Biodiversity Net Gain Assessment

Land Adjacent to Jolesfield Cottages

Jolesfield

Partridge Green

Horsham, RH13 8JT

29th December 2025

Sylvatica Ecology Ltd

Company Registration Number: 07705793

https://se-planning.com

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It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 - 18 months from the date of initial survey.

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.

Author	Signed	Contact
Richard Law BSc (Hons) MRes CEnv MCIEEM FLS		info@se-planning.com

1.0 INTRODUCTION

1.1 This document presents the small sites biodiversity net gain (BNG) assessment relating to Jolesfield Cottages, Jolesfield, Partridge Green, Horsham RH13 8JT. 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 8705 m².

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 24th October 2025.

Development Proposal

1.6 It is proposed to build nine new dwellings, with individual gardens and parking spaces, as well as a common paved access path. This would require building over part of the existing modified grassland and removing three medium-sized native species trees. Existing scrub habitat, natie hedgerow, deciduous woodland and pond will be retained, and 19 new trees and a length of native hedgerow will be planted.

Site Description and Adjacent Habitat

1.7 The site was positioned on the southern edge of a village within a semi-rural landscape composed of pasture, gardens and small woodland blocks. It lay just east of a main local road that formed a clear north–south corridor through the settlement, with residential properties and their associated private gardens arranged along both sides of the road. Immediately north of the site, the land was characterised by small fields, tree belts and an area of managed ground likely associated with community or recreational use, while the wider village extended

further east with a mixture of detached housing, amenity grassland and scattered mature trees. To the west and south, the landscape opened into larger pastoral fields divided by hedgerows and treelines, creating a patchwork of agricultural land surrounding the settlement.

1.8 There were no designated sites within the search radius.

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. They comprised of modified grassland, mixed shrub, deciduous woodland, native hedgerow, and a semi-natural pond
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 which 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.
6: Achieve the Best Outcomes for Biodiversity	The proposed planting of native trees and hedgerow will make a significant increase to biodiversity.
7: Be Additional	The proposals will look to meet a minimum of 10% BNG. Ecological enhancement can be achieved by additional planting of native species. The site has a high potential for bat roosting, so additional features to protect bats can help support species, in addition to the BNG parameters. Areas with potential for Great Crested Newt will be left undisturbed.
8: Create a Net Gain Legacy	The detail relating to the project will be secured within the planning condition.
9: Optimise Sustainability	The design is being developed 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 24th October 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**	**4.65**
	Hedgerow Units	**0.78**

3.3 The size and condition of habitats present onsite at the time of the survey gives a total of 4.65 habitat units. This comprised of modified grassland, mixed scrub, deciduous woodland, scattered native trees, native hedgerow and a semi natural pond.

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**	**5.12**
	Hedgerow Units	**0.86**

3.6 The post development habitats forecast will achieve the associated target conditions, creating a gain of 0.4676 habitat units.

3.7 Post development the site is proposed to contain the following habitats: Developed land/ sealed surface, modified grassland, mixed scrub, deciduous woodland, native hedgerow, semi natural pond, and 19 newly planted native trees.

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 correct watering and maintenance of the newly planted trees and hedgerow will help achieve BNG over the stipulated 30-year period.

5.0 NET GAIN SUMMARY & CONCLUSIONS

5.1 The baseline habitats present on sites provide 4.665 habitat units. At the post development stage, it is anticipated that there will be 5.122 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**	**0.4676 (10.04%)**
	Hedgerow Units	**0.0783 (+10.03%)**

5.3 The post development habitat loss within the design of the scheme has resulted in an increase of habitat units, totalling 0.4676, giving a Biodiversity Net Gain of 10.04%.

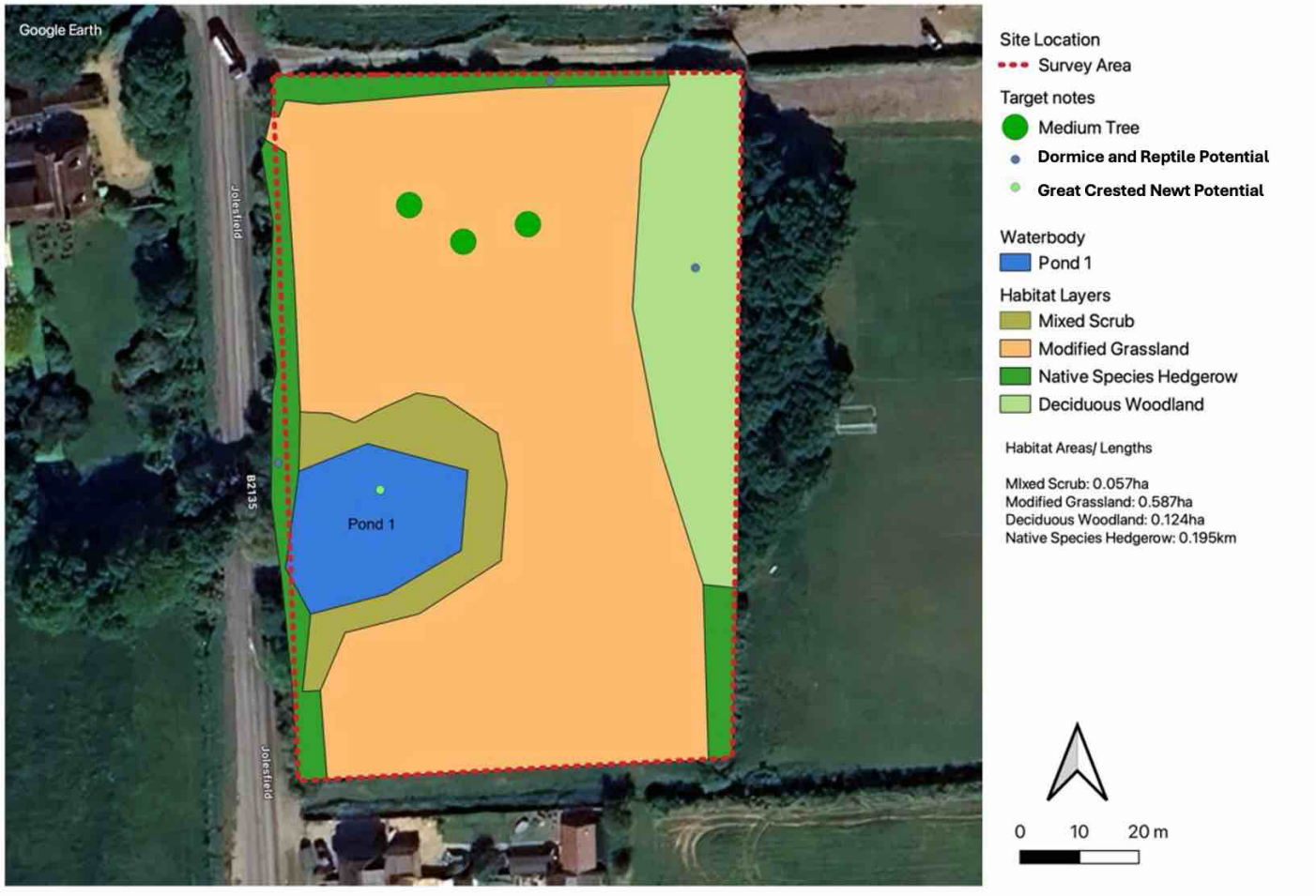
6.0 REFERENCES

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

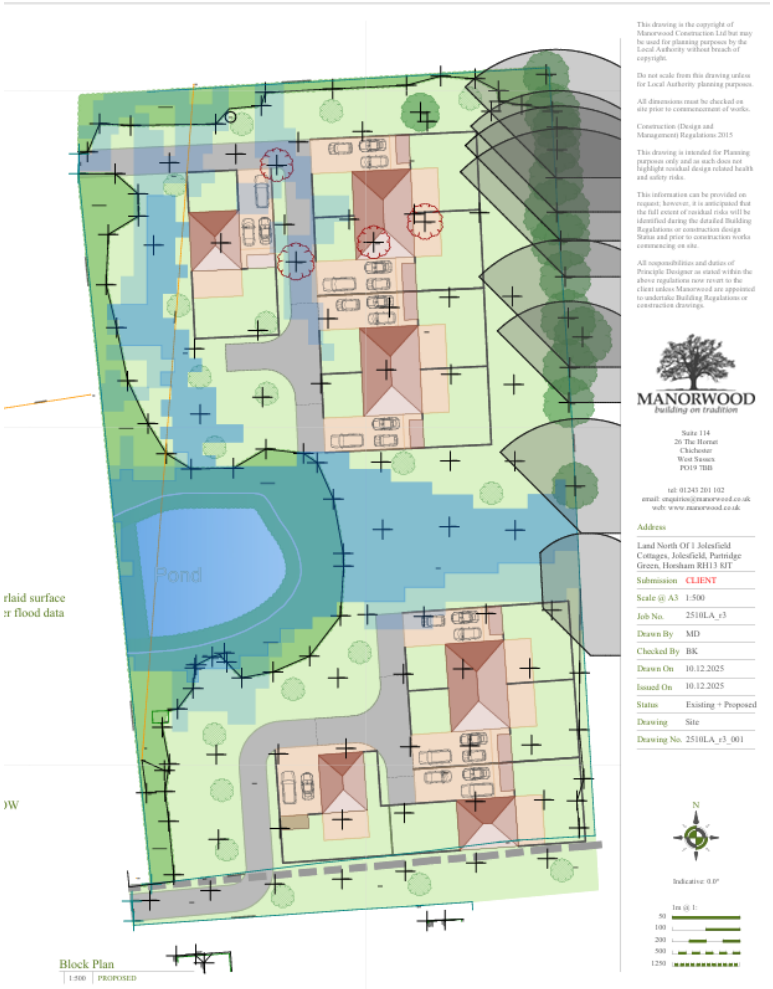
DEFRA (2023) Statutory Biodiversity Metric Draft User Guide

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

APPENDIX A: BASELINE HABITATS



APPENDIX B: HABITATS POST DEVELOPMENT



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Address	Land North Of 1 Jolesfield Cottages, Jolesfield, Partridge Green, Horsham RH13 8JT
Submission	CLIENT
Scale @ A3	1:500
Job No.	2510LA_r3
Drawn By	MD
Checked By	BK
Drawn On	10.12.2025
Issued On	10.12.2025
Status	Existing + Proposed
Drawing	Site
Drawing No.	2510LA_r3_001

N

Indicative: 0.0°

1m @ 1:
50
100
200
500
1250

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	*Habitat units*	4.6553	
	Hedgerow units	0.7800	
	Watercourse units	Zero Units Baseline	
Post-development Units	*Habitat units*	5.1229	
	Hedgerow units	0.8583	
	Watercourse units	0.0000	
Total net unit change	*Habitat units*	0.4676	✓
	Hedgerow units	0.0783	✓
	Watercourse units	0.0000	
Total net % change	*Habitat units*	10.04%	✓
	Hedgerow units	10.03%	✓
	Watercourse units	% target not appropriate	
Habitats 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