Leonardslee Estate, Lower Beeding

Biodiversity Gain Plan (Outline)

Report for Leonardslee Gardens

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Author	Maisie Worthington BSc (Hons) ACIEEM			
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1.0	Alex Blackman BA, BSc (Hons)	Amy Richards BSc (Hons) MSc MCIEEM	03/07/2025	FINAL

Temple Group Ltd, The Clove Building, 4 Maguire Street, London SE1 2NQ
T. 020 7394 3700 **E**. enquiries@templegroup.co.uk **W**. www.templegroup.co.uk

Contents

Summary of Key Findings

Temple was commissioned by Leonardslee Gardens in April 2025 to produce an Indicative Biodiversity Gain Plan (BGP) of a proposed development of the Former Generator Block, Clock Tower Cafe, Wedding Pavillion, Entrance Building, Main House Forecourt and Engine House at Leonardslee Lakes and Gardens at Leonardslee Gardens, Brighton Road, Lower Beeding, RH13 6PP, henceforth referred to as 'the Site', to support a planning application. Proposals for the Site are included on drawing number 242769-PUR-00-XX-DR-A-2001 (Purcell, 2025a). The total Site area is estimated to be 0.86ha

The main findings are as follows:

- it is the applicants view that the planning permission, if granted, would be subject to the biodiversity gain condition on the basis of it meeting the definition of major development;
- the biodiversity value of the on-site habitat on the date of application is noted to have not been influenced by degradation activities between 30 January 2020 and the submission of the planning application. Appropriate evaluation of this habitat is provided within this report and metric;
- authorised activities have not taken place on or after 25 August 2023;
- there was an absence of irreplaceable habitats on the Site at April 2024;
- The Statutory BNG Metric (the Metric) was used to undertake this assessment;
- the pre-development biodiversity value of the on-site habitat at May 2025 (representing the date of survey of the Site) was 1.07 habitat Biodiversity Units (BU), 0.03 hedgerow BU, and 0.00 watercourse BU;
- the post-development biodiversity value of the on-site habitat will support a change of 0.12 habitat BU (11.38%), 0.09 hedgerow BU (260.61%);
- the proposed development is not considered to include significant on-site biodiversity enhancement; and

- the proposed development will not utilise offsite enhancements to deliver the biodiversity gain objective, as net gain is to be delivered on-site.

The proposed development will deliver the Biodiversity Net Gain Objective utilising approaches outlined within this BGP and with no reliance on offsite provision. In addition, following consent the final BGP will rely on and be supported by a Habitat Management and Monitoring Plan (HMMP) that sets out landscape planting/site management actions intended to secure the predicted level of biodiversity delivery.

1 Introduction

BACKGROUND TO COMMISSION

1.1 Temple was commissioned by Leonardslee Gardens in April 2025 to produce a Biodiversity Gain Plan (BGP) of six proposed developments at Leonardslee Garden, including:

- Entrance Building
- Main House Forecourt
- Clock Tower Café
- Former Generator Block
- Engine House
- Lightweight Wedding Pavillion

1.2 This outline BGP has been produced in line with current Government advice (Defra, 2024a), and the relevant biodiversity metric guidance (Defra, 2024c and 2024e) which set out expectations on how development applications should address mandatory biodiversity net gain (BNG).

1.3 This report considers parcels of land within the planning application site boundary (henceforth referred to as 'the Sites') as indicated on Figure 1-6, Appendix 1.

SCOPE OF REPORT - STATUS OF BGP

1.4 Relevant planning practice guidance (Defra, 2024a) sets out information requirements related to biodiversity net gain and where appropriate further information on the proposed strategy for achieving the biodiversity gain objective. Where a proposed development is subject to the 'biodiversity net gain condition' the applicant is required to submit:

- a statement on whether the planning permission, if granted, would be subject to the biodiversity gain condition;
- the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date);
- where appropriate, a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation');
- where appropriate, a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date); and
- a pre-development habitat plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), including any irreplaceable habitat.

1.5 Net Gain planning practice guidance (Department for Levelling Up, Housing and Communities, 2024) advises that applications, where significant onsite habitat enhancements are likely to form an integral part of the development or are relied upon, should additionally include detailed proposals of these habitat enhancements as part of the plans. Defra (2023) advises that "Significant enhancements are areas of habitat enhancement which contribute significantly to the proposed development's BNG, relative to the biodiversity value before development" this is not considered to apply to the Application.

1.6 At the planning application stage, the outline BGP includes details of the baseline habitats and an outline of how the biodiversity gain target will be met; this provides the relevant planning authority with sufficient information to satisfy the minimum national information requirements to inform consideration of the planning application and specifically alignment of the application with the relevant planning policy.

1.7 Following consent, the final BGP is submitted to the local planning authority providing the information required to demonstrate how a consented development

will achieve BNG. The submission to, and approval from, the local planning authority is required as part of the process of discharging the pre-commencement condition prior to commencing the consented development.

1.8 The BGP compares the Site baseline in terms of the extent, distinctiveness, condition and strategic significance of habitats with the proposed post-development habitats (also referred to as post-intervention scenario) and will be reliant on the development and delivery of landscape planting plans and site management plans to secure the predicted level of biodiversity delivery.

1.9 The outline and final BGPs are supported by a number of other documents or figures, including:

- Figures 1 - 6, Appendix 1 that provides the 'on-site baseline maps' with comprehensive mapping of baseline habitats drawn from the 2024 Site surveys;
- Figures 6 – 12, Appendix 1 that presents the 'on-site post intervention maps' which provides comprehensive mapping of the proposed Site planting; based on landscape plans provided by the client (Purcell, 2025b);
- Appendix 3, that includes the baseline habitat condition assessment sheets; and
- summary outputs from the Statutory Biodiversity Metric (henceforth referred to as 'the Metric)', which is submitted along with this BGP.

1.10 The BGP has also been prepared with reference to best practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2021); British Standard 8683:2021 'Process for designing and implementing Biodiversity Net Gain. Specification'; and CIEEM, CIRIA, IEMA (2016) 'Biodiversity Net Gain: Good practice principles for development'.

1.11 The 2024 UKHab habitat survey and the Metric condition assessment on which the BGP is based were conducted by Francesca West BSc (Hons) MRes, a Principal Ecologist with 10 years' commercial experience who is trained and competent in carrying out UKHab habitat surveys. The BGP was written by Maisie Worthington BSc (Hons) ACIEEM, an experienced ecologist with six years' commercial experience who is trained and competent at producing Metric condition assessments. The BGP was reviewed by Alex Blackman BA BSc (Hons) with over 13 years' experience, and with relevant training and competent in all technical aspects pertaining to this report.

SITE CONTEXT

1.12 The six Sites sit within Leonardslee Lakes and Gardens, a 97ha Grade I Listed landscaped garden with large lakes, a vineyard, recreational facilities and areas of woodland that is open to visitors all year round. Leonardslee Lakes and Gardens comprises a steep sandstone valley and seven man-made lakes interconnected with woodlands, scrub and landscaped woodland gardens adjoining. Areas of ancient & semi-natural woodland, ancient, replanted woodland, deciduous woodland and lowland heathland are present within the wider Leonardslee Lakes and Gardens Estate. The Gardens are bordered by a busy 'A' road to the west, but the wider landscape stretching from the Estate boundary comprises areas of agricultural land bordered by hedgerows, woodland and residential properties.

1.13 It lies in a rural area north of Crabtree, Lower Beeding and is within the Horsham District of West Sussex. Haywards Heath sits approximately 10km to the east and Horsham approximately 5km to the north-west.

1.14 Areas of Ancient & Semi-Natural Woodland, Ancient Replanted Woodland, Deciduous Woodland, Wood-Pasture and Parkland and Lowland Heathland are present within the wider Leonardslee Lakes and Gardens Estate.

Garden Shop Building

1.15 The Garden Shop Building comprised the existing Entrance Building of the Leonardslee Lakes and Gardens constructed in 2024 and a small area of grassland comprising part of the Leonardslee Lakes and Gardens public garden space. The development Site, the Entrance Building, is bound by an outdoor plant nursery to the north, further ornamental public garden space to the east, deciduous woodland to the south and public car park to the west.

Main House Forecourt

1.16 The Site is approximately 0.03ha in size and is centred on Ordnance Survey National Grid reference TQ 22149 25917. The Site comprised the car park for the main Leonardslee house which abuts the Site to the east, with both raised and flat ornamental flower beds. The flower beds contained scattered trees and areas of grassland. This Site is well managed as part of the public gardens which surrounds the Site to the north, south and west.

Clock Tower Café

1.17 The Site is approximately 0.13 ha in size and is centred on Ordnance Survey National Grid reference TQ 22181 25969. The Site consists of a U-shaped former carriage house and stables that is currently in use as the Clock tower café with associated indoor and outdoor seating. The western block of the building is utilised as offices, while the south-eastern area of the building is a residential property, named Honey Cottage. Potter's cottage also adjoins the clock tower café and offices to the north-west. The Site is situated within Leonardslee Lakes and Gardens and adjacent to the Site lies the Museum and Leonardslee House. The offices, Honey Cottage and Potter's cottage were not assessed as part of the Preliminary Roost Assessment, as at the time of survey, there were no proposals for these areas.

1.18 Deciduous woodland borders the Site to the east, with ancient replanted woodland approximately 30m to the east.

Former Generator Block

1.19 The Site is approximately 0.17 ha in size and is centred on Ordnance Survey National Grid reference TQ 22158 25977. The brick outbuildings known as the Former Generator Block formally housed the generators for the electrical supply to the main Leonardslee House. It now comprises the Dolls House Museum with adjoining Alpine Greenhouse to the north and lean to extension to the west. The main Former Generator Block now comprises an open courtyard used for overflow cafe seating, whilst the lean-to building is fitted out as a cafe and bar with further seating. Areas of planted flower beds and a small area of grassland with shrubs surrounds the Site.

Engine House

1.20 The Site is approximately 0.03ha in size and is centred on Ordnance Survey National Grid reference TQ 22338 25963. The Site comprised a single storey working café known as the Engine House Café, with outdoor seating area to the north and east and an area of mown grassland covering the south and west. Bordering the south and west of the building was a rhododendron hedge, and within the grassland to the west there was a conifer tree and introduced shrub. A well-used and well-maintained gravel track lay within the Site at the north and east Site boundary.

Lightweight Wedding Pavillion

1.21 The Site is approximately 0.01 ha in size and is centred on Ordnance Survey National Grid reference TQ 22174 25852. The Site comprised a small area of grassland which currently forms part of the garden space associated with Leonardslee House. Further amenity grassland lay to the east and south of the Site, with areas of introduced shrub to the west. Leonardslee House, a Grade II listed house with associated patio lay approximately 35m to the north of Site.

DEVELOPMENT PROPOSALS

Garden Shop Building

1.22 The development proposals for the Site, based on current plans and Design and Access Statement provided by Purcell (2025c), comprise an extension to the south elevation of the existing Entrance Building which will house a new ticket kiosk desk and a welcome café.

Main House Forecourt

1.23 it is proposed that the existing hard landscaping of the forecourt will be removed and the area relandscaped in a softer configuration. The primary design move for the ancillary buildings is to create a landscaped intervention which allows visitors to regroup at a central location between the main house, ancillary buildings & gardens." This will include some restructuring of the existing landscaped areas and requires the removal of some ornamental shrubs and trees including T97, T98, T122 – T125, partial removal of G13 and G16.

Clock Tower Café

1.24 The proposal for the Stables which includes a refurbishment and enhancement of the cafe into a hot food restaurant with additional year-round seating inside a winter garden and an external raised terrace for use in summer and colder seasons.

1.25 The proposal for the winter garden will include a glazed facade to allow views through to the former stables and a partially glazed roof that will cover the existing central courtyard to create additional covered dining covers for all season use. This will require the levelling of the courtyard to improve accessibility, ensuring the improved offering will be open for all to use, with cobbles recorded and reinstated to preserve character.

1.26 The proposed terrace to the east of the Stable Block is a lightweight structure that has been carefully positioned to avoid mature trees within the woodland. The terrace features a thin metal balustrade with a timber handrail, allowing clear views

through and reducing visual solidity. The undercroft is recessed and clad in black-painted timber, creating a floating appearance and reducing the terrace's footprint on the landscape.

Former Generator Block

1.27 The existing courtyard will be covered to create a new events space adjacent to the existing café which will become the new events space. The Alpine House will be refurbished and the Dolls House Museum will be moved to another building within the wider Leonardslee Lakes and Gardens Estate, the Red House.

Engine House

1.28 A small WC will be created and a small extension to the existing terrace is proposed with internal refurbishments of the existing café.

Lightweight Wedding Pavillion

1.29 A lightweight wedding pavilion is proposed on the lawns to the south of the main Leonardslee House.

2 Relevant Legislation and Planning Policy

2.1 Key aspects of legislation and planning policy, both national and local, which are related to the implementation of Biodiversity Net Gain are detailed below.

LEGISLATION

2.2 The Environment Act (the Act) gained Royal Assent on the 9 November 2021 and is now enshrined within UK law. The Act provides a mechanism for implementing Government's ambitions for 'improving the natural environment', which were previously set out in publications including the 25 Year Environment Plan (25YEP). The Act provides recognition of the 25YEP as the first "environmental improvement plan" which, through the enactment of relevant regulations serves as the basis for the steps Government intends to take to improve the natural environment. The 25YEP has now been replaced by the Environmental Improvement Plan (also referred to as the EIP23) in January 2023.

2.3 The Act implements the ambitions for an improved natural environment, by setting out statutory or legal requirements which mandate action, under the oversight of the newly formed Office for Environmental Protection (OEP). The focus of the Act is the "*...provision [of] targets, plans and policies for improving the natural environment*..." and its requirements are structured around a number of broad themes. Of relevance to this report Part 6 of the Act sets out provisions for '*Biodiversity gain as condition of planning permission'*. The biodiversity gain objective is met where the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least 10%.

2.4 The Environment Act 2021 introduces a statutory requirement for Biodiversity Net Gain to be applied to new development proposals through the Town and Country Planning Act 1990, which is implemented by a suite of regulations:

- SI 2024/44 - The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024;
- SI 2024/45 - The Biodiversity Gain Site Register Regulations 2024;
- SI 2024/47 - The Biodiversity Gain Requirements (Exemptions) Regulations 2024;
- SI 2024/48 - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024;
- SI 2024/49 - The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024; and
- SI 2024/50 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

NATIONAL PLANNING POLICY

2.5 The National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2024) referred to as the NPPF from this point, requires public authorities to contribute to and enhance the natural and local environment including by minimising impacts on and providing net gains for biodiversity when taking planning decisions. The Environment Act 2021 has strengthened the duty to conserve biodiversity within the Natural Environment and Rural Communities Act 2006, such that all public authorities are required to conserve and enhance biodiversity.

LOCAL PLANNING POLICY FRAMEWORK

2.6 The Environment Act 2021 introduced a statutory requirement for the production of 48 Local Nature Recovery Strategy (LNRS) documents that:

- set out agreed priorities for nature recovery;
- map the most valuable existing areas for nature; and

- establish shared proposals for action that should be taken to recover nature including where this should take place.

2.7 LNRS are produced by appointed responsible authorities and the proposed development falls within the responsibility of Horsham District Council. At the time of writing the publication of the LNRS was still awaited.

3 Methodology

KEY CONCEPTS

3.1 Biodiversity net gain planning practice guidance (Department for Levelling Up, Housing and Communities, 2024) confirms that the Metric has to be used to calculate the pre-development and post-development biodiversity value of the development's onsite and offsite habitat and requirements for biodiversity credits. The Metric uses a comparison of habitats as a proxy for biodiversity and as such should be seen as providing relative values. It describes these habitats using standard units referred to as Biodiversity Units (BU). Following Rule 2 within the User Guidance (Defra, 2024c) these unit types are distinct and "*must not be summed, traded, or converted between types*". There are 3 distinct types of BUs, and they are:

- **Habitat BU** – describing areas of habitat, including individual trees, based on measurement in hectares;
- **Hedgerow BU** – describing linear hedgerows and lines of trees measured in kilometres; and
- **Watercourse BU** – describing linear rivers and streams measured in kilometres.

DEFINITIONS

3.2 In the context of this project, we have assumed the following definitions from relevant Planning Practice Guidance (Department for Levelling Up, Housing and Communities, 2024):

Biodiversity Net Gain (BNG) "*is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity*." This terms in used in Planning Practice Guidance to distinguish it from other biodiversity gain requirements including those under the National Planning Policy Framework (Department for Levelling Up, Housing and Communities, 2024).

The **biodiversity gain condition** "*is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.*"

The **biodiversity gain objective** "*is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat*."

METRIC CALCULATION

3.3 In informing the assessment of biodiversity changes this report refers to:

- Statutory biodiversity metric calculation tool (Version 1.0.3);
- Statutory biodiversity metric: user guide (July 2024); and
- Statutory biodiversity metric condition assessments (July 2024).

3.4 UKHab (Version 2) habitat survey information has been used to inform the assessment of biodiversity changes. The results have been converted using the Metric G-1 'All Habitats' tab to the appropriate broad habitat and specific habitat type. A full description of baseline habitats is provided in the application Preliminary Environmental Appraisal (PEA) reports undertaken by Temple between 2022 and 2025 (Temple, 2022 and Temple 2025).

3.5 Temple undertook an updated Site walkover and habitat verification survey in May 2025, covering the Former Generator Block, Clock Tower Café, Lightweight Wedding Pavillion, Main House Forecourt and Engine House at Leonardslee Lakes and Gardens ahead of a planning submission for the proposed works as shown on drawing number 242769-PUR-00-XX-DR-A-2001 (Purcell, 2025a) to ensure that baseline Site conditions remain the same since these areas were surveyed in 2022, 2023 and 2024 (Temple, 2025).

3.6 The results are influenced by:

- Distinctiveness (an indication of value);
- Condition – an indication of quality;
- Strategic significance – significance of the habitat based on its location and habitat type is considered locally ecological important; and
- Multipliers or risk factors – that take account of the difficulty of habitat creation/management, the time it takes to deliver and variation in the location of habitat delivery.

3.7 A full condition assessment for each individual polygon is provided in Appendix 3.

3.8 While the Metric does not prescribe the number of decimal places that should be used in data entry, for consistency and in line with the 'tree helper' tool outputs all Metric data entry has used a default maximum four decimal places. All calculations are reported to two decimal places in line with the Metric headline results. The level of mapping is consistent with the minimum mappable area of $5m^2$ used within the UKHab survey.

METRIC PRINCIPLES AND RULES

3.9 Defra (2024c) advises that the Metric is a tool that can be used throughout all of the stages of a project to help incorporate biodiversity into project design. To do this it uses biodiversity units as a proxy for measuring biodiversity. Any assessment must be undertaken by a competent person, with awareness of the Metrics' limitations, it requires interpretation and ecological expertise to provide evidence of the appropriateness of proposed approaches to BNG and Defra (2024c) sets out a series of key principles and rules that help to inform an understanding of whether proposals meet wider considerations. A summary of the rules and principles is provided in Appendix 2.

ASSUMPTIONS AND LIMITATIONS

3.10 This BGP is based on a habitat surveys carried between 2022 and 2025. Where applicable, consideration has been given to the Biodiversity Gain Hierarchy, including, in order:

- where feasible, the retention of medium or higher distinctiveness habitats, or mitigation of unavoidable losses; and

- compensation for all losses of on-site habitats through enhancement of on-site habitats, and then creation of on-site habitats; or compensation through enhancement or creation of off-site habitats (allocation of registered offsite gains).

3.11 Opportunities have been taken to retain and enhance existing habitats, where feasible, within the Site.

3.12 The Statutory Biodiversity Metric User Guide (Defra, 2024c) advises that habitat interventions should, following Principle 7, be realistic and deliverable. As such and in line with the Metric, professional judgement has been exercised with reference to the technical difficulty enhancement/creation and temporal factors and where:

- 'enhancement' is proposed, target condition would normally be limited to those baseline habitats which have a medium or higher risk to no more than one condition step change post-intervention. As an example for high difficulty of enhancement, an objective of 'moderate' condition would normally be set for the enhancement of those habitats in a poor baseline condition; and
- 'creation' is proposed, target condition would normally be limited to those baseline habitats which have a medium or high risk or where the time to target condition is beyond the project timescales, to no more than moderate condition.

3.13 It is important to understand the phasing of clearance of habitats and to set reasonable assumptions about when habitat creation will take place. Where appropriate such assumptions are identified. Habitat loss/clearance is assumed to take place at the start of construction. Habitat enhancement or creation within the Site is planned to be in a phased approach covering 20 years, including 10 phases at two-year intervals. Habitat enhancement or creation within the Site is assumed to have a 'delay in starting habitat creation' of 2 years for creation of habitats onsite.

3.14 No significant limitations were encountered during completion of the BGP.

3.15 Data from habitat surveys and condition assessments should be considered to be valid for a period of 18 months to three years, unless there are any significant changes to the habitats within the Site (CIEEM, 2019). After this time, surveys should be repeated to ensure the baseline is up to date.

4 Biodiversity Net Gain Strategy

IRREPLACEABLE HABITAT

4.1 The proposed development has been informed by the production of a series of Preliminary Ecological Appraisals or PEA (Temple, 2022 - 2025), as well as a Site walkover in 2025 (Temple, 2025) including an assessment of the presence of irreplaceable habitats. This confirmed that the proposed development excludes irreplaceable habitat within the on-site baseline.

4.2 The proposed development will not lead to impacts on irreplaceable habitats.

RETENTION OF BASELINE HABITAT

4.3 The proposed development has been informed by an initial habitat assessment including condition assessment. No higher distinctiveness habitats were present on Site.

4.4 The proposed development will support retention of existing on-site low and medium distinctiveness habitats which include woodland, individual trees and introduced shrub.

ENHANCEMENT OF BASELINE HABITAT

4.5 The proposed development has been informed by a habitat assessment including condition assessment and opportunity mapping. Existing habitats that might benefit from enhancement have been identified and opportunities will, where feasible, be taken to amend the layout of the proposed development to seek to support enhancement of these habitats.

4.6 The proposed development will support enhancement of existing on-site habitats including grassland and woodland.

CREATION OF HABITAT

4.7 The proposed development has been informed by a series of PEAs which included review of relevant planning policy. The Metric assessment has recognised these strategic priorities and informed the creation of post development habitats that both support the relevant level of Biodiversity Gain and wider habitat and species priorities. This includes consideration of the incorporation of:

- Rural trees
- Other neutral grassland and
- hedgerows;

4.8 The provision of these habitats does not necessarily result in the highest level of biodiversity gain, but is considered realistic, achievable and to balance Metric performance and wider policy delivery.

4.9 The proposed development will deliver creation onsite areas of grassland (other neutral and modified), urban (introduced shrub, vegetated garden), individual trees and, hedgerows (native).

HABITAT EXTENT AND SIZE

4.10 The proposed development has taken opportunities to increase habitat extent and size to maintain ecological connectivity and functionality, including through increased provision of:

- Grassland;
- individual trees;
- hedgerows;

4.11 Off-site habitats are not required, as all trading rules and net % change has been met on-site.

5 Baseline Habitats

BASELINE HABITATS

5.1 A full description of the baseline habitats within the Site and their condition are provided within the PEA Reports. Results of the habitat survey are described in full in the reports and illustrated in Appendix 1, Figure 1 - 6.

5.2 The existing (pre-development) habitat on the six Sites consisted of habitats and hedgerows, with watercourse absent from the six Sites. These comprised urban, grassland, woodland and forest, sparsely vegetated land and individual trees habitats.

5.3 Existing baseline habitats were assessed using the habitat specific Condition Assessment Table and were evaluated to meet the relevant number of criteria to inform allocation.

Table 5.1 Summary of On-site Baseline Habitats

Broad Habitat Type	Habitat Condition	Area (ha)/ Length (km)	BU
Area Habitats			
Grassland (other neutral and modified)	Low and Moderate	0.07	0.36
Sparsely vegetated land	Low	0.01	0.03
Urban	Very Low and Low	0.68	0.25
Woodland and forest	Moderate	0.05	0.22
Individual trees	Moderate	0.05	0.21
Site Total		**0.86**	**1.07**

5.4 Full descriptions of the on-site habitats can be found in the PEA reports. Full details of the calculations can be found within the Metric Calculation Tool spreadsheet. A summary of the current baseline biodiversity value to 2 decimal place is given in Table 5.2.

Table 5.2: Summary of Baseline Habitat Value

Biodiversity Unit Type	Area (ha)/ Length (km)	Baseline Units		Total BU
		On-site	Off-site	
Area Habitats	0.85	1.07	N/A	1.07
Linear habitat – hedgerows	0.02	0.03	N/A	0.03
Linear habitat – rivers and streams	N/A	N/A	N/A	N/A

6 Post Intervention Habitats

METRIC CALCULATION

6.1 Biodiversity calculations have been completed to compare the current Site baseline with the proposed future development scenario, which is illustrated in Appendix 1, Figure 7 - 12. This provides a map of the habitats that are proposed post-development, from which the performance of the development can be calculated using the Metric.

6.2 In line with the Metric, a comparison has been made between the on-site baseline and the proposed on-site post-development habitats.

INTERVENTION TYPES

6.3 Post intervention changes are likely to take place through:

- permanent physical footprint of construction works including buildings and infrastructure;
- temporary physical footprint of construction works including material and vehicle storage areas;
- enhancement of baseline habitats. This includes areas of retained other neutral grassland which will be subject to scarification and overseeding to support increased species diversity as well as woodland which will benefit from improved age profile and the inclusion/retention of deadwood;
- creation of habitats. This includes the creation of grassland and urban habitats (introduced shrub, vegetation garden) to provide habitat diversity and increased connectivity through the Site. It will also include additional planting of 'individual trees' and hedgerows on-site.

CURRENT SITE BASELINE TO PROPOSED HABITATS POST-INTERVENTION

Area Habitats

6.4 The proposed landscaping scheme includes the creation of Other neutral grassland (0.0183ha), Modified Grassland (0.0001), Introduced Shrub (0.0583ha), Vegetated Garden (0.0029ha) and rural trees (0.0081ha).

Linear Habitats

6.5 The proposed landscaping scheme includes an additional 0.0639 in native hedgerows.

Table 6.1: Summary of Post-intervention Habitat Value

Biodiversity Unit Type	Area (ha/km)	Post-intervention Units		Total BU
		On-site	Off-site	
Area Habitats	0.86	1.19	N/A	0.12
Linear habitat - hedgerows	0.06	0.12	N/A	0.09
Linear habitat – rivers and streams	N/A	N/A	N/A	N/A

7 Overall Habitat Change

7.1 The proposed development would result in an estimated increase of 0.12BU in habitats, 0.09BU in hedgerows on-site. All trading rules are satisfied and percentage net gain will be met on-site.

7.2 The proposed development, as illustrated in the drawing included in Appendix 1, will inform changes in habitats and hedgerows above 10% and will satisfy the biodiversity gain objective and with all trading rules satisfied.

7.3 This level of performance does rely on the retention and enhancement of baseline habitats as well as the creation of habitats on-site. An overall summary of the proposed biodiversity gain is given in Table 7 1.

Table 7.1: Summary of Proposed Biodiversity Gain

Biodiversity Unit Type	Baseline Units		Post-intervention Units		Total Net Unit Change	% Net Change
	On-site	Off-site	On-site	Off-site		
Area Habitats	1.07	N/A	1.19	N/A	0.12	11.38
Linear habitat - hedgerows	0.03	N/A	0.12	N/A	0.09	260.61
Linear habitat – rivers and streams	N/A	N/A	N/A	N/A	N/A	N/A

8 Conclusions

8.1 Against the relevant guidance for developers on biodiversity gains (Defra, 2024f) on significant on-site habitat enhancements and creation, the proposed development includes:

- no habitats of high or very high distinctives were identified in the baseline;
- habitats of medium distinctiveness –There is reliance post development on enhancement of medium distinctiveness habitats (other neutral grassland, other woodland; mixed) all of which have a Low difficulty of enhancement in the Statutory Metric;
- habitats of medium and low distinctiveness – there is a reliance post development on the creation of medium distinctiveness habitats (other neutral grassland and rural trees) and low distinctiveness habitats (introduced shrub, vegetated garden and modified grassland), all of which have a Low difficulty of creation in the Statutory Metric;
- habitats of very low distinctiveness – make up 81% of the habitats lost to development;
- despite losing 100% of the native hedgerow on Site, native hedgerow will be created post development and result in a net change of 260.61% on Site;

8.2 The assessment of the proposed development against the current baseline indicates that an increase in biodiversity performance of the Site of approximately 11.38% in habitat, 260.61% in hedgerows can be achieved. This is subject to appropriate planting plans and management plans being developed to optimise the delivery of biodiversity performance on the Sites to realise its intended out-turn condition.

8.3 In reaching the conclusion on net gain change, the relevant Metric rules have been followed and inform the reported total net % change. Specifically:

- **Rule 1**: the Metric that supports this plan confirms that trading rules have been met for habitats and hedgerows. **This is considered sufficient to meet the Rule 1 requirements.**
- **Rule 2**: the biodiversity gain objective (≥10%) is met for habitats and hedgerows. **This is considered sufficient to meet the Rule 2 requirements.**
- **Rule 3**: the assessment has been undertaken using the extant version (at the time of the assessment) of the Metric and full details of this are provided in Paragraph 3.4. Full reporting is provided on each of the relevant BU types. **This is considered sufficient to meet the Rule 3 requirements.**
- **Rule 4**: the assessment does not rely on deviation from the biodiversity metric methodology. **This is considered sufficient meet the Rule 4 requirements.**

8.4 The BGP sets out how the proposed development plans to deliver the biodiversity gain objective, including reliance on offsite units. As such there is a clear plan on how the proposed development will satisfy the requirement for biodiversity gain from development set out within the Environment Act.

8.5 While the metric does not explicitly consider the biodiversity value provided by individual species relevant to the Site, consideration is given to these locally relevant species to ensure that the Site provides continued opportunities for them.

8.6 The net gains predicted in this plan will rely on the development of a Habitat Management and Monitoring Plan (HMMP) that sets out landscape planting/site management actions intended to secure the predicted level of biodiversity delivery.

8.7 A summary Biodiversity Gain Plan has been included in Appendix 4. This document has adopted the relevant guidance issued by Defra (2024b).

9 Recommendations

9.1 This plan sets out realistic proposed habitats and outturn conditions for those habitat parcels. The reported level of biodiversity delivery is reliant upon a number of actions likely to be required to inform the relevant planning process. These actions should include:

- appropriate commitments, mechanisms and evidence that secure the predicted level of biodiversity delivery over a period of at least 30 years;
- production of a Habitat Management and Monitoring Plan (HMMP) that sets out landscape planting/site management actions that secure the predicted level of biodiversity delivery; and
- reflection of the HMMP within contractual agreements for the future management of the site.

9.2 The predicted level of biodiversity delivery is reliant on satisfying the trading rules and any proposed amendments to the proposed development should give particular consideration to:

- **Medium distinctiveness habitats** other neutral grassland, other mixed woodland, and individual trees are present on Site, where possible the retention and possible enhancement of such habitats is planned.

9.3 Any updates to the post development habitat plan should be subject to review by the wider project team and the BGP updated to confirm delivery of any potential Biodiversity gain. If this cannot be achieved on Site, then off Site measures will be sought to account for any short fall in habitat biodiversity units.

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Appendix 1: Habitat Maps and Site Plan

Figure 1: Entrance Building Baseline Habitat Survey Map •

Figure 2: Main House Forecourt Baseline Habitat Survey Map

Figure 3: Clock Tower Café Baseline Habitat Survey Map

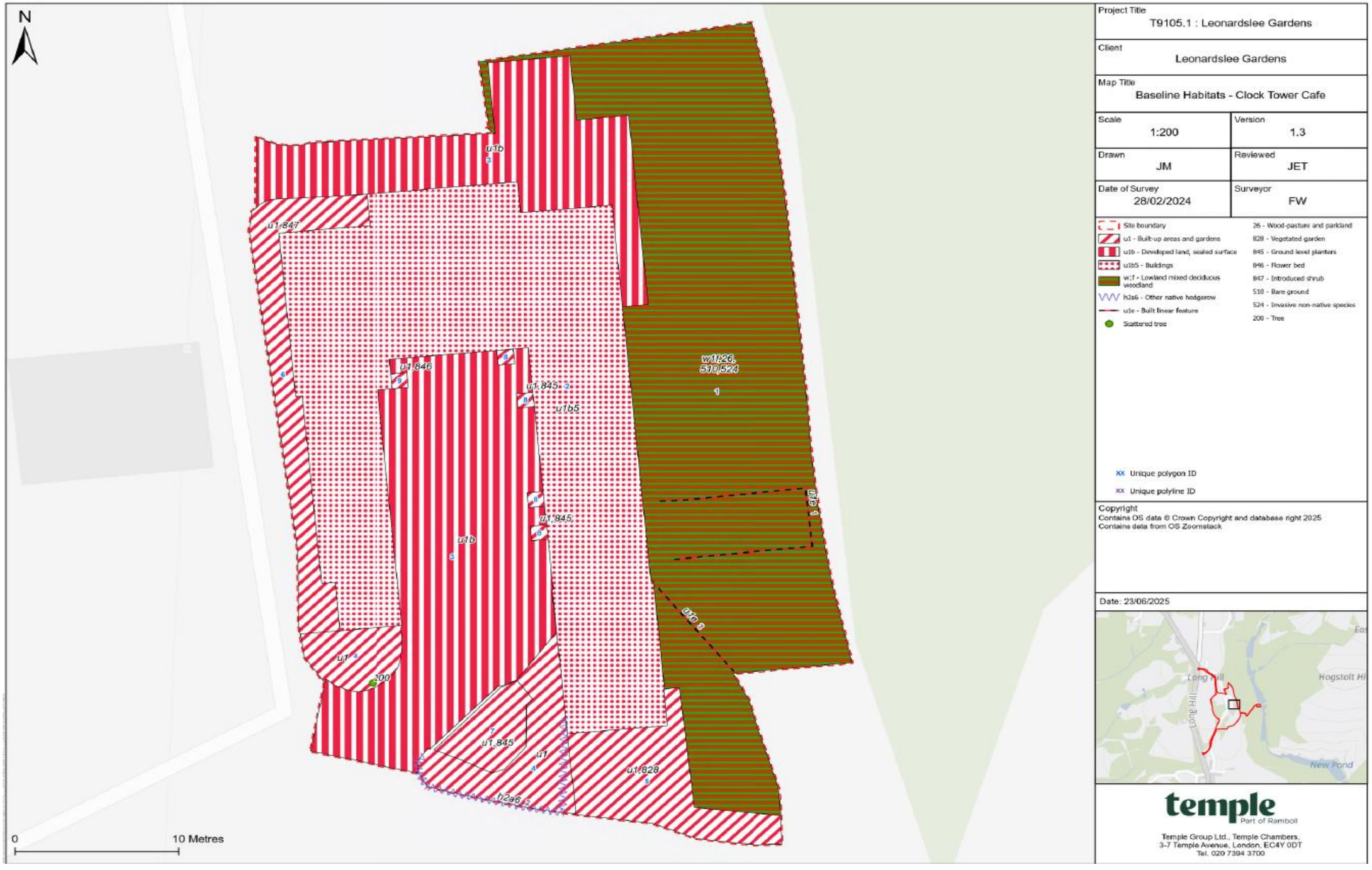


Figure 4: Former Generator Block Baseline Habitat Survey Map

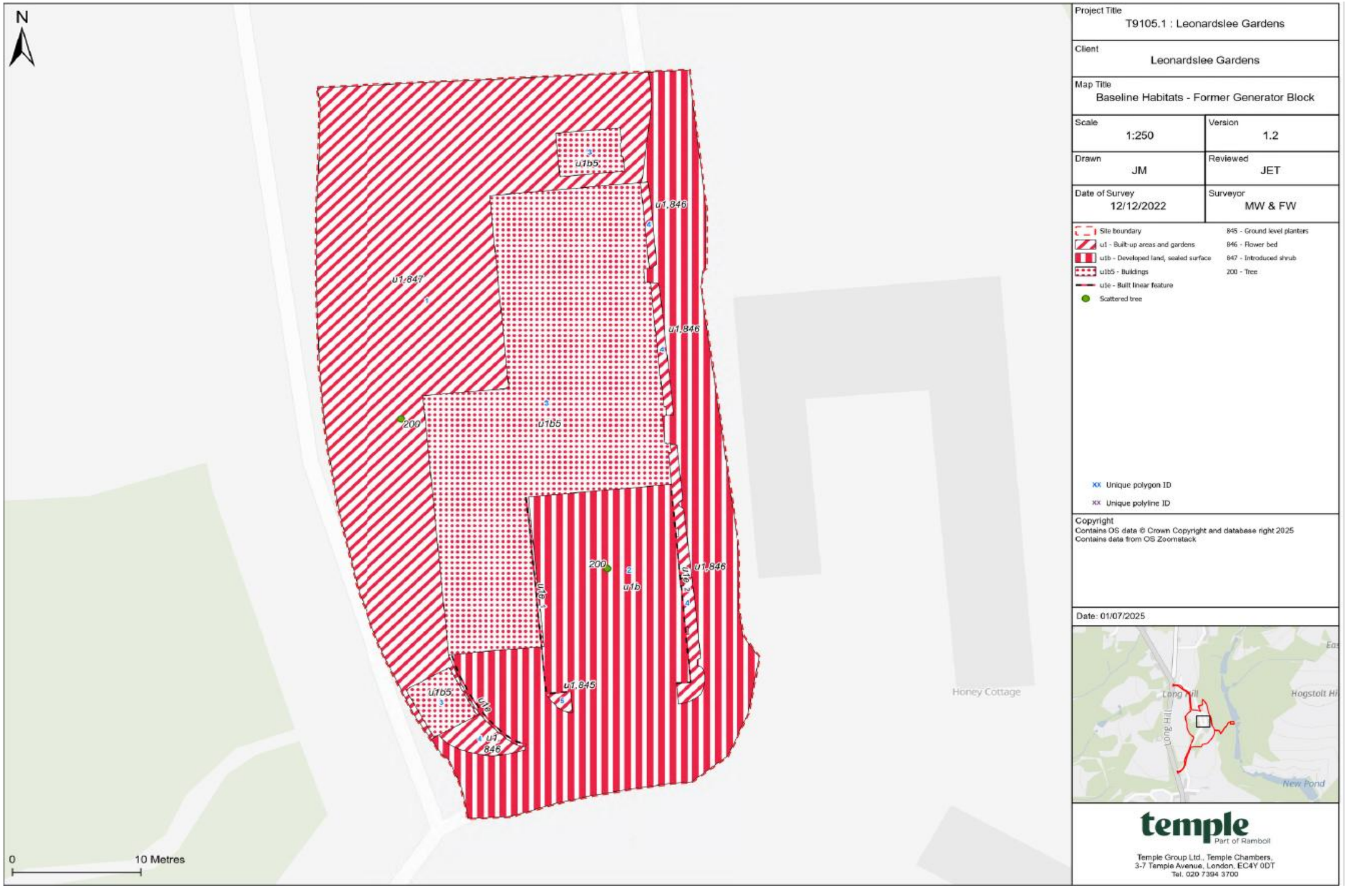


Figure 5: Engine House Baseline Habitat Survey Map

Figure 6: Lightweight Wedding Pavillion Baseline Habitat Survey Map

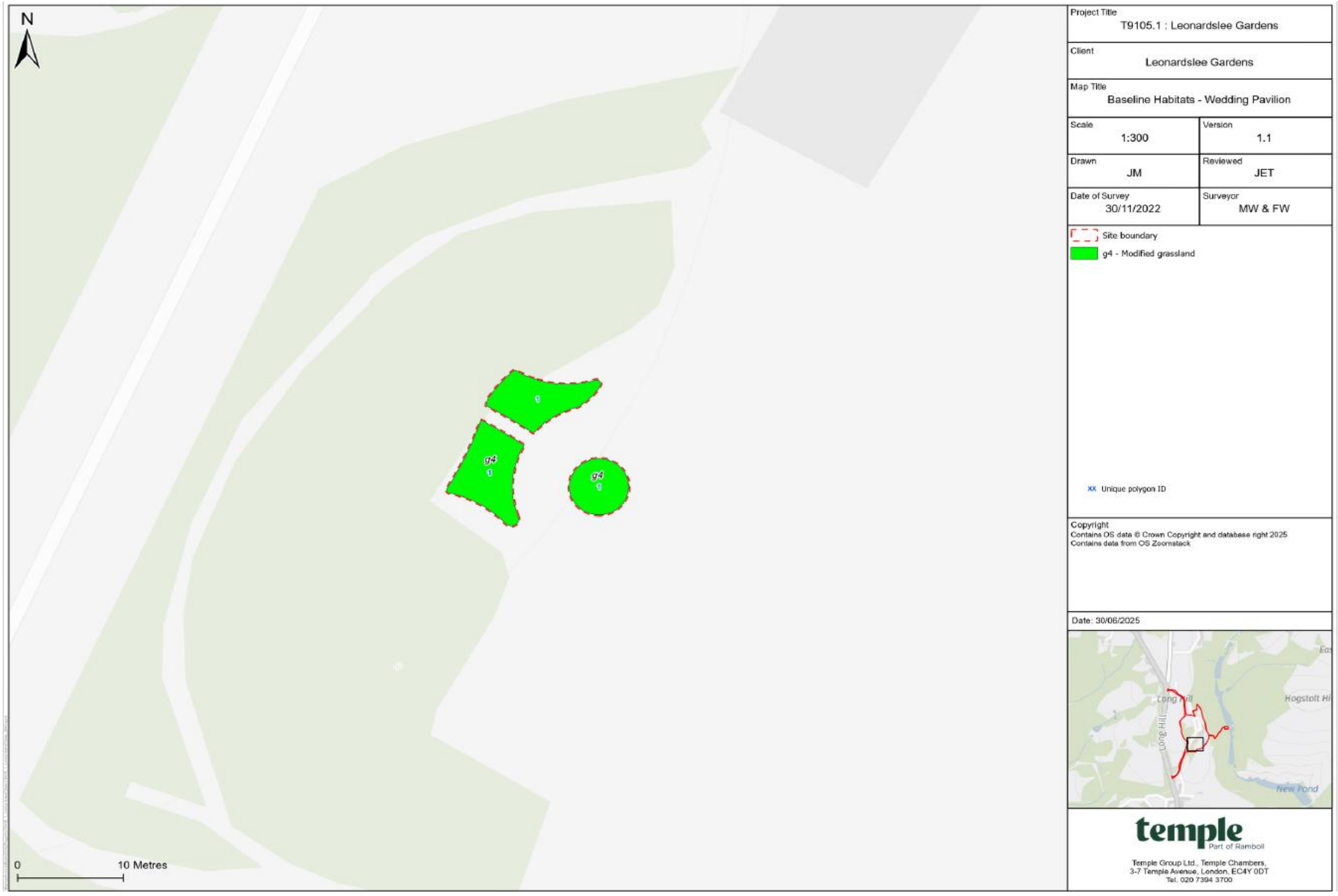
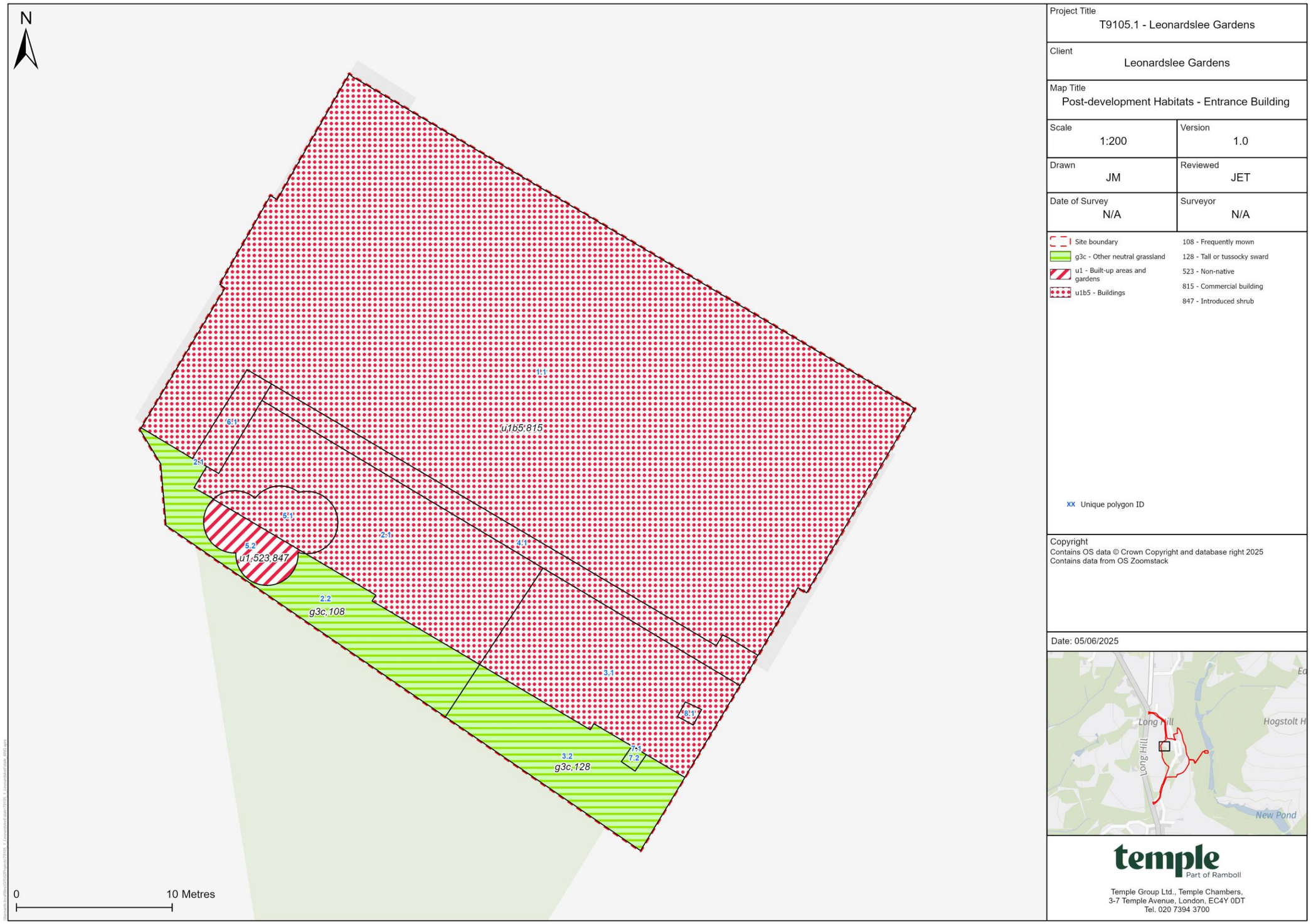


Figure 7: Entrance Building Post-development Habitat Survey Map •



Project Title
T9105.1 - Leonardslee Gardens

Client
Leonardslee Gardens

Map Title
Post-development Habitats - Entrance Building

Scale	Version
1:200	1.0
Drawn	Reviewed
JM	JET
Date of Survey	Surveyor
N/A	N/A

- Site boundary
- g3c - Other neutral grassland
- u1 - Built-up areas and gardens
- u1b5 - Buildings
- 108 - Frequently mown
- 128 - Tall or tussocky sward
- 523 - Non-native
- 815 - Commercial building
- 847 - Introduced shrub
- xx Unique polygon ID

Date: 05/06/2025

temple
Part of Ramboll
Temple Group Ltd., Temple Chambers,
3-7 Temple Avenue, London, EC4Y 0DT
Tel. 020 7394 3700

Figure 8: Main House Forecourt Post-development Habitat Survey Map

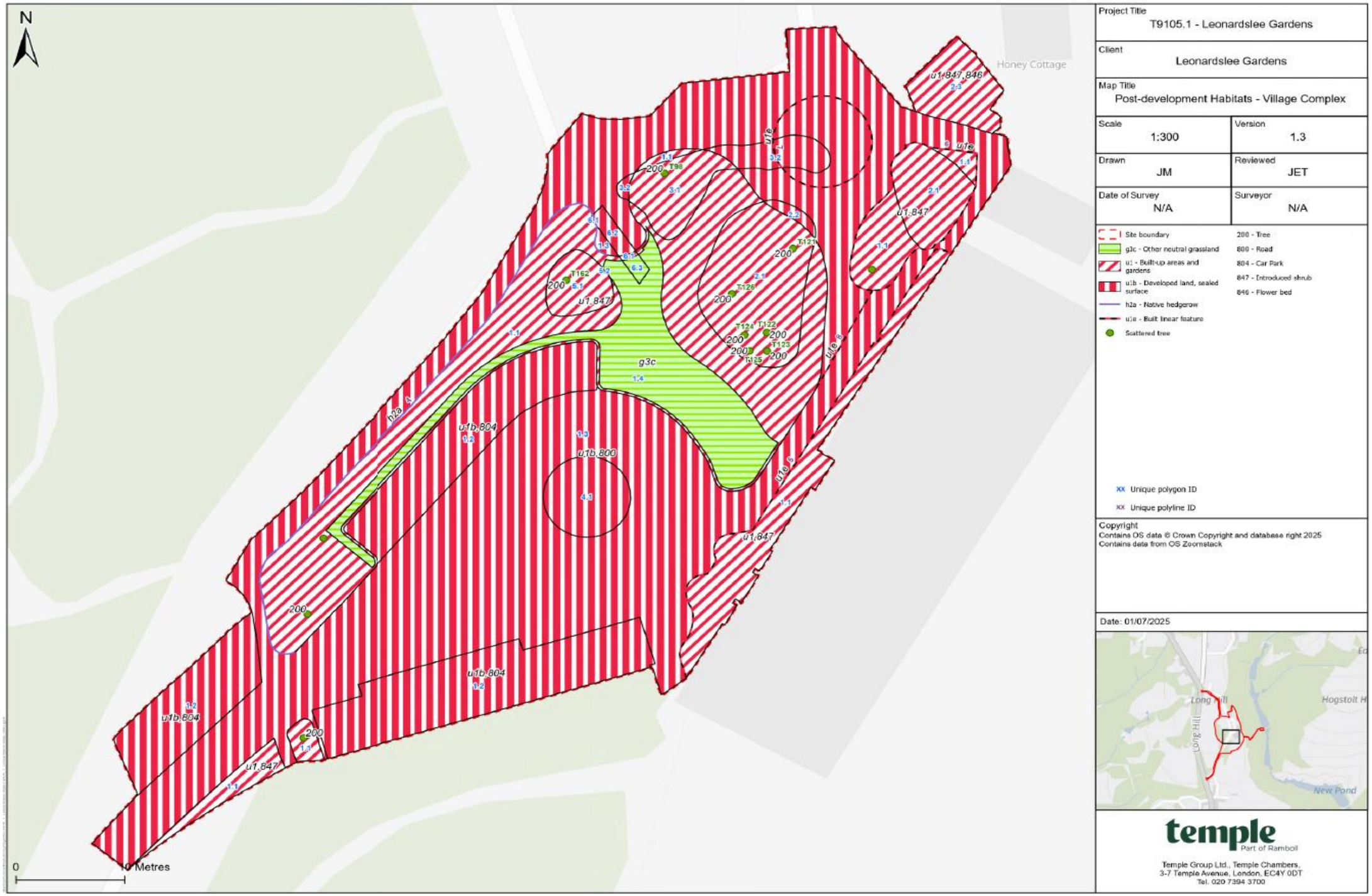


Figure 9: Clock Tower Café Post-development Habitat Survey Map

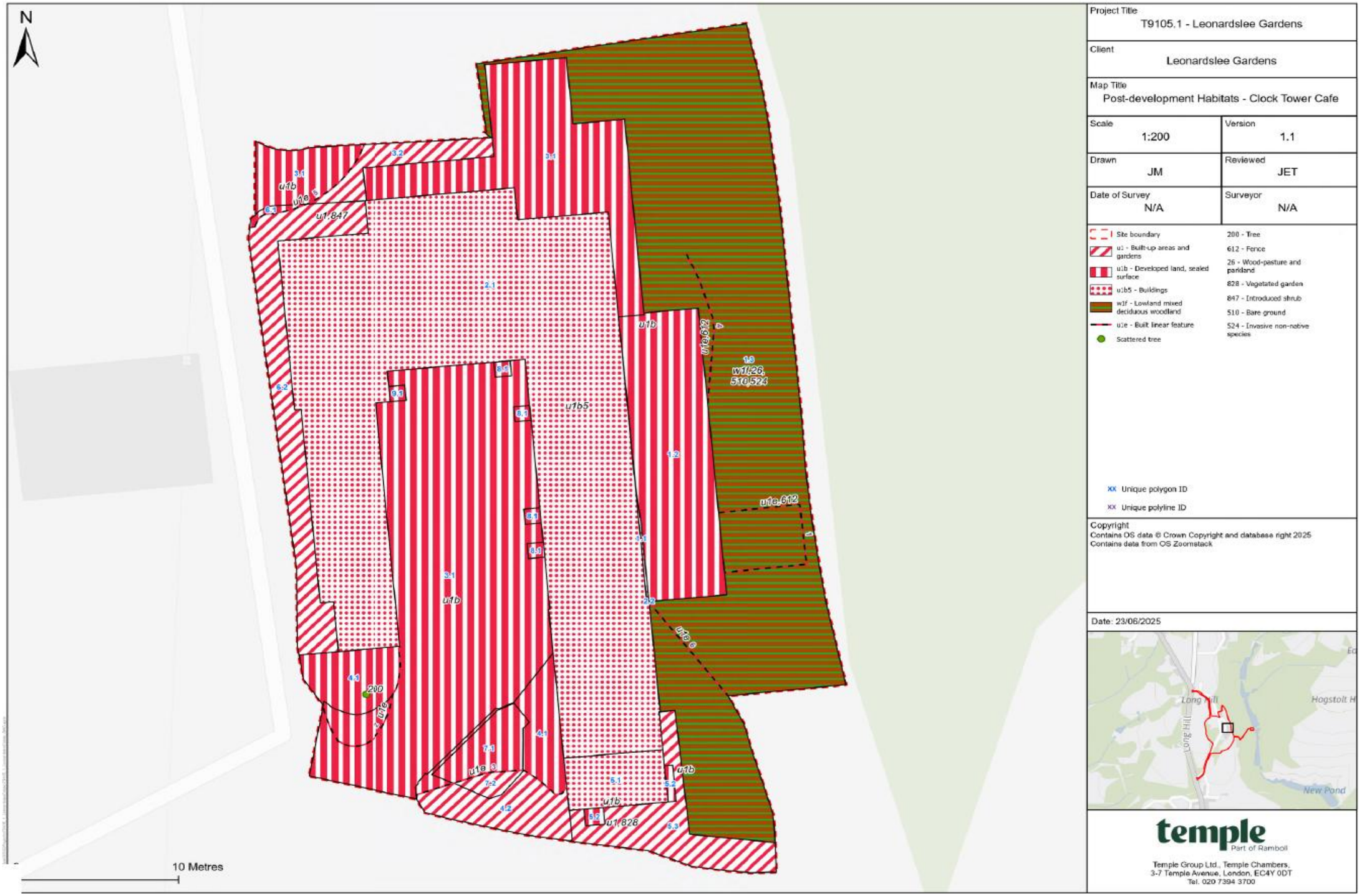
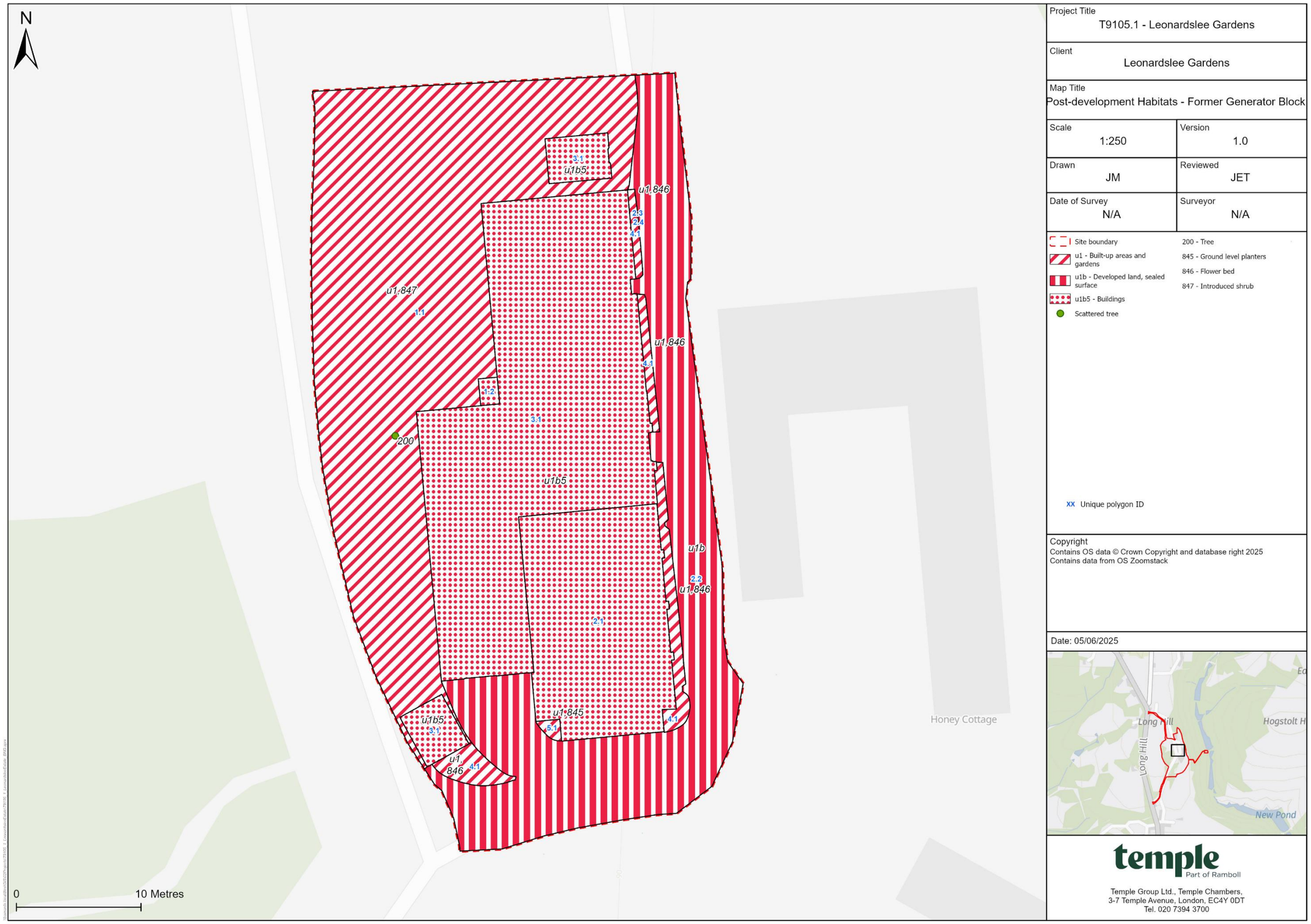


Figure 10: Former Generator Block Post-development Habitat Survey Map



Project Title
T9105.1 - Leonardslee Gardens

Client
Leonardslee Gardens

Map Title
Post-development Habitats - Former Generator Block

Scale	Version
1:250	1.0
Drawn	Reviewed
JM	JET
Date of Survey	Surveyor
N/A	N/A

- Site boundary
- u1 - Built-up areas and gardens
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- Scattered tree
- 200 - Tree
- 845 - Ground level planters
- 846 - Flower bed
- 847 - Introduced shrub
- xx Unique polygon ID

Date: 05/06/2025

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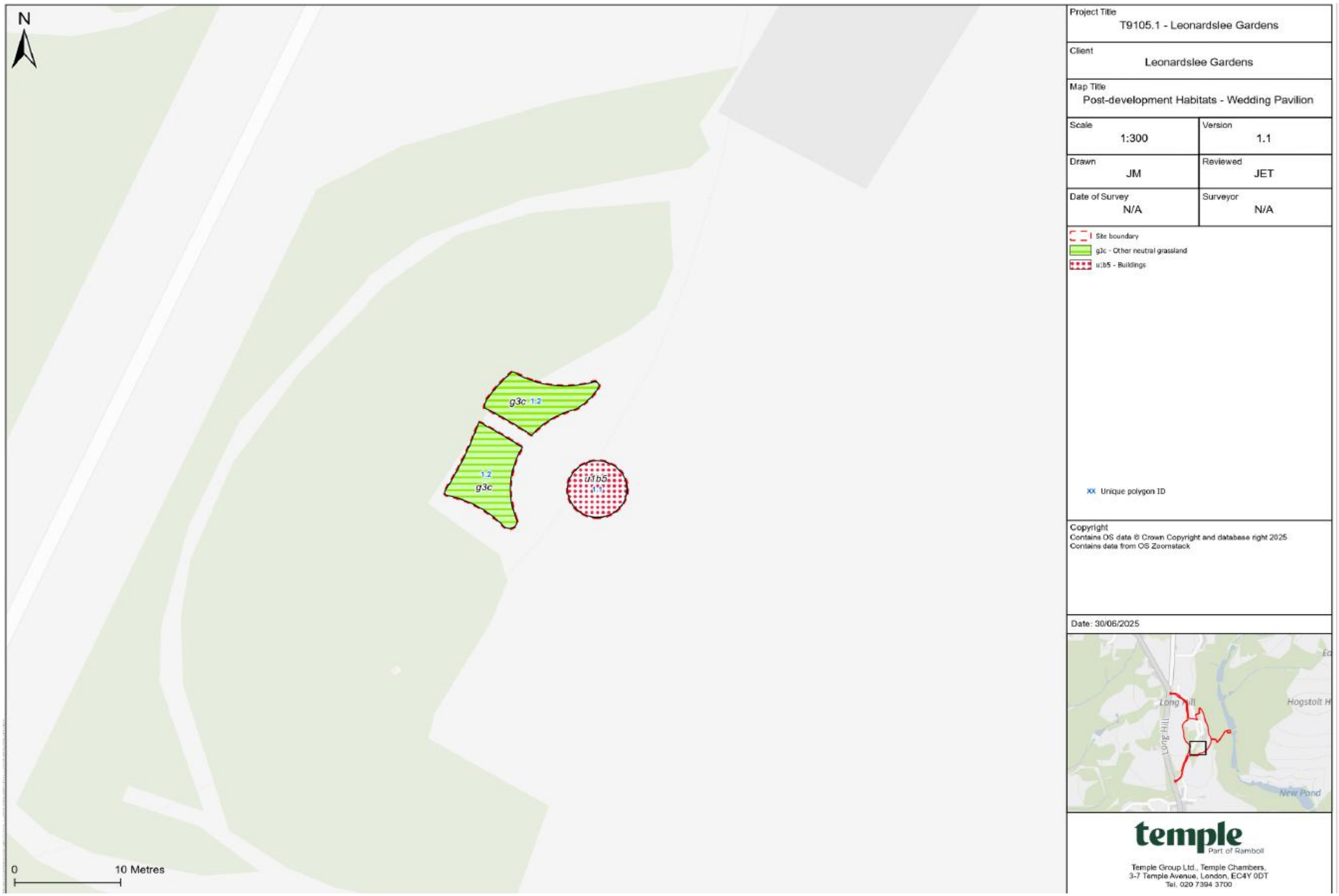
3-7 Temple Avenue, London, EC4Y 0DT
Tel. 020 7394 3700

Figure 11: Engine House Post-development Habitat Survey Map

Figure 12: Lightweight Wedding Pavillion Post-development Habitat Survey Map



Appendix 2: Summary of Metric Rules and Principles

Metric Rules and Principles

The Statutory Biodiversity Metric User Guide indicates that a number of rules must be followed in applying the Metric in order to inform a claim of achievement by a project of gain in biodiversity. These are:

- **Rule 1:** The trading rules of this biodiversity metric must be followed.
- **Rule 2**: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- **Rule 3**: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
- **Rule 4**: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

In addition, the User Guide indicates that assessments should be informed by:

- **Principle 1**: The metric assessment should be completed by a competent person.
- **Principle 2:** The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- **Principle 3:** This biodiversity metric should be used in accordance with established good practice guidance and professional codes
- **Principle 4:** This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- **Principle 5:** Biodiversity units are a proxy for biodiversity and should be treated as relative values.

- **Principle 6:** This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- **Principle 7:** Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
- **Principle 8:** Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- **Principle 8:** This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:
    - maintain habitat extent - supporting more, bigger, better and more joined up ecological networks
    - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

The Metric guidance also confirms that for irreplaceable habitats:

- **Irreplaceable habitats** – Irreplaceable habitats (as provided for in BNG regulations) are technically very difficult to recreate once destroyed (or recreation would take a significant amount of time). As such, the BNG requirement is disapplied for these habitats. Any losses or deterioration impacts to irreplaceable habitats cannot be calculated by the biodiversity metric tool and they are removed from the baseline. Impacts to on-site and off-site irreplaceable habitats should be avoided in line with planning policy. Irreplaceable habitats require consideration outside of biodiversity net gain, which must comply with up-to-date policy, legislation and regulations.
- **Ancient woodland** – Ancient woodland can be recorded as range of woodland habitat types and must be marked as an irreplaceable habitat within the biodiversity metric tool. Ancient woodlands include:

    ancient semi-natural woodlands (ASNW)

    plantations on ancient woodland sites (PAWS)

    ancient wood-pasture and parkland.

- **Ancient and veteran trees** – All ancient and veteran trees must be recorded within the biodiversity metric tool and marked as an irreplaceable habitat.

Appendix 3: Condition Assessments

CONDITION ASSESSMENT PROFORMA FOR USE WITH THE STATUTORY METRIC - AREA BASED HABITATS			
Date	28.02.24	Statutory Biodiversity Metric survey reference (if condition assessment of this polygon relates to a wider habitat survey)	U1
Weather conditions	overcast, cool conditions		
Surveyor name(s)	Francesca West	Unique polygon reference(s)	secondary code 32
Project / development name	Main House Forecourt	Statutory Biodiversity Metric habitat type	INDIVIDUAL TREES
Site name or location	Leonardslee Lakes and Gardens	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	9A Individual Trees
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			

Habitat description
Scattered trees contained within the areas of introduced shrub on Site

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	CA	CB	CC	CD	CE	CF								**TOTAL**
Result	F	P	P	P	F	P								4
Photo ref														
Target note ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N						Condition (Good/Moderate/Poor):			Moderate				
Suggested enhancement interventions to improve condition score	N/A													

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.1 - AREA BASED HABITATS			
Date	30th November 2022	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	8oC, 2/12 Beaufort scale wind, 9/8 (fog) okta cloud cover		
Surveyor name(s)	Francesca West and Maisie Worthington	Unique polygon reference(s)	
Project / development name	9105 Leonardslee Lakes and Gardens	Metric 3.1 habitat type	G4 Modified Grassland
Site name or location	Former Generator Block	Condition assessment required? (y/n)	y
Onsite or offsite?	On Site	Condition sheet used	Grassland Habitat Type (low distinctiveness)
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)	PEA carried out in November so species may be limited.		

Habitat description
Modified grassland with mature introduced shrubs.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	**TOTAL**
Result	n	n	n	n	y	y	n	n/a	n/a	n/a	n/a	n/a	n/a	2
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n	Condition (Good/Moderate/Poor):	Poor
Suggested enhancement interventions to improve condition score	The removal of non-native invasive species and re-planting with native species. Grassland areas can be seeded with a more diverse wildflower mix. Mow the grass less frequently to allow a longer and more varied sward height to develop. The exclusion of traffic and pedestrians to stop encroachment from the road could be achieved by more defined boundaries along the lawn edge.		

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.1 - AREA BASED HABITATS

Date	30th November 2022	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	8oC, 2/12 Beaufort scale wind, 9/8 (fog) okta cloud cover		
Surveyor name(s)	Francesca West and Maisie Worthington	Unique polygon reference(s)	
Project / development name	9105 Leonardslee Lakes and Gardens	Metric 3.1 habitat type	Scrub
Site name or location	Former Generator Block	Condition assessment required? (y/n)	y
Onsite or offsite?	On Site	Condition sheet used	Scrub habitat type
Reason for assessment (if not baseline condition survey)	Heathland and shrub – Mixed scrub. Scrub within the G4 Modified grassland had 90% continuous cover and so needs to be classified in the relevant scrub type.		
Limitations (if applicable)			

Habitat description
Large, mature introduced shrubs within the modified grassland.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	**TOTAL**
Result	n	n	n	n	n	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Condition (Good/Moderate/Poor):	Poor
Suggested enhancement interventions to improve condition score	The removal of non-native invasive species and re-planting with a diverse mix of native species including nectar rich and fruit-bearing species.		

Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

Bare ground and ruderal/ephemeral vegetation was identified within the area of grassland to the south of the Entrance Building. The area of bare ground was recorded to the east of the small southern extension of the existing Entrance Building and was likely formed as a result of the installation of this extension. The area of ruderal/ephemeral vegetation was recorded along the southern extent of the Entrance Building and comprised colonising species and some garden escapees.

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:	ukhab – UK Habitat Classification - -

On-site or off-site, site name and location	On-site, Entrance Building at Leonardslee Lakes and Gardens	**Survey date and Surveyor name**	30.04.2025 Francesca West
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)	N/A	**Habitat parcel reference**	510 81
		Grid reference	

Condition Assessment Criteria		TQ 22052 25999	TQ 22061 25998								
		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	N								
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	Y								
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).**	N	Y								
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:											
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.										
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:											
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].										
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.										
Additional Criterion - must be assessed for **Intensive green roofs** only:											

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).											
Additional Criterion - must be assessed for **Biodiverse green roofs** only:												
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**											
Essential criteria relevant for habitat type achieved (Yes or No)		N	Y									
Number of criteria passed		0	2									
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)	N	N									
• 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)	N	Y									
• Passes 0 or 1 of 3 core criteria.	Poor (1)	Y	N									
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)											
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)											

• Passes 0 or 1 of 4 criteria.	Poor (1)										
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):											
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)										
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)										
• Passes 2 or fewer of 5 criteria.	Poor (1)										
Suggested enhancement interventions to improve condition score											

Footnotes

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:
Home » NNSS
(nonnativespecies.org)
and Natural England Access to Evidence page should also be checked for up-to-date information:
Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)
For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Alternative plants » NNSS (nonnativespecies.org)

•

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types
Grassland - Lowland calcareous grassland **Grassland - Lowland dry acid grassland** **Grassland - Lowland meadows** **Grassland - Other lowland acid grassland** **Grassland - Other neutral grassland** **Grassland - Tall herb communities (H6430)** [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] **Grassland - Upland acid grassland** **Grassland - Upland calcareous grassland** **Grassland - Upland hay meadows** **Sparsely vegetated land - Calaminarian grassland**

On-site or off-site, site name and location	On-Site Entrance Building at Leonardslee Lakes and Gardens	**Survey date and Surveyor name**	30.04.2025 Francesca West
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	
Grid reference	TQ 22062 25992	**Habitat parcel reference**	2 and 3

Habitat Description
The area of grassland was recorded to the south of the Entrance Building and is frequently mown with some areas of taller sward grassland. The grassland contains flora indicative of disturbed habitat and also contains an area of English Bluebell to the south-west.

ukhab – UK Habitat Classification	-	-

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.**	Y	
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.	Y	

C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Y	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	
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.	N	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² 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.**	N	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y	
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)	
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)	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.1 - AREA BASED HABITATS			
Date	30th November 2022	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	8oC, 2/12 Beaufort scale wind, 9/8 (fog) okta cloud cover		
Surveyor name(s)	Francesca West and Maisie Worthington	Unique polygon reference(s)	
Project / development name	9105 Leonardslee Lakes and Gardens	Metric 3.1 habitat type	
Site name or location	wedding pavilion	Condition assessment required? (y/n)	
Onsite or offsite?	On site	Condition sheet used	Grassland LOW

Reason for assessment (if not baseline condition survey)	
Limitations (if applicable)	Survey carried out in November so sample may not be representative of all species present.

Habitat description

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	**TOTAL**
Result	n	n	n	n	n	y	y							2
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n	Condition (Good/Moderate/Poor):	Poor
Suggested enhancement interventions to improve condition score	Grassland areas can be seeded with a more diverse wildflower mix. Mow the grass less frequently to allow a longer and more varied sward height to develop.		

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.1 - AREA BASED HABITATS

Date	30th November 2022	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	Clear, cold		
Surveyor name(s)	Francesca West, Maisie Worthington	Unique polygon reference(s)	
Project / development name	Leonardslee Garden	Metric 3.1 habitat type	w1g Other woodland; broadleaved
Site name or location	Clock Tower Cafe	Condition assessment required? (y/n)	Y
Onsite or offsite?	On site	Condition sheet used	Y
Reason for assessment (if not baseline condition survey)	Baseline		
Limitations (if applicable)	N/A		

Habitat description

In the east of the site, the building adjoins the woodland that makes up the wider area. The woodland continues beyond the boundary of the site down the hill to where the woodland is designated Ancient Replanted Woodland (Natural England, 2022). The woodland within the site boundary is comprised mainly of Rhododendron and laurel. The understory within the site boundary was composed of ivy, bramble, sheep Sorrell, Robert, St Johns wort.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	**TOTAL**
Result	1	2	1	2	1	2	1	2	2	1	2	1	1	19
Photo ref														

Target note ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N/A						Condition (Good/Moderate/Poor):			Poor				
Suggested enhancement interventions to improve condition score														

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.1 - AREA BASED HABITATS			
Date	30th November 2022	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	Clear, cold		
Surveyor name(s)	Francesca West, Maisie Worthington	Unique polygon reference(s)	
Project / development name	Leonardslee Garden	Metric 3.1 habitat type	H2b Other Hedgerow
Site name or location	Clock Tower Cafe	Condition assessment required? (y/n)	Y
Onsite or offsite?	On site	Condition sheet used	Y
Reason for assessment (if not baseline condition survey)	Baseline		
Limitations (if applicable)	N/A		

Habitat description

There is a small conifer hedgerow that surrounds the flowerbed in the south of the site and separates it from the residential garden and path leading away from the site. The hedgerow is comprised entirely of conifer and is approximately 12m long with a height of approximately 1.2m.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A1	A2	B1	B2	C1	C2	D1	D2	N/A	N/A	N/A	N/A	N/A	**TOTAL**
Result	F	F	F	F	F	P	F	P	NA	NA	NA	NA	NA	2
Photo ref														
Target note ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	No						Condition (Good/Moderate/Poor):			Poor				
Suggested enhancement interventions to improve condition score														

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 3.1 - AREA BASED HABITATS			
Date	1st December 2022	Metric 3.1 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	8°c, 0/8 oktas cloud cover, Beaufort 2 wind and no rain		
Surveyor name(s)	Francesca West, Maisie Worthington	Unique polygon reference(s)	
Project / development name	9105 Leonardslee Estate (Engine House)	Metric 3.1 habitat type	Grassland

Site name or location	Engine House, Leonardslee Estate, Lower Beeding	Condition assessment required? (y/n)	
Onsite or offsite?	Onsite	Condition sheet used	
Reason for assessment (if not baseline condition survey)			
Limitations (if applicable)			

Habitat description
G4- Modified Grassland with 64 Mown, 1160 Introduced shrub, 1170 Tree

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	**TOTAL**
Result	P	F	P	P	P	P	F							5
Photo ref														
Target note ref														

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – C7 – Rhododendron is present	Condition (Good/Moderate/Poor):	Moderate
Suggested enhancement interventions to improve condition score	Sensitive removal of rhododendron is required to increase the condition score to good. This can be replaced with native hedge or scrub such as bramble *Rubus sp.* or hazel *Coryllus avellana*. If the height of the grassland is left to grow longer, the condition score could increase to good.		

Appendix 4: Summary Biodiversity Gain Plan

Department for Environment Food & Rural Affairs

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Maisie Worthington

3.2 Company name

Temple Group Ltd

3.3 Address

3 Upper Stalls, Iford, Lewes BN7 3EJ

3.4 Email address

Maisie.worthington@templegroup.co.uk

3.5 Telephone number

01273 813739

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

[redacted]

3.8 Date

01/07/2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

Enhancement and creation of existing and new habitats across the Site

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on-site, including to avoid or minimise the impact on irreplaceable habitats.

Retention of as much habitats as feasible, with focus on medium distinctiveness habitats

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☐ Yes

☒ No

4.6 How will you achieve the target net gain percentage?

☒ On-site

☐ Off-site

☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

☒ Yes

☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

Individual tree planting, introduced shrub planting, creation of grasslands and enhancement of other woodland, mixed and grassland.

4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

N/A

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☐ Yes
☒ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes
☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

T9105.1_Leonardslee Gardens_Biodiversity_Metric_Calculation_Tool_V1

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

Within this report

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

Within this report

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

Within this report

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes
☒ No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes
☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes
☒ No

6. On-site habitat enhancements

(a) Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

May 2025

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

See limitations within this report

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

1.07

Number of hedgerow biodiversity units

0.03

Number of watercourse biodiversity units

0.00

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

1.19

Number of hedgerow biodiversity units

0.12

Number of watercourse biodiversity units

0.00

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.12

Area habitat biodiversity units % change

11.38%

Hedgerow biodiversity units

0.09

Hedgerow biodiversity units % change

260.61%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

7. Off-site habitat enhancements

(b) Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

7.4 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

(c) Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if the trading was satisfied for each distinctiveness group. If the trading was not satisfied, tell us if you agreed bespoke compensation.

Very high

N/A

High

N/A

Medium

Yes

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No

- London: Temple Chambers 3-7 Temple Avenue London EC4Y 0DT. T: +44 (0)20 7394 3700
- Haywards Heath: Delta House, 16 Bridge Road, Haywards Heath, RH16 1UAT: +44 (0)20 7394 3700
- Lewes: 3 Upper Stalls, Iford, Lewes, East Sussex, BN7 3EJ. T: +44 (0) 1273 813739
- Lichfield: 1-2 Trent Park, Eastern Avenue, Lichfield, Staffordshire, WS13 6RN. T: +44 (0)1543 229049
- Manchester: Express Building, 3 George Leigh Street, Manchester, M4 5AD. T: +44 (0)161 509 4900
- Norwich: 60 Thorpe Road, Norwich, Norfolk, NR1 1RY. T: +44 (0)1603 628408
- Wakefield: St James Suite, Nostell Business Park, Doncaster Road, Wakefield, WF4 1AB. T: +44 (0)1924 921900
- Cardiff: Brunel House, 2 Fitzalan Place, Cardiff CF24 0EB