



**Project:** 25\_BNG\_10\_78

**Site:** Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex

**Client:** Antonio Avenue Ltd



|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Project Number: | 25_BNG_10_78                                                        |
| Report Type:    | Biodiversity Net Gain assessment (BNG)                              |
| Site Address:   | Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex. |

| Role:             | Name:                     | Date:       |
|-------------------|---------------------------|-------------|
| Instructing Party | MCA Architects            |             |
| Customer          | Antonio Avenue Ltd        |             |
| Surveyor          | Jess Dahl<br>Antony Aslam | 10/12/ 2025 |
| Consultant        | Jess Dahl                 | 15/12/25    |
| Reviewer          | Antony Aslam              | 21/01/26    |

| Revision History |                 |                         |
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| Date:            | Version number: | Summary of changes:     |
| 22/12/25         | 1.0             | First Review (Internal) |
| 22/12/25         | 1.0             | First Issue             |
| 27/03/2026       | 2.0             | Second Issue            |
| 14/04/2026       | 3.0             | Third issue             |
| 14/05/2026       | 4.0             | Fourth issue            |

## Biodiversity Net Gain Assessment

Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex

BNG Metric Version 1.0.4, released 28/03/23 - Completed December 2025

ROAVR Group

With the assumption that the existing conditions on-site remain unchanged.  
The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM.

### Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database.

### Client Documents:

This report has been completed on assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

*Table: Documents provided by the client as of April 2026.*

| Plans provided by client as of April 2026                                               |
|-----------------------------------------------------------------------------------------|
| 1726-SP-01 - Proposed Site Plan - Option 1 Compressed.pdf                               |
| 1726 - P - 01 Proposed site plan_modified                                               |
| 1726-OS-100 - Site Location Plan <b>2026</b>                                            |
| MCA Architects Toat Cafe Stanes Cottage Stanes Farm DAA AMS + APPS 01 March <b>2026</b> |

## Contents

|                                                           |    |
|-----------------------------------------------------------|----|
| 1. Summary                                                | 3  |
| 2. Scope                                                  | 4  |
| 3. Legislative Overview                                   | 5  |
| 4. Assessment of The Proposed Development                 | 5  |
| 5. Biodiversity Net Gain                                  | 8  |
| 6. Conclusions                                            | 10 |
| Appendix 1: Biodiversity Net Gain Assessment Calculations | 11 |
| Appendix 2: Site Plans                                    | 12 |
| Appendix 3: Site Images                                   | 14 |

## 1. Summary

The scheme provided to us for assessment consists of proposed plans for a development comprising the construction of new residential dwellings alongside the creation of an upgraded vehicular access route connecting to the A29. The scheme will involve the reconfiguration of internal site circulation and associated groundworks to accommodate housing infrastructure.

The site is set between North Heath and Codmore hill, North of Pullborough. It is not situated within any statutory sites but does lie within the IRZ of SACs designated for breeding and hibernating rare bats species and habitats within the site and may be functionally linked to these sites, in that they may be part of the habitats supporting the sensitive bat populations. The site is set within Horsham District Council control area.

The site currently comprises **18.23** habitat units and **4.45** linear habitat units associated with hedgerows and lines of trees. Post-development, the scheme would result in a **-50.15%** loss in area habitat units and a **-17.56%** loss in linear habitat units. To address this deficit, off-site compensation is proposed through the enhancement of 1.98 ha of non-cereal cropland to moderate condition lowland meadow, which would deliver a **21.19%** net gain in area habitat units. In addition, **149m** of species-rich hedgerow with trees is proposed off-site, increasing the linear habitat unit net gain to **10.55%**.

## 2. Scope

This report contains the details of a Biodiversity Net Gain assessment carried out by ROAVR Group for Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex henceforth referred to as “the site” in this report.

This report has been prepared for Antonio Avenue Ltd and must not be relied upon by any other party without the explicit written permission of ROAVR. All parties to this report do not intend any of the terms of the Contracts (Right of Third Parties Act 1999) to apply to this report.

Please note this report does not purport to provide definitive legal advice. The Summary contains an overview of key findings and conclusions. However, no reliance should be placed on the Executive Summary until the whole of the report has been read. Other sections of the report may contain information which puts into context the findings noted within the Summary.

## 3. Legislative Overview

### 3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and accompanying Technical Guidance and NPPG supersede all Planning Policy Statements (PPS's) and remaining Planning Policy Guidance (PPG's).

### 3.2 Environment Act (2021) & Biodiversity Net Gain

The Environment Act (2021) introduces mandatory biodiversity net gain (BNG) to ensure that new developments enhance biodiversity and help deliver thriving natural spaces for communities. This follows the change from a 'No Net Loss' to 'Net Gains' within the National Planning Policy Framework. The Environment Act entered force for Biodiversity Net Gain in February 2024 for large developments and April 2024 for small sites.

### 3.3 Local Policy

Horsham District Council has devised different documents and policies which it strives to incorporate in their regular affairs as a means of achieving set targets, policies and overall local initiatives outlined throughout the: Horsham District planning 2015 outlining policies:  
Policy 24 Environmental Protection  
Policy 25 District Character and the Natural Environment  
Policy 26 Countryside Protection

Policy 27 Settlement Coalescence  
Policy 30 Protected Landscapes  
Policy 31 Green Infrastructure and Biodiversity  
Policy 32 The Quality of New Development  
Policy 33 Development Principles  
Policy 35 Climate Change  
Policy 36 Appropriate Energy Use  
Policy 37 Sustainable Design and Construction  
Policy 38 Flooding

Horsham District Local Nature Recovery / Nature Recovery Network (NRN) documents and Biodiversity & Green Infrastructure guidance including:

- District Nature Recovery Network mapping and priority habitat corridors to guide where habitat creation, restoration and biodiversity net-gain should be focused.
- Practical guidance to protect and enhance hedgerows, trees, ponds, waterways and other key urban/rural habitat features.
- Alignment of local actions with county-level nature recovery objectives and delivery mechanisms (targeting strategic biodiversity gains, ecological connectivity and species protection).

#### 4. Assessment of The Proposed Development

A Biodiversity Net Gain Assessment was undertaken using Natural England's 'Statutory Biodiversity Metric' under the guidance of the 'Statutory Biodiversity Metric - User Guide' (Natural England, 2024).

- 4.1 Site description and ecological baseline. The application site redline boundary is circa 6.11ha and off-site area blue line boundary is 2.02 ha. On and off-site area comprises various different habitats. Habitats include neutral grassland, lines of mature native trees, scattered trees and scrub. The site comprises a broad mix of semi-natural and modified habitats set within a rural landscape on the western edge of Pulborough, West Sussex. Key features include extensive open grassland including some areas of neutral grassland, bramble and mixed scrub bordered by mature, native broadleaved trees, primarily comprising English oak (*Quercus robur*), with understory species including grey willow (*Salix cinerea*), field maple (*Acer campestre*), blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus* agg.) These areas provide strong structural diversity and support suitable foraging conditions for a range of species. A separate belt of conifer-dominated linear planting is also present on site boundaries, offering limited ecological value due to reduced floral diversity and foraging opportunities. The surrounding habitat mosaic of open fields, linear tree belts and scrub margins present suitable foraging conditions for bats and other

wildlife.

## 4.2 Site Location and Surroundings

The Site is located at Toat Cafe, Stanes Cottage and Stanes Farm, Pulborough, West Sussex (central grid reference:TQ06012096) and there are 13 designated sites within the 2km of the proposed development (Table 4.2.1).

*Table 4.2.1: Statutory designated sites recorded within a 2km radius of the survey site.*

| Site Name                    | Grid Reference | Area (ha) | Distance from Site (km) | Notes.                                                                                                                                         |
|------------------------------|----------------|-----------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| National Park<br>South Downs | TQ02352150     | 1653      | 0.52km W                | The South Downs National Park contains a diverse range of habitats, including chalk grassland, heathland, ancient woodland, and river valleys. |
| Ramsar Site<br>Arun Valley   | TQ05571745     | 530       | 2.74km S                | Habitats include wet grasslands, ditches, and woodlands                                                                                        |
| SSSI<br>The Mens             | TQ024236       | 205       | 3.45km W                | Broadleaved mixed and yew woodland with important ecological assemblages.                                                                      |
| SSSI<br>Park Farm Cutting    | TQ039189       | 0.18      | 2.64km                  | Earth heritage site.                                                                                                                           |
| SSSI<br>Upper Arun           | TQ044220       | 17        | 2.1km W                 | Rivers and streams with important ecological assemblages.                                                                                      |
| SSSI<br>Pulborough Brooks    | TQ053170       | 160       | 2.60km S                | Neutral lowland grassland with important ecological assemblages.                                                                               |
| SSSI<br>Marehill Quarry      | TQ064186       | 1         | 2.12km SE               | Earth heritage site.                                                                                                                           |
| SSSI<br>Parham Park          | TQ060148       | 263       | 4.9km S                 | Broadleaved mixed and yew woodland with important ecological assemblages.                                                                      |
| SSSI<br>Hurstons Warren      | TQ071170       | 69        | 3.41km SW               | Dwarf lowland shrub heath and raised bog.                                                                                                      |
| SSSI<br>Bognor Common Quarry | TQ009214       | 25        | 4.71km W                | Earth heritage site.                                                                                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SAC<br>The Mens                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TQ023234   | 205 | 3.45km W | <p>The Mens is a large area of mature beech (<i>Fagus sylvatica</i>) woodland, notable for its rich diversity of lichens, bryophytes, fungi, and saproxylic invertebrates. It represents one of the most extensive tracts of Atlantic acidophilous beech forest in the south-eastern UK range of this habitat. The woodland exhibits a near-natural high forest structure, a result of minimal silvicultural intervention throughout the 20th century, coupled with the impact of natural events, such as the great storm of 1987.</p> <p>Annex II species present as a qualifying feature, but not a primary reason for site selection</p> <p>Barbastelle (<i>Barbastella barbastellus</i>).</p> |
| SAC<br>Arun Valley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TQ035143   | 487 | 2.5km S  | <p>Inland water bodies (Standing water, Running water)</p> <p>Bogs, Marshes, Water fringed vegetation, Fens</p> <p>Humid grassland, Mesophile grassland</p> <p>Broad-leaved deciduous woodland</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SPA<br>Arun Valley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TQ05571745 | 530 | 2.5km S  | <p>Inland water bodies (Standing water, Running water)</p> <p>Bogs, Marshes, Water fringed vegetation, Fens</p> <p>Humid grassland, Mesophile grassland</p> <p>Broad-leaved deciduous woodland</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <div>  <p><b>Impact Risk Zones for Sites of Special Scientific Interest</b></p> <p>For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.</p> <p><b>You should consult Natural England on the proposed development at this location.</b></p> <p>Send your consultation to: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a></p> <p>The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for the proposed development to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.</p> <p>Therefore, you should consult Natural England for advice on the nature of the potential impacts and how these might be avoided or mitigated.</p> <p>Based on the site's location and proposed plans for rural non residential areas, a consultation with Natural England is recommended.</p> </div> |            |     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Non Statutory Sites of Potential Notice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Nature Reserve<br>RSPB Nature Reserve                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | TQ05591692 | 171 | 2.5km S  | <p>A mix of habitats including wetlands, lowland wet grassland, and arable fields in the Arun Valley, along with drier areas like</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                                           |            |     |         |                                                |
|-------------------------------------------|------------|-----|---------|------------------------------------------------|
| Pulborough Brooks                         |            |     |         | lowland heath, meadows, woodland, and scrub.   |
| IPA<br>Amberley Wild Brooks & Arun Valley | TQ05571745 | 486 | 2.5km S | Area designated as unique in floral diversity. |

\*Data from DEFRA MAGIC. SSSI- Sites of Special Scientific Interest, SAC- Special Area of Conservation, SPA- Special Protection Area, IPA- Important Plantlife Areas.

Priority habitats area abundantly present across the 5km search area and include coastal and floodplain grazing marsh, good quality semi improved grassland, lowland meadows, lowland healthland, lowland fens, ancient & replanted woodland, ancient and semi-natural woodland, deciduous woodland, traditional orchard, wood- pasture and parkland and areas of no main habitat but additional habitats present.

#### 4.3 Development Proposals

The proposed development comprises the construction of new residential dwellings alongside the creation of an upgraded vehicular access route connecting to the A29. The scheme will involve the reconfiguration of internal site circulation and associated groundworks to accommodate housing infrastructure.

## 5. Biodiversity Net Gain

Weather conditions at the time of survey:

|                              |                                                 |
|------------------------------|-------------------------------------------------|
| Date of site survey:10/11/25 |                                                 |
| Survey conditions            | Cloudy with sun, 10 mph winds 10% precipitation |

\*Data from BBC Weather.

5.1 The habitats within the site boundary were calculated to hold a baseline value of **18.23** habitat units which must be enhanced by 10%. A description of the site baseline was produced in Table 5.1.1 outlining the types of habitats found on site.

*Table 5.1.1: Description of UKhabs habitat codes, habitat descriptions based on survey notes, condition assessment criterias where applicable and specifying whether the area habitat will be retained.*

| Area Habitats  | Description                                                            | Passing Condition Criteria                      | Retained/Enhanced/Lost |
|----------------|------------------------------------------------------------------------|-------------------------------------------------|------------------------|
| Area Habitat 1 | u1 ~u1b ~ u1bc ~ Developed land/sealed surface ~ other developed land. | NA                                              | Lost                   |
| Area Habitat 2 | g4 ~ Modified grassland                                                | Passes C,E,F fails essential criteria A<br>Poor | Lost                   |

|                |                          |                                                                    |      |
|----------------|--------------------------|--------------------------------------------------------------------|------|
| Area Habitat 3 | g3~g3c~Neutral grassland | Passes criteria B,C,D<br>fails essential criteria<br>A & F<br>Poor | Lost |
| Area Habitat 4 | h3~h3d~ Bramble scrub    | NA                                                                 | Lost |
| Area habitat 5 | h3~h3h Mixed scrub       | Passes A, C & E -<br>Moderate                                      | Lost |

5.2 The linear habitats within the site boundary were calculated to hold a baseline value of **4.45** linear habitat units which must be enhanced by 10% post development. A description of the site baseline was produced in Table 5.2.1 outlining the types of linear habitats found on site.

*Table 5.2.1: Description of UKhab habitat codes, habitat descriptions based on survey notes, condition assessment criterias where applicable and specifying whether the linear habitat will be retained. Tree references on table correspond with David Archer arboriculture report.*

| Linear Habitats  | Description     | Floral Species                                                                                                                                                                                                           | Passing Condition Criteria | Retention status. Corresponding with David Archer tree report. |
|------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------|
| Linear Habitat 1 | Line of trees 1 | Oak ( <i>Quercus robur</i> ), ash ( <i>Fraxinus excelsior</i> ) and goat willow ( <i>Salix caprea</i> )                                                                                                                  | Passes acde: Moderate      | Retained. T3 proposed for removal                              |
| Linear Habitat 2 | Line of trees 2 | Predominantly oak ( <i>Quercus robur</i> ), Hawthorn ( <i>Crataegus monogyna</i> ) and Blackthorn ( <i>Prunus spinosa</i> )                                                                                              | Passes all criteria, good  | Retained. G2 is proposed for removal.                          |
| Linear Habitat 3 | Line of trees 3 | Mostly oak ( <i>Quercus robur</i> ) and field maple ( <i>Acer campestre</i> ) with an understory of bramble ( <i>Rubus fruticosus</i> ), hawthorn ( <i>Crataegus monogyna</i> ) and blackthorn ( <i>Prunus spinosa</i> ) | Passes acde, Moderate      | Retained. G3 & T26 Proposed for removal.                       |

|                  |                 |                                                                                                                                                               |                           |                                                   |
|------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------|
| Linear Habitat 4 | Line of trees 4 | Ash, ( <i>Fraxinus excelsior</i> ), and oak ( <i>Quercus robur</i> ) trees.                                                                                   | Passes ade, moderate      | G4 Retained.<br>T31 proposed for removal          |
| Linear Habitat 5 | Line of trees 5 | Lawson cypress ( <i>Chamaecyparis lawsoniana</i> ) oak ( <i>Quercus robur</i> ), field maple ( <i>Acer campestre</i> ) and ash ( <i>Fraxinus excelsior</i> ). | Passes bce, Moderate      | Line 5 Retained.<br>T51, T52 T53 removed          |
| Linear Habitat 6 | Line of trees 6 | Species include mostly oak ( <i>Quercus robur</i> )                                                                                                           | Passes ace, Moderate      | Retained. G7<br>G9 & G10<br>Proposed for removal. |
| Linear Habitat 7 | Line of trees 7 | Species include mostly oak ( <i>Quercus robur</i> )                                                                                                           | Passes ace, Moderate      | Retained                                          |
| Linear Habitat 8 | Line of trees 8 | English oak ( <i>Quercus robur</i> ) and Field Maple ( <i>Acer campestre</i> )                                                                                | Passes all criteria, good | Retained                                          |

|                   |                              |                                                                                |                           |           |
|-------------------|------------------------------|--------------------------------------------------------------------------------|---------------------------|-----------|
| Linear Habitat 9  | Line of trees 9              | English oak ( <i>Quercus robur</i> ) and Field Maple ( <i>Acer campestre</i> ) | Passes all criteria, good | Retained. |
| Linear Habitat 10 | Ornamental non native hedge. | Unknown species potentially Leyland cypress hedge (non-native)                 | NA                        | Removed   |
| Linear Habitat 11 | Ornamental hedge 2           | Unknown species potentially Leyland cypress hedge (non-native)                 | NA                        | Removed   |



Figure 5.2.1 - Location of lines of trees Highlighting all individual trees for removal that contain PRFMs.

Table 5.2.2: Description of individual trees, descriptions based on survey notes, condition assessment criteria where applicable and specifying whether the linear habitat will be retained.

| Individual trees categorised during the survey. | Description. Arb cross reference.                                                                                                | Proposed Condition Criteria                                                                                                                                                                                                                                  |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T1 & 2                                          | english oak ( <i>Quercus robur</i> ) and ash ( <i>Fraxinus excelsior</i> )<br>Arboricultural cross reference T43 & T35           | passes criteria A-E<br>Good condition.<br>Retained.                                                                                                                                                                                                          |
| T3                                              | Crack willow ( <i>Salix fragilis</i> )<br>Arboricultural cross reference T33                                                     | Passes E-F Poor<br>Removed.                                                                                                                                                                                                                                  |
| T4                                              | Dead oak ( <i>Quercus robur</i> )<br>Arboricultural cross reference T34                                                          | NA                                                                                                                                                                                                                                                           |
| T5 & 6                                          | Hawthorn ( <i>Crataegus monogyna</i> ) & Myrobalan Plum ( <i>Prunus cerasifera</i> )<br>Arboricultural cross reference T44 & T45 | Passes A-B Poor                                                                                                                                                                                                                                              |
| T7                                              | oak ( <i>Quercus robur</i> )<br>Arboricultural cross reference T32                                                               | passes all criteria, condition: good.<br>Retained.                                                                                                                                                                                                           |
| T8 - T11                                        | Oak ( <i>Quercus robur</i> ) and crack willow ( <i>Salix fragilis</i> )<br>Arboricultural cross reference G9                     | T8 - abdf, condition: moderate.<br><br>T9- willow, 28, passes criteria abdf<br>condition: moderate<br><br>T10- oak, passes criteria abdf,<br>condition: moderate<br><br>T11- oak, 13, passes criteria abdf,<br>condition: moderate<br><br>All to be retained |

|         |                                 |                   |
|---------|---------------------------------|-------------------|
| T12-T14 | Oak (Quercus robur) T51,T52,T53 | All to be removed |
|---------|---------------------------------|-------------------|

5.3 The proposed plans include the creation of new residential dwellings alongside the creation of an upgraded vehicular access route connecting to the A29. The scheme will involve the reconfiguration of internal site circulation and associated groundworks to accommodate housing infrastructure and provisions for achieving net gain. The proposed area habitats can be seen in Table 5.3.1.

*Table 5.3.1: Description of UKhabs habitat codes and area habitat descriptions based on proposed plans.*

| Area Habitats           | Description                              | Proposed Condition Criteria |
|-------------------------|------------------------------------------|-----------------------------|
| Proposed Area Habitat 1 | Developed land                           | NA                          |
| Proposed Area Habitat 2 | Modified grassland                       | Poor                        |
| Proposed Habitat 3      | Vegetated garden                         | NA                          |
| Proposed Habitat 4      | Modified grassland                       | Poor                        |
| Proposed Habitat 5      | Artificial unvegetated, unsealed surface | NA                          |
| Proposed Habitat 6      | Ornamental pond & lake                   | NA                          |
| Proposed Habitat 7      | Lowland meadow                           | Moderate                    |

## Site Baseline

- 5.4 The on-site baseline biodiversity is calculated at **18.23** habitat units. The habitats largely consist of modified grassland, neutral grassland, scrub, non-cereal cropland and some developed land. Hedgerow units are **4.45** consisting of lines of trees and ornamental hedge. There are no watercourse units on site.

## Site As Proposed

- 5.5 Post-development, without intervention, the proposed plans will result in **9.09** habitat units or a net loss of **-49.92 %** due to a loss of grassland, scrub and individual trees. One line of trees is being lost and two non-native ornamental hedgerows, resulting in **3.67** linear units (hedgerows/lines of trees) equalling a net loss of **-17.56 %**

There are no watercourse units on site.

## Recommended Actions

- 5.6 The client has already proposed the enhancement of **0.76** ha of on-site non-cereal cropland to amenity grassland or green space and ornamental pond. However, to achieve the mandatory 10% biodiversity net gain requirement, it is recommended that a further **1.98** ha of off-site area habitat, currently comprising non-cereal cropland, is enhanced to lowland meadow.

In addition, to achieve the 10% net gain requirement in hedgerow units and to compensate for the loss of lines of trees, it is recommended that a further **149 m** of off-site species-rich native hedgerow with trees is created within the off-site area. This would deliver a hedgerow net gain of **10.55%**.

Should this not be feasible, the client should explore habitat banks or other off-site biodiversity unit providers offering habitat creation for biodiversity offsetting purposes.

## Conclusions

- 6.1 Post-development, the scheme would result in a loss of **-50.15%** of area habitat units and a **-17.56%** loss of hedgerow units, including lines of trees. To secure biodiversity net gain, it is recommended that **1.98** ha of off-site non-cereal cropland is enhanced to lowland meadow, which would deliver a **21.19%** net gain in area-based biodiversity units. In addition, the creation of **149m** of off-site species-rich native hedgerow with trees is recommended in order to achieve a **10.55%** net gain in hedgerow units.

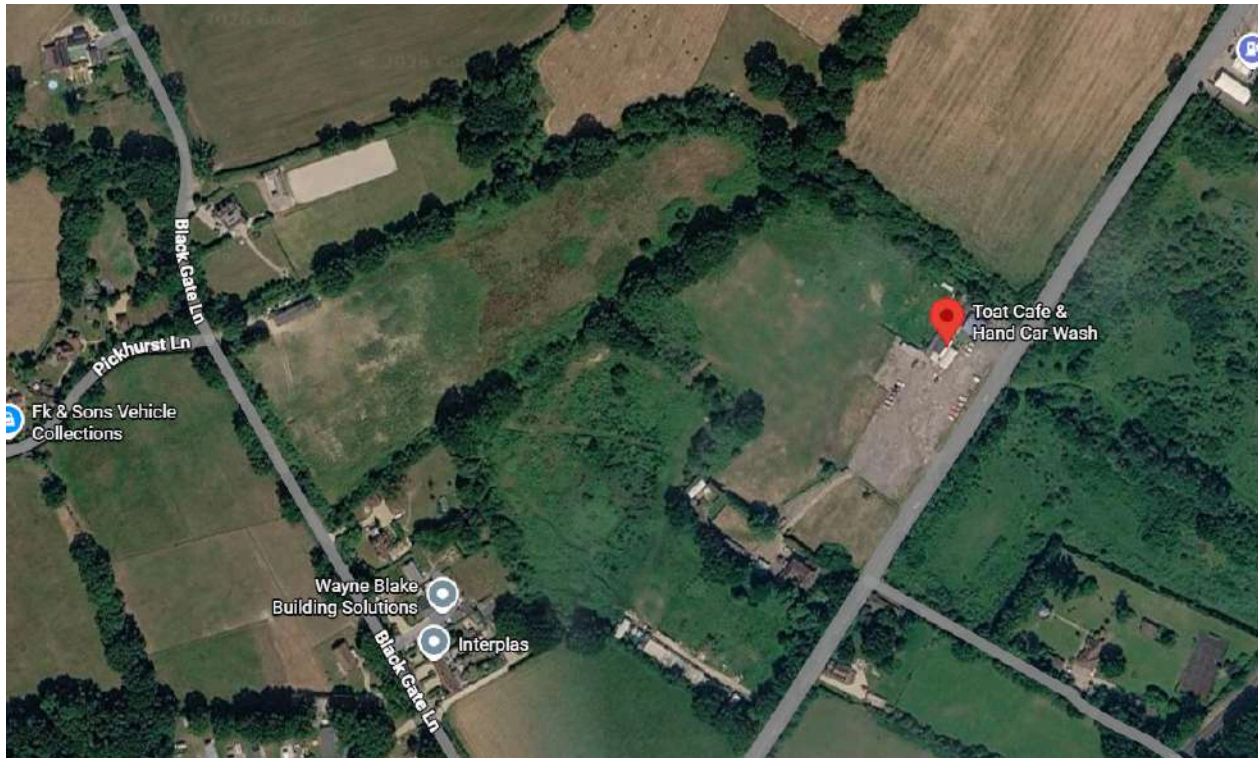
## 7. References

- 7.1 Natural England. (2024). *Statutory Biodiversity Metric - User Guide*. York, Natural England.

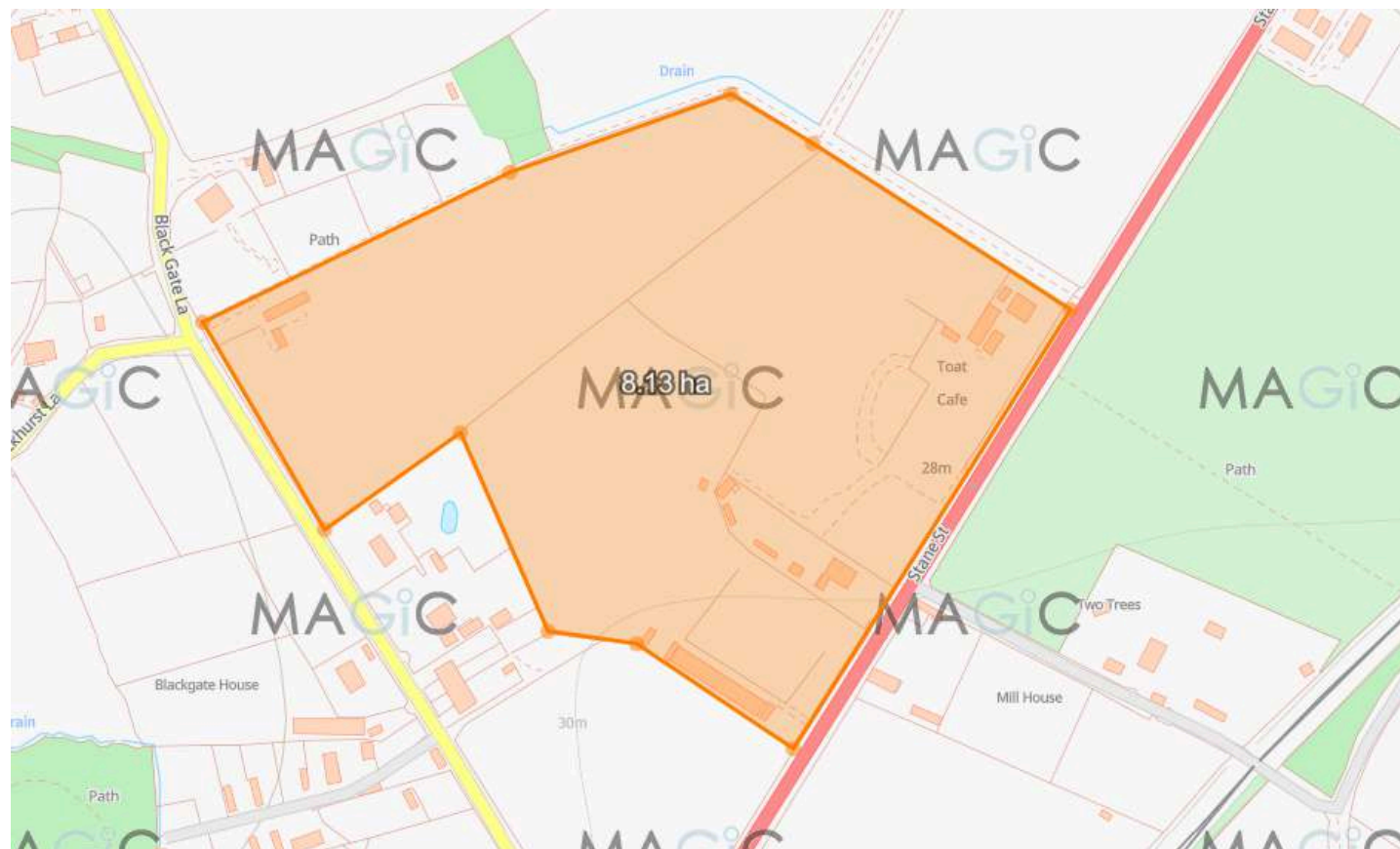
## Appendix 1: Biodiversity Net Gain Assessment Calculations

- A1.1 The Biodiversity Net Gain Assessment was undertaken based on the site conditions on the 10th of December 2025. The full metric has been provided.

## Appendix 2: Site Plans



A2.2 Google maps satellite image of the site (2026).



A2.3 DEFRA magic maps site image (area-size) 2026 including off-site area.



A2.4 Baseline habitat map produced per the UK Habitat Classification Manual (Butcher et al., 2020).



A2.5 Proposed habitat map produced per the UK Habitat Classification Manual (Butcher et al., 2020).

| Image                                                                                                                                                                                        | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p data-bbox="566 424 810 448"><b>Lines of trees L1-L9</b></p> <p data-bbox="226 483 320 509">Photo 1)</p>  | <p data-bbox="1292 429 1951 453">Photo 1: L1 <b>passes criteria ACDE, condition: moderate</b></p> <p data-bbox="1207 459 2036 622">Line 1 is located along the eastern boundary and comprises oak (<i>Quercus robur</i>) and goat willow (<i>Salix caprea</i>). The trees within this line are mature and well established. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to H1, C1 and T1 to T11. T3 is proposed for removal. All other trees within Line 1 are to be retained.</p> |
| <p data-bbox="226 903 320 928">Photo 2)</p>                                                                | <p data-bbox="1328 1018 1912 1042">Photo 2: L2 <b>passes all criteria, condition: good.</b></p> <p data-bbox="1196 1046 2045 1211">Line 2 is located along the northern boundary of the site and comprises predominantly mature oak (<i>Quercus robur</i>), with hawthorn (<i>Crataegus monogyna</i>) and blackthorn (<i>Prunus spinosa</i>) also present. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G2 and T12 to T23. G2 is proposed for removal.</p>                       |

Photo 3)



Photo 3: L3 **passes criteria A,C,D,E, condition : moderate.**

Line 3 is a line of trees running centrally through the site. It comprises predominantly oak (*Quercus robur*) and field maple (*Acer campestre*), with an understorey of bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*). For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G3 and T24 to T30. G3 and T26 are proposed for removal.

Photo 4)



Photo 4: L4 **passes criteria A,E condition: poor**

Line 4 is located centrally within the site, immediately south of Line 3, and comprises ash (*Fraxinus excelsior*) and oak (*Quercus robur*). For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G4 and T31. G4 is to be retained and T31 english oak proposed for removal.

Photo 5: L5 **passes criteria B,C,E, condition : moderate.** Line 5 runs parallel with the A29 along the southern boundary of the site and

Photo 5)



comprises Lawson cypress (*Chamaecyparis lawsoniana*), oak (*Quercus robur*), field maple (*Acer campestre*) and ash (*Fraxinus excelsior*). For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to T51 to T58. Line 5 to be retained. **T51,T52.T53 to be removed.**

Photo 6)



Photo 6: L6 **passes criteria A,C,E, condition: moderate.** Line 6 is situated to the west of the farmhouse, adjacent to the ornamental hedge, and comprises mature oak (*Quercus robur*). For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G7, G10 and T47 to T50. G7 and G10 are proposed for removal.

Photo 7)



Photo 7: L7 **passes criteria A,C,E condition : moderate**, species include mostly oak (*Quercus robur*). For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced with G11, G12 and T59 - T63. To be retained.

Photo 8)



Photo 8: L8. **passes all criteria, good** Line 8 is situated in the north-west corner of the site and comprises English oak (*Quercus robur*) and field maple (*Acer campestre*). Features consistent with PRFs were recorded within T64. For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to T64, T65, T66, T67 and T68. All trees within Line 8 are to be retained.

Photo 9)



Photo 9: **Passes all criteria, good.** Line 9 is situated along the northern most boundary of the site and comprises English oak (*Quercus robur*) and field maple (*Acer campestre*). For consistency with the Arboricultural Method Statement, the trees within this line are cross referenced to G14 and T75 to T82. All trees within Line 9 are to be retained.

|                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Trees T1-T14 individual trees</b></p> <p>Photo 1:</p>  <p>Photo 2:</p>  | <p>Photo 1: T1 &amp; T2 (<b>T35 &amp; T43 ARB</b>) English oak (<i>Quercus robur</i>) and Ash (<i>Fraxinus excelsior</i>) tree, medium, <b>passes criteria A,B,C,D,E, good. Retained.</b></p> <p>Photo 2: T3 (<b>T33 ARB</b>) Crack willow (<i>Salix fragilis</i>) passes criteria <b>A,E, poor. Removed.</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Photo 3:



Photo 3: T4 (**T34 ARB**) Dead oak tree. **Removed.**

Photo 4:



Photo 4: T5 & T6 (**T44 & T45 ARB**) Hawthorn (*Crataegus monogyna*) & Myrobalan Plum (*Prunus cerasifera*)  
**passes A,E. Condition: poor. Retained.**

Photo 5:



Photo 5: T7 (**T32 ARB**) oak (*Quercus robur*), passes all criteria, condition: good. **Retained.**

Photo 6:



Photo 6: (**T3 ARB**) Likely Goat willow (*Salix caprea*) Large collapsed broadleaved tree, possible willow *Salix* sp. Tree in poor structural condition, with multiple loose, fractured and partially detached branches, split bark and exposed deadwood. Several features were identified with potential to support roosting bats, including bark lifts, branch splits and crevice features. No confirmed evidence of bat roosting was recorded from ground level. Tree proposed for removal;

**Passes A,C,E Moderate**

Photo 7:



Photo 7: **(T51,T52,T53 ARB)**

T51,T52.T53 Trees for removal within line 5

**Passes A,C,E - Moderate**

Photo 8:



Photo 8: **T26** Dead English oak (*Quercus robur*) - for removal GOT

Photo 10)



Photo 9: **T31** English oak (*Quercus robur*) - for removal  
**Passes A,C,E Moderate**

|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Modified grassland</p>  | <p>Close-mown to tightly grazed sward with a very even, short profile and a uniform bright green colour typical of nutrient-enriched grassland. There is little evident tussock structure or litter, forb content appears low at distance, and the surface shows regular management lines. This is contiguous with a woody boundary and mature oaks, but the field itself lacks the structural and botanical heterogeneity expected of semi-improved neutral grassland. Typically dominated by perennial rye-grass with other competitive grasses such as meadow-grass and cock's-foot, with occasional white clover and buttercup where present.</p> <p><b>Passes C, E &amp; F fails essential criteria A. Poor condition.</b></p> |
| <p>Developed land</p>     | <p>The site comprises an active gravel car park with areas of sealed hardstanding, a farmhouse and a small café, with short amenity grass margins; surfaces are largely unvegetated and of very low ecological distinctiveness.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

Mixed scrub



Mixed scrub species consisting of dense, 1–2 m tall, forming near-continuous thickets with abundant arching canes and a litter layer, with bramble (*Rubus fruticosus*), occasional hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), rose stems and scattered young trees around the margins. **Passes A,D,E Moderate.**

Bramble scrub



Large patches of bramble scrub (*Rubus fruticosus*) occur across the neutral grass field. It provides cover and nesting habitat for common birds, forage for invertebrates and small mammals, and functions as a buffer to adjacent woodland edges.

