

**Land North West of
Goring Station, Goring-
by-Sea, West Sussex**

Statement of Common
Ground in respect of:

Biodiversity Net Gain

Between:

The Council

And

The Appellant:

PINS ref:

APP/M3835/W/21/3281813

LPA ref:

AWDM/1264/20

PINS ref. APP/M3835/W/21/3281813

17th January 2024

Report Ref:

UE0634_GoringSta_BNG-
SoCG_1_231220

Appeal Scheme

1. The planning application that is the subject of this appeal was submitted to Worthing Borough Council on 10th August 2020 and it was validated on the same day. The description of the development as set out on the application form reads as follows:

"Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding over overhead HV cables and other supporting infrastructure and utilities."

Reason for Refusal 3

2. Updated reason for refusal 3 states that:

"3. It has not been demonstrated to the satisfaction of the Local Planning Authority that the scheme can deliver the biodiversity net gain required by policy DM18 of the Worthing Local Plan (2023)."


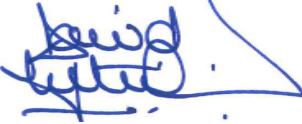
It is hereby AGREED that:

3. Policy DM18 of the Worthing Local Plan (2023) requires the scheme to deliver at least 10% net gain.
4. A Biodiversity Net Gain (BNG) Assessment has been produced by Urban Edge Environmental Consulting¹ [CD.M6] using Defra's statutory biodiversity metric.
5. The BNG Assessment is based on an ecological walkover survey of the site² undertaken in October 2023 which concludes that the ecological baseline remains unchanged.
6. The current development proposals would deliver a calculated net gain of +7.10 BU for area habitats within the red line boundary, equivalent to +14.50%.
7. The current development proposals would deliver a calculated net gain of +8.82 BU for hedgerow habitats within the red line boundary, equivalent to +810.95%.
8. The current development proposals would deliver a calculated net gain of +0.83 BU for watercourse habitats within the red line boundary, equivalent to +11.95%.

¹ Urban Edge Environmental Consulting (2023): *Land North West of Goring Station, Goring-by-Sea, West Sussex: Biodiversity Net Gain Assessment.*

² Urban Edge Environmental Consulting (2023): *Land North West of Goring Station, Goring-by-Sea, West Sussex: Ecological Walkover Survey.*

9. The Proposed Development therefore complies with the current requirements for the achievement of net gain, including compliance with the trading rules.
10. **It is agreed that updated reason for refusal 3 is capable of being addressed through planning conditions/obligations. Therefore, it is agreed that it is not necessary to present Proofs of Evidence on this as it is no longer a contested issue.**

<p>Signed:</p> 	<p>Signed:</p> 
<p>Name: Christine Marsh</p>	<p>Name: David Hutchison</p>
<p>Date: 18th January 2024</p>	<p>Date: 17th January 2024</p>
<p>For and on behalf of: Worthing Borough Council</p>	<p>For and on behalf of: The appellant</p>

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