



Biodiversity Net Gain Full Report

Slinfold



3rd November 2025

Quality Assurance

Principal Author Jordie Daley	Reviewer Samuel Kendray	Authoriser Jordie Daley
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EXECUTIVE SUMMARY

Project Details		
Project Name Slinfold	Total Site Area (ha) 3.91	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 Net Gain (BNG) assessment 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 assessment of the Site, consisting of:

- A desk study to inform field survey and Statutory Metric calculations.
- A field survey in May 2025 to determine the type (distinctiveness) and condition of habitats within the Site.
- A quantitative assessment of biodiversity losses and gains via a completed Statutory Metric.
- A qualitative assessment of how the Proposed Development design meets the net gain target according to the Defra 'rules' and best practice guidance; and
- Conclusions of the assessment.

This report presents the details of this assessment to support a full planning application to Horsham District Council.

The Site was 3.91 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 units from 0 km of watercourse habitats.

Post development, the Site is predicted to support a total habitat area of 4.05 ha (including individual trees) and 13.46 biodiversity units from area habitats, 2.89 units from 1.16 km of hedgerow habitats and 0 units from 0 km of watercourse habitats.

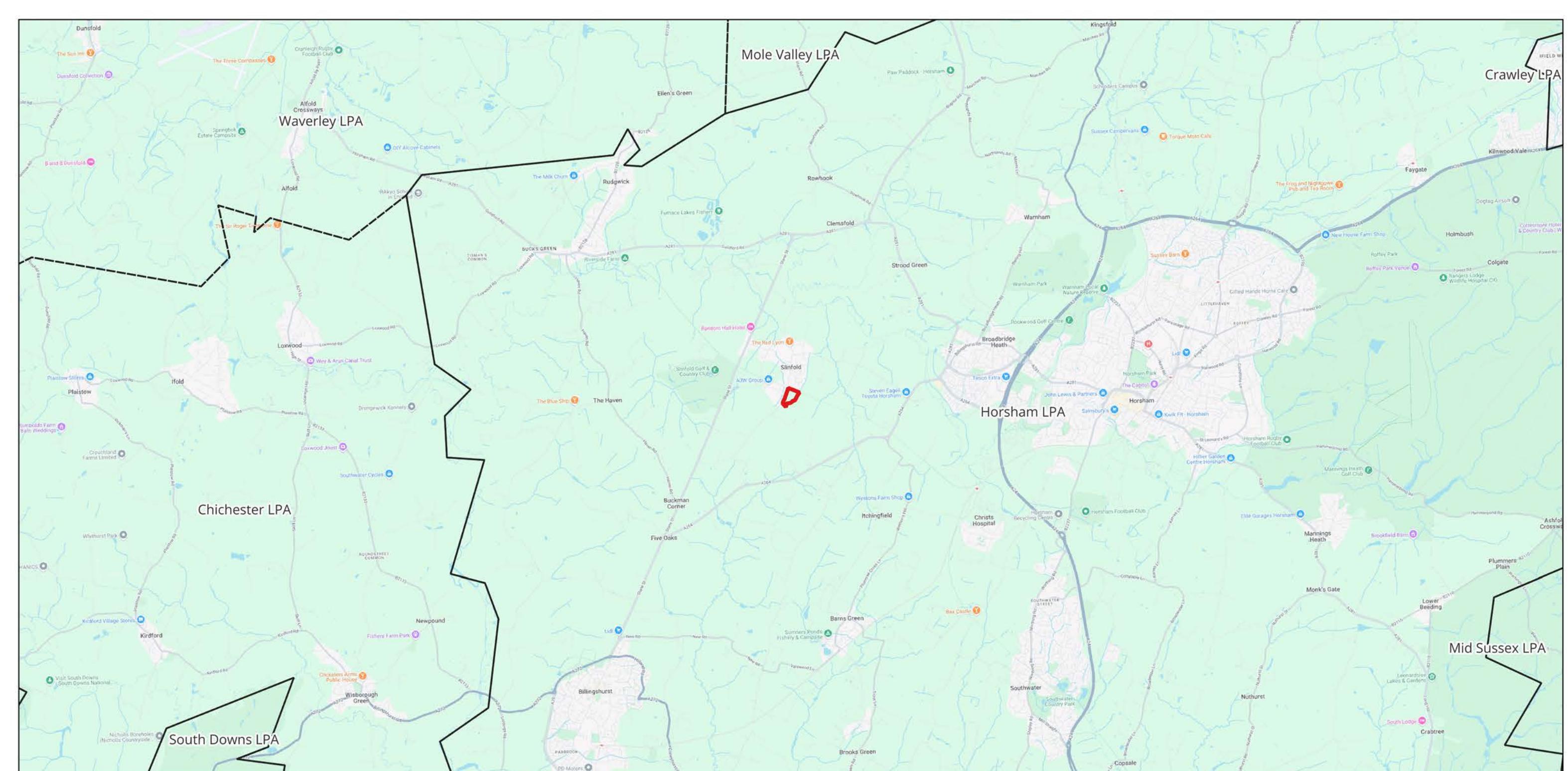
The Proposed Development meets the national minimum requirement of 10% net gain.

This report is supported by the following, which should be read in conjunction with this document:

- A completed Statutory Metric, and
- Plans of the biodiversity baseline and post development biodiversity.

Statutory Metric Results Summary							
Area Habitat		Hedgerows		Watercourses		Irreplaceable¹ Habitats	
Baseline							
Total Habitat Area (ha)	3.94	Total Length (km)	0.29	Total Length (km)	0	Total Area (ha)	0
Biodiversity Units	12.24	Biodiversity Units	1.57	Biodiversity Units	0	Biodiversity Units	0
Post development							
Total Habitat Area (ha)	4.07	Total Length (km)	1.16	Total Length (km)	0	Total Habitat Area (ha)	0
Biodiversity Units	13.48	Biodiversity Units	2.89	Biodiversity Units	0	Biodiversity Units	0
Unit change	1.25	Unit change	1.33	Unit change	-	Unit change	-
Percentage change	10.18%	Percentage change	84.68%	Percentage change	-	Percentage change	-

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



Site Context Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold	 Site Boundary  Local Planning Authority Boundaries
Approved	SK	Organisation Name	TILCo Limited	
Date	16/10/2025	Data Sources	Bing 2025	
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	
Orientation	Landscape		1:60,000	
 0 1 2 3 4 km				

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ACRONYMS

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
DAFOR	Dominant, Abundant, Frequent, Occasional, Rare
HMMP	Habitat Management and Monitoring Plan
IEMA	Institute of Environmental Management and Assessment
LNRS	Local Nature Recovery Strategy
MoRPh	Modular River Survey
OS	Ordnance Survey
RCA	River Condition Assessment

1. INTRODUCTION

AiDASH UK Ltd ('AiDASH') was commissioned by TILCo Limited to undertake a Biodiversity Net Gain (BNG) assessment of land at Slinfold located at Slinfold, OS grid reference TQ 11800 30600 and denoted by the red line boundary as shown in the Site Boundary Plan in Appendix A (the 'Site').

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 full BNG report presents the assessment of the biodiversity baseline and the Proposed Development design to support the planning application.

This report is accompanied by the following documents, which should be read in conjunction with this report:

- A completed Statutory Metric; and
- Plans of the biodiversity baseline and post development biodiversity.

1.1. Project Description

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

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 substantiating evidence within Appendix C. 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 net gain. A minimum 10% net gain must be achieved and then secured for 30 years.

Relevant legislation is detailed in Appendix D of this report.

1.4. Scope of this Report

This report presents the findings of a BNG assessment undertaken of the Site for the Proposed Development. This consists of:

- A desk study to inform field survey and Statutory Metric calculations.
- A field survey to determine the type (distinctiveness), condition of habitats within the Site.
- A quantitative assessment of biodiversity losses and gains via a completed Statutory Metric.
- A qualitative assessment of how the Proposed Development design meets the net gain target according to the Defra Statutory Biodiversity Metric User Guide (hereafter, the 'Defra User Guide') (Defra, 2024) D 'rules', 'principles' and best practice guidance.
- Conclusions of the assessment.

2. METHODOLOGY

A full BNG assessment, consisting of a desk study and a field survey, was undertaken to inform the Statutory Metric calculation for this Site.

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, the BNGAI™ Field Application, and QGIS (Version 3.40 - Bratislava).

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 E.

2.2. Desk Study

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

- Identifying designated habitat records within 500 m of the Site, consisting of:
 - High and very-high distinctiveness;
 - Irreplaceable habitats; and
 - Other priority habitats².
- Identifying statutory designated sites for nature conservation within the Site;
- Assisting the determination of the strategic significance of habitats on Site;
- Pre-mapping habitats on Site to expedite the field survey; and
- Where necessary, identifying habitats present on-Site prior to degrading activities taking place.

In addition, desk studies included:

- Identifying and evaluating other environmental information which may not be counted, may be counted in part, or counted in full for the purpose of this BNG assessment;
- Identifying non-statutory designated sites for nature conservation through publicly available local plans;
- Review of sources provided in Table 10 of the Defra User Guide in respect of assigning watercourse distinctiveness;
- Review of publicly available information to guide the BNG evaluation of the Proposed Development (see Section 2.4 below); and
- Review and inclusion of information supplied regarding offsite units, as applicable.

² Priority as defined broadly in Box 1 of the Guidelines for Preliminary Ecological Appraisal, second edition, (CIEEM 2017)

2.2.1. 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 Table 7 of the Defra 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.

2.2.2. What can be Counted

As per Defra guidance (Defra, 2023), there are existing environmental schemes that either:

- May not be counted,
- May be counted in 'part' (up to no net loss) or;
- May be counted in 'full' (may contribute towards the 10% minimum net gain uplift) for the purpose of BNG assessments.

The following scheme(s) was(/were) relevant to this assessment (Table 1):

Table 1: Environmental schemes and how they count towards BNG

Name of scheme	How it can count towards BNG
Sustainable urban drainage (SUDs)	In full
Green infrastructure	In full
River basin management plan (RBMP) enhancement	In part
River basin management plan (RBMP) mitigation	In part
Nutrient neutrality or mitigation	In part
Suitable alternative natural green space (SANG)	In part
Environmental impact assessment compensation	In part
Mitigation or compensation to a special area of conservation, special protection area, or protected species	In part
Mitigation or compensation to functionally linked land (FLL)	In part
NatureSpace district licensing	In part
Natural England district level licensing	In part, but not available yet
Restocking conditions relating to a tree felling licence or a restocking notice	Not allowed

Name of scheme	How it can count towards BNG
Remediation under the environmental damage regulations	Not allowed

2.3. Field Survey

A field survey was undertaken of the Site 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 2.1 and 2.2. above).
- Add condition assessment criteria information to each habitat.
- Assist the determination of encroachment into the riparian zone on Site;
- Add target notes to the map features as required, including species lists; and
- Photograph habitats and features as required.

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 date(s) of the survey are provided in Table 2 below.

Table 2: Survey weather conditions

Date	Survey	Weather Conditions	Cloudiness (Oktas)	Temperature (°C)	Precipitation	Wind (Beaufort Scale)
21/05/2025	BNG + Preliminary Ecological Appraisal survey	Cloudy/Rainy	5-7	18	Afternoon precipitation	2

Surveyors used an Android tablet running the latest AiDASH BNGAI™ application. Habitat classification and condition assessment followed methods as prescribed by the Statutory Metric User Guide and condition assessment sheets (Defra, 2023). In addition to the habitat validation and conditions assessments, additional target notes and photographic images were added to the field survey report.

Terrestrial species on Site were categorised using the DAFOR (Dominant, Abundant, Frequent, Occasional, Rare) scale to estimate the relative abundance of species within a habitat. Table 3 below details the approximate percentage cover for each category.

An assessment was made on-Site as to whether degrading activities appeared to have taken place prior to an application being made. Where this was known or considered to have taken place, professional judgement was applied, taking into account surrounding habitats and historical information to assign a baseline habitat type and condition, as well as strategic significance, in line with section 2.1.4 below.

Table 3: DAFOR Scale

Score	Cover (%)
Dominant (D)	76-100
Abundant (A)	51-75
Frequent (F)	26-50
Occasional (O)	1-25
Rare (R)	<1

2.4. BNG Evaluation

The BNG evaluation consists of:

- Confirmation the four 'rules' of use of the Statutory Metric have been met (Defra 2024) (hereafter the 'Defra Rules');
- Review of the Proposed Development in relation to nine Statutory Metric Principles (Defra 2024) (hereafter, the 'Defra Principles');
- Evaluation of the Proposed Development in relation to the Good Practice Principles for Development (CIEEM, IEMA, CIRIA, 2016) (hereafter, the 'Good Practice Principles');
- Evaluation of how the Proposed Development will meet local BNG requirements; and
- A review of the elements which factor into the quantitative assessment within the context of the aforementioned standards.

2.4.1. Defra Rules

The Rules set out in Chapter 3, page 12 of the DEFRA Statutory Metric User Guide, must be satisfied to achieve a net gain. These were reviewed in respect of their application to this Proposed Development.

2.4.2. Defra Principles

The Principles set out in Chapter 3, page 18 of Defra Statutory Metric User Guide, inform the use of the Statutory Metric. Commentary is made with respect to these and their application to this Proposed Development where appropriate. Principles 2, 4, 5 and 6 are statements of how the Statutory Metric should be used. It was considered that these do not specifically need to be evidenced here.

2.4.3. Good Practice Principles

The Good Practice Principles provide a holistic approach to the best use of the Statutory Metric to inform ecological assessment and design. These were evaluated in respect of this Proposed Development.

2.4.4. Local Planning Policy Review

The Horsham District Council and Sussex County Council planning pages were searched for specific guidance on BNG and policy considered relevant to biodiversity. The following sources of information were considered within the assessment:

- *Biodiversity and Green Infrastructure Planning Advice Note* (Horsham District Council, 2022)
- *Horsham District Planning Framework* (Horsham District Council, 2015)

2.5. Assumptions and Limitations

2.5.1. General

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, and as such, we cannot guarantee their accuracy or currency. This includes both the national government data sets and locally sourced information.

2.5.2. Baseline Biodiversity

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.

2.5.3. Post development Biodiversity

During the formulation of the BNG Plan, the following assumptions were considered realistic to be achieved upon review of the landscape strategy plan and its baseline habitat condition sheets:

- Existing 'Poor' quality Other woodland: broadleaved will be enhanced to that of 'Moderate' condition (except two sections of Habitat ID: 15).
 - Seeding in conjunction with established trees will develop three age classes, three levels of woodland regeneration, increase vertical structure and increase the number of native species.
- Other woodland; broadleaved to be created contiguous with existing woodland to also be of 'Moderate' condition.
 - Similar management to the above, in addition to conventional woodland establishment.
- Other woodland; broadleaved to be created not contiguous with existing woodland to be of 'Poor' condition.

- Existing Lowland mixed deciduous woodland to be enhanced to 'Good'.
 - Seeding in conjunction with established trees will develop three age classes, three levels of woodland regeneration, increase vertical structure and increase the number of native species.
 - The clearing of small areas for the planting of additional native tree species will increase the presence of deadwood by virtue of leaving cleared trees in situ.
 - Management over the 30 year period will reduce nutrient enrichment.
- An area of Other woodland; broadleaved and of Modified grassland, contiguous to Lowland mixed deciduous woodland to be enhanced to 'Poor' condition.
 - Similar establishment and management to the above, albeit less intensive.
- Created Mixed scrub to be created to 'Moderate' condition.
- Sustainable drainage system to be created to 'Good' condition.
- One Native hedgerow with trees habitat to be enhanced to 'Good' condition.
 - Contiguous Mixed scrub planting will eliminate horizontal and vertical 'gappiness' to pass baseline failed B1 & B2 criteria.
- All individual trees will be small-sized and native species.

3. RESULTS AND EVALUATION

The following sections set out the results of the desk study and field survey(s), as taken together. These results are evaluated as to how they inform the population and interpretation of the Statutory Metric.

3.1. Designated Habitats Inventory

Designated habitats within 500 m of the Site identified during the desk study and/or the field survey are further discussed in the sections below.

Table 4 below details the closest occurrence of each designated habitat type.

Table 4: Designated Habitats Inventory

Habitat	Type	Direction	Distance (~m)
Traditional orchard	Priority Habitat	North	0.08
Deciduous woodland	Priority Habitat	West	0.09
No main habitat but additional habitats present	Priority Habitat	Southwest	0.34
Good quality semi-improved grassland	Priority Habitat	Southeast	0.36
Ancient & Semi-natural woodland	Irreplaceable Habitat	East	0.42

All designated habitats within 500 m of the Site are displayed in Appendix F.

3.1.1. Irreplaceable Habitats

No irreplaceable habitats were present within or adjacent to the Site during the desk or field survey and are not considered further.

3.1.2. High and Very High Distinctiveness Habitats

The Lowland mixed deciduous woodland (high distinctiveness) (Habitat ID: 4) is the only habitat supported on the Site identified as being of high or very high distinctiveness by the statutory metric.

High and Very High Distinctiveness habitats are shown in Appendix F.

3.2. Statutory Designated Sites for Nature Conservation

Table 5 below details the closest occurrence of each statutory designated site for nature conservation within the Site or within 10 km of the Site identified by the desk study.

Table 5: Statutory Designated Sites for Nature Conservation

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
Special Areas of Conservation	The Mews	Southwest	9.56

All statutory designated sites for nature conservation within 10 km of the Site are displayed in Appendix G.

3.3. Non-statutory Designated Sites for Nature Conservation

Table 6 below details the closest occurrence of each non-statutory designated site for nature conservation within the Site or within 2 km of the Site identified by the desk study.

Table 6: Non-statutory Designated Sites for Nature Conservation

Non-statutory designated site	Name	Direction	Distance (~km)
Local Wildlife Sites	Holmbush Farm Meadow	Southeast	0.5
Local Wildlife Sites	Rookery Wood	South	1.5
Local Geological Sites	Slinfold Stream and Quarry	Northeast	0.93

3.4. Soil map

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

Soils are detailed further in Appendix H.

3.5. Strategic Significance

The Site was not encompassed by any high or medium strategic significance designations detailed in Section 2.2.1.

3.6. Field Survey

All habitats assessed on Site during the field survey are captured in Table 7 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 (TNs) and their location on the Site.

Evidence of the known recent site-wide scrub clearing was found on the Site, which is verified within the site photos provided in Appendix M.

3.7. Proposed Design

The Proposed Development's Design (5675_111_B_Planning Layout) consists of a residential development with a sustainable drainage system that expands surrounding woodland and scrub habitats.

The design is specified below for area and hedgerow habitats. Retained habitats can be seen in the Post Development Retained Habitats Plan, enhanced habitats in the Post Development Enhanced Habitats Plan, and created habitats in the Post Development Created Habitats Plan. These post development plans can be referred to in Appendix N.

Tables Table 8 & Table 9 below detail the proposed retained, enhanced and created area and hedgerow habitats on Site, respectively, as well as habitat lost.

Table 7: Baseline habitats

Habitat	Unique ID	Condition	Habitat Description	Species List
Urban tree	T1, T2, T3, T4, T5, T9, T10, T12	Moderate	Individual oaks dispersed throughout the Site, often in clusters of threes.	English Oak (<i>Quercus robur</i>)
Urban tree	T11	Moderate	Mature individual hawthorn over 5 metres.	Hawthorn (<i>Crataegus monogyna</i>)
Lowland mixed deciduous woodland	4	Moderate	Patch of offsite woodland extending onto Site. Supports public pathway.	<u>Dominant</u> : English Oak <u>Abundant</u> : Bramble (<i>Rubus fruticosus</i>) <u>Frequent</u> : Blackthorn (<i>Prunus spinosa</i>), Cleavers (<i>Galium aparine</i>), Cocksfoot Grass (<i>Dactylis glomerata</i>), Stinging Nettle (<i>Urtica dioica</i>) <u>Occasional</u> : Ash (<i>Fraxinus excelsior</i>), Ivy (<i>Hedera helix</i>), Willow (<i>Salix sp.</i>) <u>Rare</u> : Holly (<i>Ilex aquifolium</i>)
Other woodland; broadleaved	15	Poor	Large swath of open woodland that has recently seen scrub clearing.	<u>Dominant</u> : English Oak <u>Frequent</u> : Willow <u>Occasional</u> : Aspen (<i>Populus tremula</i>) <u>Rare</u> : Holly
Other woodland; broadleaved	9	Poor	Woodland corridor buffering Site from Hayes Lane. Has seen scrub clearing to its edge.	<u>Dominant</u> : Blackthorn, English Oak <u>Abundant</u> : Bramble
Bracken	14	Condition Assessment N/A	Small parcel of Bracken in Site's northern corner.	<u>Abundant</u> : Bramble <u>Frequent</u> : Blackthorn <u>Occasional</u> : Bracken (<i>Pteridium aquilinum</i>), Hawthorn, Willow
Mixed scrub	21	Good	Scrub surrounding Bracken parcel.	<u>Abundant</u> : Bramble <u>Frequent</u> : Blackthorn <u>Occasional</u> : 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.	<u>Dominant</u> : Bramble, Meadow Fescue (<i>Lolium pratense</i>) <u>Abundant</u> : Bramble <u>Occasional</u> : Bracken, Cleavers, Common Agrimony (<i>Agrimonia eupatoria</i>), Curled Dock (<i>Rumex crispus</i>), Hawthorn, Hedge Bindweed (<i>Calystegia sepium</i>), Meadow

				Buttercup (<i>Ranunculus acris</i>), Meadow Foxtail (<i>Alopecurus pratensis</i>), White Clover, Willow, Yorkshire Fog (<i>Holcus lanatus</i>) <u>Frequent</u> : Cleavers, Lesser Knapweed (<i>Centarea nigra</i>), Rough Meadowgrass (<i>Poa trivialis</i>) <u>Rare</u> : Ribwort Plantain (<i>Plantago lanceolata</i>), Common Rush (<i>Juncus effusus</i>), Field Forget-me-not (<i>Myosotis arvensis</i>), Greater Stitchwort (<i>Stellaria holostea</i>), Hoary Groundsel (<i>Jacobaea erucifolia</i>), Meadow Pea (<i>Lathyrus pratensis</i>), Smooth Brome (<i>Bromus racemosus</i>)
Hedgerow Habitats				
Native hedgerow with trees	L3	Moderate	Linear feature extending over part of western boundary.	Abundant: English Oak Frequent: Blackthorn, Bramble Occasional: Alder (<i>Alnus glutinosa</i>) Rare: Sweet Chestnut (<i>Castanea sativa</i>), Field Maple (<i>Acer campestre</i>)
Line of trees	L4	Moderate	Tree sequence delineating all of the northern boundary.	Dominant: English Oak

Table 8: Proposed post development area-based habitat details

Habitat	Unique ID	Area (ha)	Type (Retained/ Enhanced / Created)	Proposed Planting Mix	Proposed Condition	Strategic Significance
Modified grassland	22	0.0007	Retained	-	Poor	Low
Other woodland; broadleaved	15	0.0866	Retained	-	Poor	Low
Urban tree	T1, T2, T3, T4, T5, T9, T10, T11, T12	0.0205	Retained	-	Moderate	Low
Lowland mixed deciduous woodland	1052, 1053, 1054	0.1306	Enhanced	-	Good	Low
Lowland mixed deciduous woodland	1145	0.0048	Enhanced	-	Poor	Low
Other woodland; broadleaved	1025, 1028, 1145	0.8113	Enhanced	-	Moderate	Low
Vegetated garden	818, 817, 824, 858, 866, 882, 973, 975, 972, 849, 856, 865, 875, 887, 896, 962, 970, 976	0.8503	Created	-	Condition Assessment N/A	Low
Lowland mixed deciduous woodland	1137	0.0432	Created	-	Poor	-
Mixed scrub	1116, 1086, 1121, 1128	0.2225	Created	-	Moderate	Low
Other woodland; broadleaved	1036, 1076, 1129, 1136	0.2754	Created	-	Moderate	Low
Developed land; sealed surface	805, 916, 913, 807, 810, 811, 832, 835, 813, 815, 828, 838, 840, 848, 842, 844, 860, 862, 870, 850, 864, 868, 872, 852, 878, 884, 874, 892, 911, 880, 889, 909, 895, 897, 903, 901, 905, 929, 959, 974, 971, 1083, 1085, 1081, 801, 802, 800, 822, 826, 833, 809, 812, 814, 816, 819, 820, 821, 823, 825, 827, 829, 830, 831, 834, 843, 845, 847, 851, 853, 855, 857, 859, 861, 863, 867, 869, 871, 873, 876, 879, 881, 883, 885, 886, 888, 890, 891,	0.9244	Created	-	N/A - Other	Low

Habitat	Unique ID	Area (ha)	Type (Retained/ Enhanced / Created)	Proposed Planting Mix	Proposed Condition	Strategic Significance
	894, 898, 900, 904, 906, 907, 908, 912, 917, 920, 924, 925, 927, 928, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 961, 963, 965, 969, 803, 836, 837, 839, 893, 846, 854, 806, 808					
Modified grassland	1079, 1106, 1112, 1109, 877, 899, 1096, 1125, 841, 902, 910, 918, 922, 926, 958, 960, 977	0.2281	Created	-	Poor	Low
Sustainable drainage system	987	0.0401	Created	-	Good	Low
Urban tree	T130, T129, T128, T50, T55, T56, T106, T26, T20, T25, T21, T28, T27, T37, T34, T36, T39, T41, T45, T47, T52, T48, T51, T43, T103, T105, T104, T108, T107, T110, T109, T126, T127	0.1353	Created	-	Poor	Low
Other woodland; broadleaved	1050, 1044, 1103	0.0897	Created	-	Poor	Low
Artificial unvegetated, unsealed surface	1120	0.1989	Created	-	N/A - Other	Low

Table 9: Proposed post development hedgerow habitat details

Habitat	Unique ID	Length (km)	Type (Retained/ Enhanced / Created)	Proposed Planting Mix	Proposed Condition	Strategic Significance
Native hedgerow with trees	L3	0.0171	Retained	-	Moderate	Low
Line of trees	L4	0.1893	Retained	-	Moderate	Low
Native hedgerow with trees	L97	0.0731	Enhanced	-	Good	Low
Non-native and ornamental hedgerow	L45, L53, L55, L60, L39, L57, L61, L43, L47, L50, L56, L59, L73, L63, L65, L64, L69, L16, L19, L21, L23, L25, L32, L33, L34, L35, L36, L37, L38, L40, L42, L44, L46, L48, L49, L51, L54, L58, L62, L66, L70, L72, L13, L22, L5, L8, L6, L10, L14, L9, L12, L11, L17, L24, L18, L20, L31	0.5570	Created	-	Poor	Low
Native hedgerow	L93, L83, L84, L85, L88, L90, L86, L87, L91, L92, L94, L95, L89	0.3233	Created	-	Poor	Low

3.8. Statutory Metric

The Site generates a total of 12.24 area habitat units, 1.57 hedgerow units and 0 watercourse units at baseline.

The Proposed Development generates a total of 13.48 habitat units, 2.89 hedgerow units and 0 watercourse units. This provides a 10.18 % net gain in area habitats, 84.68 % in hedgerow habitats and NA % in watercourse units.

See the Statutory Metric, which accompanies this report, for detailed information on the biodiversity units generated by the Site.

3.9. Local Planning Policy Review

Following a review of Horsham District Council and Sussex County Council planning guidance documents, the following local requirements were identified as being relevant to the Proposed Development's BNG:

- Policy 24: Environmental Protection (Horsham District Council, 2015)
- Policy 31: Green Infrastructure and Biodiversity (Horsham District Council, 2015)

It is considered that the development complies with the tenets of the policies above.

3.10. Defra Rules

The Defra 'rules' have been met.

See Appendix O for further commentary.

3.11. Defra Principles

It is considered that the Defra 'principles' have been adequately demonstrated as proportionate to the scale of the Proposed Development.

See Appendix P for further commentary.

3.12. CIEEM/IEMA/CIRIA Principles

It is considered that these have been adequately demonstrated as proportionate to the scale of the Proposed Development.

Appendix Q presents a summary evaluation of actions undertaken by the developer and partners/stakeholders to meet the Good Practice Principles.

4. CONCLUSIONS AND RECOMMENDATIONS

4.1. Conclusions

The Proposed Development delivers 13.48 Biodiversity Units from area habitats providing a 10.18 % net gain, 2.89 Biodiversity Units from hedgerow habitats providing an 84.68 % net gain and 0 Biodiversity Units from watercourse habitats providing a NA % net gain.

4.2. Habitat Management and Monitoring Plan

A habitat management and monitoring plan will be required for the discharge of the biodiversity net gain condition and prior to construction for the Proposed Development to proceed. It is recommended that a consultant ecologist and landscape architect are engaged early to understand the requirements of the plan, confirm the feasibility of the plan, before then facilitating the production of the plan.

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APPENDICES

Appendix A Site Boundary Plan



Site Boundary Plan

Legend

BNGAI
by **AI DASH**

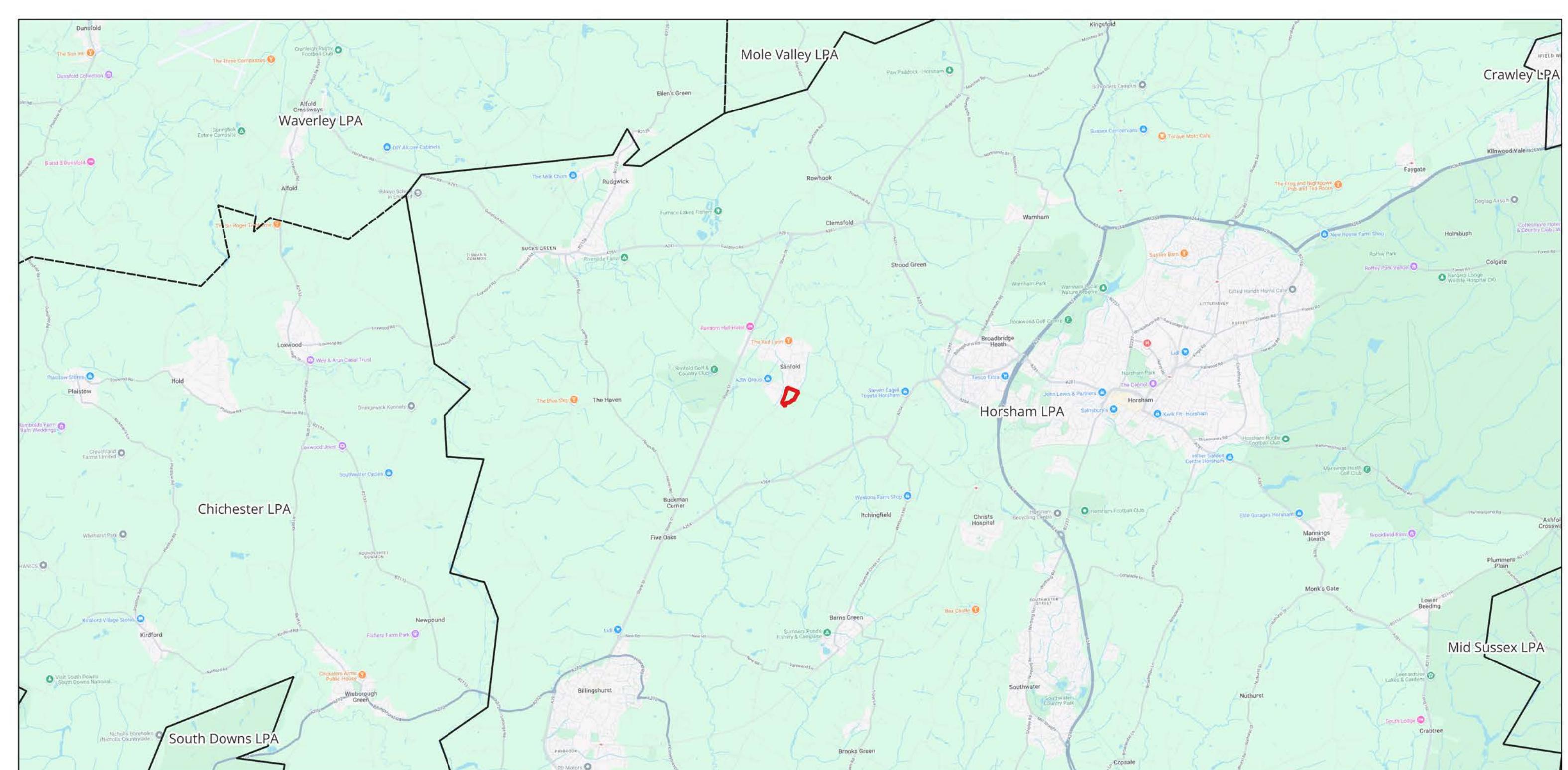
Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	16/10/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait		1:1,000

 Site Boundary



0 15 30 45 60 m

Appendix B Site Context Plan



Site Context Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold	 Site Boundary  Local Planning Authority Boundaries
Approved	SK	Organisation Name	TILCo Limited	
Date	16/10/2025	Data Sources	Bing 2025	
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	
Orientation	Landscape		1:60,000	



0 1 2 3 4 km

Appendix C January 2022 Site Evidence

From: Nigel Bird <nigel.bird@westsussex.gov.uk>

Sent: 24 January 2022 12:08

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Footpath 3782 Slinfold

Dear Stuart, many thanks for confirming that the path is now open and available to the public. Our contractor has indicated that they will be on site tomorrow to flail along the route that has been marked out.

Kind regards

Nigel

Nigel Bird

Countryside Access Ranger – Area 5

Rights of Way – Highway Operations

West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR

Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

Please note my usual working week is Monday to Thursday and alternate Fridays. If your enquiry is urgent outside of this Fme please contact the Public Rights of Way team on 01243 777620 or prow@westsussex.gov.uk

To ensure any new problems with a Public Right of Way (PROW) or a new PROW related enquiry is dealt with as quickly and effecFvely as possible, please click here to: [Report a problem with a Public Right of Way](#)

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Did you know you can follow West Sussex Highways on Twitter?

[@WSHighways](https://twitter.com/WSHighways)

www.westsussex.gov.uk

From [REDACTED]

Sent: 24 January 2022 11:16

To: Nigel Bird <nigel.bird@westsussex.gov.uk>

Cc: 'Barry' [REDACTED]

Subject: RE: Footpath 3782 Slinfold

Dear Nigel,

This is just an email to confirm that the footpath at Slinfold is now open at both ends, as shown in the attached images.

I understand that your contractors will now cut back the grass along the (marked-out) route of the path. Do you know when they expect to do that work please?

Kind regards

Stuart

From: Nigel Bird <nigel.bird@westsussex.gov.uk>
Sent: 10 January 2022 09:31
To: stuart_oldroyd <stuart_oldroyd@bFnternet.com>; 'Barry' <barrymd@gmail.com>
Subject: RE: Footpath 3782 Slinfold

Many thanks Stuart, I look forward to hearing from you further regarding the date for opening the fence line and I gratefully note the intenFon for this to be completed by 21st January 2022.

Kind regards

Nigel

Nigel Bird
Countryside Access Ranger – Area 5
Rights of Way – Highway Operations
West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR
Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

Please note my usual working week is Monday to Thursday and alternate Fridays. If your enquiry is urgent outside of this Fme please contact the Public Rights of Way team on 01243 777620 or prow@westsussex.gov.uk

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 Did you know you can follow West Sussex Highways on Twitter?
[@WSHighways](https://twitter.com/WSHighways)

www.westsussex.gov.uk

From: [REDACTED] >
Sent: 10 January 2022 00:18
To: [REDACTED] Nigel Bird <nigel.bird@westsussex.gov.uk>
Subject: RE: Footpath 3782 Slinfold

Dear Nigel,

Great that you have had a chance to go on site so soon, and that we are agreed on the alignment of the path. Thank you.

I will liaise with Barry this week. Although I am away, I will try to agree the exact works required to create the 2m clear gap with him, so that I can get those implemented swiftly on my return.

I will revert with an update shortly, and intend that the path will be open at both ends by 21st January.

Kind regards

Stuart



GT Lifting Solutions

4/2020

N

1985

Imagery Date: 4/15/2020 51°03'53.55" N 0°24'18.10" W elev 37 m eye alt 366 m

Google Earth

33

12:41



Horsham - Slinfold

...



5 January 2022 15:57



12:41



Horsham - Slinfold

...



21 January 2022 15:01



12:41



Horsham - Slinfold

...



21 January 2022 14:48



12:41

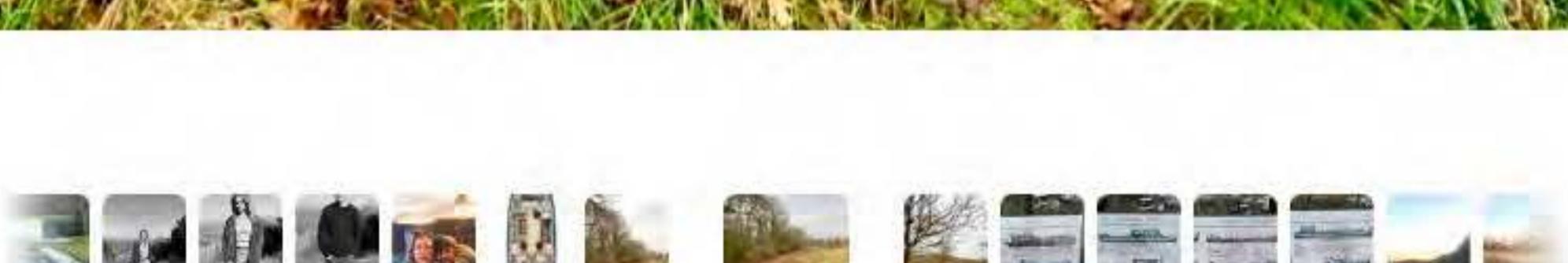


Horsham - Slinfold

...



21 January 2022 15:01



10:11



Horsham - Slinfold

...



5 January 2022 14:44



10:12

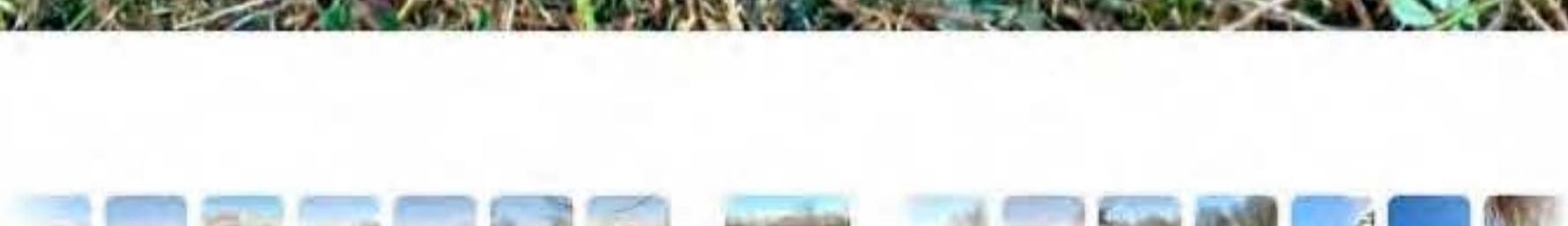


Horsham - Slinfold

...



5 January 2022 15:57



10:11



Horsham - Slinfold

...



5 January 2022 15:54



10:12



Horsham - Slinfold

...



5 January 2022 15:56



10:12



Horsham - Slinfold

...



5 January 2022 13:55



Appendix D Legislation and 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) 2024

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.

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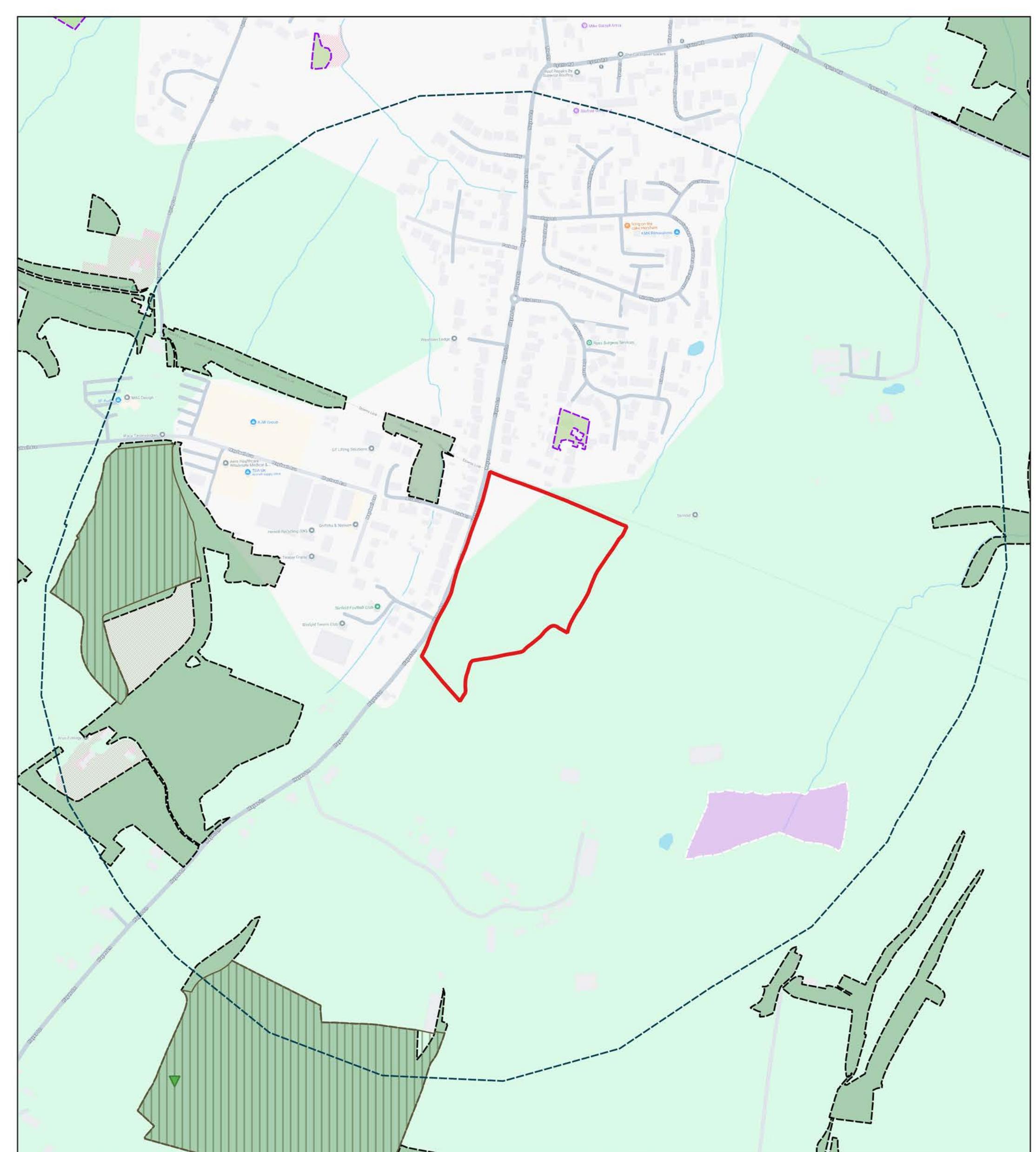
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Appendix F Designated and High Value Habitats



Designated Habitats Inventory Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfole	■ Site Boundary 500 m Site Buffer ■ Ancient Tree Inventory ▼ Veteran tree ■ Ancient Woodland ■■■■■ Ancient & Semi-Natural Woodland	Priority Habitats Inventory Deciduous woodland ■ Good quality semi improved grassland ■■■■■ No main habitat but additional habitats present Traditional orchard
Approved	SK	Organisation Name	TILCo Limited		
Date	16/10/2025	Data Sources	Mapbox 2024		
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid		
Orientation	Portrait		1:4,600		
				 0 75 150 225 300 m	



High and Very High Distinctiveness Habitats Plan

Legend

BNGAI
by **AIDASH**

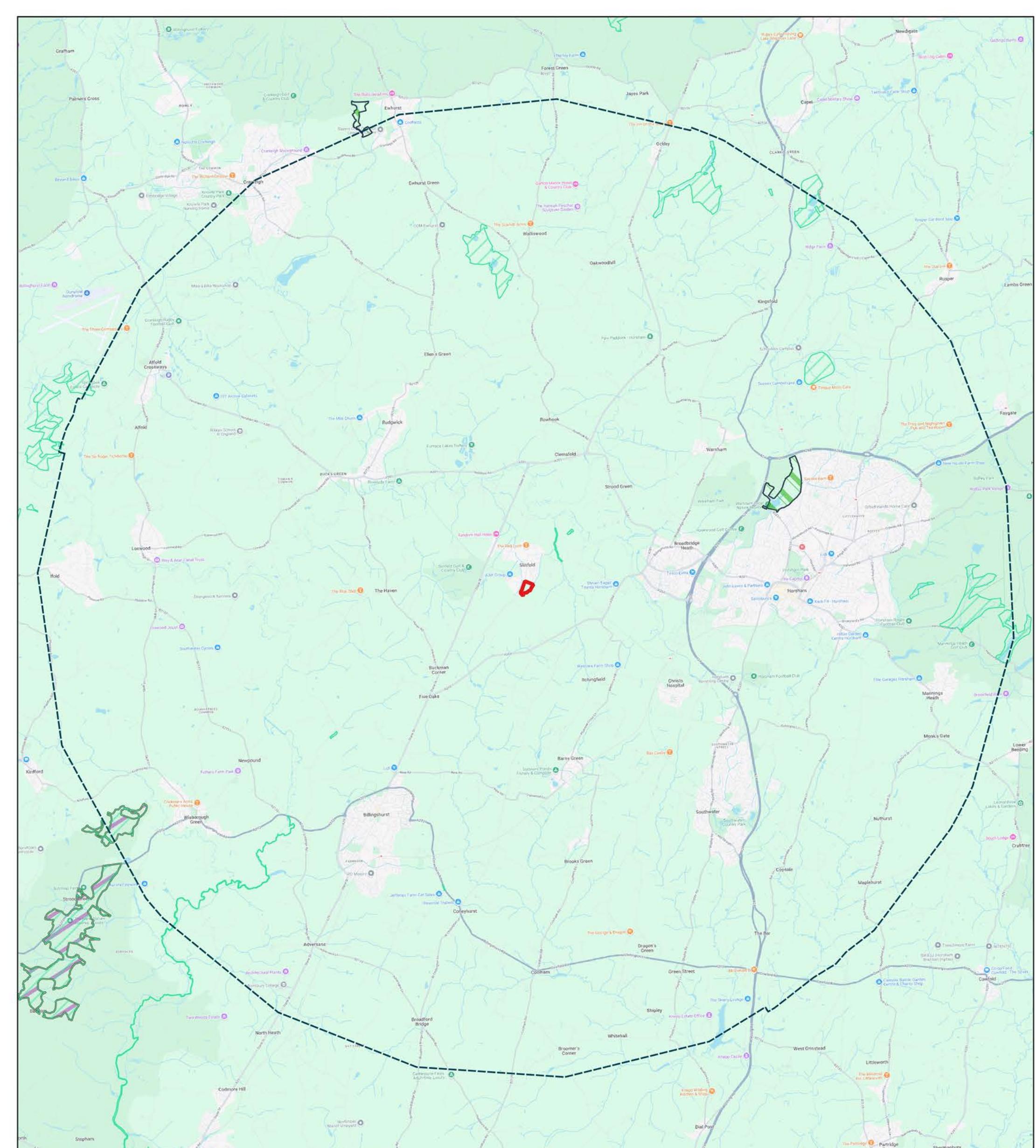
Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	16/10/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait		1:1,000

- Site Boundary
- Area Habitats [1]
- Lowland mixed deciduous woodland [1]



0 15 30 45 60 m

Appendix G Statutory Designated Sites for Nature Conservation Plan



Statutory Designated Sites for Nature Conservation Plan

Legend

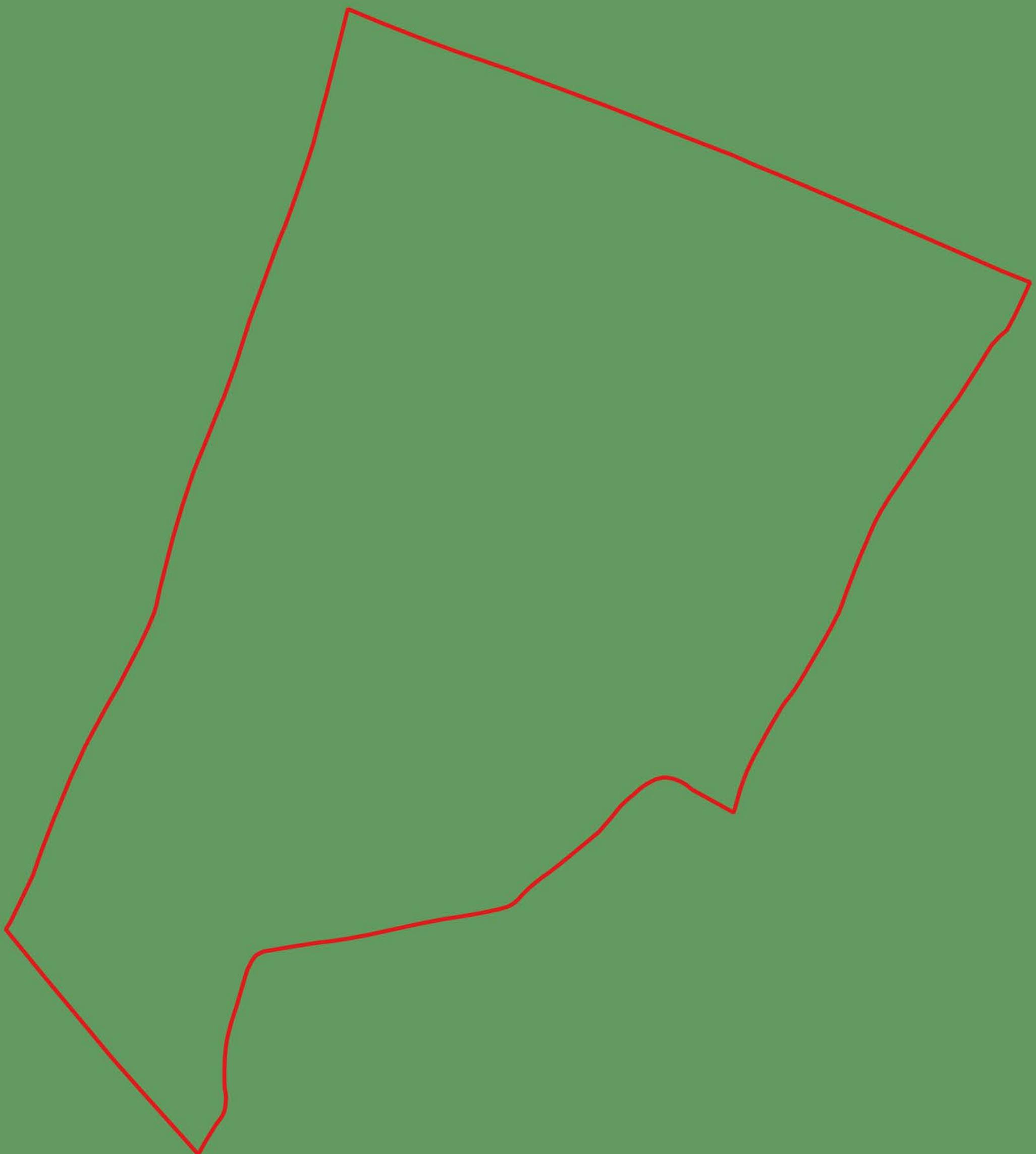
BNGAI
by **AIDASH**

Author	JD	Project Name	Slindfold	<ul style="list-style-type: none"> ■ Site Boundary 10 km Site Buffer Local Nature Reserves Sites of Special Scientific Interest Special Areas of Conservation
Approved	SK	Organisation Name	TILCo Limited	
Date	16/10/2025	Data Sources	Mapbox 2024	
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	
Orientation	Portrait		1:73,000	
0 1.2 2.4 3.6 4.8 km				

Appendix H Soil Details

National Map Attributes

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 slightly acid but base-rich loamy and clayey soils.		Seasonally wet loam to clayey over shale	Seasonally wet pastures and woodlands	Moderate	



Soil Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	16/10/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait	1:1,000	
	0	15	30
	45	60	m

■ Site Boundary
Soilscapes (England & Wales)
■ Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Appendix I Baseline Habitats Plans



Baseline Habitats Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold	■ Site Boundary	Hedgerow Habitats [2]	
Approved	SK	Organisation Name	TILCo Limited	■ Area Habitats [6]	■ Native hedgerow with trees [1]	
Date	16/10/2025	Data Sources	Mapbox 2024	■ Modified grassland [1]	■ Line of trees [1]	
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	■ Bracken [1]		
Orientation	Portrait		1:1,000	■ Mixed scrub [1]		
				■ Lowland mixed deciduous woodland [1]		
				■ Other woodland; broadleaved [2]		
				■ Point Habitats [9]		
				■ Urban tree [9]		
		0	15	30	45	60 m

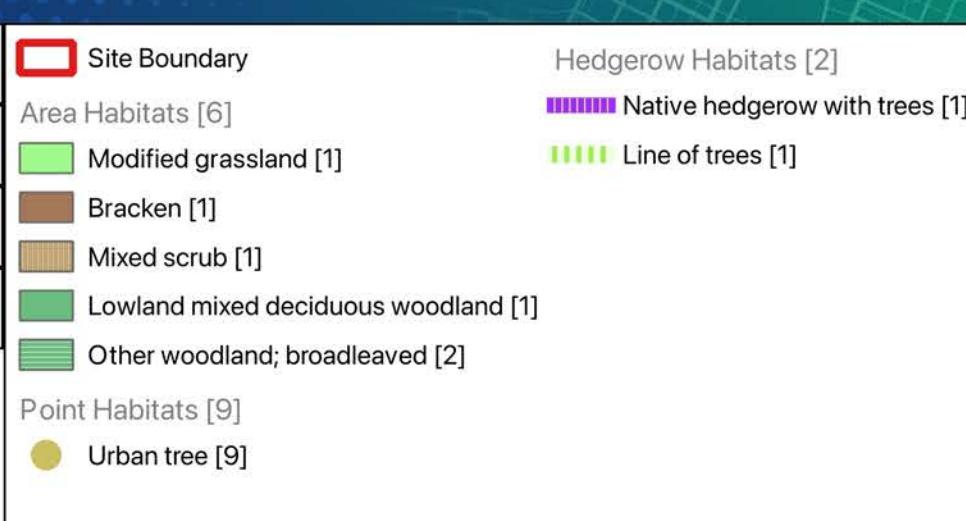


Baseline Habitats with IDs Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	16/10/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait		1:1,000



Appendix J Detailed Baseline Habitat Tables

Area Habitats

Habitat ID	Habitat Type	Area (ha)	Distinctiveness	Strategic Significance	Condition	Condition Survey	Area Biodiversity Unit	Updated on	Updated by
4	Lowland mixed delicious woodland	0.1477	High	Low	Moderate	Ground Surveyed	1.7719	23 May 2025 10:05:29	Jordie Daley
9	Other woodland; broadleaved	0.1291	Medium	Low	Poor	Ground Surveyed	0.5165	23 May 2025 10:05:16	Jordie Daley
14	Bracken	0.0197	Medium	Low	Condition Assessment N/A	Ground Surveyed	0.0394	23 May 2025 10:05:22	Jordie Daley
15	Other woodland; broadleaved	0.923	Low	Low	Poor	Ground Surveyed	3.728	23 May 2025 10:04:31	Jordie Daley
21	Mixed scrub	0.0529	Medium	Low	Good	Ground Surveyed	0.6345	23 May 2025 12:53:12	Jordie Daley
22	Modified grassland	2.625	Low	Low	Poor	Ground Surveyed	5.25	23 June 2025 14:10:17	Jordie Daley
T1	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:05:47	Jordie Daley
T2	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:04:55	Jordie Daley
T3	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:04:52	Jordie Daley
T4	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:05:34	Jordie Daley
T5	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:06:10	Jordie Daley
T9	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:05:17	Jordie Daley
T10	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:06:12	Jordie Daley
T11	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:04:43	Jordie Daley
T12	Urban tree	0.0041	Urban tree	Low	Moderate	Ground Surveyed	0.0328	23 May 2025 10:05:33	Jordie Daley

Hedgerow Habitats

Habitat ID	Habitat Type	Length (km)	Distinctiveness	Strategic Significance	Condition	Condition Survey	Hedgerow Biodiversity Units	Updated on	Updated by
L3	Native hedgerow with trees	0.1002	Medium	Low	Moderate	Ground Surveyed	0.8016	23 May 2025 10:05:13	Jordie Daley
L4	Line of trees	0.1913	Low	Low	Moderate	Ground Surveyed	0.7651	23 May 2025 10:05:41	Jordie Daley

Appendix K Condition Criteria Summary Tables

Lowland mixed delicious woodland

Parcel ID	Condition Criteria Passed (Y/N)														Condition
	A	B	C	D	E	F	G	H	I	J	K	L	M		
4	M	M	G	M	G	G	M	G	P	M	P	M	P	Moderate	

Other woodland; broadleaved

Parcel ID	Condition Criteria Passed (Y/N)														Condition
	A	B	C	D	E	F	G	H	I	J	K	L	M		
9	M	M	G	M	G	P	P	G	P	P	P	P	P	P	Poor
15	M	M	G	M	G	P	M	G	P	M	P	P	M	P	Poor

Mixed scrub

Parcel ID	Condition Criteria Passed (Y/N)					Condition
	A	B	C	D	E	
21	Y	Y	Y	Y	Y	Good

Modified grassland

Parcel ID	Condition Criteria Passed (Y/N)							Condition
	A	B	C	D	E	F	G	
22	N	Y	N	N	Y	Y	Y	Poor

Urban tree

Parcel ID	Condition Criteria Passed (Y/N)							Condition
	A	B	C	D	E	F		
T1	Y	Y	N	N	N	Y		Moderate
T2	Y	Y	N	N	N	Y		Moderate
T3	Y	Y	N	Y	N	Y		Moderate
T4	Y	Y	N	Y	N	Y		Moderate
T5	Y	Y	N	Y	N	Y		Moderate
T9	Y	Y	N	Y	N	Y		Moderate
T10	Y	Y	N	Y	N	Y		Moderate
T12	Y	Y	N	Y	N	Y		Moderate

Native hedgerow with trees

Parcel ID	Condition Criteria Passed (Y/N)										Condition
	A	B	C	D	E	F	G	H	I	J	
L3	Y	Y	N	N	Y	N	Y	N	Y	Y	Moderate

Line of trees

Parcel ID	Condition Criteria Passed (Y/N)					Condition
	A	B	C	D	E	
L4	Y	Y	Y	N	Y	Moderate

Appendix L Target Notes

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

TN20

mammal burrow



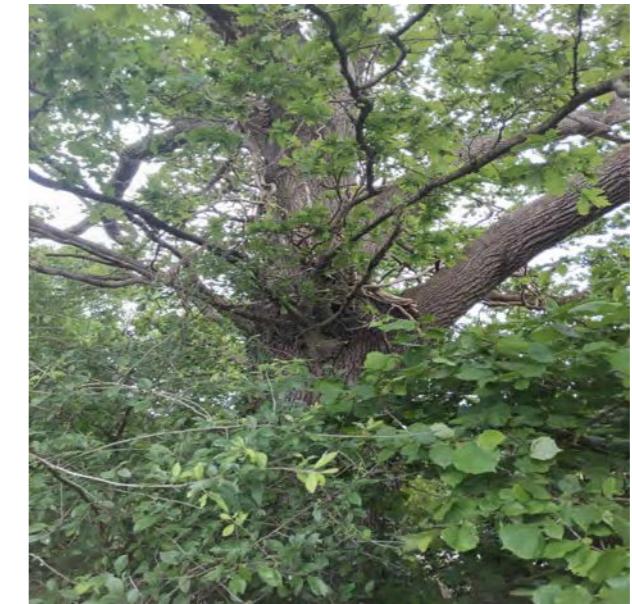
TN20

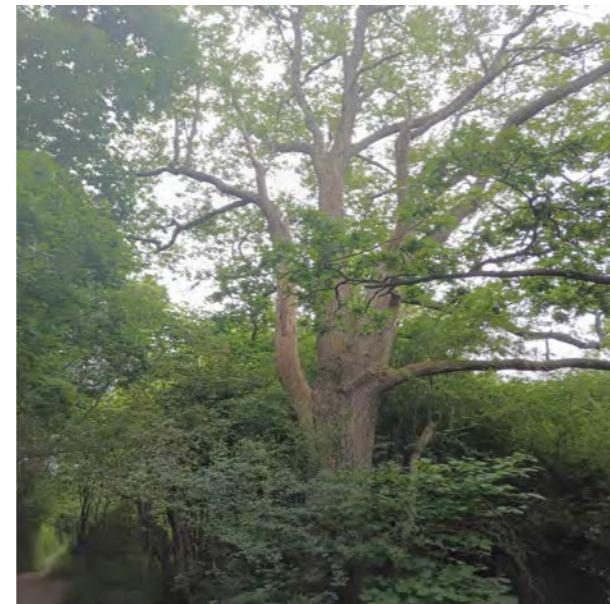
mammal burrow



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





Target Notes Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	16/10/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Scale	1:1,000		

111 000

-  Site Boundary
-  Area Habitats [6]
 -  Modified grassland [1]
 -  Bracken [1]
 -  Mixed scrub [1]
 -  Lowland mixed deciduous woodland [1]
 -  Other woodland; broadleaved [2]
-  Point Habitats [9]
 -  Urban tree [9]

Hedgerow Habitats [2]

Native hedgerow with trees [1]

||||| Line of trees [1]

Target Notes Lab

- Mixed scrub [1]
- Lowland mixed deciduous woodland [1]
- Other woodland [2]

Point Habitats [Q]

Point habitats [9]



Appendix M Site Photos

Habitat Id	Habitat Type	Photos
T1	Urban Tree	
T2	Urban Tree	

T3

Urban Tree



T4

Urban Tree



T5

Urban Tree



T9

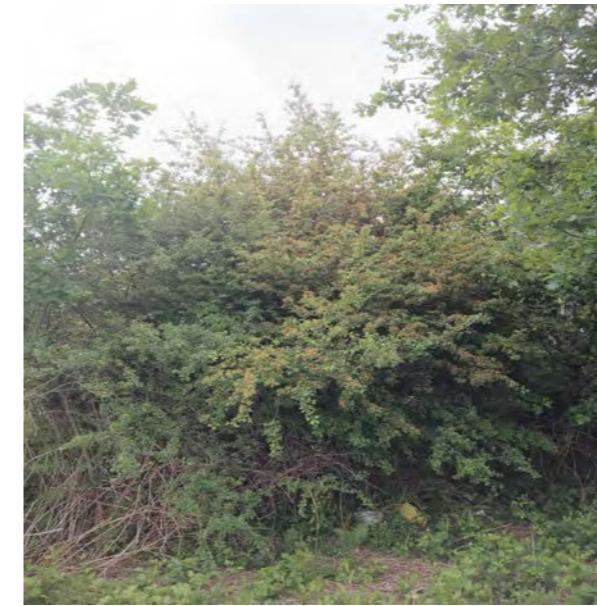
Urban Tree

T10

Urban Tree

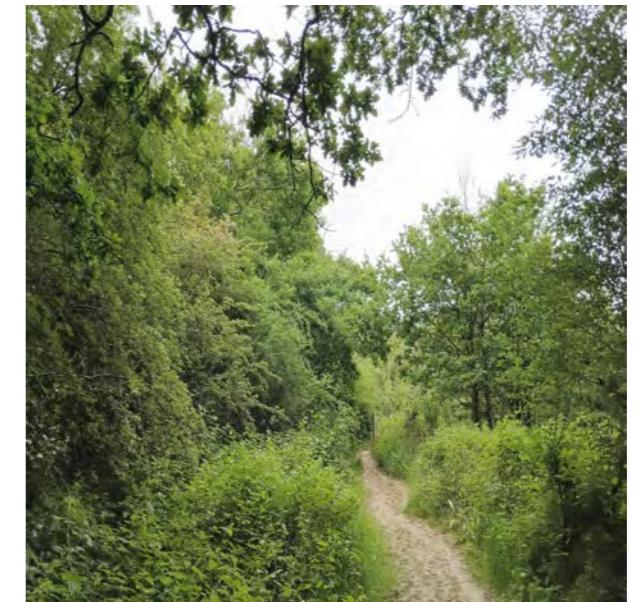
T11

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

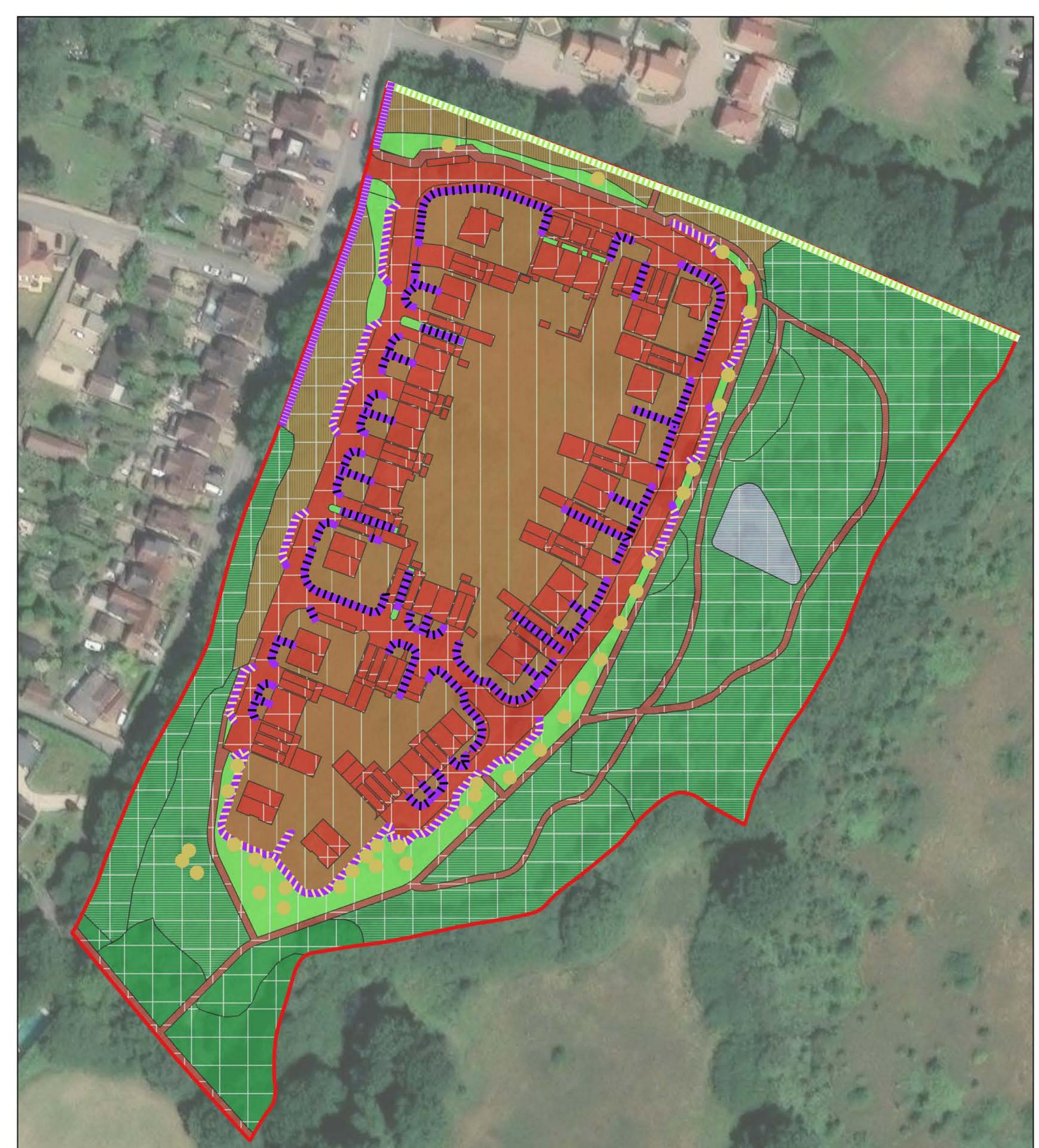


22

Modified grassland



Appendix N Post Development Plans



Post Development Habitats Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold	 Site Boundary	Post Development Point Habitats [38]
Approved	SK	Organisation Name	TILCo Limited	 Post Development Area Habitats [201]	Urban tree [38]
Date	03/11/2025	Data Sources	Mapbox 2024	 Modified grassland [17]	Post Development Hedgerow Habitats [74]
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	 Mixed scrub [4]	 Native hedgerow [13]
Orientation	Portrait		1:1,000	 Artificial unvegetated, unsealed surface [1]	 Native hedgerow with trees [2]
				 Developed land; sealed surface [141]	 Non-native and ornamental hedgerow [57]
				 Sustainable drainage system (SuDS) [1]	 Line of trees [2]
				 Vegetated garden [18]	
				 Lowland mixed deciduous woodland [5]	
				Other woodland; broadleaved [14]	



0 15 30 45 60 m



Post Development Retained Habitats Plan

Legend

BNGAI
by **ADASH**

Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	03/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait		1:1 000

-  Site Boundary
-  Post Development Retained Area Habitats [4]
-  Other woodland; broadleaved [4]
-  Post Development Retained Point Habitats [5]
-  Urban tree [5]
-  Post Development Retained Hedgerow Habitats [3]
-  Native hedgerow with trees [1]
-  Line of trees [2]





Post Development Enhanced Habitats Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	03/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait		1:1,000

- Site Boundary
- Post Development Enhanced Area Habitats [7]
 - Lowland mixed deciduous woodland [3]
 - Other woodland; broadleaved [4]
- Post Development Enhanced Hedgerow Habitats [1]
 - Native hedgerow with trees [1]



0 15 30 45 60 m

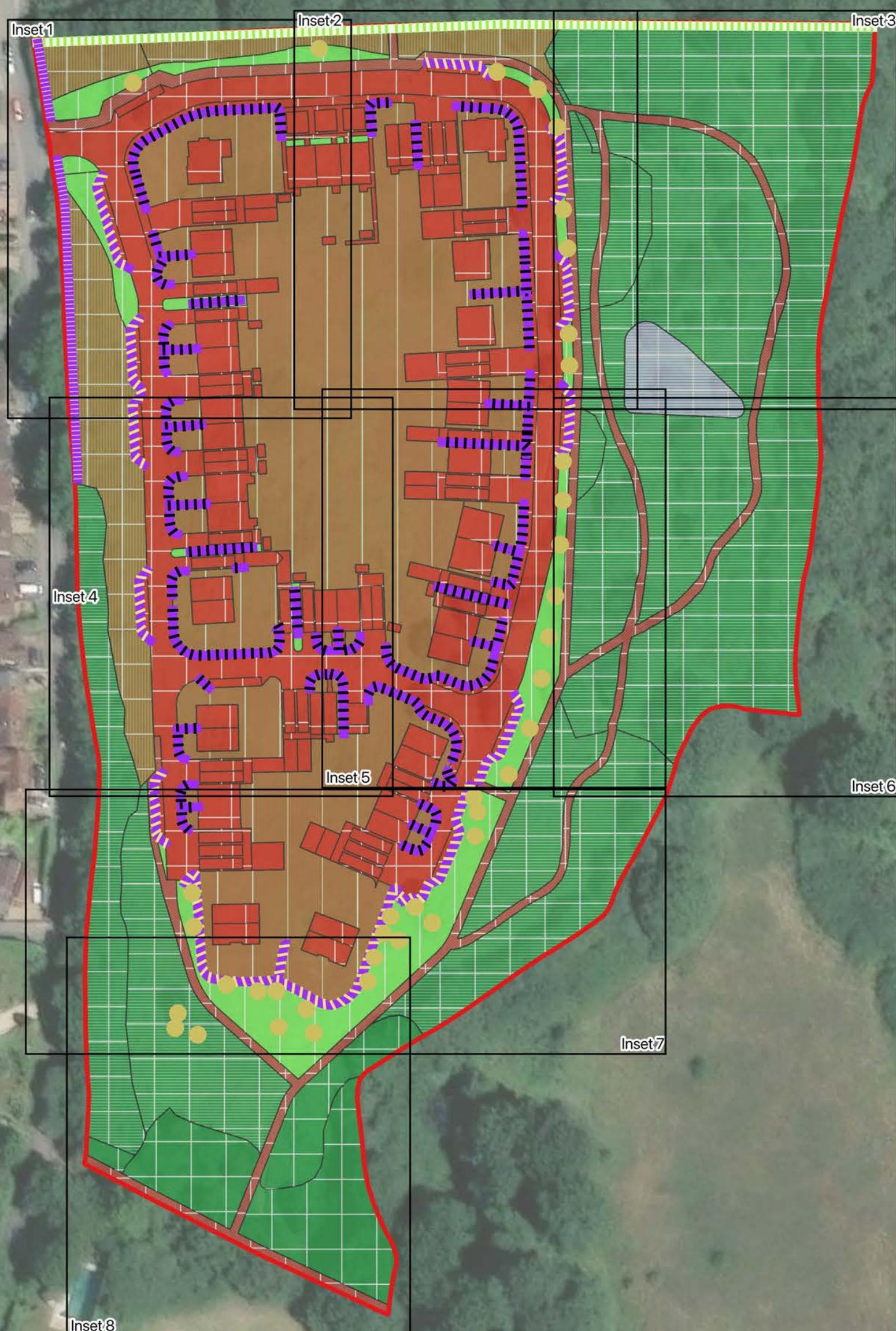


Post Development Created Habitats Plan

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold	 Site Boundary	Post Development Created Point Habitats [38]
Approved	SK	Organisation Name	TILCo Limited	 Post Development Created Area Habitats [190]	 Urban tree [38]
Date	03/11/2025	Data Sources	Mapbox 2024	 Modified grassland [17]	Post Development Created Hedgerow Habitats [70]
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	 Mixed scrub [4]	 Native hedgerow [13]
Orientation	Portrait	1:1,000		 Artificial unvegetated, unsealed surface [1]	 Non-native and ornamental hedgerow [57]
				 Developed land; sealed surface [141]	
				 Sustainable drainage system (SuDS) [1]	
				 Vegetated garden [18]	
				 Lowland mixed deciduous woodland [2]	
				 Other woodland; broadleaved [6]	



Post Development Habitats with IDs Plan (Overview)

Legend

BNGAI
by **AI DASH**

Author	JD	Project Name	Slinfold	 Site Boundary	Post Development Point Habitats
Approved	SK	Organisation Name	TILCo Limited	 Post Development Area Habitats	 Urban tree
Date	03/11/2025	Data Sources	Mapbox 2024	 Mixed scrub	 Native hedgerow
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	 Artificial unvegetated, unsealed surface	 Native hedgerow with trees
Orientation	Portrait			 Developed land; sealed surface	 Non-native and ornamental hedgerow
				 Sustainable drainage system (SuDS)	 Line of trees
				 Vegetated garden	
				 Lowland mixed deciduous woodland	
				 Other woodland; broadleaved	



0 15 30 45 60 m

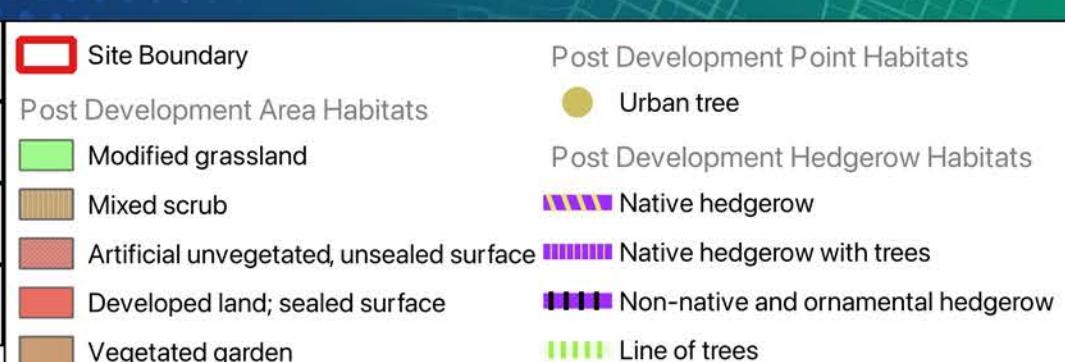


Post Development Habitats with IDs Plan (1/8)

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfole
Approved	SK	Organisation Name	TILCo Limited
Date	03/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 British National Grid
Orientation	Portrait		1:280



Post Development Area Habitats

Modified grassland

 Mixed scrub

Artificial unvegetated, unsealed

Developed land; see

Post Development Point Habitats

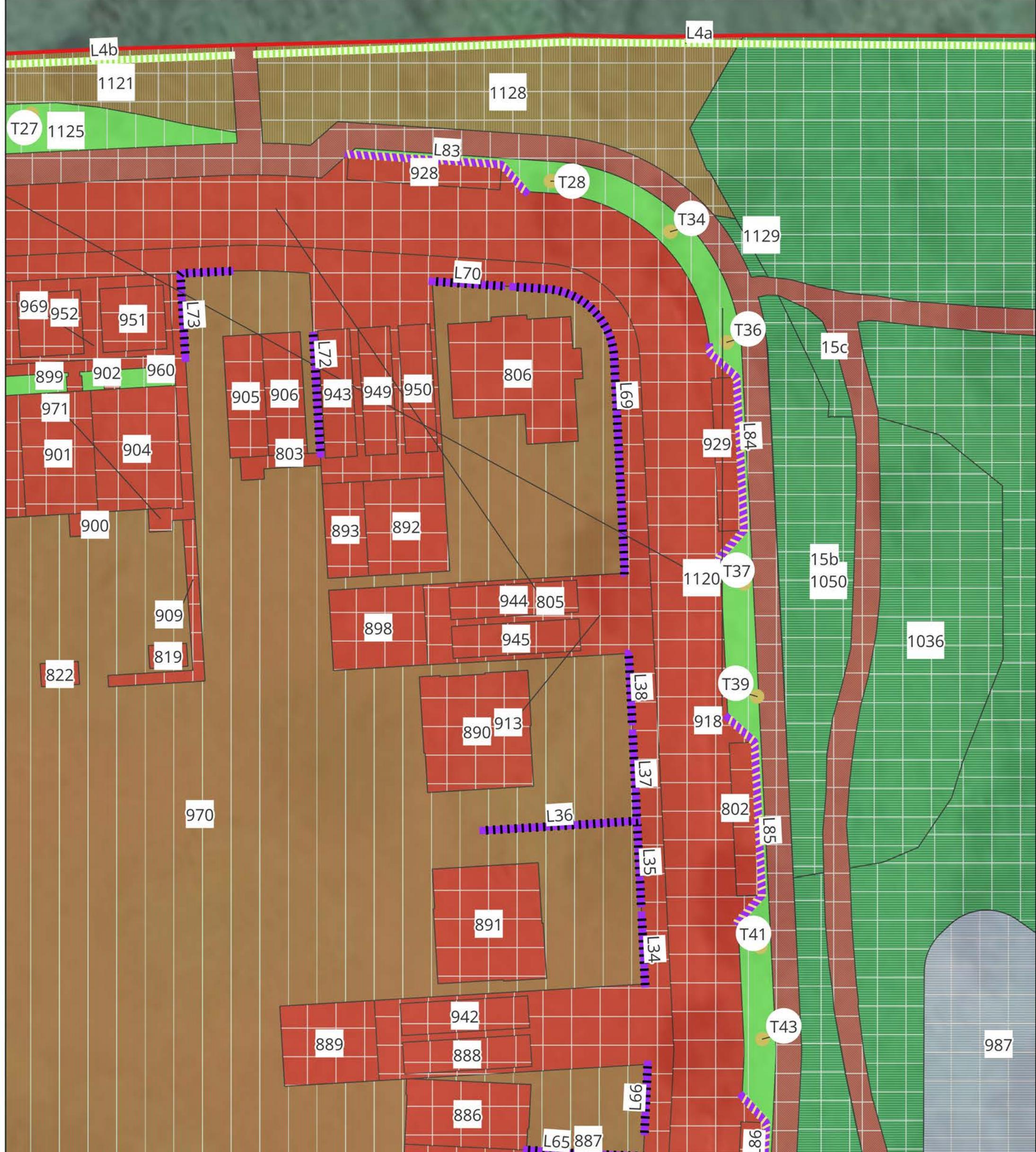
● Urban tree

Post Development Hedgerow Habitats

Native hedgerow

Native hedgerow with trees

Non-native a



**Post Development Habitats with IDs
Plan (2/8)**

Legend

BNGAI
by **AIDASH**

Author	JD	Project Name	Slinfold	Site Boundary	Post Development Point Habitats
Approved	SK	Organisation Name	TILCo Limited	Post Development Area Habitats	Urban tree
Date	03/11/2025	Data Sources	Mapbox 2024	Mixed scrub	Native hedgerow
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid	Artificial unvegetated, unsealed surface	Non-native and ornamental hedgerow
Orientation	Portrait		1:280	Developed land; sealed surface	Line of trees
				Sustainable drainage system (SuDS)	
				Vegetated garden	
				Other woodland; broadleaved	



0 4 8 12 16 m

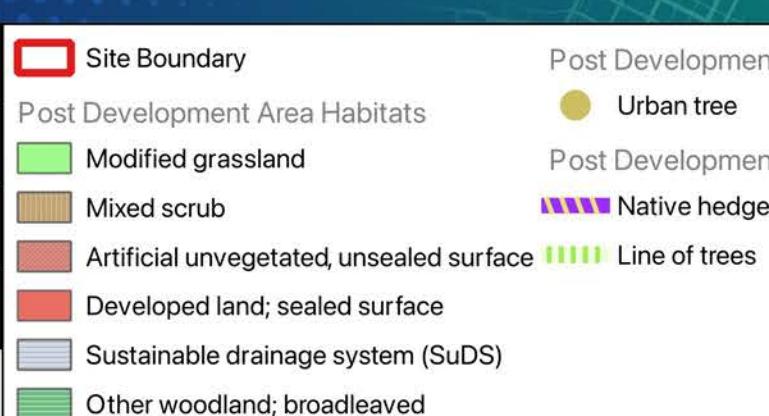


Post Development Habitats with IDs Plan (3/8)

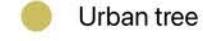
Legend

BNGAI
by **ADASH**

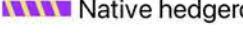
Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	TILCo Limited
Date	03/11/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait		1:280



Post Development Point Habitats



Post Development Hedgerow Habitats



Line of trees



0 4 8 12 16 m