Biodiversity Net Gain Assessment

Gaydon

Kennel Lane

West Grinstead

RH13 8LX

9th September 2025

Sylvatica Ecology Ltd

Company Registration Number: 07705793

www.sylvaticaecology.co.uk

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It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.

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1.0 INTRODUCTION

1.1 This document presents the small sites biodiversity net gain (BNG) assessment relating to Gaydon, Kennel Lane, West Grinstead RH13 8LX. This assessment aims to quantify the predicted change in ecological value of the site following the proposed development works to be carried out at this location. The site area was approximately 2768m².

1.2 BNG became effective in January 2024 (April 2024 for smaller sites) following the Environmental Act 2021, which states that a target of 10% net gain in biodiversity should be achieved, with biodiversity value being maximised on site whenever possible.

1.3 Should any changes to the design of the development be made then the BNG score and metric would need to be updated in-line with any such changes. The measures would be carried forward for a period of 30 years after planning permission has been granted and also during the construction phase.

Previous Surveys

1.4 A site walkover to map the habitats was conducted in accordance with guidance un the UK Habitat Classification System (UKHab) and the Charted Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal, in accordance with BS42020:2013 Biodiversity.

1.5 A walkover was conducted by Sylvatica Ecology on the 25th June 2025.

Development Proposal

1.6 it is proposed to remove some of the existing hardstanding, which comprises of four timber and metal clad outbuildings and gravelled paths, to create a new residential dwelling, replace a an existing sandschool with grassland, and install a new area of native hedgerow.

Site Description and Adjacent Habitat

1.7 The site at Gaydon, Kennel Lane, West Grinstead RH13 8LX, is located in a rural setting, bordered by agricultural land, a pond, and mature trees, and comprised a cluster of timber and metal-clad buildings, hardstanding, and modified grassland. Habitats present included short-mown or grazed modified grassland, compacted gravel hardstanding, a deciduous treeline dominated by oak *Quercus robur* and sycamore *Acer pseudoplatanus*, and an adjacent pond outside the works area. No statutory designated sites were recorded within the search radius. Overall, the site's ecological value was low within the works footprint, with higher-value habitats such as the treeline and pond located outside impact areas. The application area

sits within this larger site, and comprises of 4 buildings, hardstanding, modified grassland and a sand school.

1.8 The surrounding landscape was predominantly rural. Historic records within 2.0km included bats (common and soprano pipistrelle, Daubenton's bat, brown long eared bat), reptiles and amphibians (notably 16 records of great crested newt), and mammals such as hedgehog and badger. A mitigation licence for bats had been issued 1.7km away. All onsite buildings were assessed as having negligible potential for roosting bats, with no evidence found. The adjacent pond was tested via environmental DNA for great crested newt with negative results. Habitats within the works area were unsuitable for reptiles and amphibians, and no badger setts were recorded within 30m. Potential for hedgehog was low, and dormouse habitat was poorly connected and unaffected by the proposals. No invasive species were noted.

1.9 ***Figure 1: Site Survey Location (Red Line Boundary)***

2.0 METHODOLOGY

Good Practice Principles

2.1 To calculate the ecological value of the pre and post development site, the Department for Environmental, Food & Rural Affaires (DEFRA) Small Sites Statutory Biodiversity Metric (4.0) was used, following best practice from DEFRA and Natural England. The completed statutory biodiversity metric is provided as a separate document and this report provides additional information on how the calculations have been undertaken.

2.2 Good practice guidance from the Chartered Institute for Ecology and Environmental Management (CIEEM) provides a framework that helps to improve the UK's biodiversity by contributing towards strategic principles to conserve and enhance nature while progressing with sustainable development. ***Table 1*** provides additional information on each of these principles and how the development has or can achieve these requirements.

2.3 ***Table 1: Good Practice Principles and Discussion***

Good Practice Principle	Discussion
1: Apply the Mitigation Hierarchy	The habitats present on site are common and widespread. The comprised of hardstanding, 4 buildings, modified grassland, a sand school and a deciduous treeline.
2: Avoid Losing Biodiversity that Cannot be Offset by Gains Elsewhere	There were not any irreplaceable habitats affected by the proposed development.
3: Be Inclusive and Equitable	Sylvatica Ecology has provided advice on measures to achieve the 10% net gain target.
4: Address Risks	The ecologists at Sylvatica Ecology have provided input to both protect and improve biodiversity. The statutory biodiversity metric also included inbuilt risk factors with contribute towards calculating overall biodiversity value.
5: Make a Measurable Net Gain Contribution	The development is likely to achieve a net gain in biodiversity through on-site provision. This will ensure that there are on site local gains whilst also contributing to provision of biodiverse habitats at a wider scale.
6: Achieve the Best Outcomes for Biodiversity	The landscape design improves the biodiversity value on site.
7: Be Additional	The proposals will look to meet a minimum of 10% BNG. Ecological enhancement will be achieved by replacing some existing

	hardstanding and sand school with grassland. Planting of native species hedging will take place as an additional ecological benefit.
8: Create a Net Gain Legacy	The detail relating to the project will be secured within the planning condition.
9: Optimise Sustainability	The design has been created with biodiversity in mind.
10: Be Transparent	Advice on enhancing the ecological value of the site was provided during the design process and will be used as part of the development of the detailed design should outline planning permission be granted.

Habitat Mapping, Condition Assessment and Baseline Calculation Methods

2.4 Condition assessment were not required as part of this small sites calculation and the habitat mapping was carried out using QGIS.

2.5 The tree helper within the statutory metric was used to determine the area of the trees based on their size at diameter at breast height (dbh). Trees smaller than 7.5cm dbh were not included in the calculations.

2.6 The site survey data used for the calculations was 25th June 2025.

Successful Habitat Creation and Condition

2.7 The time that will elapse between site habitat clearance and habitat re-creation is, as yet, unknown. This time is recorded within the Statutory Biodiversity Metric as a temporal multiplier called 'delay in starting habitat', which is added to each post development habitat type, and increases 'time to target condition'. As a general pattern, the longer the time elapsed between habitat clearance and creation, the longer it takes to achieve the targeted habitat condition, which can lower the metric score.

2.8 Currently it is assumed that a 0-year delay has currently been used for each post-development habitat type. The target habitat conditions for the created habitats post development are given as moderate/ good.

Competencies

2.9 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 18 years on many different locations throughout the United Kingdom, for a variety of protected species, including bats (Class 2 2015-12576), reptiles, amphibians including great crested newt (*Triturus cristatus*)

(Class 1 2016-20290) and terrestrial mammals including dormice (*Muscardinus avellanarius*) (Class 1 2015-13188) and birds including barn owl (*Tyto alba*) licence (CL29/00236). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

3.0 RESULTS

3.1 This section presents the findings of the biodiversity net gain calculation, the units present onsite prior to development (baseline), the units present post development and the total biodiversity net gain change in units as a percentage calculation.

Baseline Conditions

3.2 ***Table 2: Onsite Baseline Conditions***

Onsite Baseline	**Habitat Units**	**0.7072**
	Hedgerow Units	**0.14**

3.3 The size and condition of habitats present onsite at the time of the survey gives a total of 0.7072 habitat units. This was comprised of hard standing, four buildings, a sand school and modified grassland.

3.4 No irreplaceable habitats are present within the development footprint.

Post Development Habitats

3.5 ***Table 3: Post Development Habitats***

Onsite Post Intervention	**Habitat Units**	**1.7620**
	Hedgerow Units	**0.2574**

3.6 With the post development habitats created and the associated target conditions achieved, this gives a total 1.7620 habitat units.

3.7 Post development the site is proposed to contain the following habitats: Developed land/ sealed surface, modified grassland, native hedgerow.

4.0 LONG TERM MANAGEMENT

4.1 The habitats present on site post development would not require any long-term management agreement to be in place. A planning condition can be implemented to ensure watering of the hedgerow and grassland and replacement should the growing of this not be successful.

5.0 NET GAIN SUMMARY & CONCLUSIONS

5.1 The baseline habitats present on sites provide 0.7072 habitat units. At the post development stage taking into account the newly created habitat, it is anticipated that there will be 1.7620 habitat units following implementation of the scheme. ***Table 4*** below is a summary of the change in habitat and hedgerow units present on site. Full headline results are also shown in ***Appendix C***.

5.2 ***Table 4: Total Net Unit Change and Percentage Change***

Total Net % Change	**Habitat Units**	**1.7620 (+ 149.15%)**
	Hedgerow Units	**0.2574 (+83.84%)**

5.3 The post development habitat creation within the design of the scheme has resulted in a total increase of 1.0548 habitat units which give a Biodiversity Net Gain of +149.15%.

6.0 REFERENCES

CIEEM (2016) Biodiversity Net Gain – Good Practice Principles for Development

DEFRA (2023) Statutory Biodiversity Metric Draft User Guide

Natural England (2023) The Statutory Biodiversity Metric and Small Sites Metric – QGIS Template and QGIS Import Tool User

APPENDIX A: BASELINE HABITATS

Map Drafted: 14th August 2025

Site Location
Survey Area

Ponds
Pond 1

Habitat Units
Building
Developed Land/ Sealed Surface
Modified Grassland
Treeline - Deciduous Trees
Bareground (Sand School)

Bare Ground 0.098ha

Buildings 0.02ha

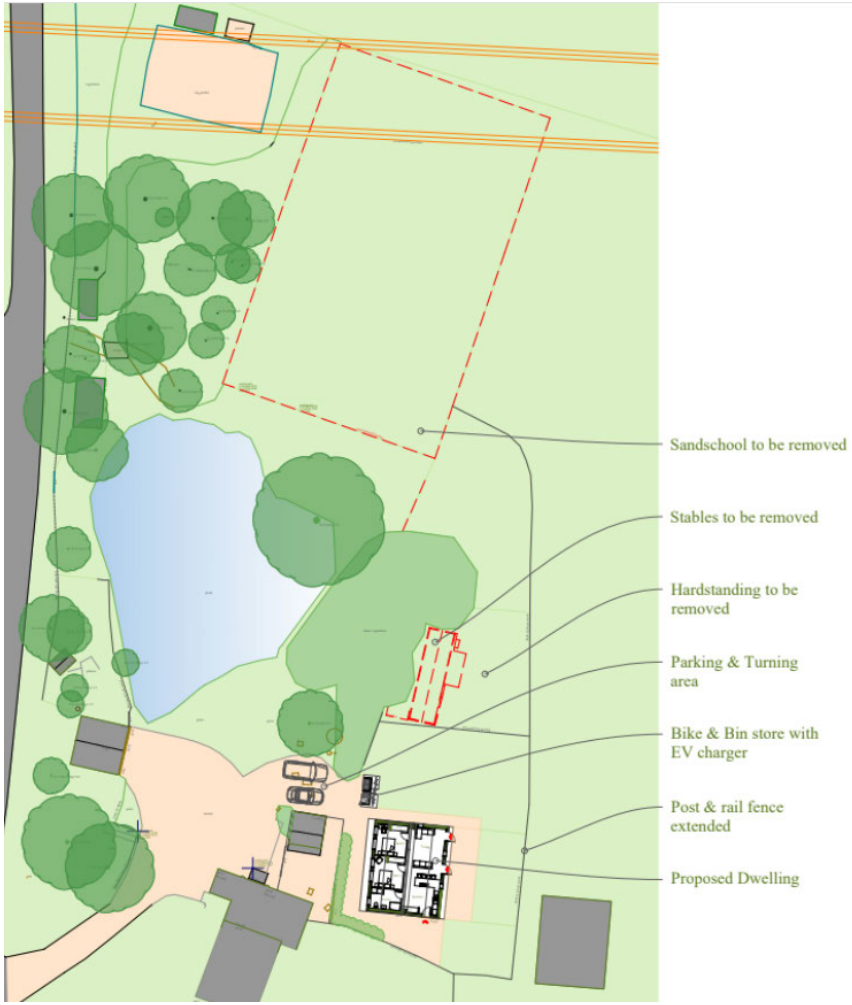
Modified Grass 0.107ha

Sealed Surface 0.08ha

Treeline 35m

0 10 20 m

APPENDIX B: HABITATS POST DEVELOPMENT



APPENDIX C: HEADLINE RESULTS OF NET GAIN ASSESSMENT

Headline Results

Headline	BNG Targets Met ✓
Trading Rules	Trading Rules Satisfied ✓
Next steps	Check for input errors/rule breaks present in the metric ⚠

Baseline Units	*Area habitat units*	0.7072	
	Hedgerow units	0.1400	
	Watercourse units	Zero Units Baseline	
Post-development Units	*Area habitat units*	1.7620	
	Hedgerow units	0.2574	
	Watercourse units	0.0000	
Total net unit change	*Area habitat units*	1.0548	✓
	Hedgerow units	0.1174	✓
	Watercourse units	0.0000	
Total net % change	*Area habitat units*	149.15%	✓
	Hedgerow units	83.84%	✓
	Watercourse units	% target not appropriate	

Area habitat units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
Watercourse units required to meet target	0.0000

Chart 1 - Unit change by habitat group