T13	T18	TG11 x2	TG08 x2	TG09	TG16 x2	
		Grid reference										
Condition Assessment Criteria		Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	Y	Y	Y	Y	N	A - Y B - N	Y	N	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	Y	Y	Y	Y	Y	Y	N	N	Y	Y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	N	Y	Y	Y	Y	Y	N	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	Y	Y	N	A - Y B - N	Y	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Number of criteria passed	5	6	5	6	6	6	3	3 and 5	5	5	

		Number of criteria passed	5	6	5	6	6	6	3	3 and 5	5	5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓											
Passes 5 or 6 criteria	Good (3)		x	x	x	x	x	x		x	x	x	
Passes 3 or 4 criteria	Moderate (2)								x	x			
Passes 2 or fewer criteria	Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

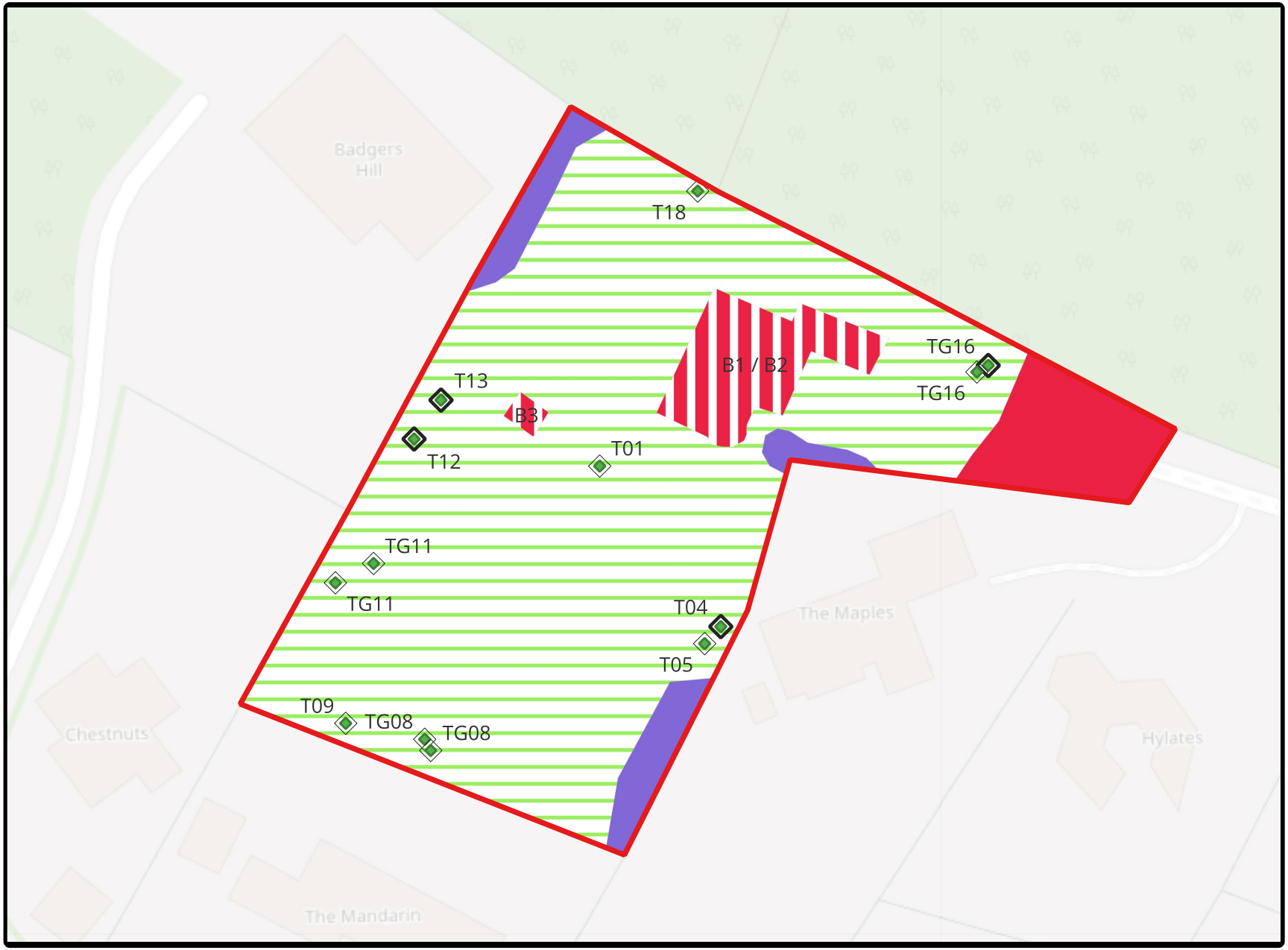
Appendix B – Target Condition Assessment for Proposed Habitats

Enhanced Other Neutral Grassland = Moderate Condition

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Appropriate seed miox and management prescribed
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 insects, birds and small mammals to live and breed.	No	Difficult to guarantee in small area
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Unlinkely to be subject to disturbance and management will rectify
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Will be managed
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Yes	Will be managed

	Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	Unlikely
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No
	Number of criteria passed		4

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		



Legend

- Red Line Boundary
- Existing Large Tree
- Existing Medium Tree
- Bracken / Bramble Scrub
- Developed land; sealed surface
- Introduced shrub
- Bare ground

LIZARD
Landscape Design and Ecology
The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. office@lizardlandscape.co.uk W. lizardlandscapeecology.com

Client
Mark Alford Design Limited

Project Title & Location
Crosswinds, Hampers Lane
Storrington

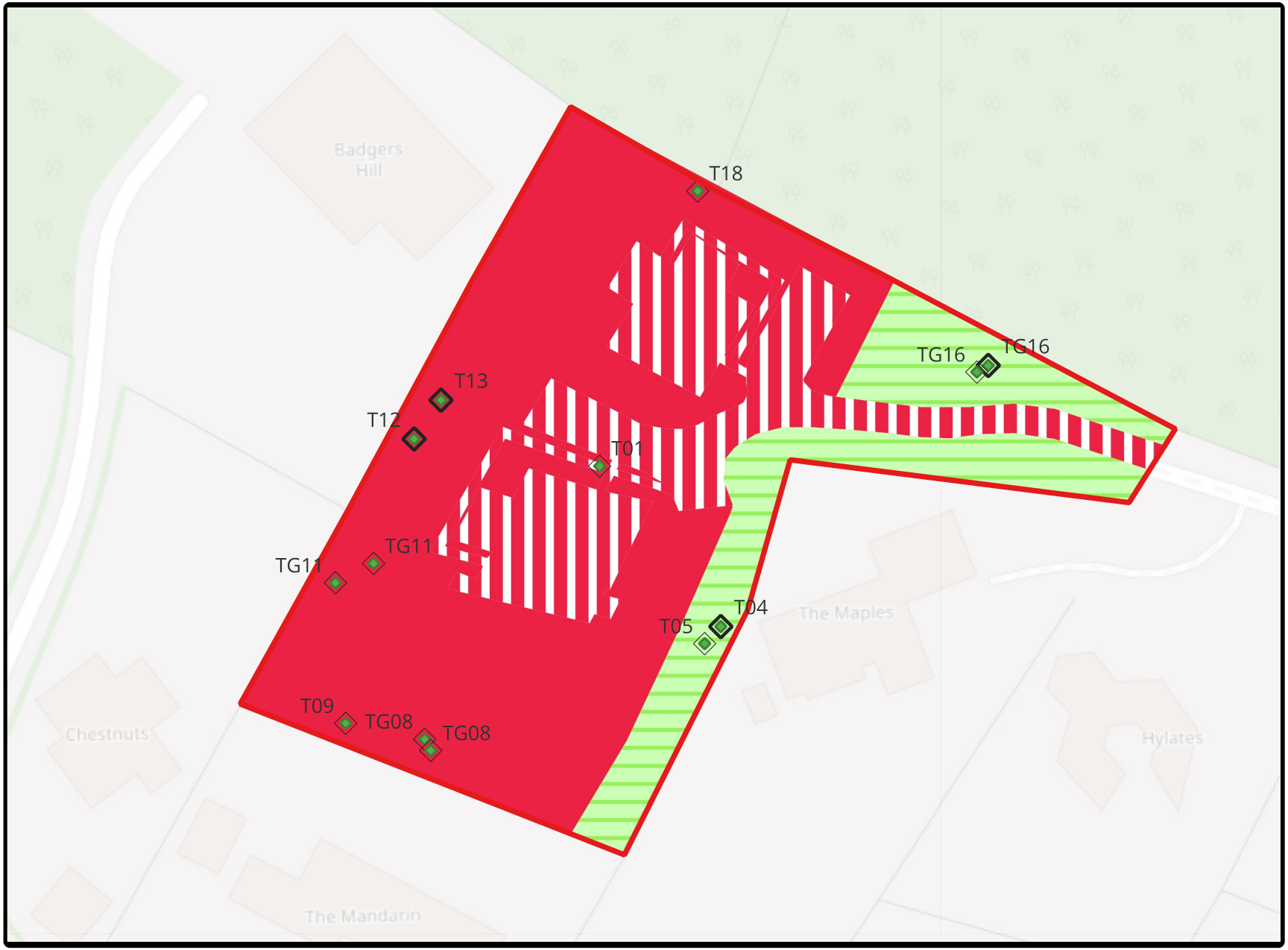
Drawn by	Approved by	Rev	Date
SH	COR	00	15/05/25

25 50 m

Figure No. 01 - Baseline Habitat Plan

N

1:600



Legend

- Red Line Boundary
- Existing Large Tree
- Existing Medium Tree
- Developed land; sealed surface
- Other neutral grassland
- Vegetated garden

LIZARD
Landscape Design and Ecology
The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. office@lizardlandscape.co.uk W. lizardlandscapeecology.com

Client
Mark Alford Design Limited

Project Title & Location
Crosswinds, Hampers Lane
Storrington

Drawn by	Approved by	Rev	Date
SH	COR	00	15/05/25

25 50 m

Figure No. 02 - Proposed Habitat Plan

N

1:600