

Biodiversity Net Gain Full Report

Slinfold

20th July 2026



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Metric Version

Statutory Biodiversity Metric

Report Version

3

Date Stamp

20/07/2026

Executive Summary

Project Details		
Project Name	Total Site Area (ha)	Irreplaceable Habitat Present
Slinfold	3.9047 ha	No
Organisation Name	Site Name	Site Address
TILCo Limited	Slinfold	Hayes Lane, Slinfold, Horsham, West Sussex, RH13 0SN, TQ1130

Descriptive Summary

This report provides a biodiversity assessment for a 'Proposed Development', named 'Slinfold' on behalf of the client, TIL Co Limited. The Proposed Development consists of a residential development, comprised of houses, gardens, and associated infrastructure within an area of land (the 'Site') in Slinfold.

AiDASH undertook a quantitative and qualitative BNG assessment of the Site, consisting of a desk study and field surveys in April 2025 and a re-survey in February 2026. It should be noted that at the client's request, AiDASH mapped the Site in April 2025 as largely grassland, since the client had very recently cleared the Site which mainly comprised scrub habitat. AiDASH made the client aware of the potential for this to be flagged and rejected by the LPA. Following this, at Horsham District Council's request, a second visit was undertaken in February 2026, during which the Site was mapped at its pre-degradation state by judging where the scrub regrowth was occurring. From this point forward in the report, 'Field Survey' or 'Site Visit' will refer to the field survey of February 2026. AiDASH undertook a quantitative and qualitative BNG assessment of the Site, consisting of:

- A desk study to inform field survey and Statutory Metric calculations;
- A field survey February 2026 to determine the type (distinctiveness) and condition of habitats within the Site;
- A quantitative assessment of biodiversity losses and gains via a completed Statutory Metric;
- A qualitative assessment of how the Proposed Development design meets the net gain target according to the Defra 'rules' and best practice guidance; and
- Conclusions of the assessment.

This report presents the details of this assessment to support a full planning application to Horsham District Council. The Site was 3.9 ha in size and supported a total habitat area of 3.96 ha (including individual trees) and 29.61 biodiversity units from area habitats, 1.17 units from 0.29 km of hedgerow habitats and 0.51 units from 0.16 km of watercourse habitats. The Proposed Development currently does not meet the national minimum requirement of 10% net gain, and off-site area and watercourse habitat units will need to be secured to rectify this. This report is supported by the following, which should be read in conjunction with this document:

- A completed Statutory Metric, and
- Plans of the biodiversity baseline and post development biodiversity. It is also recommended that these actions are incorporated into a post-development design which demonstrates how the Good Practice Principles for Biodiversity Net Gain (CIEEM, CIRIA, IEMA, 2016) have been applied. Details of recommendations are incorporated within this report.

Statutory Metric Results Summary (Baseline)

Area Habitat	Hedgerows	Watercourses	Irreplaceable Habitats ¹
Total Area (ha) 3.96 ha	Total Length (km) 0.29 km	Total Length (km) 0.16 km	Total Area (ha) 0.0 ha
Baseline Biodiversity Units 29.61	Baseline Biodiversity Units 1.17	Baseline Biodiversity Units 0.51	Biodiversity Units 0.0

Note: ¹ Irreplaceable habitat do not contribute towards the Baseline Biodiversity calculations unless enhanced as per the statutory BNG guidance released by Defra in February 2024.

Statutory Metric Results Summary (Post Intervention)

Area Habitat	Hedgerows	Watercourses
Total Area (ha) 4.25	Total Length (km) 1.04	Total Length (km) 0.16
Biodiversity Units 13.95	Biodiversity Units 2.15	Biodiversity Units 0.51
Unit Change -15.66	Unit Change 0.98	Unit Change 0.0
Percentage Change -52.9 %	Percentage Change 84.22 %	Percentage Change 0.0 %



Baseline Habitats Plan

Author

BNGAI™

Project Name

Slinfold

Approved

HW

Organisation Name

TILCo Limited

Date

20/07/2026

Data Sources

Mapbox 2024

Size

A3

CRS

EPSG: 4326 - WGS 84

Orientation

Landscape

1 : 1500

Site Boundary

Blackthorn Scrub [4]

Bracken [1]

Bramble Scrub [3]

Mixed Scrub [2]

Modified Grassland [1]

Other Woodland; Broadleaved [3]

Line Of Trees [1]

Native Hedgerow With Trees [1]

Ditches [1]

Urban Tree [13]

0

15

30

45

60

75 m

↑

N

Legend

BNGAI
by AiDASH

Summary Tables

Table 1: Area Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Area (ha)	Biodiversity Units
Blackthorn scrub	Medium	Low	Moderate	0.67	5.39
Bracken	Low	Low	Condition Assessment N/A	0.02	0.04
Bramble scrub	Medium	Low	Condition Assessment N/A	0.26	1.05
Mixed scrub	Medium	Low	Good	1.0	12.0
Modified grassland	Low	Low	Poor	0.74	1.48
Other woodland; broadleaved	Medium	Low	Moderate	1.08	8.64
Other woodland; broadleaved	Medium	Low	Poor	0.13	0.52
Urban Tree	Medium	Low	Good	0.02	0.2
Urban Tree	Medium	Low	Moderate	0.04	0.3
Totals				3.96	29.61

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix H for more precise biodiversity values.

Table 2: Hedgerow Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Length (Km)	Biodiversity Units
Line of trees	Low	Low	Moderate	0.19	0.77
Native hedgerow with trees	Medium	Low	Poor	0.1	0.4
Totals				0.29	1.17

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix H for more precise biodiversity values.

Table 3: Watercourse Habitat Summary

Habitat Type	Distinctiveness	Strategic Significance	Condition	Watercourse Encroachment	Riparian Encroachment	Length (km)	Biodiversity Units
Ditches	Medium	Low	Poor	Minor	No Encroachment/ No Encroachment	0.16	0.51
Totals						0.16	0.51

Note: Biodiversity Units in this table are rounded to two decimal places. Refer to Appendix H for more precise biodiversity values.

Table of Contents

Executive Summary	2
1. Introduction	11
1.1 Project Description	11
1.2 Project Background	11
1.3 Legislation	11
1.4 Scope of this Report	11
2. Methodology	12
2.1 Approach to Mapping	12
2.2 Desk Study	12
2.2.1 Strategic Significance	12
2.2.2 What Can Be Counted	12
2.3 Field survey	13
2.4 Offsite Biodiversity	14
2.5 BNG Evaluation	14
2.5.1 Defra Rules	15
2.5.2 Defra Principles	15
2.5.3 Good Practice Principles	15
2.5.4 Local Planning Policy Review	15
2.6 Assumptions and Limitations	15
2.6.1 General	15
2.6.2 Baseline Biodiversity	16
2.6.3 Post Development Biodiversity	16
3. Results	17
3.1 Designated Habitats Inventory	17
3.1.1 Irreplaceable Habitat	17
3.1.2 High and Very High Distinctiveness Habitats	17
3.2 Statutory Designated Sites for Nature Conservation	17
3.3 Non-Statutory Designated Sites for Nature Conservation	17
3.4 Habitat Table	18
3.5 Soil Map	23
3.6 Strategic Significance	23
3.7 What can be Counted	23
3.8 Proposed Design	23
3.9. Statutory Metric	45
3.10 Local Planning Policy Review	45
3.11 Defra Rules	45
3.12 Defra Principles	46
3.13 CIEEM/IEMA/CIRIA Principles	46

4. Conclusions	47
4.1 Conclusions	47
5. Recommendations	48
5.1 Net Gain Targets	48
5.2 Good Practice Principles	48
5.3 Habitat Management and Monitoring Plan	49
6. References	50
Appendix A: Legislation and Policy	51
Appendix B: Data Sources	53
Appendix C: Site Boundary Plan	55
Appendix D: Site Context Plan	57
Appendix E: Designated and High Value Habitats	59
Appendix F: Statutory Designated Sites for Nature Conservation Plan	63
Appendix G: Baseline Habitat Plans	65
Appendix H: Habitat Tables	68
Appendix I: Condition Criteria Summary Tables	73
Appendix J: Target Notes	76
Appendix K: Soil Details	82
Appendix L: Post Development Strategic Significance Plan	85
Appendix M: Post Development Plans	87
Appendix N: Site Photos	95
Appendix O: Defra Rules	108
Appendix P: Defra Principles	110
Appendix Q: CIEEM Principles	112
Tables	
Table 1: Area Habitat Summary	6
Table 2: Hedgerow Habitat Summary	6
Table 3: Watercourse Habitat Summary	6
Table 4: Environmental Schemes	13
Table 5: DAFOR Scale	14
Table 6: Designated Habitat Inventory	17
Table 7: Non Statutory Designated Sites	17
Table 8: Habitat Details	19
Table 9: Proposed post development area habitat details	23
Table 10: Proposed post development hedgerow habitat details	41
Table 11: Proposed post development watercourse habitat details	45
Table 12: Table Recommendations based on the Good Practice Principles	48

Table 13: Area Habitat Details 69

Table 14: Hedgerow Habitat Details 71

Table 15: Watercourse Habitat Details 72

Table 16: National Soil Map 84

Table 17: Defra Rules109

Table 18: Defra Principles 110

Table 19: CIEEM Principles 112

Acronyms List

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
DAFOR	Dominant, Abundant, Frequent, Occasional, Rare
Defra	Department for Environment, Food and Rural Affairs
HMMP	Habitat Management and Monitoring Plan
IEMA	Institute of Environmental Management and Assessment
LNRS	Local Nature Recovery Strategy
MoRPh	Modular River Survey
OS	Ordnance Survey
RCA	River Condition Assessment

1. Introduction

AiDASH was commissioned by TILCo Limited to undertake a Biodiversity Net Gain (BNG) assessment of land at Slinfold located at Slinfold, Ordnance Survey (OS) grid reference TQ 11800 30600 and denoted by the red line boundary (the 'Site') as shown in Appendix C.

A planning application has been made to Horsham District Council to redevelop the Site. The Proposed Development consists of a residential development, comprised of houses, gardens, and associated infrastructure (the 'Proposed Development').

This full BNG report presents the assessment of the biodiversity baseline and the Proposed Development design to support the planning application. This report is accompanied by the following documents, which should be read in conjunction with this report:

- A completed Statutory Metric; and
- Plans of the biodiversity baseline and post development biodiversity.

1.1 Project Description

The Site is a former cattle-grazed pasture that has supported a public pathway since 2022. The Site is in urban setting, surrounded by residential development, road, pasture and hedgerows as shown in Appendix D.

1.2 Project Background

TILCo Limited acknowledges that activities were carried out on Site prior to the April 2025 Site visit, which resulted in the removal of much of the Site's scrub habitat, reducing onsite biodiversity value ('degradation'). As a result, a second visit was undertaken at Horsham District Council's request in February 2026, where the Site was mapped in its pre-degradation state based on where scrub regrowth was occurring. From this point onwards in the report, 'Field Survey' / 'Site Visit' will be in reference to the February 2026 field survey.

1.3 Legislation

The Environment Act 2021 (HMSO, 2021) amended several acts requiring the majority of developments to achieve a Biodiversity Net Gain (BNG). A minimum 10% net gain must be achieved and then secured for 30 years. Relevant legislation is detailed in Appendix A of this report.

1.4 Scope of this Report

This report presents the findings of a BNG assessment undertaken of the Site for the Proposed Development. This consists of:

- A desk study to inform the field survey and Statutory Metric calculations.
- A field survey to determine the type (distinctiveness), condition of habitats within the Site.
- A quantitative assessment of biodiversity losses and gains via a completed Statutory Metric.
- A qualitative assessment of how the Proposed Development design meets the net gain target according to the Defra Statutory Biodiversity Metric User Guide (hereafter, the 'Defra User Guide') (Defra, 2024) 'rules', 'principles' and best practice guidance; and
- Conclusions of the assessment.

2. Methodology

2.1 Approach to Mapping

Ecological features (e.g., statutory and non-statutory designated sites, habitats, and species, as relevant) have been mapped using the BNGAI™ platform, and the BNGAI™ Field Application. The BNGAI™ platform references high-resolution imagery of the Site, and OS data, as well as several publicly available and bespoke data layers. For a full list of data sources, please review Appendix B

2.2 Desk Study

A desk study was undertaken using the BNGAI™ platform to inform the Statutory Metric by:

- Identifying designated habitat records within 500 m of the Site, consisting of:
 - High and very-high distinctiveness;
 - Irreplaceable habitats;
 - Other priority habitats;
- Identifying statutory designated sites for nature conservation within the Site;
- Assisting the determination of the strategic significance of habitats on Site;
- Pre-mapping habitats on Site to expedite the field survey; and
- Where necessary, identifying habitats present on-Site prior to degrading activities taking place.

In addition, desk studies included:

- Identifying and evaluating other environmental information which may not be counted, may be counted in part, or counted in full for the purpose of this BNG assessment;
- Identifying non-statutory designated sites for nature conservation through publicly available local plans;
- Review of sources provided in Table 10 of the Defra User Guide in respect of assigning watercourse distinctiveness;
- Review of publicly available information to guide the BNG evaluation of the Proposed Development (see Section 2.4 below); and
- Review and inclusion of information supplied regarding offsite units, as applicable.

2.2.1 Strategic Significance

Strategic significance is the local significance of the habitat based on its location and habitat type. The West Sussex Local Nature Recovery Strategy (LNRS) and Habitat Map have been used to assign strategic significance to habitats on Site.

Areas not identified as having high strategic significance are assigned low strategic significance by default.

2.2.2 What Can Be Counted

As per Defra guidance (Defra, 2023), there are existing environmental schemes that either:

- May not be counted,
- May be counted in 'part' (up to no net loss) or;
- May be counted in 'full' (may contribute towards the 10% minimum net gain uplift) for the purpose of BNG assessments.

The following schemes may be relevant to a BNG assessment (see table below). Where information was available on applicable schemes at the time of writing, this was included within the assessment.

Table 4: Environmental Schemes

Name of scheme	How it can count towards BNG
Sustainable urban drainage (SUDs)	In full
Green infrastructure	In full
River basin management plan (RBMP) enhancement	In part
River basin management plan (RBMP) mitigation	In part
Nutrient neutrality or mitigation	In part
Suitable alternative natural green space (SANG)	In part
Environmental impact assessment compensation	In part
Mitigation or compensation to a special area of conservation, special protection area, or protected species	In part
Mitigation or compensation to functionally linked land (FLL)	In part
NatureSpace district licensing	In part
Natural England district level licensing	In part, but not available yet
Restocking conditions relating to a tree felling licence or a restocking notice	Not allowed
Remediation under the environmental damage regulations	Not allowed

2.3 Field survey

A field survey was undertaken of the Site to:

- Survey the Site's habitats for type and size.
- Correct and/or add map features not shown from a preliminary baseline mapping exercise (see section 2.1 and 2.2. above).
- Add condition assessment criteria information to each habitat.
- Assist the determination of encroachment into the riparian zone on Site;
- Add target notes to the map features as required, including species lists; and
- Photograph habitats and features as required.

The field survey was undertaken on 26th February 2026 by AiDASH ecologists. The lead surveyor is considered to be of a 'Proficient' level in 'Surveying' under the CIEEM competency framework (CIEEM, 2024).

Weather conditions on the date of the survey were largely sunny with occasional clouds (2/8 Oktas), with temperature(s) of 14°C, no rain, and a gentle breeze (3/12 Beaufort Scale).

Surveyors used an Android device running the latest AiDASH BNGAi application. Habitat classification during the field survey followed the UKHab (Version 2.01) classification system's methodology (UKHab, 2023), before surveyors assigned each habitat to its corresponding closest match in the Defra BNG habitat inventory on Site.

Habitat condition assessment followed methods as prescribed by the Statutory Metric User Guide and condition assessment sheets (Defra, 2024).

In addition to the habitat validation and conditions assessments, additional target notes and photographic images were added to the field survey report.

Species on Site were categorised using the DAFOR (Dominant, Abundant, Frequent, Occasional, Rare) scale to estimate the relative abundance of species within a habitat. The table below details the approximate percentage cover for each category.

The naming convention of plant species follows the New Flora of the British Isles (Stace, 2021).

An assessment was made on-Site as to whether degrading activities appeared to have taken place prior to an application being made. Where this was known or considered to have taken place, professional judgement was applied, taking into account surrounding habitats and historical information to assign a baseline habitat type and condition, as well as strategic significance, in line with section 2.4 below.

Table 5: DAFOR Scale

Score	% Cover
Dominant (D)	76-100
Abundant (A)	51-75
Frequent (F)	26-50
Occasional (O)	11-25
Rare (R)	1-10

2.4 Offsite Biodiversity

The offsite biodiversity units required to achieve the net gain target will be supplied by a registered BNG credit provider based in an as yet undetermined location, however the client is advised to source units as close to the Site as possible so as to benefit local biodiversity. The biodiversity units will be formally registered with the national BNG Register maintained by Natural England, ensuring legal security and preventing double-counting. The purchased offsite biodiversity units must contribute a minimum of 18.62 area habitat units and 0.05 watercourse habitat units towards the overall net gain target of 10% and ensure the biodiversity net gain requirement is met.

As this is an outline planning application, adjustments to the on Site strategy may be made to ensure the mitigation hierarchy is more strictly followed, and that where avoidance is not possible, on Site mitigation is agreed upon to minimise the number of off Site units needed.

2.5 BNG Evaluation

The BNG evaluation consists of:

- Confirmation the four 'rules' of use of the Statutory Metric have been met (Defra 2024) (hereafter the **Defra Rules**);
- Review of the Proposed Development in relation to nine Statutory Metric Principles (Defra 2024) (hereafter, the **Defra Principles**);
- Evaluation of the Proposed Development in relation to the Good Practice Principles for Development (CIEEM, IEMA, CIRIA, 2016) (hereafter, the **Good Practice Principles**);
- Evaluation of how the Proposed Development will meet local BNG requirements; and
- A review of the elements which factor into the quantitative assessment within the context of the aforementioned standards.

2.5.1 Defra Rules

The Rules set out in Chapter 3, page 12 of the **Defra Statutory Metric User Guide**, must be satisfied to achieve a net gain. These were reviewed in respect of their application to this Proposed Development.

2.5.2 Defra Principles

The Principles set out in Chapter 3, page 18 of **Defra Statutory Metric User Guide**, inform the use of the Statutory Metric. Commentary is made with respect to these and their application to this Proposed Development where appropriate. **Principles 2, 4, 5 and 6** are statements of how the Statutory Metric should be used. It was considered that these do not specifically need to be evidenced here.

2.5.3 Good Practice Principles

The **Good Practice Principles** provide a holistic approach to the best use of the Statutory Metric to inform ecological assessment and design. These were evaluated in respect of this Proposed Development.

2.5.4 Local Planning Policy Review

Horsham District Council's planning pages were searched for specific guidance on BNG and policy considered relevant to biodiversity. The following sources of information were considered within the assessment:

- Horsham District Planning Framework (HDPF) (2015);
- Slinfold Neighbourhood Plan (2016-2031);
- Horsham District Council Biodiversity and Green Infrastructure Planning Advice Note (2022);
- Sussex Nature Partnership Biodiversity Opportunity Areas (2025); and
- Horsham District Council Green Infrastructure Strategy and Guide (2024).

2.6 Assumptions and Limitations

2.6.1 General

During the field survey (February 2026), areas displaying evidence of scrub regrowth were mapped as scrub habitats. Due to the relatively recent clearance and young age of the recolonising shrubs, it was difficult to map the exact boundaries of each scrub habitat due to the unclear and very gradual edges. The ecologist's best judgement was used to map each parcel as accurately as possible.

The survey was undertaken outside the peak botanical season most appropriate to the habitats present (CIEEM, 2024), generally accepted in the industry to be between April and October inclusive, and weather dependent. Therefore, a full species list could not be provided and as a result, there is a low degree of confidence in the condition assessments associated with these. See section 4.2 for further recommendations.

2.6.2 Baseline Biodiversity

While every effort has been made to produce the most accurate report for the Site, certain qualifying factors should be considered when presenting the results. Secondary data sources are the responsibility of the third-party supplier, and as such, we cannot guarantee their accuracy or currency. This includes both the national government data sets and locally sourced information.

2.6.3 Post Development Biodiversity

All individual trees included in the post-development landscaping will be small sized and native species.

3. Results

3.1 Designated Habitats Inventory

Table 6: Designated Habitat Inventory

Description	Designation	Designation Name	Direction	Distance (km)	Onsite/Offsite
Ancient Woodland Inventory (England) : Ancient & Semi-Natural Woodland	Irreplaceable Habitat		West	0.31	Offsite

3.1.1 Irreplaceable Habitat

No irreplaceable habitats were present within or adjacent to the Site during the desk or field survey and are not considered further.

3.1.2 High and Very High Distinctiveness Habitats

The Site does not support any High or Very High distinctiveness habitats.

3.2 Statutory Designated Sites for Nature Conservation

The desk study identified the following statutory designated sites for nature conservation within the Site or within 10 km of the Site. These are shown in Appendix F.

Three statutory sites were located within 10 km of the Site, the closest being Slinfold Stream and Quarry SSSI situated 0.93 km to the northeast. No impacts on designated sites are anticipated as a result of the development due to the distance separating them, the lack of hydrological connectivity, and the urban context of the Site. No aspects of the post-development design have been influenced by these designated sites.

3.3 Non-Statutory Designated Sites for Nature Conservation

Table 7: Non Statutory Designated Sites

Non-Statutory Designated Site Type	Designation Name	Direction	Distance (km)
Local Wildlife Site	Holmbrush Farm Meadow	Southeast	0.5
Local Wildlife Site	Slinfold Stream and Quarry	Northeast	0.93
Local Wildlife Site	Rookery Wood	South	1.5

Non-statutory designated sites for nature conservation identified by the desk study within the Site or within 2 km of the Site are listed in the table above.

Three local wildlife sites were recorded within 2 km of the Site, the closest being Holmbush Farm Meadow which is situated 0.5 km to the south-east. Due to the small scale of the development and lack of hydrological connectivity it is considered highly unlikely that the development will impact any of these non-statutory designated sites.

3.4 Habitat Table

All habitats assessed on Site during the field survey are captured in the Table below. The baseline habitat map and the baseline map (with habitat IDs) are in Appendix I. A table of all habitats including all data fields, can be found in Appendix J. Where a habitat type demanded a condition assessment, condition criteria summary tables organised by unique habitat ID are provided in Appendix K. Appendix L details target notes and their location on the Site. Site photos are provided in Appendix P.

Table 8: Habitat Details

Area Habitats

Habitat	Habitat Id	Condition	Habitat Description	Species List
Urban Tree	T1	Moderate		
Urban Tree	T2	Moderate		Pedunculate Oak (<i>Quercus robur</i>)
Urban Tree	T3	Moderate		Pedunculate Oak (<i>Quercus robur</i>)
Urban Tree	T4	Moderate		Pedunculate Oak (<i>Quercus robur</i>)
Urban Tree	T5	Moderate		
Urban Tree	T9	Moderate	Individual tree	Pedunculate Oak (<i>Quercus robur</i>)
Urban Tree	T10	Moderate	Individual tree	English oak
Urban Tree	T11	Moderate	Individual tree	Pedunculate Oak (<i>Quercus robur</i>)
Urban Tree	T12	Moderate		Pedunculate Oak (<i>Quercus robur</i>)
Other woodland; broadleaved	15	Moderate	Area of woodland in the Site's eastern section.	Dominant: Pedunculate oak (<i>Quercus robur</i>). Abundant: Willow (<i>Salix spp</i>). Occasional: Dogrose (<i>Rosa canina</i>), European aspen (<i>Popul us tremula</i>). Rare: Holly (<i>Ilex aquifolium</i>)
Other woodland; broadleaved	9	Poor	Sliver of woodland along site boundary	Dominant: Blackthorn (<i>Prunus spinosa</i>), Pedunculate oak (<i>Quercus robur</i>). Abundant: Bramble (<i>Rubus fruticosus</i>). Rare: Dogrose (<i>Ros a canina</i>)
Bracken	14	Condition Assessment N/A	Area of bracken recently cut.	Dominant: Bracken (<i>Pteridium aquilinum</i>). Occasional: Cleavers (<i>Galium aparine</i>), Common Nettle (<i>Urtica dioica</i>). Rare: Wild Strawberry (<i>Fragaria vesca</i>)
Bramble scrub	21	Condition Assessment N/A	Bramble scrub regrowth.	Dominant: Bramble (<i>Rubus fruticosus</i>). Frequent: Blackthorn (<i>Prunus spinosa</i>). Occasional: Bracken (<i>Pteridium aquilinum</i>), Hawthorn (<i>Cretageus monogyna</i>). Rare: Pedunculate Oak (<i>Quercus robur</i>)
Blackthorn scrub	23	Moderate	Regrowth area of Blackthorn scrub	Dominant: Blackthorn (<i>Prunus spinosa</i>), Meadow fescue (<i>Lolium pratense</i>). Abundant: Bramble (<i>Rubus fruticosus</i>). Frequent: Lesser knapweed (<i>Centarea nigra</i>). Occasional: Marsh thistle (<i>Cirsium palustre</i>), Meadow buttercup (<i>R anunculus acris</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), Bracken (<i>Pteridium aquilinum</i>), Cleavers (<i>Galium aparine</i>), Hawthorn (<i>Cretageu s monogyna</i>). Rare: Greater Plantain (<i>Plantago major</i>)

Bramble scrub	28	Condition Assessment N/A	Bramble dominated regrowth.	Dominant: Bramble (<i>Rubus fruticosus</i>). Frequent: Cleavers (<i>Galium aparine</i>), Yorkshire fog (<i>Holcus lanatus</i>), Lesser knapweed (<i>Centar ea nigra</i>), Meadow fescue (<i>Lolium pratense</i>). Occasional: Curly dock (<i>Rumex crispus</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), Common Field-speedwell (<i>Veronica persica</i>), dwarf thistle, Willow (<i>Salix spp</i>), Lesser knapweed (<i>Centaurea nigra</i>), Marsh thistle (<i>Cirs ium palustre</i>), Meadow Buttercup (<i>Ranunculus repens</i>). Rare: Hoary groundsel (<i>Jacobaea erucifolia</i>), Common agrimony (<i>Agrimonia eupatoria</i>), Meadow pea (<i>Lathyrus pratensis</i>)
Urban Tree	T13	Good		
Urban Tree	T14	Good		
Urban Tree	T15	Good		
Urban Tree	T16	Good		
Mixed scrub	37	Good	Scrub regrowth area.	Dominant: Meadow fescue (<i>Lolium pratense</i>). Abundant: Bramble (<i>Rubus fruticosus</i>). Frequent: Blackthorn (<i>Prunus spinosa</i>), Lesser knapweed (<i>Centarea nigra</i>). Occasional: Willow (<i>Salix spp</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), Marsh thistle (<i>Cirsium palustre</i>), Meadow buttercup (<i>Ranunculus acris</i>). Rare: Hawthorn (<i>Cretageus monogyna</i>), Common agrimony (<i>Agrimonia eupatoria</i>), Hoary groundsel (<i>Jacobaea erucifolia</i>), Bracken (<i>Pteri dium aquilinum</i>), Meadow pea (<i>Lathyrus pratensis</i>)
Modified grassland	38	Poor	Footpath areas and areas without scrub regrowth	Abundant: Meadow foxtail (<i>Alopecurus pratensis</i>), Meadow fescue (<i>Lolium pratense</i>). Frequent: Yorkshire fog (<i>Holcus lanatus</i>), Lesser knapweed (<i>Centarea nigra</i>). Occasional: Lesser knapweed (<i>Centaurea nigra</i>), Bramble (<i>R ubus fruticosus</i>), Meadow buttercup (<i>Ranuncul us acris</i>), Meadow buttercup (<i>Ranunculus repens</i>), Marsh thistle (<i>Cirsium palustre</i>), Cleavers (<i>Alium aparine</i>), Curly dock (<i>Rumex crispus</i>), Hawthorn (<i>Cretageus monogyna</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), White clover (<i>Trifolium repens</i>), Willow (<i>Salix spp</i>). Rare: Meadow pea (<i>Lathyrus pratensis</i>), Hoary groundsel (<i>Jacobaea erucifolia</i>), Greater plntain (<i>Plantago major</i>), Common agrimony (<i>Ag rimonía eupatoria</i>)
Bramble scrub	40	Condition Assessment N/A	Bramble dominated regrowth.	Dominant: Bramble (<i>Rubus fruticosus</i>). Frequent: Meadow fescue (<i>Lolium pratense</i>). Occasional: Blackthorn (<i>Prunus spinosa</i>), Curly dock (<i>Rumex crispus</i>), Meadow buttercup (<i>Ran unculus acris</i>)

Blackthorn scrub	39	Moderate	Footpath areas and areas without scrub regrowth	Dominant: Blackthorn (<i>Prunus spinosa</i>). Abundant: Meadow fescue (<i>Lolium pratense</i>). Frequent: Lesser knapweed (<i>Centarea nigra</i>). Occasional: Marsh thistle (<i>Cirsium palustre</i>), Meadow buttercup (<i>Ranunculus acris</i>), Yorkshire fog (<i>Holcus lanatus</i>), Bramble (<i>Rubus fruticosus</i>), Curly dock (<i>Rumex crispus</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), Willow (<i>Salix spp</i>). Rare: Meadow pea (<i>Lathyrus pratensis</i>), Common field speedwell (<i>Veronica persica</i>), Common agrimony (<i>Agrimonia eupatoria</i>)
Blackthorn scrub	33	Moderate	Patch of scrub regrowth within grassland area.	Dominant: Blackthorn (<i>Prunus spinosa</i>). Frequent: Yorkshire fog (<i>Holcus lanatus</i>), Lesser knapweed (<i>Centarea nigra</i>), Meadow foxtail (<i>Alopecurus pratensis</i>). Occasional: Lesser knapweed (<i>Centaurea nigra</i>), Meadow fescue (<i>Lolium pratense</i>), Bramble (<i>Rubus fruticosus</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), Curly dock (<i>Rumex crispus</i>). Rare: Meadow pea (<i>Lathyrus pratensis</i>)
Mixed scrub	36	Good	Continuous area of scrub regrowth, bisected by public footpath.	Dominant: Meadow fescue (<i>Lolium pratense</i>). Frequent: Bramble (<i>Rubus fruticosus</i>), Blackthorn (<i>Prunus spinosa</i>), Curled dock (<i>Rumex crispus</i>), Dogrose (<i>Rosa canina</i>), Lesser knapweed (<i>Centarea nigra</i>), Willow (<i>Salix spp</i>). Occasional: Meadow foxtail (<i>Alopecurus pratensis</i>), Willow, Lesser knapweed (<i>Centaurea nigra</i>), Marsh thistle (<i>Cirsium palustre</i>), Meadow buttercup (<i>Ranunculus acris</i>), Cleavers (<i>Galium aparine</i>). Rare: Cranesbill (<i>Geranium spp</i>), Hard rush (<i>Juncus inflexus</i>), Hoary groundsel (<i>Jacobaea erucifolia</i>), Meadow pea (<i>Lathyrus pratensis</i>), Common agrimony (<i>Agrimonia eupatoria</i>), Common Field-speedwell (<i>Veronica persica</i>)
Blackthorn scrub	41	Moderate	<u>Description: Blackthorn scrub</u> Scrub regrowth. <u>Description: Temporary woodland pools and ponds (H3170)</u> Pond in central area, likley ephemeral as this was not present during the summer visit.	Dominant: Bramble, Blackthorn (<i>Prunus spinosa</i>), Meadow fescue (<i>Lolium pratense</i>). Abundant: Bramble. Frequent: Annual Meadow-grass (<i>Poa annua</i>), Cleavers, Curled dock (<i>Rumen crispus</i>), Fescue (<i>Festuca</i>), Lesser knapweed (<i>Centarea nigra</i>), Meadow fescue, Meadow foxtail, Rough Meadowgrass, Yorkshire fog . Occasional: Common Vetch (<i>Vicia sativa</i>), Lesser knapweed, Marsh thistle (<i>Cirsium palustre</i>), Meadow buttercup (<i>Ranunculus acris</i>), Meadow Buttercup , white clover, Bracken, Willow, Bramble (<i>Rubus fruticosus</i>), Meadow foxtail (<i>Alopecurus pratensis</i>), Cleavers, Common agrimony, Curly dock, Dogwood, Yorkshire fog, Hawthorn. Rare: Cranesbill , Cranesbill (<i>Geranium spp</i>), Meadow pea (<i>Lathyrus pratensis</i>), Smooth brome, Common rush, Cranberry, field forget-me-not , Greater

				stitchwort, Common agrimony (<i>Agrimonia eupatoria</i>), Hoary groundsel (<i>Jacobaea erucifolia</i>), Common plntain
Other woodland; broadleaved	4	Moderate	Woodland area	Dominant: Pedunculate oak (<i>Quercus robur</i>). Abundant: Bramble (<i>Rubus fruticosus</i>). Frequent: Blackthorn (<i>Prunus spinosa</i>), Cleavers (<i>Galium aparine</i>), Common nettle (<i>Urti ca dioica</i>). Occasional: Ash (<i>Fraxinus excelsior</i>), Ivy (<i>Hedera helix</i>), Willow (<i>Salix spp</i>). Rare: Holly (<i>Ilex aquifolium</i>), Dwarf thistle (<i>Cirsium acaule</i>)

Hedgerows

Habitat	Habitat Id	Condition	Habitat Description	Species List
Native hedgerow with trees	L3	Poor	Boundary hedgerow with trees.	Abundant: Pedunculate oak (<i>Quercus robur</i>). Frequent: Blackthorn (<i>Prunus spinosa</i>), Bramble (<i>Rubus fruticosus</i>). Occasional: Alder (<i>Alnus glutinosa</i>), Hazel (<i>Corylus avellana</i>). Rare: Field Maple (<i>Acer campestre</i>), Sweet Chestnut (<i>Castanea sativa</i>)
Line of trees	L4	Moderate	Boundary tree line	Dominant: Oak. Occasional: Hazel (<i>Corylus avellana</i>)

Watercourses

Habitat	Habitat Id	Condition	Habitat Description	Species List
Ditches	L5	Poor	Drainage ditch along eastern boundary. Not accessible along the entire length.	Frequent: Bluebell (<i>Hyacinthoides non-scripta</i>), Hawthorn (<i>Crataegus monogyna</i>), Hazel (<i>Corylu s avellana</i>). Occasional: Goat Willow (<i>Salix caprea</i>). Rare: Primrose (<i>Primula vulgaris</i>)

3.5 Soil Map

The soils within the Site are categorised as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Appendix K details the soils on site.

3.6 Strategic Significance

A review of the West Sussex LNRS and Habitat Map identified no areas of the Site which fall under Areas of Particular Importance for Biodiversity or Areas that could Become of Particular Importance for Biodiversity. All habitats on Site are assigned low strategic significance by default.

Areas of post development strategic significance are shown in the plan in Appendix L.

3.7 What can be Counted

The client has not provided details of other environmental schemes which may count towards the BNG assessment. Information on protected species and the measures recommended to protect them can be found in the associated PEA report (AiDASH, 2025).

3.8 Proposed Design

The development comprises the loss of the majority of the Site's scrub habitats to make way for the construction of housing, pathways, gardens, and associated infrastructure. Post-development habitats will largely be made up of vegetated garden, developed land; selaed surface, and other broadleaved woodland. Hedgerow planting will also be incorporated, as well as tree planting and a SUDs feature.

The design is specified below, for area-based, hedgerow and watercourse habitats. Retained habitats can be seen in the Post Development Retained Habitats Plan. Enhanced habitats can be seen in the Post Development Enhanced Habitats Plan. Created habitats can be seen in the Post Development Created Habitats Plan. These post development plans can be referred to in Appendix M.

The table(s) below detail the proposed retained, enhanced and created area-based, hedgerow and watercourse habitats on Site, as well as habitat lost.

Table 9: Proposed post development area habitat details

Habitat ID	Action	Area (ha)	Habitat Type	Condition
42	Retained	0.0906	Mixed scrub	Good
43	Retained	0.049	Modified grassland	Poor
44	Retained	0.0439	Modified grassland	Poor
46	Retained	0.0684	Blackthorn scrub	Moderate
			Other woodland;	

47	Retained	0.0483	broadleaved	Moderate
48	Retained	0.0817	Other woodland; broadleaved	Moderate
49	Retained	0.0443	Blackthorn scrub	Moderate
50	Retained	0.0287	Mixed scrub	Good
51	Retained	0.016	Mixed scrub	Good
52	Retained	0.1408	Mixed scrub	Good
53	Retained	0.0278	Mixed scrub	Good
54	Retained	0.0374	Bramble scrub	Condition Assessment N/A
55	Retained	0.4029	Other woodland; broadleaved	Moderate
56	Retained	0.0522	Other woodland; broadleaved	Moderate
57	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
58	Creation	0.0029	Developed land; sealed surface	N/A - Other
59	Creation	0.0025	Developed land; sealed surface	N/A - Other
60	Creation	0.0024	Developed land; sealed surface	N/A - Other
61	Creation	0.005	Vegetated garden	Condition Assessment N/A
62	Creation	0.0024	Developed land; sealed surface	N/A - Other
63	Creation	0.0033	Introduced shrub	Condition Assessment N/A
64	Creation	0.0024	Developed land; sealed surface	N/A - Other
65	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
66	Creation	0.0048	Developed land; sealed surface	N/A - Other

67	Creation	0.0025	Developed land; sealed surface	N/A - Other
68	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
69	Creation	0.0041	Introduced shrub	Condition Assessment N/A
70	Creation	0.005	Developed land; sealed surface	N/A - Other
71	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
72	Creation	0.0025	Developed land; sealed surface	N/A - Other
73	Creation	0.0025	Developed land; sealed surface	N/A - Other
74	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
75	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
76	Creation	0.0037	Vegetated garden	Condition Assessment N/A
77	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
78	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
79	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
80	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
81	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
82	Creation	0.0087	Developed land; sealed surface	N/A - Other
83	Creation	0.0051	Vegetated garden	Condition Assessment N/A
84	Creation	5.0E-4	Developed land; sealed surface	N/A - Other

85	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
86	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
87	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
88	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
89	Creation	7.0E-4	Introduced shrub	Condition Assessment N/A
90	Creation	0.0099	Developed land; sealed surface	N/A - Other
91	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
92	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
93	Creation	0.0033	Modified grassland	Poor
94	Creation	6.0E-4	Developed land; sealed surface	N/A - Other
95	Creation	0.0818	Modified grassland	Poor
96	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
97	Creation	0.0034	Vegetated garden	Condition Assessment N/A
98	Creation	8.0E-4	Introduced shrub	Condition Assessment N/A
99	Creation	0.0013	Vegetated garden	Condition Assessment N/A
100	Creation	0.0015	Vegetated garden	Condition Assessment N/A
101	Creation	0.007	Developed land; sealed surface	N/A - Other
102	Creation	0.0024	Vegetated garden	Condition Assessment N/A
103	Creation	0.0047	Developed land; sealed surface	N/A - Other

104	Creation	0.0025	Developed land; sealed surface	N/A - Other
105	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
106	Creation	0.0016	Vegetated garden	Condition Assessment N/A
107	Creation	0.005	Developed land; sealed surface	N/A - Other
108	Creation	0.005	Developed land; sealed surface	N/A - Other
109	Creation	0.014	Vegetated garden	Condition Assessment N/A
110	Creation	6.0E-4	Developed land; sealed surface	N/A - Other
111	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
112	Creation	0.0047	Developed land; sealed surface	N/A - Other
113	Creation	0.0267	Modified grassland	Poor
114	Creation	0.0032	Vegetated garden	Condition Assessment N/A
115	Creation	0.0016	Vegetated garden	Condition Assessment N/A
116	Creation	0.1467	Vegetated garden	Condition Assessment N/A
117	Creation	0.0192	Modified grassland	Poor
118	Creation	0.0013	Vegetated garden	Condition Assessment N/A
119	Creation	0.0185	Vegetated garden	Condition Assessment N/A
120	Creation	0.003	Vegetated garden	Condition Assessment N/A
121	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
122	Creation	7.0E-4	Developed land; sealed surface	N/A - Other

123	Creation	6.0E-4	Developed land; sealed surface	N/A - Other
124	Creation	0.0011	Introduced shrub	Condition Assessment N/A
125	Creation	0.0138	Developed land; sealed surface	N/A - Other
126	Creation	0.0098	Developed land; sealed surface	N/A - Other
127	Creation	3.0E-4	Introduced shrub	Condition Assessment N/A
128	Creation	0.0108	Developed land; sealed surface	N/A - Other
129	Creation	0.0016	Developed land; sealed surface	N/A - Other
130	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
131	Creation	7.0E-4	Introduced shrub	Condition Assessment N/A
132	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
133	Creation	0.0098	Developed land; sealed surface	N/A - Other
134	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
135	Creation	0.0036	Vegetated garden	Condition Assessment N/A
136	Creation	0.0082	Developed land; sealed surface	N/A - Other
137	Creation	0.0013	Introduced shrub	Condition Assessment N/A
138	Creation	0.0058	Developed land; sealed surface	N/A - Other
139	Creation	0.0047	Developed land; sealed surface	N/A - Other
140	Creation	0.0126	Developed land; sealed surface	N/A - Other

141	Creation	0.0053	Introduced shrub	Condition Assessment N/A
142	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
143	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
144	Creation	6.0E-4	Developed land; sealed surface	N/A - Other
145	Creation	0.0028	Developed land; sealed surface	N/A - Other
146	Creation	5.0E-4	Introduced shrub	Condition Assessment N/A
147	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
148	Creation	0.0013	Developed land; sealed surface	N/A - Other
149	Creation	0.005	Vegetated garden	Condition Assessment N/A
150	Creation	0.0011	Introduced shrub	Condition Assessment N/A
151	Creation	0.0024	Developed land; sealed surface	N/A - Other
152	Creation	0.0025	Developed land; sealed surface	N/A - Other
153	Creation	0.0024	Developed land; sealed surface	N/A - Other
154	Creation	0.0039	Vegetated garden	Condition Assessment N/A
155	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
156	Creation	0.0242	Modified grassland	Poor
157	Creation	0.0027	Developed land; sealed surface	N/A - Other
158	Creation	0.0039	Vegetated garden	Condition Assessment N/A
				Condition

159	Creation	7.0E-4	Introduced shrub	Assessment N/A
160	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
161	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
162	Creation	5.0E-4	Introduced shrub	Condition Assessment N/A
163	Creation	0.001	Vegetated garden	Condition Assessment N/A
164	Creation	0.0012	Developed land; sealed surface	N/A - Other
165	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
166	Creation	0.0048	Developed land; sealed surface	N/A - Other
167	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
168	Creation	0.0182	Modified grassland	Poor
169	Creation	0.0083	Developed land; sealed surface	N/A - Other
170	Creation	0.0328	Developed land; sealed surface	N/A - Other
171	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
172	Creation	0.0043	Vegetated garden	Condition Assessment N/A
173	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
174	Creation	6.0E-4	Developed land; sealed surface	N/A - Other
175	Creation	0.0038	Vegetated garden	Condition Assessment N/A
176	Creation	7.0E-4	Developed land; sealed surface	N/A - Other
177	Creation	7.0E-4	Developed land; sealed surface	N/A - Other

178	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
179	Creation	9.0E-4	Developed land; sealed surface	N/A - Other
180	Creation	0.002	Introduced shrub	Condition Assessment N/A
181	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
182	Creation	0.0032	Vegetated garden	Condition Assessment N/A
183	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
184	Creation	3.0E-4	Developed land; sealed surface	N/A - Other
185	Creation	0.0038	Developed land; sealed surface	N/A - Other
186	Creation	0.008	Vegetated garden	Condition Assessment N/A
187	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
188	Creation	6.0E-4	Developed land; sealed surface	N/A - Other
189	Creation	0.0024	Developed land; sealed surface	N/A - Other
190	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
191	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
192	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
193	Creation	0.0058	Developed land; sealed surface	N/A - Other
194	Creation	0.0013	Vegetated garden	Condition Assessment N/A
195	Creation	4.0E-4	Developed land; sealed surface	N/A - Other

196	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
197	Creation	0.0038	Developed land; sealed surface	N/A - Other
198	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
199	Creation	0.0111	Developed land; sealed surface	N/A - Other
200	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
201	Creation	7.0E-4	Introduced shrub	Condition Assessment N/A
202	Creation	0.003	Developed land; sealed surface	N/A - Other
203	Creation	0.0099	Developed land; sealed surface	N/A - Other
204	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
205	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
206	Creation	0.0112	Developed land; sealed surface	N/A - Other
207	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
208	Creation	8.0E-4	Developed land; sealed surface	N/A - Other
209	Creation	0.0051	Vegetated garden	Condition Assessment N/A
210	Creation	5.0E-4	Introduced shrub	Condition Assessment N/A
211	Creation	9.0E-4	Developed land; sealed surface	N/A - Other
212	Creation	0.0018	Vegetated garden	Condition Assessment N/A
213	Creation	0.0043	Developed land; sealed surface	N/A - Other

214	Creation	0.0025	Developed land; sealed surface	N/A - Other
215	Creation	0.0139	Vegetated garden	Condition Assessment N/A
216	Creation	0.0047	Developed land; sealed surface	N/A - Other
217	Creation	0.0182	Developed land; sealed surface	N/A - Other
218	Creation	0.0098	Developed land; sealed surface	N/A - Other
219	Creation	0.0089	Developed land; sealed surface	N/A - Other
220	Creation	0.0071	Developed land; sealed surface	N/A - Other
221	Creation	0.0037	Vegetated garden	Condition Assessment N/A
222	Creation	0.0014	Vegetated garden	Condition Assessment N/A
223	Creation	0.0025	Developed land; sealed surface	N/A - Other
224	Creation	7.0E-4	Introduced shrub	Condition Assessment N/A
225	Creation	0.0025	Developed land; sealed surface	N/A - Other
226	Creation	0.0047	Developed land; sealed surface	N/A - Other
227	Creation	0.005	Developed land; sealed surface	N/A - Other
228	Creation	0.0099	Developed land; sealed surface	N/A - Other
229	Creation	0.0076	Developed land; sealed surface	N/A - Other
230	Creation	0.0033	Vegetated garden	Condition Assessment N/A
231	Creation	0.0057	Developed land; sealed surface	N/A - Other

232	Creation	0.0025	Developed land; sealed surface	N/A - Other
233	Creation	0.0025	Developed land; sealed surface	N/A - Other
234	Creation	3.0E-4	Developed land; sealed surface	N/A - Other
235	Creation	3.0E-4	Introduced shrub	Condition Assessment N/A
236	Creation	0.0025	Developed land; sealed surface	N/A - Other
237	Creation	0.0948	Modified grassland	Poor
238	Creation	0.0025	Developed land; sealed surface	N/A - Other
239	Creation	0.0025	Developed land; sealed surface	N/A - Other
240	Creation	0.0025	Developed land; sealed surface	N/A - Other
241	Creation	0.0025	Developed land; sealed surface	N/A - Other
242	Creation	0.0025	Developed land; sealed surface	N/A - Other
243	Creation	0.0025	Developed land; sealed surface	N/A - Other
244	Creation	0.0025	Developed land; sealed surface	N/A - Other
245	Creation	0.0025	Developed land; sealed surface	N/A - Other
246	Creation	0.0024	Developed land; sealed surface	N/A - Other
247	Creation	0.0025	Developed land; sealed surface	N/A - Other
248	Creation	0.0024	Developed land; sealed surface	N/A - Other
249	Creation	0.0025	Developed land; sealed surface	N/A - Other
				Condition

250	Creation	0.0033	Vegetated garden	Assessment N/A
251	Creation	0.0024	Developed land; sealed surface	N/A - Other
252	Creation	0.031	Modified grassland	Poor
253	Creation	7.0E-4	Introduced shrub	Condition Assessment N/A
254	Creation	0.0025	Developed land; sealed surface	N/A - Other
255	Creation	0.0024	Developed land; sealed surface	N/A - Other
256	Creation	0.0025	Developed land; sealed surface	N/A - Other
257	Creation	0.0076	Developed land; sealed surface	N/A - Other
258	Creation	0.0031	Introduced shrub	Condition Assessment N/A
259	Creation	0.0025	Developed land; sealed surface	N/A - Other
260	Creation	0.0025	Developed land; sealed surface	N/A - Other
261	Creation	0.0025	Developed land; sealed surface	N/A - Other
262	Creation	0.0024	Developed land; sealed surface	N/A - Other
263	Creation	0.0025	Developed land; sealed surface	N/A - Other
264	Creation	0.0731	Developed land; sealed surface	N/A - Other
265	Creation	0.1332	Sustainable drainage system	Poor
266	Creation	0.005	Developed land; sealed surface	N/A - Other
267	Creation	0.005	Developed land; sealed surface	N/A - Other
268	Creation	0.005	Developed land; sealed surface	N/A - Other

269	Creation	0.005	Developed land; sealed surface	N/A - Other
270	Creation	0.0112	Developed land; sealed surface	N/A - Other
271	Creation	0.0101	Developed land; sealed surface	N/A - Other
272	Creation	0.0043	Developed land; sealed surface	N/A - Other
273	Creation	0.001	Introduced shrub	Condition Assessment N/A
274	Creation	7.0E-4	Introduced shrub	Condition Assessment N/A
275	Creation	0.0062	Vegetated garden	Condition Assessment N/A
276	Creation	0.0025	Developed land; sealed surface	N/A - Other
277	Creation	0.0024	Developed land; sealed surface	N/A - Other
278	Creation	0.0025	Developed land; sealed surface	N/A - Other
279	Creation	0.0025	Developed land; sealed surface	N/A - Other
280	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
281	Creation	0.0025	Developed land; sealed surface	N/A - Other
282	Creation	0.0025	Developed land; sealed surface	N/A - Other
283	Creation	0.0025	Developed land; sealed surface	N/A - Other
284	Creation	0.0913	Developed land; sealed surface	N/A - Other
285	Creation	0.0047	Developed land; sealed surface	N/A - Other
286	Creation	0.0024	Developed land; sealed surface	N/A - Other

287	Creation	5.0E-4	Developed land; sealed surface	N/A - Other
288	Creation	0.111	Modified grassland	Poor
289	Creation	0.0036	Developed land; sealed surface	N/A - Other
290	Creation	0.0024	Vegetated garden	Condition Assessment N/A
291	Creation	0.4814	Vegetated garden	Condition Assessment N/A
292	Creation	4.0E-4	Developed land; sealed surface	N/A - Other
293	Creation	0.0031	Vegetated garden	Condition Assessment N/A
294	Creation	0.0024	Developed land; sealed surface	N/A - Other
295	Creation	0.0024	Developed land; sealed surface	N/A - Other
296	Creation	0.0507	Developed land; sealed surface	N/A - Other
297	Creation	0.3806	Developed land; sealed surface	N/A - Other
298	Creation	0.0332	Developed land; sealed surface	N/A - Other
299	Creation	0.0052	Introduced shrub	Condition Assessment N/A
300	Creation	0.0315	Sustainable drainage system	Poor
301	Creation	0.0034	Introduced shrub	Condition Assessment N/A
302	Creation	0.0523	Modified grassland	Poor
303	Creation	0.0053	Introduced shrub	Condition Assessment N/A
304	Creation	0.0174	Modified grassland	Poor
305	Retained	0.1272	Other woodland; broadleaved	Poor

T1	Retained	0.0041	Urban Tree	Moderate
T2	Retained	0.0041	Urban Tree	Moderate
T3	Retained	0.0041	Urban Tree	Moderate
T4	Retained	0.0041	Urban Tree	Moderate
T17	Creation	0.0041	Urban Tree	Poor
T18	Creation	0.0041	Urban Tree	Poor
T19	Creation	0.0041	Urban Tree	Poor
T20	Creation	0.0041	Urban Tree	Poor
T21	Creation	0.0041	Urban Tree	Poor
T23	Creation	0.0041	Urban Tree	Poor
T24	Creation	0.0041	Urban Tree	Poor
T27	Creation	0.0041	Urban Tree	Poor
T28	Creation	0.0041	Urban Tree	Poor
T49	Creation	0.0041	Urban Tree	Poor
T50	Creation	0.0041	Urban Tree	Poor
T51	Creation	0.0041	Urban Tree	Poor
T52	Creation	0.0041	Urban Tree	Poor
T57	Creation	0.0041	Urban Tree	Poor
T58	Creation	0.0041	Urban Tree	Poor
T59	Creation	0.0041	Urban Tree	Poor
T60	Creation	0.0041	Urban Tree	Poor
T61	Creation	0.0041	Urban Tree	Poor
T62	Creation	0.0041	Urban Tree	Poor
T63	Creation	0.0041	Urban Tree	Poor
T64	Creation	0.0041	Urban Tree	Poor
T65	Creation	0.0041	Urban Tree	Poor
T66	Creation	0.0041	Urban Tree	Poor

T68	Creation	0.0041	Urban Tree	Poor
T69	Creation	0.0041	Urban Tree	Poor
T70	Creation	0.0041	Urban Tree	Poor
T72	Creation	0.0041	Urban Tree	Poor
T73	Creation	0.0041	Urban Tree	Poor
T74	Creation	0.0041	Urban Tree	Poor
T76	Creation	0.0041	Urban Tree	Poor
T78	Creation	0.0041	Urban Tree	Poor
T79	Creation	0.0041	Urban Tree	Poor
T80	Creation	0.0041	Urban Tree	Poor
T81	Creation	0.0041	Urban Tree	Poor
T82	Creation	0.0041	Urban Tree	Poor
T83	Creation	0.0041	Urban Tree	Poor
T84	Creation	0.0041	Urban Tree	Poor
T88	Creation	0.0041	Urban Tree	Poor
T89	Creation	0.0041	Urban Tree	Poor
T90	Creation	0.0041	Urban Tree	Poor
T91	Creation	0.0041	Urban Tree	Poor
T92	Creation	0.0041	Urban Tree	Poor
T93	Creation	0.0041	Urban Tree	Poor
T94	Creation	0.0041	Urban Tree	Poor
T95	Creation	0.0041	Urban Tree	Poor
T96	Creation	0.0041	Urban Tree	Poor
T97	Creation	0.0041	Urban Tree	Poor
T98	Creation	0.0041	Urban Tree	Poor
T99	Creation	0.0041	Urban Tree	Poor

T100	Creation	0.0041	Urban Tree	Poor
T101	Creation	0.0041	Urban Tree	Poor
T102	Creation	0.0041	Urban Tree	Poor
T103	Creation	0.0041	Urban Tree	Poor
T104	Creation	0.0041	Urban Tree	Poor
T105	Creation	0.0041	Urban Tree	Poor
T106	Creation	0.0041	Urban Tree	Poor
T107	Creation	0.0041	Urban Tree	Poor
T108	Creation	0.0041	Urban Tree	Poor
T109	Creation	0.0041	Urban Tree	Poor
T110	Creation	0.0041	Urban Tree	Poor
T115	Creation	0.0041	Urban Tree	Poor
T116	Creation	0.0041	Urban Tree	Poor
T118	Creation	0.0041	Urban Tree	Poor
T120	Creation	0.0041	Urban Tree	Poor
T121	Creation	0.0041	Urban Tree	Poor
T122	Creation	0.0041	Urban Tree	Poor
T123	Creation	0.0041	Urban Tree	Poor
T129	Creation	0.0041	Urban Tree	Poor
T131	Creation	0.0041	Urban Tree	Poor
T132	Creation	0.0041	Urban Tree	Poor
T133	Creation	0.0041	Urban Tree	Poor
T134	Creation	0.0041	Urban Tree	Poor
T135	Creation	0.0041	Urban Tree	Poor
T136	Creation	0.0041	Urban Tree	Poor
T137	Creation	0.0041	Urban Tree	Poor
T138	Creation	0.0041	Urban Tree	Poor

T139	Creation	0.0041	Urban Tree	Poor
T141	Creation	0.0041	Urban Tree	Poor
T143	Creation	0.0041	Urban Tree	Poor
T145	Creation	0.0041	Urban Tree	Poor
T147	Creation	0.0041	Urban Tree	Poor
T149	Creation	0.0041	Urban Tree	Poor
T151	Creation	0.0041	Urban Tree	Poor

Table 10: Proposed post development hedgerow habitat details

Habitat ID	Action	Length (km)	Habitat Type	Condition
L6	Creation	0.047	Non-native and ornamental hedgerow	Poor
L7	Creation	0.0075	Non-native and ornamental hedgerow	Poor
L8	Creation	0.0227	Native hedgerow	Poor
L9	Creation	0.0037	Non-native and ornamental hedgerow	Poor
L10	Creation	0.0075	Non-native and ornamental hedgerow	Poor
L11	Creation	0.0033	Non-native and ornamental hedgerow	Poor
L12	Creation	0.0046	Non-native and ornamental hedgerow	Poor
L13	Creation	0.0369	Native hedgerow	Poor
L14	Creation	0.006	Non-native and ornamental hedgerow	Poor
L15	Creation	0.0177	Native hedgerow	Poor

L16	Creation	0.0817	Native hedgerow	Poor
L17	Creation	0.0401	Native hedgerow	Poor
L18	Creation	0.0047	Native hedgerow	Poor
L19	Creation	0.0051	Non-native and ornamental hedgerow	Poor
L20	Creation	0.0119	Non-native and ornamental hedgerow	Poor
L21	Creation	0.0077	Non-native and ornamental hedgerow	Poor
L22	Creation	0.0063	Non-native and ornamental hedgerow	Poor
L23	Creation	0.0154	Non-native and ornamental hedgerow	Poor
L24	Creation	0.0058	Non-native and ornamental hedgerow	Poor
L25	Creation	0.0042	Non-native and ornamental hedgerow	Poor
L26	Creation	0.0073	Non-native and ornamental hedgerow	Poor
L27	Creation	0.007	Non-native and ornamental hedgerow	Poor
L28	Creation	0.0082	Non-native and ornamental hedgerow	Poor
L29	Creation	0.0065	Non-native and ornamental hedgerow	Poor
L30	Creation	0.0121	Non-native and ornamental hedgerow	Poor

L31	Creation	0.0064	Non-native and ornamental hedgerow	Poor
L32	Creation	0.0054	Non-native and ornamental hedgerow	Poor
L33	Creation	0.0278	Non-native and ornamental hedgerow	Poor
L34	Creation	0.0054	Non-native and ornamental hedgerow	Poor
L35	Creation	0.0164	Native hedgerow	Poor
L36	Creation	0.0093	Non-native and ornamental hedgerow	Poor
L37	Creation	0.0105	Non-native and ornamental hedgerow	Poor
L38	Creation	0.0148	Native hedgerow	Poor
L39	Creation	0.0053	Non-native and ornamental hedgerow	Poor
L40	Creation	0.0071	Non-native and ornamental hedgerow	Poor
L41	Creation	0.0052	Non-native and ornamental hedgerow	Poor
L42	Creation	0.032	Non-native and ornamental hedgerow	Poor
L43	Creation	0.0338	Non-native and ornamental hedgerow	Poor
L44	Creation	0.0042	Non-native and ornamental hedgerow	Poor
L45	Creation	0.0102	Non-native and ornamental hedgerow	Poor

L46	Creation	0.009	Non-native and ornamental hedgerow	Poor
L47	Creation	0.0041	Non-native and ornamental hedgerow	Poor
L48	Creation	0.0212	Non-native and ornamental hedgerow	Poor
L49	Creation	0.0045	Non-native and ornamental hedgerow	Poor
L50	Creation	0.0053	Non-native and ornamental hedgerow	Poor
L51	Creation	0.0177	Native hedgerow	Poor
L52	Creation	0.0179	Native hedgerow	Poor
L53	Creation	0.0054	Non-native and ornamental hedgerow	Poor
L54	Creation	0.0377	Non-native and ornamental hedgerow	Poor
L55	Creation	0.0018	Non-native and ornamental hedgerow	Poor
L56	Creation	0.0177	Native hedgerow	Poor
L57	Creation	0.0059	Non-native and ornamental hedgerow	Poor
L58	Creation	0.0055	Non-native and ornamental hedgerow	Poor
L59	Creation	0.0059	Non-native and ornamental hedgerow	Poor
L60	Creation	0.0227	Native hedgerow	Poor
L61	Retained	0.0729	Native hedgerow with trees	Poor

L62	Retained	0.017	Native hedgerow with trees	Poor
L63	Retained	0.0802	Line of trees	Moderate
L64	Retained	0.1089	Line of trees	Moderate

Table 11: Proposed post development watercourse habitat details

Habitat ID	Action	Length (km)	Habitat Type	Condition
L5	Retained	0.1581	Ditches	Poor

3.9. Statutory Metric

The Site generates a total of 29.61 area habitat units, 1.17 hedgerow units and 0.51 watercourse units at baseline. The Proposed Development generates a total of 13.95 habitat units, 2.15 hedgerow units and 0.51 watercourse units. This provides a -52.9% net change in area habitats, 84.22% change in hedgerow habitats and 0.0% change in watercourse units.

See the Statutory Metric, which accompanies this report, for detailed information on the biodiversity units generated by the Site.

3.10 Local Planning Policy Review

Following a review of Horsham District Council's planning guidance documents, the following policies relevant to biodiversity were identified:

- *Horsham District Council Planning Framework Policy 31: Green Infrastructure and Biodiversity* - 'Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.' Currently, due to the net loss of area habitat biodiversity, this policy is not met, however this may be rectified through securing off-site habitat units (see Section 5).
- *Slinfold Neighbourhood Plan Policy 3: Green Infrastructure* - Developments will be supported where they enhance /create hedgerows, copses, woods, and river corridors. The post-development plan incorporates a network of created hedgerows, and will retain the majority of woodland on Site, thereby satisfying this policy.
- *Slinfold Neighbourhood Plan Policy 4: Conserve and Enhance Biodiversity* - This aims to protect and enhance protected sites and species, ecological networks and corridors, and follow best practice in Sustainable Drainage techniques. The development partly satisfies this through creation of new hedgerow networks, retention of woodlands on Site, planting of new trees, and the measures set out in the PEA to prevent harm to protected species. The overall enhancement of biodiversity will be achieved through securing off-site habitat units to achieve 10% net gain overall.

3.11 Defra Rules

It is considered that rules 1 and 2 are not met. These must be met for the Proposed Development to commence. See the Recommendations section below on how purchasing off-site area habitat units will allow the Proposed Development to meet these rules.

Appendix O sets out how the remaining Defra 'rules' have been met.

3.12 Defra Principles

Appendix P sets out how the Defra 'principles' have been met.

It is considered that these have been adequately demonstrated as proportionate to the scale of the Proposed Development.

3.13 CIEEM/IEMA/CIRIA Principles

Appendix Q presents a summary evaluation of actions undertaken by the developer and partners/stakeholders to meet the Good Practice Principles.

It is considered that these have not yet been adequately demonstrated as proportionate to the scale of the Proposed Development. Avoidance of habitats on Site was not possible due to the need for this volume of houses and access roads/gardens. As this is an outline planning application, adjustments to the on Site strategy may be made to ensure the mitigation hierarchy is more strictly followed, and that where avoidance is not possible, on Site mitigation is agreed upon to minimise the number of off Site units needed.

4. Conclusions

4.1 Conclusions

The Proposed Development delivers 13.95 Biodiversity Units from area habitats providing a -52.9% net change, 2.15 Biodiversity Units from hedgerow habitats providing a 84.22% net change and 0.51 Biodiversity Units from watercourse habitats providing a 0.0% net change.

The following are key proposed development statistics:

- 18.62 units deficit to meet 10% gain for area habitat units
- No units deficit to meet 10% gain for hedgerow units
- 0.05 units deficit to meet 10% gain for watercourse units

For the area-based habitats, 18.62 units are required to compensate for on Site habitat losses and achieve the 10% net gain minimum. For the watercourse habitats, 0.05 units are required to achieve the 10% net gain minimum. These will need to be offset through offsite units which are not detailed within this report. No units are required for hedgerow habitats as the 10% net gain has been achieved on Site for these.

It should be caveated, as discussed in Section 2.6, that the baseline value of the Site was calculated from a survey outside of the peak botanical season.

Appendices O-Q of this report has provided detail on how the Proposed Development has / has not yet met the Defra 'rules', 'principles and the Good Practice Principles.

5. Recommendations

5.1 Net Gain Targets

The statutory biodiversity net gain target has not been met. A strategy is required to demonstrate how the net gain target will be met, including where offsite units will be used. The strategy should be produced together with an experienced BNG ecologist and submitted to Horsham District Council at the earliest opportunity to avoid delays to the planning process. It is recommended that the Client consult Horsham District Council as to the best location to deliver these units and where possible, in a location that is considered strategically important to nature conservation locally within the same LPA.

As this is an outline planning application, adjustments to the on Site strategy may be made to ensure the mitigation hierarchy is more strictly followed, and that where avoidance is not possible, on Site mitigation is agreed upon to minimise the number of off Site units needed.

5.2 Good Practice Principles

Table 12: Table Recommendations based on the Good Practice Principles

Principle	Recommendations
Apply the Mitigation Hierarchy	Medium distinctiveness habitats and above, should demonstrably be avoided where possible, in line with guidance on the Biodiversity Gain Hierarchy. These habitats should be retained where possible and enhanced in the first instance.
Avoid losing to biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats were recorded within or adjacent to the Site.
Be inclusive and equitable	It is recommended to adopt an equitable and inclusive approach to achieving 10% Biodiversity Net Gain by engaging diverse stakeholders throughout the planning, implementation, and 30-year management phases to ensure ecological enhancements and fair distribution of environmental benefits across all community groups.
Make a measurable Net Gain contribution	The Statutory Metric Calculation Tool has been used in line with Rule 3 of the Defra User Guide.
Achieve the best outcomes for biodiversity	A Preliminary Ecological Appraisal has been conducted in association with this report (AiDASH, 2025). Ecological surveys are subject to seasonal limitations, which should be factored into the timelines for the Proposed Development for any subsequent planning application.
	Further ecological surveys are required to identify the presence of protected species, as set out in the PEA

Be additional	(AiDASH, 2025). The presence of protected species could require mitigation, which needs to be incorporated into the final BNG design. Therefore, surveys should be undertaken prior to the calculation of biodiversity units of the final BNG design.
Create a Net Gain legacy	Further to this report, a landscape architect should be consulted regarding any proposals for the BNG design to determine the feasibility of enhancing and/or creating biodiversity units. Units require to be secured with either a section 106 agreement or a conservation covenant.
Optimise sustainability	Where possible, habitat enhancement and creation design should consider climate resilience of proposed habitats and species and should align with local sustainability policies.
Be transparent	This report is expected to be made public once submitted in support of the planning application associated with the Proposed Development.

5.3 Habitat Management and Monitoring Plan

A habitat management and monitoring plan will be required for the discharge of the biodiversity net gain condition and prior to construction for the Proposed Development to proceed. It is recommended that a consultant ecologist and landscape architect are engaged early to understand the requirements of the plan, confirm the feasibility of the plan, before then facilitating the production of the plan.

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Appendix A: Legislation and Policy

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

These regulations specify irreplaceable habitats for the purpose of biodiversity net gain. Irreplaceable habitats are specified in the associated schedule to the regulations. The regulations require that offsite units and statutory credits do not apply to irreplaceable habitats and that these are subject instead to a compensation plan in place that secures appropriate compensation relative to the baseline habitat type'. The secretary of state is to review the regulations within 5 years.

Town and Country Planning Order (Development Management Procedure) (England) 2015

Provides a definition of small sites which are not considered as major developments. These small sites are defined as:

- Residential development where the number of dwellings is between 1 and 9 on a site of an area 1 ha or less, or if this is unknown, the site is less than 0.5 ha.
- Commercial development where floorspace created is less than 1,000 m² or total site area is less than 1 ha.
- Must not include the winning and working of minerals or the use of land for mineral working deposits.
- Not a waste development.

Town and Country Planning Act 1990 Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)

Biodiversity Net Gain (BNG) is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

Developers must deliver a BNG of at least 10%. This means that a development will result in more or better-quality habitat than there was before development. In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990.

National Planning Policy Framework (NPPF) December 2024

Chapter 15 "Conserving and enhancing the natural environment" sets out that planning policies and decisions should contribute to and enhance the natural environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks; and preventing development from contributing to unacceptable levels of soil, air, water or noise pollution. Plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and identify and pursue opportunities for securing measurable net gains for biodiversity

The Natural Environment and Communities (NERC) Act (Amendment) (Environment Act) 2006

Section 41 provides a list of Habitats of Principal Importance in England (HPIEs) and Species of Principal Importance in England (SPIEs) which are of importance for the conservation of biodiversity in England and their presence needs to be considered by the planning authority when planning works.

Section 40, provided for in the Environment Act 2021, places a "biodiversity duty" on public authorities to have regard to conserving and enhancing biodiversity while carrying out their functions. It aims to integrate biodiversity conservation and enhancement considerations into the decision-making processes of public bodies.

Wildlife and Countryside Act (as amended) 1981

Schedule 5 of this act lists various species of animals and plants that are protected under the law. These species are afforded certain protections, such as making it illegal to intentionally kill, injure, or take them from the wild, disturb them while they are nesting, or damage or destroy their breeding sites or resting places.

Schedule 9 provides a list of non-native species which are already established in the wild and pose a threat to native plant species and habitats. Invasive Alien Species (Enforcement and Permitting) Order 2019 Provides a list of invasive species in the UK and makes it an offence to keep, breed or release the listed animals.

The Hedgerow Regulations 1997

The regulations protect important hedgerows in the countryside (and urban areas) by requiring a notification procedure to take place before any works can be carried out. The regulations aim to balance the needs of landowners with the importance of conserving hedgerows and their associated biodiversity and landscape value.

Appendix B: Data Sources

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- Annex 1 Alkaline Fens/ Bogs -2024. Available at: <https://www.data.gov.uk/dataset/8597a9d6-d45e-464c-855c-fe2cf0b172fb/inventories-for-the-alkaline-fen-and-transition-mire-and-quaking-bog-annex-1-habitats-in-england> (Accessed:)
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Appendix C: Site Boundary Plan



Site Boundary Plan

Legend



Author	BNGAI™	Project Name	Slinfold
Approved	HW	Organisation Name	TILCo Limited
Date	20/07/2026	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 1500	

N

0

15

30

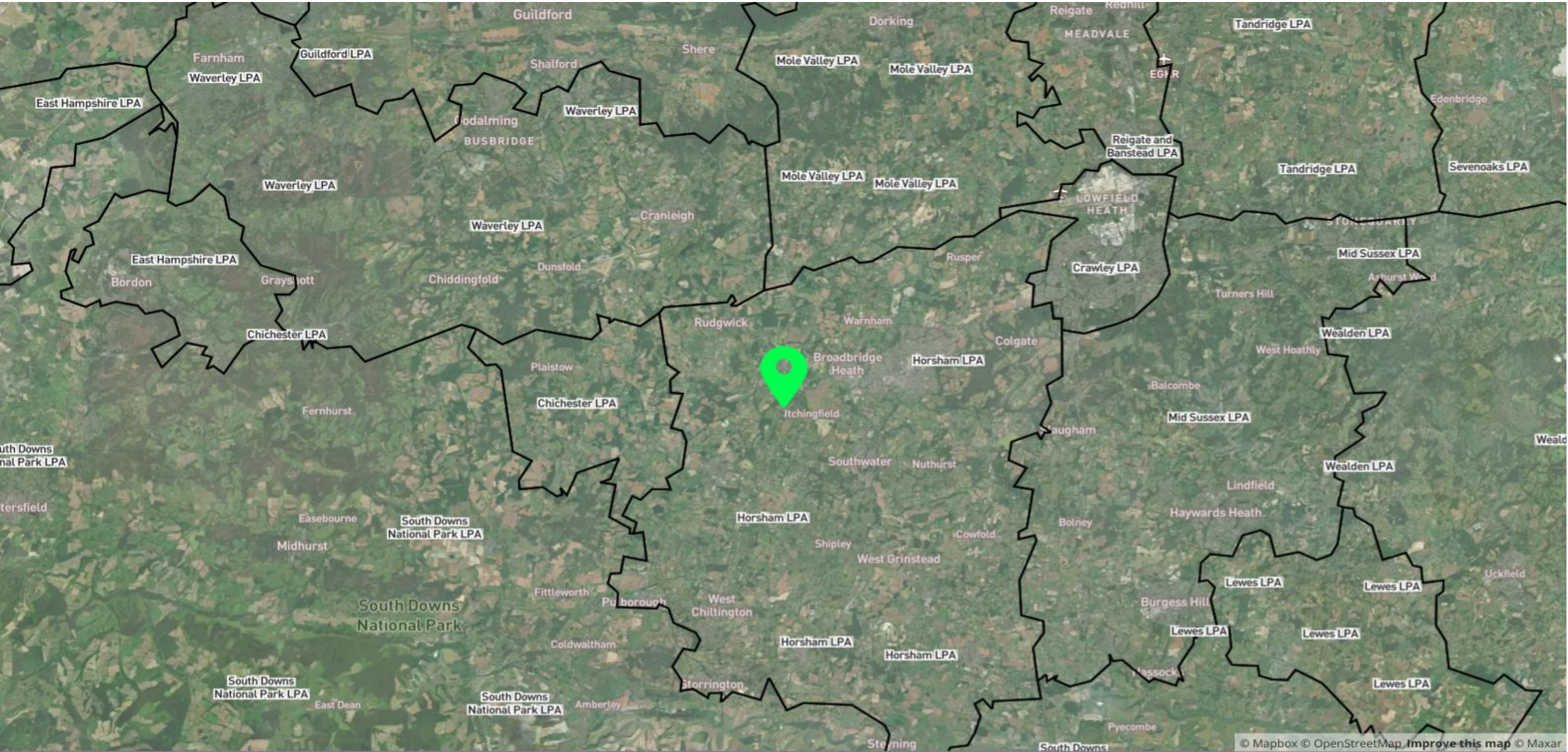
45

60

75 m

 Site Boundary

Appendix D: Site Context Plan



Site Context Plan

Legend



Author	BNGAI™	Project Name	Slinfold
Approved	HW	Organisation Name	TILCo Limited
Date	20/07/2026	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 182300	

 Site Location

 Local Planning Authority Boundaries



0

1.8

3.6

5.5

7.3

9.1 km