

# Biodiversity Net Gain Assessment

Prepared by: Arthian

For: Portakabin Ltd

Site: The College of Richard Collyer

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# Quality Assurance

## Issue Record

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## Staff Detail

| Initials | Name       | Position                                      |
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# 1. Introduction

## 1.1 Background

Arthian Ltd (Arthian) have been requested by Portakabin Ltd (the Client) to undertake and provide a report for Biodiversity Net Gain (BNG) assessment to support a planning application for two separate Portakabin buildings (the Proposed Development) onto a playing field adjacent to the College of Richard Colleyer, Hurst Road, Horsham RH12 2EJ (the Site).

## 1.2 Proposed Development

The planning application will be for the installation two separate Portakabin buildings, one consisting of a double classroom and one consisting of a single storey office on an area that is currently modified grassland and used as a playing field.

The grassland habitats lost will be reinstated after the buildings are removed in c.3 years' time.

## 1.3 Purpose of this Report

This report has been produced to document that the proposed development can demonstrate a net gain in biodiversity as measured by the current Defra metric, based on habitat creation requirements recommended by the Arthian Ecology Team. These recommendations do not constitute a design for BNG. In submitting these recommendations, the Arthian Ecology Team has no Design Liability associated with these recommendations for BNG.

This report is intended to be submitted as part of the planning application and complements the metric itself, which is included as an Excel spreadsheet.

## 2. Methodology

### 2.1 Baseline Habitats

The baseline habitats have been informed by a Phase 1 Habitat survey that was previously undertaken by Arthian in July 2025 (Arthian Ltd 2025) for a previous BNG assessment at the Site, in which time the habitats have remained unchanged. As the habitat survey was undertaken less than 12 months from the date of this report, the results are still considered valid and therefore appropriate to be used for this BNG assessment. The Phase 1 habitat types have been converted into UKHabitat (UKHab) classification for this assessment, however, are still the same habitat types. This baseline habitat map can be seen in Appendix B.

### 2.2 Post-Development Habitats

The post-development habitat types were determined by and converted into BNG habitat types. All areas have been measured using QGIS with reference to an OS Maps and Google imagery basemaps and the Site Location and Block Plan.

The Site Location and Block Plan detail the location of the temporary buildings only. The Client has not provided a soft landscape plan for the proposed development and has requested Arthian provide recommendations for indicative soft landscaping. The post-development plan is shown in Appendix C.

### 2.3 Metric Principles

The Statutory Biodiversity Metric User Guide (DEFRA, 2024) was used as guidance on how to use the biodiversity metric tool. Section 3 within the Statutory Biodiversity Metric User Guide sets out rules and principles which should be followed by the metric. This includes following good practice guidance, applying the mitigation hierarchy, avoiding loss of irreplaceable habitats, and created habitat delivering strategically important outcomes for nature conservation.

### 2.4 Condition Assessments

The baseline habitat conditions, and the expected post-development habitat conditions, were determined using The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology Excel document.

### 2.5 Strategic Significance

The strategic significance of the habitats was assessed by determining if the habitats are identified within published plans, strategies or policies which are relevant to the habitat's location. There is currently a draft Local Nature Recovery Strategy (LNRS) for West Sussex (West Sussex County Council 2025) and therefore this has been used to determine strategic significance.

The LNRS contains two principal types of maps which include:



- Area of Particular Importance for Biodiversity (APIB) maps, which identify existing national conservation sites, local nature reserves, local wildlife sites and areas of irreplaceable habitat.
- Mapped Measures and Areas that Could Become Important for Biodiversity (ACB) maps, where action for nature recovery into the future would be best targeted. These locations are eligible to be assigned high strategic significance within the biodiversity metric tool.

The West Sussex LNRS interactive webmap was used to determine whether the post-development habitats were located within an ACB. The post-development habitats can only be assigned high strategic significant if the proposed intervention is consistent with the mapped potential measure in the LNRS.

Once an LNRS has been published, baseline strategic significance value for habitat parcels in that area should always be scored as low.

### **2.6 Trading Rules**

The biodiversity metric tool sets minimum habitat creation and enhancement requirements to compensate for specific habitat losses (up to the point of no net loss). These requirements are based on habitat type and distinctiveness.

## 3. Results

### 3.1 On-Site Habitat Baseline

A summary of the baseline habitats and areas retained are presented in the table below.

**Table 1: On-site Habitat Baseline**

| UKHab Habitat        | Metric Habitat                    | Condition | Area (ha) | Retained (ha) |
|----------------------|-----------------------------------|-----------|-----------|---------------|
| Modified grassland   | Modified grassland                | Poor      | 0.0886    | 0.0511        |
| Other developed land | Developed land;<br>sealed surface | N/A       | 0.0803    | 0.0803        |

The baseline habitat has been assessed as low strategic significance, as a draft LNRS has been published and therefore habitat parcels within the areas should always be scored as low at baseline level. Site photos can be found in Appendix A.

0.0511 of the modified grassland will be retained as part of the Proposed Development and all the developed land; sealed surface will be retained.

### 3.2 On-Site Habitat Creation

A summary of the indicative created habitats and areas as part of the proposals are presented in the table below.

**Table 2: On-site Habitat Creation**

| Post Development<br>Metric Habitat Type                                                                                 | Area<br>(ha) | Condition | Delay<br>Starting<br>Habitat<br>Creation | in | Requirements                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------|--------------|-----------|------------------------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Modified grassland                                                                                                      | 0.0375       | Poor      | 3                                        |    | Reinstated grassland where temporary buildings are removed, planted with a seed mix (grass and flowers) or locally sourced seed (green hay) appropriate to local soil conditions. |
| Three individual<br>urban trees                                                                                         | 0.0122       | Moderate  | 3                                        |    | Native trees (preferably of local provenance) and have minimal pruning regime to maintain healthy trees, with expected age range and height.                                      |
| <i>The habitats have been assigned low strategic significance as they are not included within the West Sussex LNRS.</i> |              |           |                                          |    |                                                                                                                                                                                   |

The two buildings will be temporary and expected to be removed after c.3 years, therefore have not been included as a habitat within the metric. The existing grassland will be displaced due to the temporary buildings being located on top of it, and the grassland will be reinstated once the buildings are removed. Therefore, within the metric the grassland has been inputted as lost and created, with a three-year habitat creation delay. The trees will also be planted after removal of the buildings and also have a three-year habitat creation delay.

### 3.3 Biodiversity Net Gain Results

The proposed development results in an indicative 13.29% net gain for habitats, and the trading rules have been satisfied for low distinctiveness habitats (same broad habitat or higher distinctiveness habitat required).

A summary of the headline results is presented in the table below. The full details can be found in the separate Statutory Biodiversity Metric Calculation Tool (excel document).

**Table 3: Headline Results**

|                                  |                |        |
|----------------------------------|----------------|--------|
| <b>On-site baseline</b>          | Habitat units  | 0.18   |
|                                  | Hedgerow units | N/A    |
| <b>On-site post-intervention</b> | Habitat units  | 0.2    |
|                                  | Hedgerow units | N/A    |
| <b>On-site net change</b>        | Habitat units  | 0.02   |
|                                  | Hedgerow units | N/A    |
| <b>FINAL RESULTS</b>             |                |        |
| <b>Total net % change</b>        | Habitat Units  | 13.29% |
|                                  | Hedgerow units | N/A    |
| <b>Trading rules satisfied?</b>  | Habitat Units  | Yes    |
|                                  | Hedgerow units | N/A    |



## 4. Conclusion

Biodiversity Net Gain (BNG) is mandatory from 12th February 2024 for major developments and small sites from 2nd April 2024, unless exempt. Developers must now deliver a BNG of 10% using the biodiversity metric calculation tool. The requirement to deliver at least a 10% net gain applies to each type of habitat unit (habitat, hedgerow and watercourse). T

The requirement of planning is for proposed developments to demonstrate net gain is feasible and viable. This report demonstrates the ability to achieve the minimum 10% net gain using on-site habitat creation, with a net gain of 13.29% for habitats units, with trading rules satisfied for the loss of modified grassland. The habitat creation requirements within this report do not constitute a design for BNG and the Arthian Ecology Team has no Design Liability associated with these recommendations for BNG.

The proposed development follows the biodiversity gain hierarchy. Given the nature of the development, it was not possible to avoid all habitat impacts by re-siting the development, however none of the habitats lost are medium distinctiveness, high distinctiveness, very high distinctiveness or irreplaceable. The only vegetative habitat is modified grassland. This is low distinctiveness habitat, which will be partially lost to the development, however mitigated for through creation of new modified grassland and planting of three trees.

The legal minimum required for information to be submitted as part of the planning application for BNG has been met. In addition, a completed metric tool calculation has been submitted. The statutory framework for biodiversity net gain has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. If there are any changes to habitat types, areas and planting schedules once a landscape plan has been produced, a revised metric will be required. Therefore, it is proposed further matters relating to BNG are addressed through the planning condition, including production of the Biodiversity Gain Plan and Habitat Management and Monitoring Plan (if required, if the proposals are determined to result in significant enhancements).

## 5. References

Arthian Ltd. “316550 - The College of Richard Collyer - BNG - V1.0.” 2025.

West Sussex County Council. *West Sussex Local Nature Recovery Strategy - Draft*. West Sussex County Council, 2025.



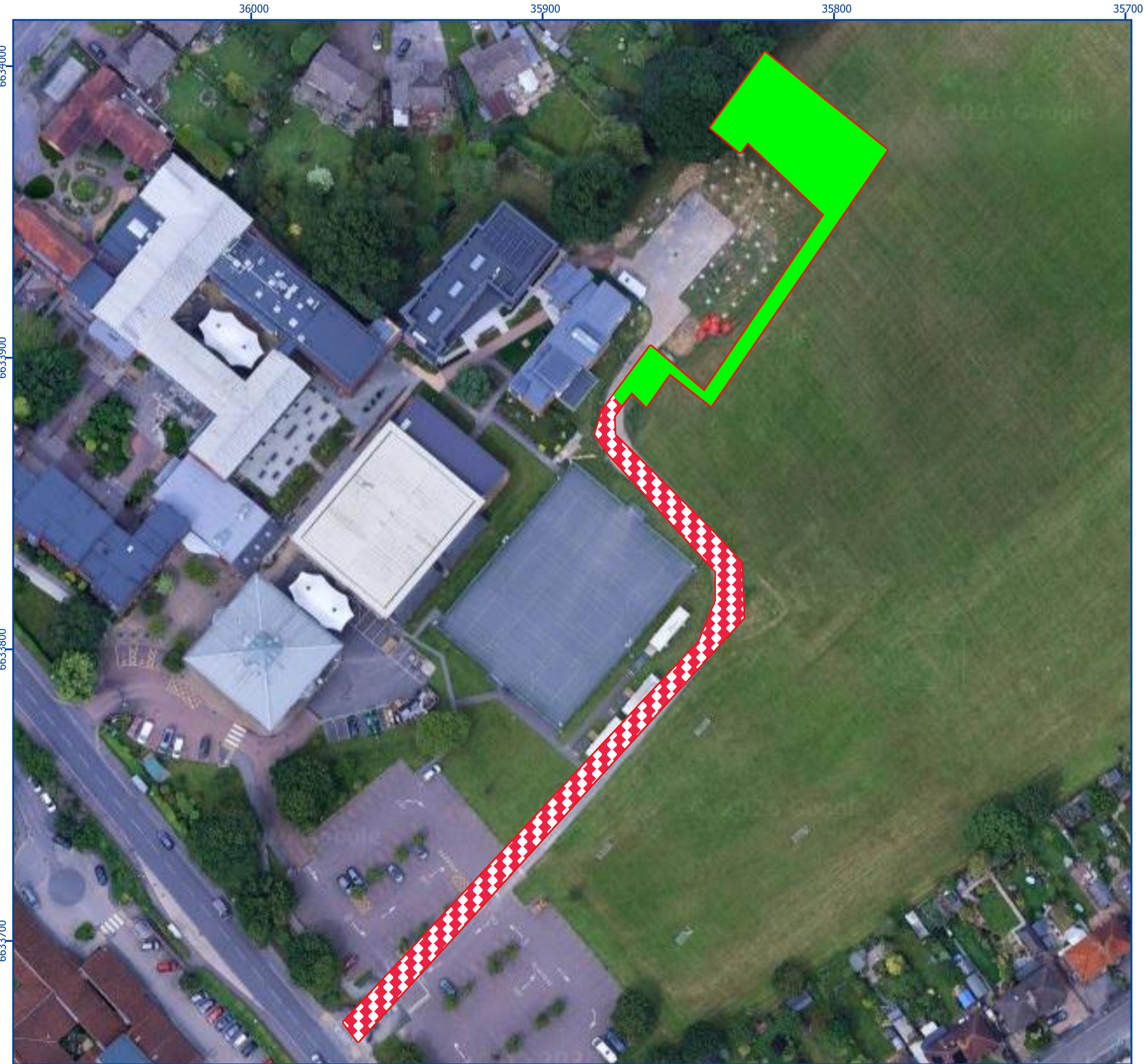
**Appendices**

# Appendix A – Site Photos

| Site Photos                                                                         |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|   |  |
| Modified grassland onsite                                                           | Modified grassland and hardstanding onsite                                          |
|  |                                                                                     |
| Modified grassland and hardstanding onsite                                          |                                                                                     |

## **Appendix B – UKHabitat Map**





Basemap Sourced from Google Sattelite Imagery

**Figure 1 - UKHabitat Map**

|                |                                |
|----------------|--------------------------------|
| Portakabin Ltd | The College of Richard Collyer |
|----------------|--------------------------------|

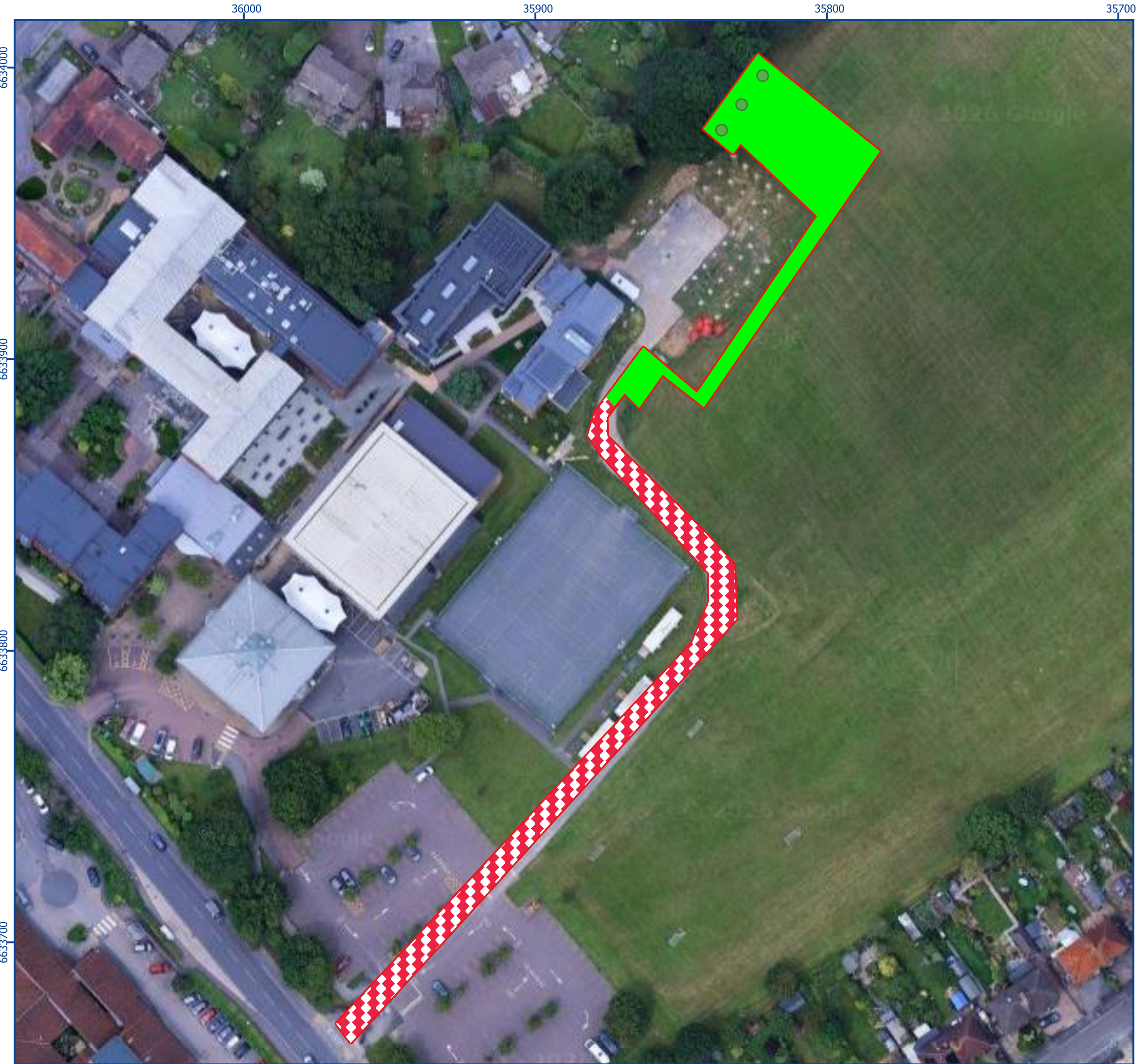
- Key:**
-  Site Boundary
  - UKHab
    -  g4 - modified grassland
    -  u1b6 - other developed land



|                                                          |                        |
|----------------------------------------------------------|------------------------|
| Project Number: 322647                                   | Scale at A3:           |
| Drawn By: GH                                             | 1:1,279.174489         |
| Reviewed By: AB                                          | Version: Final         |
| Projection: OSGB 1936/British National Grid - EPSG 27700 | Issue Date: 31/03/2026 |

## **Appendix C – Post Development Plan**





Basemap Sourced from Google Sattelite Imagery

**Figure 2 - Post Development Plan**

|                |                                |
|----------------|--------------------------------|
| Portakabin Ltd | The College of Richard Collyer |
|----------------|--------------------------------|

**Key:**

-  Site Boundary
- UKHab
-  g4 - modified grassland
-  u1b6 - other developed land
-  Urban Tree

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N

|                                                          |                        |
|----------------------------------------------------------|------------------------|
| Project Number: 322647                                   | Scale at A3:           |
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