For and on behalf of
**Slinfold Parish Cottages**

# BIODIVERSITY NET GAIN (BNG) STATEMENT

**5 Greenfield Road, Slinfold**

Prepared by
**Cass Design Consultants Ltd**
**Liverpool**

**May 2024**

architecture
masterplanning
landscape
conservation
sustainability

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|---|---|
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## 1.0 INTRODUCTION

1.1 Cass Design Ltd (Cass) was commissioned by Slinfold Parish Cottages (The 'Client') to carry out a Biodiversity Net Gain (BNG) Assessment relating to land at 5 Greenfield Rd, Slinfold, Horsham RH13 0SF (hereafter referred to as the 'Site'). The Site location is shown in **Figure 1**.

1.2 The work has been commissioned to inform a full planning application relating to the construction of two dwellings in the curtilage of 5 Greenfield Road.

1.3 The Site is c.170m$^2$ in area, centred on Ordnance Survey Grid Reference TQ 119 312, lying within residential development in the village of Slinfold. The Site comprises of a residential garden.

1.4 The BNG assessment was carried out using the Defra Statutory Metric and was informed by the following documents and data sources –

| | |
|---|---|
| Baseline Habitat Types | Ecology Works, Preliminary Ecological Appraisal, November 2022<br><br>Aerial imagery, google street view, and historic mapping.<br><br>Magic Geographical Information Resource[1] |
| Baseline Habitat Conditions | Ecology Works, Preliminary Ecological Appraisal, November 2022 |
| Post Development Habitat Types and Conditions | MH Architects Proposed Site Location Plan Block Plan and Site Plan Dwg. No. 21-116 001 P01 (16/02/2023) |

1.5 This report should be read in conjunction with the Statutory Metric produced for the Site (Ref: SX6060(1)C.XLS.01.1).

[1] About MAGIC (defra.gov.uk)

## 2.0 METHODS

2.1 The BNG assessment was carried out by Daniel Ross BSc (Hons) ACIEEM, using the Defra Statutory Biodiversity Net Gain Metric and associated guidance. A summary[2] of the methodologies relevant to this assessment can be found in **Appendix 1**.

## 3.0 LIMITATIONS & ASSUMPTIONS

3.1 The baseline BNG assessment is informed by the habitats assessed in previous ecological reporting from 2022[3]. Although the habitat data is c.1.5 years old, given the nature and location of the habitats present it is considered reasonable to assume the habitat types have not changed significantly.

3.2 Proposals show very limited landscaping, and for the purposes of this assessment it is assumed that the entire Site will be comprised of hardstanding / built development (zero value habitats).

## 4.0 BASELINE HABITATS

4.1 The following habitat types, described in more detail below, were identified on Site during the Habitat Survey[4]:

- Vegetated Garden
- Hedgerow

***Vegetated Garden u1 828***

4.2 Overgrown amenity lawn supporting a range of common and widespread species.

***Non-native Hedgerow h2b***

4.3 Non-native garden hedge approximately 2m in height. Dominated by garden privet *Ligustrum ovalifolium,* with locally dominant mock-orange *Philadelphus coronarius* and lilac *Syringa vulgaris*. The hedgerow also contains bramble, ivy Hedera helix, Japanese honeysuckle *Lonicera japonica*, dogwood *Cornus sanguinea* and box *Buxus sempervirens*.

[2] Full detailed guidance related to the Statutory Metric can be found online at Statutory biodiversity metric tools and guides - GOV.UK (www.gov.uk) (accessed April 2024)
[3] Ecology Works, Preliminary Ecological Appraisal, November 2022
[4] Cass Design accept no liability for inaccuracies in the 2022 survey data which is used to inform this report.

# 5.0 BIODIVERSITY NET GAIN

## Baseline

5.1 The assessment of the baseline Biodiversity Units (BUs) for the Site is based on the habitats as described above.

5.2 No watercourses are found on Site.

5.3 No condition assessments are required for the habitat present on Site.

5.4 The tables below summarise the baseline BUs for area habitats. They are presented to show the baseline BUs for the on-site (red-line) only.

5.5 The habitats on Site are assessed as being of low strategic significance.

**Table 1:** Baseline Area Habitat Summary

| Habitat Type | Area (Ha) | Distinctiveness | Condition | Strategic Significance | Total Habitat Units |
|---|---|---|---|---|---|
| Vegetated Garden | 0.017 | Low | N/A | Low | 0.03 |
| **Total** | **0.017** | | | | **0.03** |

**Table 2:** Baseline Linear Habitat Summary

| Habitat Type | Length (m) | Distinctiveness | Condition | Strategic Significance | Total Habitat Units |
|---|---|---|---|---|---|
| Non-native and Ornamental Hedgerow | 0.012 | Very low | Poor[5] | Low | 0.01 |
| **Total** | **0.012** | | | | **0.01** |

## Post Development

5.6 All habitats will be lost to facilitate the development.

5.7 Based on the scale of green space proposed, the value of the Site post-development is assessed as zero.

## Trading Rules

5.8 The Site is currently anticipated to comply with the trading rules. However, given habitats on site comprise of habitats of 'low' (Vegetated Garden) or 'very low' (Non-native Hedgerow)

[5] This habitat type is assigned a condition assessment of 'poor' by default.

distinctiveness, any mechanism to achieve 10% BNG (discussed below) will satisfy the trading rules.

## 6.0 DISCUSSION

### Area Habitats

6.1 The Site supports 0.03 area BUs and a 100% loss is anticipated.

### Linear Habitats

6.2 The Site supports 0.01 linear BUs and a 100% loss is anticipated.

### Achieving BNG

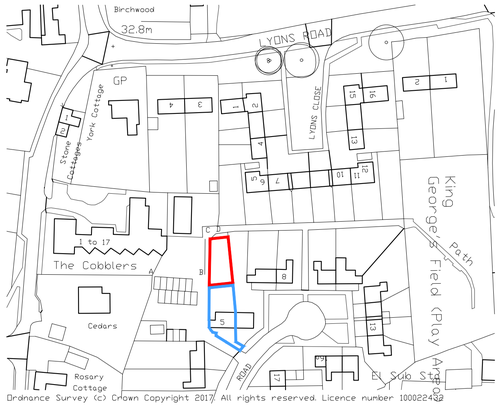
6.3 Given the nature of the proposals there is very little scope for incorporation of meaningful biodiversity enhancements into the development. Consequently, the solution for the Site is likely to be via the purchase of BUs from am established provider, or purchase of statutory credits from the government.

6.4 A 'Biodiversity Gain Plan' (BGP) will be required to be submitted to discharge the statutory condition applied to the planning permission prior to commencement of development. The BGP will demonstrate how the development will achieve 10% BNG and will include the confirmation of the purchase of the BUs or statutory credits required to achieve 10% BNG.

6.5 Given that no habitats are proposed on site which will contribute to the BNG assessment, no Habitat Management & Monitoring Plan (HMMP) is required.

## FIGURES

***Figure 1:*** *Site Location*

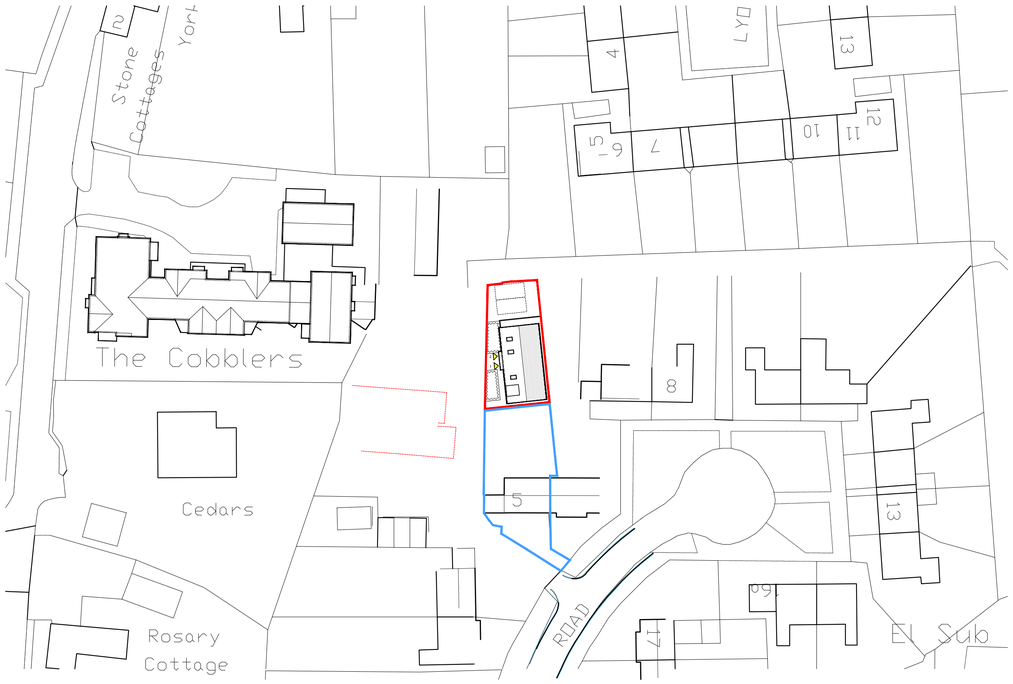



Licence number LIG0975

Location Plan 1:1250 @ A1

10 0 10 20 30 40 50 100m

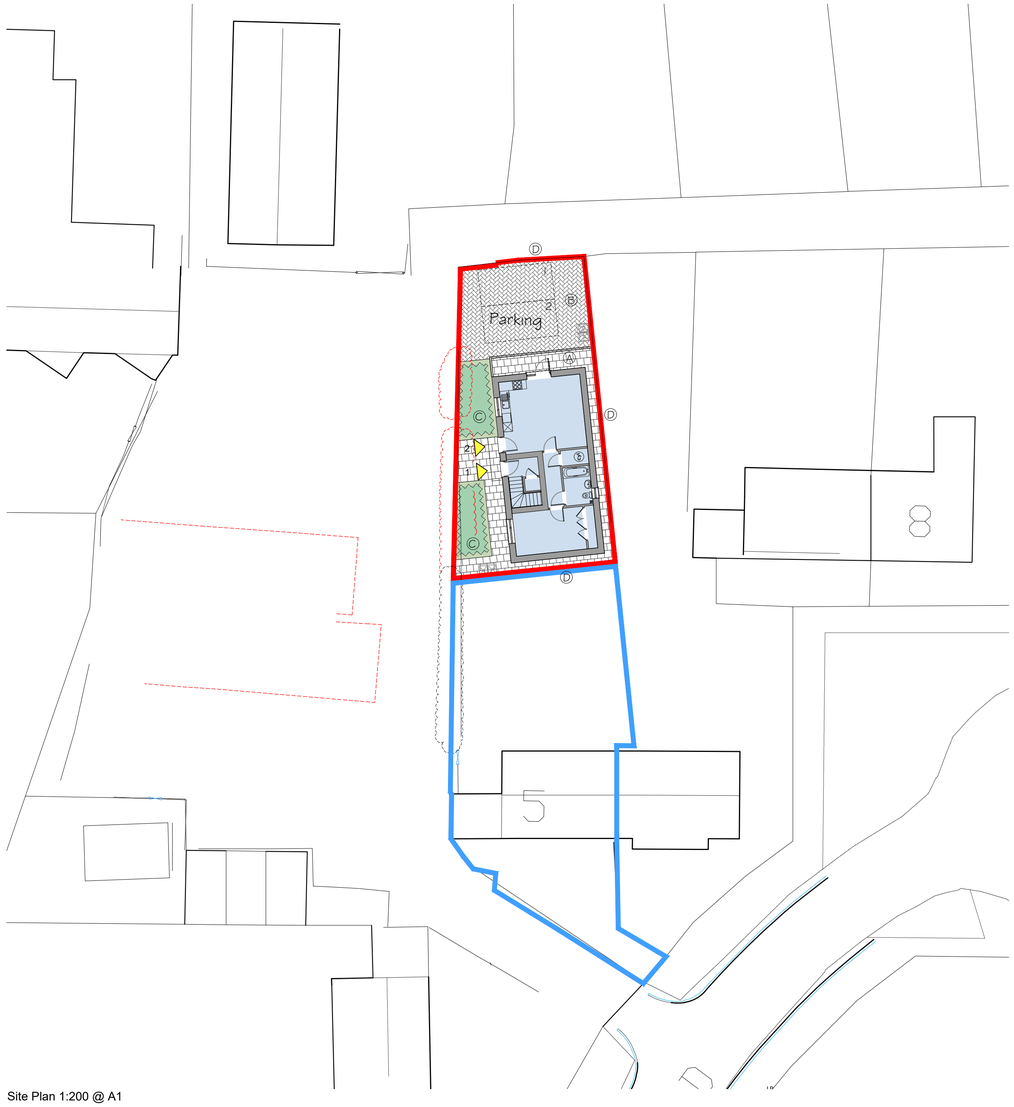
1:1250




Site Plan 1:500 @ A1

10 0 10 20 30 40 50m

1:500




Site Plan 1:200 @ A1

2 0 2 4 6 8 10 12 14 16 18m

1:200

KEY:

(A) Paving

(B) Smaller format block Paving

(C) Low hedge or planting

(D) 1.8m shiplap fence

N

Notes

1. This drawing is the copyright of MH Architects Ltd
2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.

| Rev. | Revision | By | Date | Check | Date |
|---|---|---|---|---|---|
| P01 | Planning issue | TM | 16/02/23 | NKS | 16/02/23 |

SCHEDULE OF ACCOMMODATION

| UNIT | TYPE | Internal Area |
|---|---|---|
| Unit 1 | 1b Studio | 39.8 sq. m |
| Unit 2 | 1b 1p Accessible M4(2) Unit | 60.9 sq. m |

| | |
|---|---|
| Development Site | 0.0188Ha |
| Site Density | 53.19 Units/Ha |
| Car Parking | TOTAL = 2 spaces on site |
| Refuse & recycling : | Recycling space in all kitchens to meet CISH |
| | Bin access is near to roadside |

Key :

Planning application boundary

# 5 GREENFIELD ROAD

## SLINFOLD

SLINFOLD PARISH COTTAGES

Project & Drawing title

PROPOSED SITE LOCATION PLAN
BLOCK PLAN
AND SITE PLAN

| Drawn | Date | Checked | Date | Scale at A1 |
|---|---|---|---|---|
| TGM | 16/02/2023 | NKS | 16/02/2023 | Varies |

| Job N°. | Drawing N°. | Rev. |
|---|---|---|
| 21-116 | 001 | P01 |

Status

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# APPENDIX 1 OUTLINE METHODOLOGY

## Statutory Biodiversity Net Gain Metric (BNG)

A1.1 A Biodiversity Net Gain (BNG) assessment involves making a comparison between the biodiversity value of habitats present within a site prior to development (i.e., the 'baseline') and the predicted biodiversity value of habitats following the completion of the development (i.e., 'post-development'). The comparison is made in terms of 'biodiversity units', with a 'biodiversity metric' providing the mechanism to allow biodiversity values to be calculated and compared.

A1.2 The Biodiversity Metric calculates the overall loss or gain of biodiversity for development projects by assessing the distinctiveness (i.e., type of habitat and its value), condition, extent, and strategic significance of habitats on site pre- and post-development. To achieve biodiversity net gain, the biodiversity unit score must have a post-development score higher than the baseline score.

A1.3 The metric assesses and generates separate outputs for area-based habitats (measured in habitat units), linear based habitats including hedgerows (measured in hedgerow units) and watercourses (measured in watercourse units). A development cannot claim to achieve an overall net gain unless this is predicted across all area-based and linear assessments (where applicable).

A1.4 When calculating the post-development biodiversity units, the metric includes a series of standard 'risk multipliers' to account for the inherent risk of creating and restoring habitats, the time taken to establish habitats and the location of the mitigation in relation to the habitats lost on site. The risk multipliers have the effect of reducing the value of the proposed habitats, which means larger areas, habitats of higher distinctiveness, and / or condition are required to achieve comparable gains in Biodiversity Units.

A1.5 The habitats surveyed comprise the areas within the planning application boundary.

### *Condition*

A1.6 The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric: Technical Annex 1: Condition Assessment Sheets and Methodology.

A1.7 This approach assesses a habitat based on a set of broad condition criteria depending on the habitat type being assessed.

A1.8 Some habitats are allocated a fixed condition score in the metric. These habitats do not require a condition assessment for the metric to be completed. It may still be appropriate to survey these habitats for species or other environmental importance.

| Condition Category | Condition Score Applied in the Metric |
|---|---|
| Good | 3 |
| Fairly Good | 2.5 |
| Moderate | 2 |
| Fairly Poor | 1.5 |
| Poor | 1 |
| Condition Assessment N/A | 1 |
| N/A - Other | 0 |

### *Strategic Significance*

A1.9 Strategic significance is the local significance of the habitat based on its location and habitat type. A strategic significance category for each individual habitat parcel both at baseline and at post-intervention is assigned based on published plans, strategies or polices which are relevant to the habitat's location.

| Strategic Significance Category | Score Applied in the Metric | Description |
|---|---|---|
| High | 1.15 | Where the location has been identified within a local plan, strategy or policy as being ecologically important for the specific habitat type or where that habitat has been identified as being locally ecologically important. |
| Medium | 1.10 | Where there is no relevant plan, strategy or policy in place, professional judgement may be used to justify the use of the medium strategic significance category.<br>This judgement should consider the importance of that habitat in providing a linkage between other strategic locations. |
| Low | 1.0 | If the habitat is not included in local plans, strategy or policy, and there is no evidence to suggest that the habitat is of medium strategic significance. |

### *Risk Multipliers*

A1.10 The metric applies three risk multipliers to post-development enhancement and creation interventions:

- difficulty of creation or enhancement
- temporal risk
- spatial risk

### *Difficulty of Creation or Enhancement*

A1.11 This multiplier represents the uncertainty in the effectiveness of techniques to create or enhance habitats. The metric automatically assigns the delivery risk and score for each habitat, based on its habitat intervention category (creation or enhancement).

A1.12 Despite this partial accounting for risk in the metric, proposals must still be based on sound ecological judgement and should consider the ecological context of the change.

### *Temporal Risk*

A1.13 The temporal risk multiplier accounts for the average time lag, measured in years, between the start of habitat creation or enhancement works and the target outcome. This is known known as 'time to target condition'. This multiplier is automatically applied by the metric and changes depending on data input.

### *Spatial Risk*

A1.14 Where a project cannot achieve a net gain in biodiversity units on-site, then off-site units can be used. All off-site data should be entered into the off-site sheets of the metric.

A1.15 The spatial risk multiplier reflects the relationship between the location of on-site biodiversity loss and the location of off-site habitat compensation. It affects the number of biodiversity units provided to a project by penalising proposals where off-site habitat is located at distance from the impact site.

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