



AEWC^{Ltd}

Animal Ecology & Wildlife Consultants

Biodiversity Net Gain Assessment

Calcot Farm Bungalow

**Horsham Road
Steyning
West Sussex
BN44 3AA**

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**25-086
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Summary

- AEWCLtd were commissioned by Batcheller Monkhouse Ltd on behalf of their client to undertake a Biodiversity Net Gain Assessment at Calcot Farm Bungalow, Horsham Road, Steyning, West Sussex, BN44 3AA at grid reference TQ 17912 14488 to help inform the proposed development of the site.
- The estimated baseline and post-development biodiversity value of the habitats on the site is calculated using the Defra Statutory Biodiversity Metric Calculation Tool.
- The development includes the construction of two access tracks. This will involve the loss of areas of modified grassland and a short section of native hedgerow.
- Ecological enhancements built into the development design include planting of new native hedgerow and grassland condition enhancement. In terms of the BNG metric, these are sufficient to offset the loss of the baseline habitats on the site. Trading rules have been satisfied.
- **The headline results indicate that there is an estimated net gain 13.91% for habitat units.**
- **The hedge-line results show an estimated increase of 0.14 hedgerow units which corresponds to a 10.22% net gain.**

This report has been prepared by AEWCLimited, with all reasonable skill, care and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the 'Guidelines for Preliminary Ecological Appraisal' and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1. Introduction

- 1.1 AEWCLtd were commissioned by Batcheller Monkhouse Ltd on behalf of their client to undertake a Biodiversity Net Gain Assessment at Calcot Farm Bungalow, Horsham Road, Steyning, West Sussex, BN44 3AL to help inform the proposed development of the site.
- 1.2 The purpose of this report is to give an estimate of the BNG units that may be achieved under the current development proposals, where a BNG of +10% is not achieved suggestions for additional ecological enhancement are provided.

2. Background

- 2.1 The proposed development site is located at Calcot Farm Bungalow, Horsham Road, Steyning, West Sussex, BN44 3AL at central grid reference TQ 17912 14488. The site lies on the northern edge of Steyning, approximately 1.4km south of the village of Ashurst. The surrounding landscape comprises agricultural fields, hedgerows, pasture, and scattered woodland blocks, with small watercourses and wetland areas associated with the nearby River Adur valley. The nearest major road is the A283, located approximately 2.3km to the south. See Figure 1.

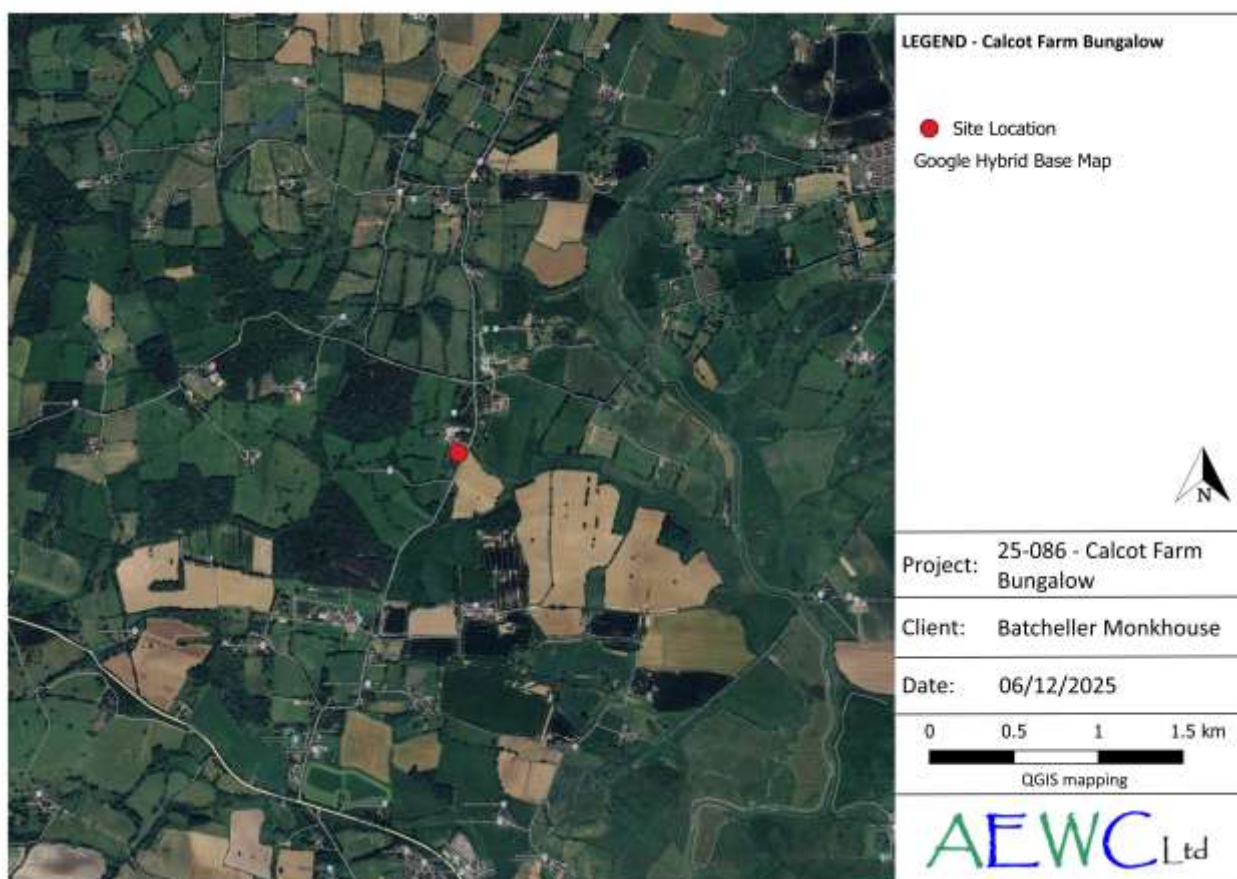


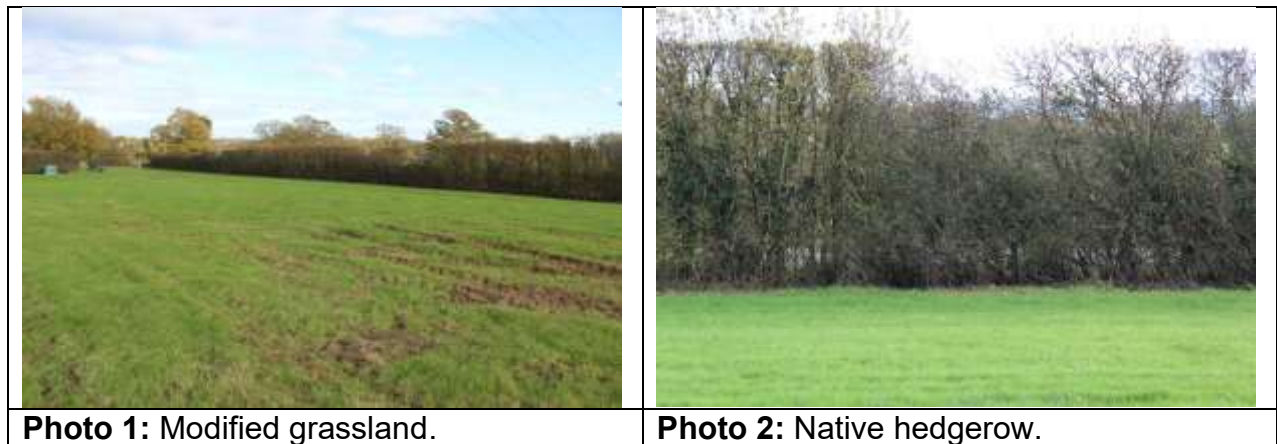
FIGURE 1: SHOWING THE SITE LOCATION

- 2.2 The proposed development site is approximately 0.64ha and largely comprises a grass field (modified grassland) and an area of hardstanding (developed land; sealed

surface), with native hedgerows along the eastern and northern boundaries. The field is used for pasture and to grow hay. See Figure 2 and Photos 1 and 2.



FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE BOUNDARY



- 2.3 The proposed development consists of construction of two access tracks using an unsealed hardstanding surface. A short section of hedgerow will require removal from the eastern boundary.

3. Method and Constraints

- 3.1 The estimated baseline and post-development biodiversity value of the habitats on the site is calculated using the Defra Statutory Biodiversity Metric Calculation Tool.

Habitat condition was assessed using the Statutory Biodiversity Metric – Technical Annex 1 Condition Assessment Sheets.

3.2 The following assumptions have been made and therefore associated constraints should be considered when looking at BNG unit values obtained:

- The potential for protected and notable species is not covered within the scope of this report;
- Baseline habitats on-site are taken from those identified within the survey undertaken in November 2025;
- Post-development habitats have been inferred from those discussed with the client;
- All areas and lengths are approximate;
- Areas in hectares and lengths in km are both given to four decimal places, therefore rounding errors and occasional adjustments to values, to ensure consistency of total areas in baseline and post-development habitat size, are unavoidable; and
- Habitat quality has been estimated in some instances (i.e. for post-development habitats).

3.3 Given the above constraints the values for BNG obtained should be considered to be an **estimate** only.

3.4 Calculations may need to be adjusted in future should the BNG metrics or requirements be revised.

4. Habitat Data

4.1 The baseline and post-development habitats used for this assessment are illustrated in Figures 4 and 5 respectively.



FIGURE 3: BASELINE ON-SITE HABITATS



FIGURE 4: POST-DEVELOPMENT ON-SITE HABITATS

5. Results

- 5.1 The headline results using the above habitats and calculations are given below (refer to the metric for full details).

Table 1: Headline estimated BNG values

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.37
	<i>Hedgerow units</i>	0.14
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	13.91%
	<i>Hedgerow units</i>	10.22%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

6. Conclusions & Recommendations

- 6.1 The development includes the removal of a short section of native hedgerow and areas of modified grassland.
- 6.2 Ecological enhancements built into the development design include planting of 50m of new native hedgerow, and condition enhancement of a 0.2ha belt of modified grassland along the eastern boundary from poor to moderate condition. This will be achieved through re-seeding and appropriate ongoing management to improve the species diversity of the grassland. In terms of the BNG metric, these are sufficient to offset the loss of the baseline habitats on the site. Trading rules have been satisfied.
- 6.3 **The headline results indicate that there is an estimated net gain of 13.91% for habitat units.**
- 6.4 **The hedge-line results show an estimated increase 0.14 hedgerow units which corresponds to a 10.22% net gain.**
- 6.5 In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This came into force in February 2024 for major developments and April 2024 for minor developments. Under the legislation developers must deliver a biodiversity net gain of 10%.

7. Wildlife Enhancements

Bats and Birds

- 7.1 To enhance the site for bats and birds known to be present within the local area it is recommended that two bat boxes and two bird boxes be installed within the site. Boxes could be installed on existing retained trees within the ownership area.
- 7.2 Ideally bat boxes would be woodcrete or similar hard-wearing material (rather than the less durable wooden boxes) and should be installed at least 3m above the ground (where safe installation is possible), sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west facing).
- 7.3 Example tree-mounted bat boxes are shown below: Schwegler 1FF bat box (below left, suitable for pipistrelle bats *Pipistrellus sp.*), and a Schwegler 2F bat box (below right, suitable for long-eared bats *Plecotus sp.*), or similar bat boxes.



- 7.4 Tree-hung bird boxes should comprise a mix of traditional '32mm round-holed' (below left: which are suitable for tits, sparrows, redstarts and nuthatches) and open-fronted boxes (below right: these are suitable for pied wagtails, robins and wrens) and also ideally be woodcrete or similar hard wearing material (rather than the less durable traditional wooden boxes). Boxes should be installed with an aluminium nail or screw to prevent tree damage between 2m and 4m above ground for round-holed and low down, below 2m, well hidden in vegetation for open-fronted boxes and (unless shaded by buildings or trees) be facing north or east.



Reptiles and Amphibians

- 7.5 To enhance the site for reptiles and amphibians a ‘hibernaculum’ could be created in a sunny corner of the ownership area. This will use materials such as logs, inert hardcore, bricks or building rubble to form the body of each hibernaculum, ensuring that materials likely to decompose are not placed beneath bricks or rubble to avoid collapse. Woodchips or soil may be incorporated to fill some of the larger cavities within the structure.

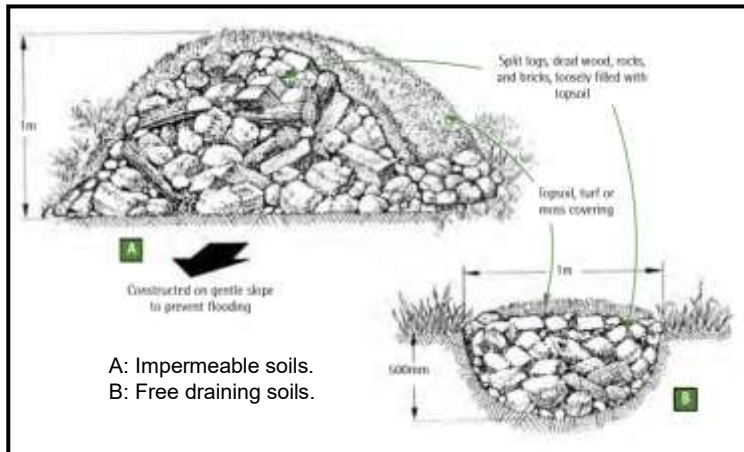


Diagram from Great Crested Newt Conservation Handbook

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