

Biodiversity Net Gain Baseline Report and Preliminary Ecological Appraisal

Slinfole

11th July 2025



Quality Assurance Table

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Executive Summary

Project Details		
Project Name Slinfold	Total Site Area (ha) 3.9047 ha	Irreplaceable Habitat Present No
Organisation Name TILCo Limited	Site Name Slinfold	Site Address Hayes Lane, Lydwicke Farm, Slinfold, Five Oaks, Horsham, West Sussex, England, TQ1130

Descriptive Summary

This report provides a biodiversity baseline and Preliminary Ecological Appraisal (PEA) for a 'Proposed Development', named 'Slinfold' on behalf of the client, TILCo Limited. The Proposed Development consists of a residential development, comprised of thirty-eight dwellings, backyards and roads within an area of land (the 'Site') in Slinfold. AiDASH undertook a quantitative and qualitative BNG and PEA assessment of the Site, consisting of a desk study and field survey between April - May 2025.

The Site was 3.9 ha in size and supported a total habitat area of 3.94 ha (including individual trees) and 12.24 biodiversity units from area habitats, 1.57 units from 0.29 km of hedgerow habitats and 0.0 units from 0.0 km of watercourse habitats. To reach the required minimum 10% gain in biodiversity, it is recommended that the woodland and grassland habitats are enhanced, trees are retained where possible and the hedgerow habitats are retained. It is also recommended that these actions are incorporated into a post-development design which demonstrates how the Good Practice Principles for Biodiversity Net Gain (CIEEM, CIRIA, IEMA, 2016) have been applied. Details of recommendations are incorporated within this report.

A Preliminary Ecological Appraisal (PEA) is provided in Appendix R of this report. The PEA found the Site to have the potential to support protected bird and bat species with general enhancements which could be incorporated into the final design, where feasible, provided. Schedule 9 invasive species have been recorded proximal to the Site, and precautionary working methods have been recommended.

Statutory Metric Results Summary

Area Habitat	Hedgerows	Watercourses	Irreplaceable Habitats ¹
Total Area (ha) 3.94 ha	Total Length (km) 0.29 km	Total Length (km) 0.0 km	Total Area (ha) 0.0 ha
Baseline Biodiversity Units 12.24	Baseline Biodiversity Units 1.57	Baseline Biodiversity Units 0.0	Biodiversity Units 0.0

Note: ¹ Irreplaceable habitat do not contribute towards the Baseline Biodiversity calculations unless enhanced as per the statutory BNG guidance released by DEFRA in February 2024.



Baseline Habitats Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> ■ Site Boundary </div> <div style="text-align: center;"> ■ Modified Grassland [1] </div> <div style="text-align: center;"> ■ Urban Tree [9] </div> </div>		
Approved	JD	Organisation Name	TILCo Limited			
Date	08/07/2025	Data Sources	Mapbox 2024			
Size	A3	CRS	EPSG: 4326 - WGS 84			
Orientation	Landscape		1: 3800			
▲ N	0	40	80	120	160	200 m

Summary Tables

Table 1: Area Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Area (ha)	Biodiversity Units
Bracken	Low	Low	Condition Assessment N/A	0.02	0.04
Lowland mixed deciduous woodland	High	Low	Moderate	0.15	1.77
Mixed scrub	Medium	Low	Good	0.05	0.63
Modified grassland	Low	Low	Poor	2.63	5.25
Other woodland; broadleaved	Medium	Low	Poor	1.06	4.24
Urban Tree	Medium	Low	Moderate	0.04	0.3
Totals				3.94	12.24

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix J for more precise biodiversity values.

Table 2: Hedgerow Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Length (Km)	Biodiversity Units
Line of trees	Low	Low	Moderate	0.19	0.77
Native hedgerow with trees	Medium	Low	Moderate	0.1	0.8
Totals				0.29	1.57

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix J for more precise biodiversity values.

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Acronyms List

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
IEMA	Institute of Environmental Management and Assessment
OS	Ordnance Survey
DAFOR	Dominant, Abundant, Frequent, Occasional, Rare
RCA	River Condition Assessment
Defra	Department for Environment, Food and Rural Affairs

1. Introduction

AiDASH was commissioned by TILCo Limited to undertake a Biodiversity Net Gain (BNG) and Preliminary Ecological Appraisal (PEA) assessment of land at Slinfold located at Slinfold, Ordnance Survey (OS) grid reference TQ 11800 30600 and denoted by the red line boundary (the 'Site') as shown in Appendix C.

A planning application has been made to Horsham District Council to redevelop the Site. The proposed works consist of a residential development, comprised of thirty-eight dwellings, backyards and roads (the 'Proposed Development').

This baseline BNG and PEA report presents the biodiversity baseline for the Proposed Development to support the planning application.

Once the final proposals have been assessed within the AiDash BNGAI system and a solution reaching the required 10% minimum BNG has been found, the Full BNG Report will be produced.

This report is accompanied by the Statutory Biodiversity Metric Calculation Tool (the 'Statutory Metric'); this document should be read in conjunction with this report.

1.1 Project Description

The Site is a former cattle-grazed pasture that has supported a public pathway since 2022. The Site is in urban setting, surrounded by residential development, road, pasture and hedgerows as shown in Appendix D.

1.2 Project Background

As mentioned in Section 1.1, the Site was formerly used to graze cattle until January 2022, when a public pathway intersecting the field was introduced as an amenity. Such a timeline has been verified via email correspondence with West Sussex County Council opening the public path, dated aerial imagery and dated ground photography which have been included as substantiaing evidence within Appendix S. This pathway was subject to regular management to demarcate it, with the residual allowed to grow to dense Blackthorn (*Prunus spinosa*), Bramble (*Rubus fruticosus*) and Willow (*Salix sp.*) scrub thickets.

TILCo Limited actioned site-wide scrub clearing, which was carried out on the Site prior to the survey date, resulting in a loss of onsite biodiversity value ('degradation'). This action was purposefully undertaken to return the Site to its grazed state for the survey and will be maintained as such until the lodging of the planning application. AiDASH is operating under the client's direction that the Site's BNG condition on the day of the survey should be considered, given its pre-January 2022 condition. The pre-degradation habitat of the Site was considered to be comprised of Mixed scrub and Modified grassland habitats.

Section 2 below discusses an assessment of on-site activities regarding the site's baseline biodiversity.

1.3 Legislation

The Environment Act 2021 (HMSO, 2021) amended several acts requiring the majority of developments to achieve a Biodiversity Net Gain (BNG). A minimum 10% net gain must be achieved and then secured for 30 years.

1.4 Scope of this Report

This Baseline BNG Report summarises the BNG baseline assessment and the associated biodiversity units associated with the habitats on Site. It details the condition assessments conducted on these habitats and the methodology undertaken to establish their strategic significance values.

The BNGAI field survey was undertaken to:

- Survey the Site's habitats for type and size.
- Correct and/or add map features not shown from a preliminary baseline mapping exercise (see section 2 below).
- Add condition assessment criteria information to each habitat.
- Add target notes to the map features as required
- Photograph habitats and features as required.

Appendix R provides a PEA assessment of the Site.

2. Methodology

2.1 Approach to Mapping

Ecological features (e.g., statutory and non-statutory designated sites, habitats, and species, as relevant) have been mapped using the BNGAI™ platform, and the BNGAI™ Field Application. The BNGAI™ platform references high-resolution imagery of the Site, and OS data, as well as several publicly available and bespoke data layers. For a full list of data sources, please review Appendix B

2.2 Desk Study

A desk study was undertaken using the BNGAI platform to inform the Statutory Metric by:

- Identifying statutory designated habitat records within the Site, including irreplaceable habitats;
- Identifying designated sites for nature conservation within the Site;
- Providing a preliminary baseline map of habitats on the Site to expedite the field survey; and
- Where necessary, identifying habitats present on the Site prior to degrading activities taking place
- Where available, existing protected species reports in connection with this Site, this information has been considered within this report."

A biological records search for non-statutory designated sites was undertaken within 2 km of the Site. This was commissioned from Sussex Biodiversity Record Centre.

2.3 Field survey

A field survey was undertaken on 21/05/2025 by AiDASH ecologists. The lead surveyor is considered to be of a Proficient level in 'Surveying' under the CIEEM competency framework (CIEEM, 2024). The baseline map data from the BNGAI was used to assist the survey, and where necessary, polygons were amended and/or habitats changed.

Weather conditions on the survey date were cloudy, with the sun transitioning away to rain in the afternoon. The level of cloudiness was a 5 - 7 on the Oktas scale, with a high temperature of 18°, some afternoon precipitation and wind of 2 as per the Beaufort scale.

Surveyors used an Android device running the latest AiDASH BNGAI application. Habitat classification and condition assessment followed methods prescribed by the Statutory Metric User Guide and condition assessment sheets (Defra, 2024). In addition to the habitat validation and conditions assessments, additional target notes and photographic images were added to the field survey report.

Species on Site were categorised using the DAFOR (Dominant, Abundant, Frequent, Occasional, Rare) scale to estimate the relative abundance of species within a habitat.

Considering TILCo Limited's direction that the Site's condition on the day of the survey should be assessed (given its pre-January 2022 grazed state) for BNG, the known degradation activities detailed in Section 1.2 were not considered in the desk or field survey.

Table 3: DAFOR Scale

Score	% Cover
-------	---------

Dominant (D)	76-100
Abundant (A)	51-75
Frequent (F)	26-50
Occasional (O)	11-25
Rare (R)	1-10

2.4 Strategic Significance

Strategic significance is the local significance of the habitat based on its location and habitat type. Strategic significance has been determined by the relevant published Local Nature Recovery Strategy (LNRS) (where available) and the descriptions set out in the BNG Statutory Metric User Guide (Defra, 2024).

Horsham District Council provides interim guidance for strategic significance while the West Sussex Local Nature Recovery Strategy is still being developed. Habitats considered to have high strategic significance are within areas depicted within council's *Green Infrastructure Strategy and Guide* (Horsham District Council, 2024) and the Sussex Biodiversity Opportunity Areas.

Habitats considered to have medium strategic significance are all priority habitats and habitats that require a condition assessment located in areas mapped within the Wilder Horsham District Nature Recovery Network report (Horsham District Council, 2021).

All other habitats that do not fall within the above are considered to have low strategic significance by default.

2.5 Baseline Evaluation

A baseline evaluation, based on the result of the Statutory Metric, was undertaken, consisting of an:

- How the Proposed Development can conform as far as possible to the biodiversity gain hierarchy (Welcome to GOV.UK, 2024); and
- How the Proposed Development can meet local BNG requirements.

This assessment was informed by the mitigation hierarchy in the BNG Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016) and a search for existing local planning policy guidance specific to BNG. Where present, locally specific guidance on BNG was reviewed in relation to the project details as set out in Section 1.

This consisted of a review of Horsham District Council and West Sussex County Council planning pages.

2.6 Assumptions and Limitations

While every effort has been made to produce the most accurate report for the Site, certain qualifying factors should be considered when presenting the results. Secondary data sources are the responsibility of the third-party supplier, so we cannot guarantee their accuracy or currency. This includes both the national government data sets and locally sourced information.

As outlined in Sections 1.2 & 2.3, the BNG assessment disregards the known degradation that has recently occurred on Site under the direction of the client's assertion that it accurately represents its previously grazed condition. However,

recent machine clearing is not homogeneous with continued grassland maintenance through agricultural grazing and therefore, while materially similar, the actual condition of the survey date will not be analogous to that of pre-January 2022.

3. Results

3.1 Designated Habitats Inventory

Table 4: Designated Habitat Inventory

Description	Designation	Direction	Distance (km)	Onsite/Offsite
Traditional orchard	Priority Habitat	North	0.08	Offsite
Deciduous woodland	Priority Habitat	West	0.09	Offsite
No man habitat but additional habitats present	Priority Habitat	Southwest	0.34	Offsite
Good quality semi improved grassland	Priority Habitat	Southeast	0.36	Offsite
Ancient & Semi-natural woodland	Irreplaceable Habitat	East	0.42	Offsite

Designated habitats within the Site or within 500m of the Site are depicted in Appendix E.

3.2 Statutory Designated Sites for Nature Conservation

Table 5: Statutory Designated Sites

Statutory Designated Site Type	Designation Name	Direction	Distance (km)
Sites of Special Scientific Interest	Slinfold Stream & Quarry	Northeast	0.93
Local Nature Reserves	Warnham	Northeast	5.43
Areas of Outstanding Natural Beauty	High Weald	East	8.25
Special Areas of Conservation	The Mens	Southwest	9.56

The statutory designated sites for nature conservation within 10 km of the Site identified in the desk study are provided in the table above.

Statutory designated sites for nature conservation within 10 km of the Site are shown in Appendix H.

3.3 Non-Statutory Designated Sites for Nature Conservation

Table 6: Non Statutory Designated Sites

Non-Statutory Designated Site Type	Designation Name	Direction	Distance (km)
Local Wildlife Sites	Holmbush Farm Meadow	Southeast	0.5
Local Wildlife Sites	Rookery Wood	South	1.5
Local Geological Site	Slinfold Stream and Quarry	Northeast	0.93

The non-statutory designated sites for nature conservation within 2 km of the Site identified in the desk study are provided in the table above.

3.4 Habitat Table

All habitats assessed on Site during the field survey are captured in the Table below. The baseline habitat map and the baseline map (with habitat IDs) are in Appendix I. A table of all habitats including all data fields, can be found in Appendix J. Where a habitat type demanded a condition assessment, condition criteria summary tables organised by unique habitat ID are provided in Appendix K. Appendix L details target notes and their location on the Site. Site photos are provided in Appendix P.

Table 7: Habitat Details

Area Habitats

Habitat	Habitat Id	Condition	Habitat Description	Species List
Urban Tree	T1	Moderate		
Urban Tree	T2	Moderate		
Urban Tree	T3	Moderate		
Urban Tree	T4	Moderate		
Urban Tree	T5	Moderate		
Urban Tree	T9	Moderate		
Urban Tree	T10	Moderate		Occasional: Common hawthorn . Frequent: English oak
Urban Tree	T11	Moderate		
Lowland mixed deciduous woodland	4	Moderate		Dominant: Oak. Abundant: Bramble. Frequent: Blackthorn, Cleavers, Cocksfoot, Nettles. Occasional: Ash, Ivy, Willow. Rare: Holly
Urban Tree	T12	Moderate		
Other woodland; broadleaved	15	Poor		Rare: Holly. Dominant: English oak. Frequent: Willow. Occasional: European aspen
Other woodland; broadleaved	9	Poor		Abundant: Bramble. Dominant: Blackthorn, Oak
Bracken	14	Condition Assessment N/A		Abundant: Bramble. Occasional: Bracken, Hawthorn, Willow. Frequent: Blackthorn
Mixed scrub	21	Good		Abundant: Bramble. Frequent: Blackthorn. Occasional: Bracken, Hawthorn, Willow
Modified grassland	22	Poor	Previously cleared after a period of growth since 2020, as told by the client, with evidence of such through chippings and bramble saplings. Now a cleared pasture. Present-day forbs such as nettles and dock are coming through alongside some bramble regrowth.	Dominant: Bramble, Meadow fescue (<i>Lolium pratense</i>). Abundant: Bramble. Rare: Common agrimony (<i>Agrimonia eupatoria</i>), Common plantain, Common rush, field forget-me-not , Greater stitchwort, Hoary groundsel (<i>Jacobaea erucifolia</i>), Meadow pea (<i>Lathyrus pratensis</i>), Smooth brome. Occasional: Bracken, Cleavers, Common agrimony, Curly dock, Hawthorn, Lesser knapweed, Marsh thistle (<i>Cirsium palustre</i>), Meadow buttercup (<i>Ranunculus acris</i>), Meadow Buttercup , Meadow foxtail (<i>Alopecurus pratensis</i>), white clover, Willow, Yorkshire fog. Frequent: Cleavers, Lesser knapweed (<i>Centarea nigra</i>), Meadow fescue,

Hedgerows

Habitat	Habitat Id	Condition	Habitat Description	Species List
Native hedgerow with trees	L3	Moderate		Occasional: Alder. Frequent: Blackthorn, Bramble. Abundant: Oak. Rare: Field Maple, Sweet Chestnut
Line of trees	L4	Moderate		Dominant: Oak

3.5 Soil Map

The soils within the Site are categorised as Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Appendix M details the soils on site.

3.6 Protected Species

A preliminary ecological appraisal (PEA) report was undertaken for the Site and is provided in Appendix R of this report.

3.7 Strategic Significance

The Site was not encompassed by any high or medium strategic significance designations detailed in Section 2.4.

Therefore, all habitats are considered to be of low strategic significance.

Areas of strategic significance are detailed in Appendix N.

3.8 Baseline Evaluation

Appendix P provides the Development Opportunities Plan. This shows areas of poor to good condition and low to high distinctiveness habitats, broadly areas of highest potential for enhancement and creation activities.

Appendix R evaluates ecological features identified or potentially present within the Site's influence in the context of relevant legislation and policy that may constrain the Proposed Development. It also identifies opportunities to enhance these features as part of any progressed BNG design.

3.9 Statutory Metric

The Site generates a total of 12.24 area-based habitat units, 1.57 linear-based hedgerow units and 0.0 linear-based watercourse units. See the Statutory Metric, which accompanies this report, for detailed information on the baseline biodiversity units generated by the Site.

4. Conclusions and Recommendations

4.1 Conclusions

Slinfold comprises a site area of 3.9 ha and a habitat area of 3.94 ha (including individual trees) and supports a total of 12.24 biodiversity units from area habitats and 1.57 biodiversity units from hedgerow habitats. The Site's predominant habitat type is Grassland, with the largest single habitat area being Modified grassland, which accounts for 67.23% of habitat area.

Appendix R provides the PEA report for the Site and recommendations in relation to protected species.

4.2 Recommendations

The post-development design should consider and seek evidence of how the Good Practice Principles for Biodiversity Net Gain (CIEEM, CIRIA, IEMA, 2016) have been applied. The principles should be actively used throughout the design process to achieve this. This is in line with the nine principles set out within the Defra User Guide and guidance from the Mandatory Biodiversity Net Gain in England: Technical Guide (CIEEM, 2024).

Table 8: Recommendations Good Practice

Principle	Recommendations
Apply the Mitigation Hierarchy	Medium distinctiveness habitats and above should demonstrably be avoided where possible, in line with guidance on the Biodiversity Gain Hierarchy. These habitats should be retained where possible and enhanced in the first instance.
Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats were identified on Site.
Be inclusive and equitable	It is recommended that an equitable and inclusive approach be adopted to achieve 10% Biodiversity Net Gain by engaging diverse stakeholders throughout the planning, implementation, and 30-year management phases to ensure ecological enhancements and fair distribution of environmental benefits across all community groups.
Address risks	Where possible, losses to habitats that are anticipated at the design stage should be created in advance of construction impacts as far as possible and integrated into the Metric calculations.
Make a measurable Net Gain contribution	The Statutory Metric Calculation Tool has been used in line with Rule 3 of the Defra User Guide.
Achieve the best outcomes for biodiversity	A PEA was undertaken to ensure that protected species/habitats are not negatively impacted. This is provided in Appendix R of this report; Ground Level Tree Assessment (GLTA) required on all trees with bat roost

	<p>potential that will be impacted, and nesting bird check required if vegetation clearance is during bird breeding season (March - August inclusive).</p>
Be additional	<p>The Site is considered to have the potential to support protected bird and bat species. Appendix R of this report provides general enhancement measures for protected and notable species.</p>
Create a Net Gain legacy	<p>Further to this report, a landscape architect should be consulted regarding any proposals for the BNG design to determine the feasibility of enhancing and/or creating biodiversity units. Units are required to be secured with either a section 106 agreement or a conservation covenant.</p>
Optimise sustainability	<p>Where possible, habitat enhancement and creation design should consider climate resilience of proposed habitats and species and should align with local sustainability policies.</p>
Be transparent	<p>Once submitted, this report is expected to be made public in support of the planning application associated with the Proposed Development.</p>

5. References

- CIEEM (2024). Mandatory Biodiversity Net Gain in England: Technical Guide [Online]. Available at: <https://cieem.net/resource/mandatory-biodiversity-net-gain-in-england-technical-guide/>
- CIEEM (2024) Competency Framework [Online]. Available at: <https://cieem.net/resource/competency-framework/>
- CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain: Good Practice Principles for Development [Online]. Available at: <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>
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- HMSO (2006) The Natural Environment and Rural Communities Act [Online]. Available at: <https://www.legislation.gov.uk/ukpga/2006/16/contents>
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- Stace, Clive A. (2019) New Flora of British Isles. 4th edn. C&m Floristics, Cambridge, UK
- Sussex Nature Partnership (2025) Biodiversity Opportunity Areas [Online]. Available at: <https://sussexlnp.org.uk/boa/>

Appendices

Appendix A: Legislation Policy

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

These regulations specify irreplaceable habitats for the purpose of biodiversity net gain. Irreplaceable habitats are specified in the associated schedule to the regulations. The regulations require that offsite units and statutory credits do not apply to irreplaceable habitats and that these are subject instead to a compensation plan in place that secures appropriate compensation relative to the baseline habitat type'. The secretary of state is to review the regulations within 5 years.

Town and Country Planning Order 2015

Provides a definition of small sites which are not considered as major developments. These small sites are defined as:

- Residential development where the number of dwellings is between 1 and 9 on a site of an area 1 ha or less, or if this is unknown, the site is less than 0.5 ha.
- Commercial development where floorspace created is less than 1,000 m² or total site area is less than 1 ha.
- Must not include the winning and working of minerals or the use of land for mineral working deposits.
- Not a waste development.

Town and Country Planning Act 1990 Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)

Biodiversity Net Gain (BNG) is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

Developers must deliver a BNG of at least 10%. This means that a development will result in more or better-quality habitat than there was before development. In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990.

National Planning Policy Framework (NPPF) 2012

Section 15 provides a legislative framework which provides protection for species and sites which are important for wildlife. Requires proposals to consider potential pollution impacts, landscape impacts and impacts on habitats and biodiversity of any plans, this includes a requirement to provide net gains for biodiversity.

The Natural Environment and Communities (NERC) Act (Amendment) (Environment Act) 2006

Section 41 provides a list of Habitats of Principal Importance in England (HPIEs) and Species of Principal Importance in England (SPIEs) which are of importance for the conservation of biodiversity in England and their presence needs to be considered by the planning authority when planning works.

Section 40, provided for in the Environment Act 2021, places a 'biodiversity duty' on public authorities to have regard to conserving and enhancing biodiversity while carrying out their functions. It aims to integrate biodiversity conservation and enhancement considerations into the decision-making processes of public bodies.

Wildlife and Countryside Act (as amended) 1981

Schedule 5 of this act lists various species of animals and plants that are protected under the law. These species are afforded certain protections, such as making it illegal to intentionally kill, injure, or take them from the wild, disturb them while they are nesting, or damage or destroy their breeding sites or resting places.

Schedule 9 provides a list of non-native species which are already established in the wild and pose a threat to native plant species and habitats. Invasive Alien Species (Enforcement and Permitting) Order 2019 Provides a list of invasive species in the UK and makes it an offence to keep, breed or release the listed animals.

The Hedgerow Regulations 1997

- The regulations protect important hedgerows in the countryside (and urban areas) by requiring a notification procedure to take place before any works can be carried out. The regulations aim to balance the needs of landowners with the importance of conserving hedgerows and their associated biodiversity and landscape value."

Appendix B: Data Sources

- Ancient Tree Inventory (2024). Available at:<https://ati.woodlandtrust.org.uk/> (Accessed:)
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Appendix C: Site Boundary Plan



Site Boundary Plan

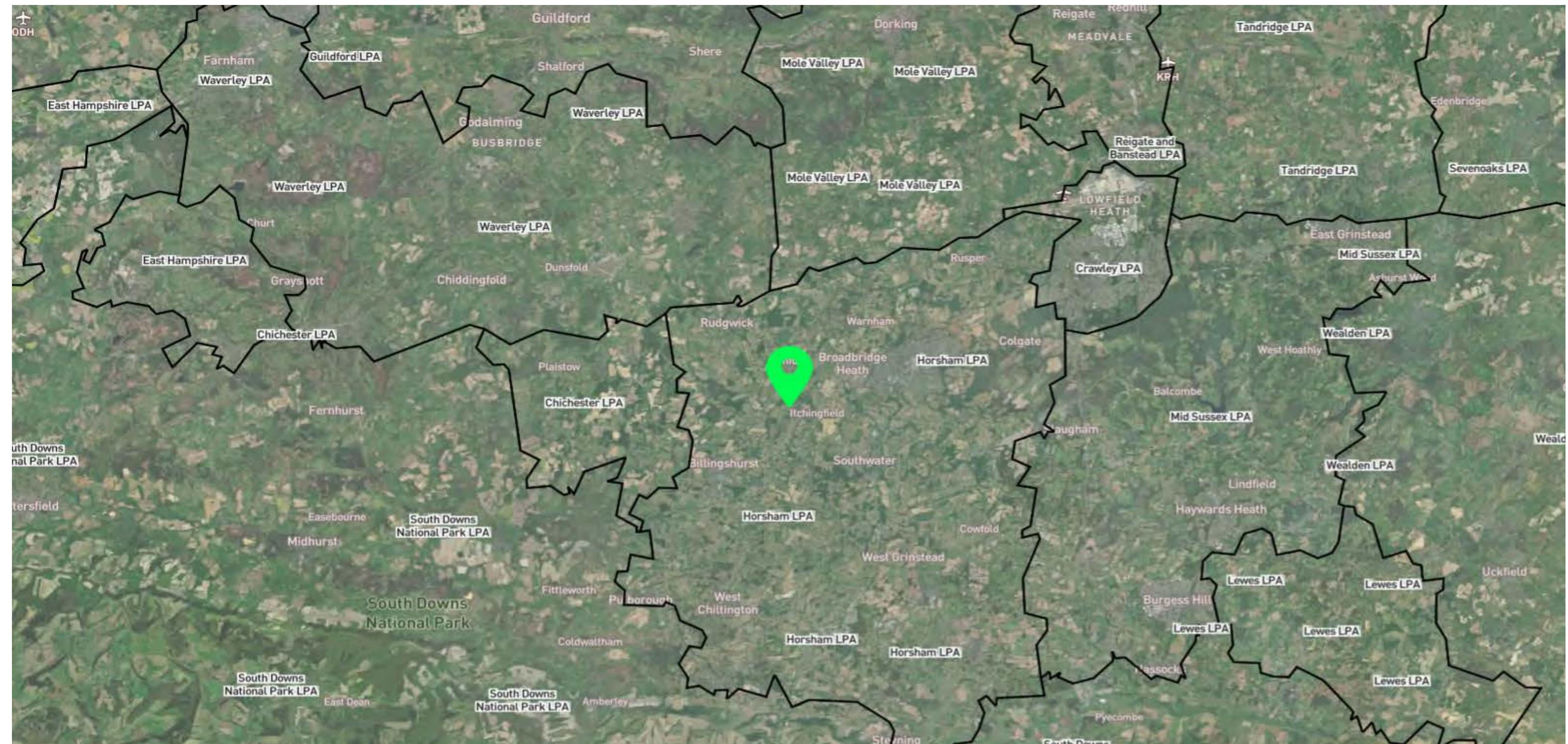
Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1: 3800	
N	0	40	80
	120	160	200 m

■ Site Boundary

Appendix D: Site Context Plan



Site Context Plan

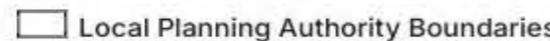
Legend

BNGAI
by AJDASH

Author	BNGAI™	Project Name	Slinfofd
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1: 457900	



LPA Local Planning Authority



Local Planning Authority Boundaries

Appendix E: Designated Habitats Inventory Plan



Designated Habitats Inventory Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape		1: 16600
 0 170 340 510 680 850 m		 Site Boundary  500m Site Buffer	

Appendix F: Irreplaceable Habitats Plan



Irreplaceable Habitats Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1: 3800	
N	0	40	80
	120	160	200 m

■ Site Boundary

No Irreplaceable Habitats on this site

Appendix G: High and Very High Distinctiveness Habitats Plan



High and Very High Distinctiveness Habitats Plan

Legend

BNGAI
by AiDASH

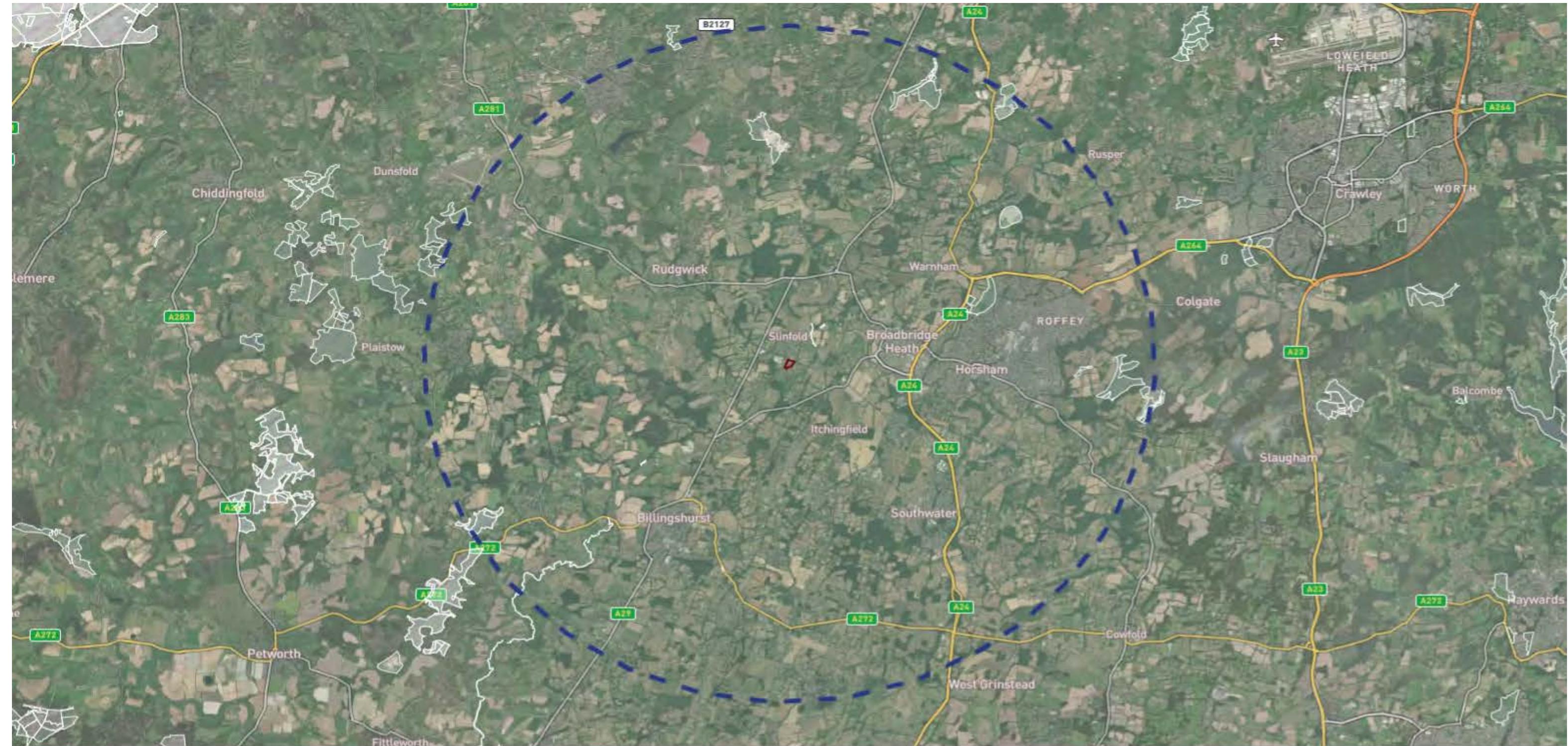
Author	BNGAI™	Project Name	Slinfold
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape		1: 3800

- Site Boundary
- Lowland Mixed Deciduous Woodland [1]

N

0 40 80 120 160 200 m

Appendix H: Statutory Designated Sites for Nature Conservation Plan



Statutory Designated Sites for Nature Conservation
Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape		1: 259100

0 3 6 9 12 15 km

■ Site Boundary

····· 10km Site Buffer

N

Appendix I: Baseline Habitat Plans



Baseline Habitats Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold	Site Boundary	Modified Grassland [1]	Urban Tree [9]
Approved	JD	Organisation Name	TILCo Limited	Bracken [1]	Other Woodland; Broadleaved [2]	
Date	08/07/2025	Data Sources	Mapbox 2024	Lowland Mixed Deciduous Woodland [1]	Line Of Trees [1]	
Size	A3	CRS	EPSG: 4326 - WGS 84	Mixed Scrub [1]	Native Hedgerow With Trees [1]	
Orientation	Landscape		1:3800			
N	0	40	80	120	160	200 m



Baseline Habitats with IDs Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold	Site Boundary	Modified Grassland [1]	Urban Tree [9]
Approved	JD	Organisation Name	TILCo Limited	Bracken [1]	Other Woodland; Broadleaved [2]	
Date	08/07/2025	Data Sources	Mapbox 2024	Lowland Mixed Deciduous Woodland [1]	Line Of Trees [1]	
Size	A3	CRS	EPSG: 4326 - WGS 84	Mixed Scrub [1]	Native Hedgerow With Trees [1]	
Orientation	Landscape		1:3800			
	0	40	80	120	160	200 m

Appendix J: Habitat Tables

Table 9: Area Habitat Details

Habitat ID	Habitat Type	Distinctiveness	Strategic Significance	Condition	Condition Survey	Area (ha)	Biodiversity Units	Irreplaceable Habitat	Updated On	Updated By
15	Other woodland; broadleaved	Medium	Low	Poor	Ground Surveyed	0.932	3.728	No	23 May 2025 09:04	Jordie Daley
21	Mixed scrub	Medium	Low	Good	Ground Surveyed	0.0529	0.6345	No	24 Jun 2025 11:53	Jordie Daley
T11	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
T3	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
T2	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
9	Other woodland; broadleaved	Medium	Low	Poor	Ground Surveyed	0.1291	0.5165	No	23 May 2025 09:05	Jordie Daley
T9	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
22	Modified grassland	Low	Low	Poor	Ground Surveyed	2.625	5.25	No	24 Jun 2025 13:10	Jordie Daley
14	Bracken	Low	Low	Condition Assessment N/A	Assumed	0.0197	0.0394	No	23 May 2025 09:05	Jordie Daley
4	Lowland mixed deciduous woodland	High	Low	Moderate	Ground Surveyed	0.1477	1.7719	No	23 May 2025 09:05	Jordie Daley
T12	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
T4	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
T1	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
T5	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley
T10	Urban Tree	Medium	Low	Moderate	Ground Surveyed	0.0041	0.0328	No	23 May 2025 09:06	Jordie Daley

Table 10: Hedgerow Habitat Details

Habitat ID	Habitat Type	Distinctiveness	Strategic Significance	Condition	Condition Survey	Length (km)	Biodiversity Units	Updated On	Updated By
L3	Native hedgerow with trees	Medium	Low	Moderate	Ground Surveyed	0.1002	0.8016	23 May 2025 09:05	Jordie Daley
L4	Line of trees	Low	Low	Moderate	Ground Surveyed	0.1913	0.7651	23 May 2025 09:05	Jordie Daley

Appendix K: Condition Criteria Summary Tables

Woodland

Parcel Id	A	B	C	D	E	F	G	H	I	J	K	L	M	Condition
4	Moderate	Moderate	Good	Moderate	Good	Good	Moderate	Good	Poor	Moderate	Poor	Moderate	Poor	Moderate
15	Moderate	Moderate	Good	Moderate	Good	Poor	Moderate	Good	Poor	Moderate	Poor	Poor	Moderate	Poor
9	Moderate	Moderate	Good	Moderate	Good	Poor	Poor	Good	Poor	Poor	Poor	Poor	Poor	Poor

Line Of Trees

Parcel Id	A	B	C	D	E	Condition
L4	Yes	Yes	Yes	No	Yes	Moderate

Grassland Low Distinctiveness

Parcel Id	A	B	C	D	E	F	G	Condition
22	No	Yes	No	No	Yes	Yes	Yes	Poor

Hedgerow

Parcel Id	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Condition
L3	Yes	Yes	No	No	Yes	No	Yes	No	Yes	Yes	Moderate

Urban Trees

Parcel Id	A	B	C	D	E	F	Condition
T4	Yes	Yes	No	No	No	Yes	Moderate
T5	Yes	Yes	No	No	No	Yes	Moderate
T10	Yes	Yes	No	Yes	No	Yes	Moderate
T12	Yes	Yes	No	Yes	No	Yes	Moderate
T9	Yes	Yes	No	Yes	No	Yes	Moderate
T11	Yes	Yes	No	Yes	No	Yes	Moderate

T1	Yes	Yes	No	Yes	No	Yes	Moderate
T2	Yes	Yes	No	Yes	No	Yes	Moderate
T3	Yes	Yes	No	Yes	No	Yes	Moderate

Scrub

Parcel Id	A	B	C	D	E	Condition
21	Yes	Yes	Yes	Yes	Yes	Good

Appendix L: Target Notes



Target Notes Plan

Legend

BNGAI
by AiDASH

Author	JD	Project Name	Slinfold	■ Site Boundary Area Habitats ■ Modified grassland ■ Bracken ■ Mixed scrub ■ Lowland mixed deciduous woodland ■ Other woodland; broadleaved Point Habitats ● Urban tree
Approved	SK	Organisation Name	Stuart Oldroyd	
Date	21/07/2025	Data Sources	Mapbox 2024	
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	
Orientation	Portrait		1:1,000	
 0 15 30 45 60 m				

Target Note Id	Description	Photos
TN6	mature oak potential for bats roosting	
TN19	mammal burrow	

TN20

mammal burrow



TN20

mammal burrow



TN5

Mature oak, potential for
bats roosting



TN3	Some bat roasting potential		
TN21	old English oak potential for bats roosting		
TN4	Old oak with deadwood, bat roasting potential		

TN9

mature willow potential for
bats roosting



Appendix M: Soil Details



Soil Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold
Approved	JD	Organisation Name	TILCo Limited
Date	08/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1: 3800	
N	0	40	80
	120	160	200 m

Site Boundary
Slowly permeable seasonally wet
slightly acid but base-rich loamy and clayey soils

Table 11: National Soil Map

Soil Scape	Soil Association	Dominant Soils	Associated Soils	Simple Description	Habitats	Fertility	Site Characteristics
Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils	WICKHAM 1	Slowly permeable seasonally waterlogged fine silty over clayey, fine loamy over clayey and clayey soils.		Seasonally wet loam to clayey over shale	Seasonally wet pastures and woodlands	Moderate	

Appendix N: Strategic Significance



Strategic Significance Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold	■ Site Boundary ■ Low Strategic Significance [6] ■ Low Strategic Significance [2] ● Low Strategic Significance [9]	
Approved	JD	Organisation Name	TILCo Limited		
Date	08/07/2025	Data Sources	Mapbox 2024		
Size	A3	CRS	EPSG: 4326 - WGS 84		
Orientation	Landscape	1:3800			
 0 40 80 120 160 200 m					

Table 12: Strategic Significance Justification

Habitat	Habitat Id	Justification
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Appendix O: Development Opportunities Plan



Development Opportunities Plan

Legend

BNGAI
by AiDASH

Author	BNGAI™	Project Name	Slinfold	
Approved	JD	Organisation Name	TILCo Limited	
Date	08/07/2025	Data Sources	Mapbox 2024	
Size	A3	CRS	EPSG: 4326 - WGS 84	
Orientation	Landscape		1:3800	
		0	40 80 120 160 200 m	
<p>Site Boundary</p> <p>Poor Area Habitat Condition [3]</p> <p>Moderate Area Habitat Condition [1]</p> <p>Good Area Habitat Condition [1]</p> <p>Condition Assessment N/A [1]</p> <p>Moderate Linear Habitat Condition [2]</p> <p>Moderate Tree Condition [9]</p> <p>Distinctiveness Label</p>				
<p>L Low</p> <p>M Medium</p> <p>H High</p>				

Appendix P: Site Photos

Habitat Id	Habitat Type	Photos
T1	Urban Tree	
T2	Urban Tree	

T3

Urban Tree



T4

Urban Tree



T5

Urban Tree



T9

Urban Tree

T10

Urban Tree

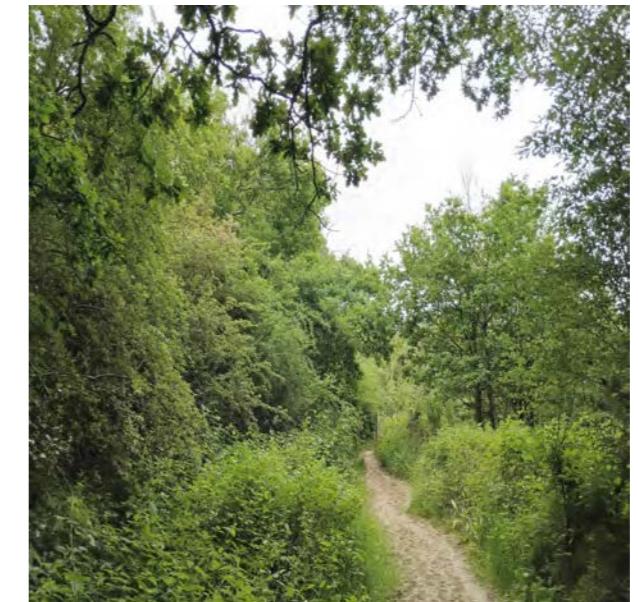
T11

Urban Tree



4

Lowland mixed deciduous woodland



L4

Line of trees



T12

Urban Tree





9

Other woodland;
broadleaved



L3

Native hedgerow with trees



14

Bracken

15

Other woodland;
broadleaved



22

Modified grassland



Appendix Q: Waterbodies within 500 m Plan