Biodiversity Net Gain Assessment Report

Roundabout Place
Common Hill
West Chiltington
West Sussex
RH20 2NR

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1 EXECUTIVE SUMMARY

PJC Consultancy Ltd was commissioned by Remmus Homes to provide a Biodiversity Net Gain (BNG) Assessment report for a parcel of land at Roundabout Place, Common Hill, West Chiltington, West Sussex, RH20 2NR.

This report assesses the likely impacts of the proposed development on biodiversity. BNG is an approach to development that leaves biodiversity in a better state than before. The UK government's 25-year environment plan is focused on achieving BNG through development and the Environment Bill mandates a measurable 10% BNG for most new developments in England.

BNG is a move away from a traditional subjective and qualitative assessment to a more quantitative, measurable and transparent based assessment using the DEFRA statutory biodiversity metric tool to quantify biodiversity losses and gains in terms of 'biodiversity units'. The DEFRA statutory biodiversity metric tool can be used to calculate the ecological baseline value of a Site pre-development and the predicted ecological value of a Site post-development using detailed design proposals.

Overall, the Site generates 0.18 area-based habitat units and 0.13 linear-based hedgerow units pre-development. Habitat creation and enhancement measures post-development on-Site are expected to generate 0.11 area-based habitat units and 0.15 linear-based hedgerow units. This equates to a net loss of 0.08 area-based habitat units and net gain of 0.02 linear-based hedgerow units.

Overall, the proposed development is anticipated to result in a -42.31% net loss in area-based habitat units and 16.93% net gain in hedgerow units.

Therefore, the proposed development is not considered to achieve 10% BNG, largely due to post-development semi-natural habitats comprising predominantly vegetated garden and developed land; sealed surface. The biodiversity unit shortfall to achieve 10% biodiversity net gain is 0.19 units in Tier A1. In addition, the trading rules (Rule 1 in section 4.3.1) have not been satisfied post-development.

Where there is a loss of biodiversity on-Site that cannot be offset through the enhancement and creation of new habitats on-Site, it is recommended that the client (or relevant stakeholder) seek out opportunities off-site to provide biodiversity units to balance the remaining unit deficit, either within the ownership boundary but outside the development boundary or in close proximity to the Site (secured through a s106 agreement or conservation covenant). Alternatively, the unit deficit can be resourced through off-site habitat banks that provide 'ready-to-use' biodiversity units. Where this is not possible, and as a last resort, credits may be purchased from the government's statutory credit scheme or a bespoke agreement for compensation can be agreed with the local council.

2 INTRODUCTION

2.1 Instruction

2.1.1 PJC Consultancy Ltd was commissioned by Remmus Homes to provide a Biodiversity Net Gain (BNG) Assessment report in relation to the proposed development on a parcel of land at Roundabout Place, Common Hill, West Chiltington, West Sussex, RH20 2NR (hereafter referred to as the 'Site').

2.2 Site Description and Baseline Conditions

2.2.1 The Site, approximately 0.09ha in size, is situated immediately north-east of Common Hill, within the village of West Chiltington, West Sussex (OS central grid reference: TQ 08699 16573). The Site is situated within a relatively sub-urban landscape, bordered on all aspects by residential homes and associated gardens. The wider landscape comprises a mosaic of residential dwellings, as well as arable farmland, fields and isolated parcels of woodland intersected by a network of treelines, hedgerows and road infrastructure. The location of the Site within its environs is presented in Appendix I.

2.2.2 The Site comprised predominantly amenity grassland, with scattered trees and hedgerow. Given the sub-urban locality of the Site, the Site was considered to provide very limited opportunities for a protected and notable species.

2.2.3 Furthermore, given the small scale of the Site and limited nature of the proposed development, the species expected to be negatively impacted on by the proposed development are foraging and commuting bats, foraging and nesting birds, and foraging, commuting, basking and hibernating reptiles.

2.2.4 Enhancements for the Site and its management will be aimed at sympathetically enhancing the ecological value of the Site in reference to the surrounding area, by providing habitats of ecological value within the development scheme.

2.3 Proposals

2.3.1 Development proposals are anticipated to include the construction of a detached residential dwelling with associated access and gardens.

2.4 Document Objectives

2.4.1 The aim of this BNG Assessment report is to:

- Calculate the ecological baseline data of the Site by classifying the type, distinctiveness, condition, connectivity and strategic significance of habitats present prior to and post-development;
- Ensure that the baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the best data available data at the time of assessment;
- Calculate the habitat, hedgerow and watercourse units of the Site pre- and post-development, based on current development proposals;
- Propose a BNG design with the aim of maximising BNG through habitat creation, enhancement and succession; and
- Aim to achieve BNG on-Site wherever possible, with off-Site measures being considered as an alternative option if required.

2.5 Legislation and Planning Policy

2.5.1 This BNG Assessment report has been compiled in accordance with relevant planning policy and best practice guidelines. Their context and applicability is explained as appropriate in the relevant sections of the report and additional details are presented in Appendix II.

2.5.2 The key articles of relevance are:

- Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, CIRIA and IEMA, 2016);
- Biodiversity net gain. Good practice principles for development. A practical guide (Baker, J., Hoskin, R., Butterworth, T., 2019);
- The Statutory Biodiversity Metric User Guide (Draft) (Natural England, 2023);
- National Planning Policy Framework (NPPF) 2023 (Ministry of Housing, Communities and Local Government, 2023);
- The Environment Act 2021;
- The Natural Environment and Rural Communities (NERC) Act 2006; and
- Horsham District Planning Framework (Horsham District Council, 2015).

3 METHODOLOGY

3.1 Habitat Conditions Assessment

3.1.1 An extended phase 1 habitat survey was undertaken on the Site on the 9th July 2024 by Naomi Cornwell BSc(Hons) MSc following the standard 'Phase 1 Habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC, 2010) and extended to include consideration of protected species in accordance with good practice guidance for preliminary ecological appraisal (PEA) (CIEEM, 2017).

3.1.2 A habitats condition assessment was also undertaken on the Site on the 9th July 2024 by Naomi Cornwell BSc(Hons) MSc following the standard UKHab Classification System (UKHab Ltd., 2023) and the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (DEFRA, 2023).

3.2 Biodiversity Unit Calculation: Pre-Development (Baseline)

3.2.1 The detailed design information available to PJC Consultancy at the time of undertaking this assessment included the Proposed Site Plan ref: PL04 (ECE Architecture, 2024).

3.2.2 The total number of 'area units', 'hedgerow units' and 'watercourse units' generated by the Site pre-development (the ecological baseline), was calculated for all area-based habitats (habitat units) and hedgerow habitats (hedgerow units) within the Site. This accounts for the area/length, distinctiveness, condition, connectivity and strategic significance of each parcel recorded. The ecological baseline was calculated using the DEFRA Statutory Biodiversity Metric.

3.2.3 The DEFRA Statutory Biodiversity Metric uses habitat areas (in hectares (ha)) as its core measurement, except for linear habitats where habitat length is used (in kilometres (km)). For individual trees, the DEFRA statutory biodiversity metric tool contains a tree helper which automatically generates an area value based on the trees diameter at breast height.

3.2.4 To assess the distinctiveness of a habitat the DEFRA statutory biodiversity metric tool scores habitats of different types, such as woodland or grassland, according to their relative biodiversity value. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread. The DEFRA Statutory Biodiversity Metric also takes account of the condition of a habitat parcel.

3.2.5 The area/length and distinctiveness and condition scores for each habitat was based on habitat data collected as part of the initial extended phase 1 habitat survey and habitats conditions assessment undertaken by PJC Consultancy in July 2024. The initial extended phase 1 habitat survey was undertaken on foot and involved identifying the extent and type of each habitat and recording each habitat on an appropriately scaled map. Using the DEFRA Statutory Biodiversity Metric, the phase 1 habitat types recorded were then automatically translated to the relevant 'UK Habitat Classification System' habitat type.

3.2.6 In accordance with recognised good practice principles, the DEFRA Statutory Biodiversity Metric excludes protected and irreplaceable habitats (i.e. ancient woodland, ancient and veteran trees, blanket bog, sand dunes, salt marsh and lowland fen). It is important to note that in the event protected and irreplaceable habitats are to be directly adversely impacted as a result of any proposed development, then biodiversity net gain or no net loss in biodiversity cannot be achieved.

3.2.7 The DEFRA statutory biodiversity metric tool also accounts for various multipliers and operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition, ecological connectivity and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each habitat unit and hedgerow unit. The ecological baseline of the Site is calculated by totalling the habitat units and hedgerow units within the Site and off-Site area.

Habitat Type and Distinctiveness

3.2.8 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

3.2.9 The distinctiveness of each habitat is preassigned in the DEFRA statutory biodiversity metric tool. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The DEFRA distinctiveness bands and corresponding scores are as follows:

- Very high (8);
- High (6);
- Medium (4);
- Low (2);
- Very Low (hedgerow module) (1); and
- Very Low (area) (0).

Habitat Condition

3.2.10 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

3.2.11 Habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheets presented in The Statutory Biodiversity Metric User Guide (Draft) (Natural England, 2023). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5);
- Poor (1);
- Condition Assessment N/A (1); and
- N/A – Other (0).

Strategic Significance

3.2.12 Strategic significance in the DEFRA Statutory Biodiversity Metric considers the importance of each habitat on a landscape scale. For example, whether habitats are situated in preferred locations for biodiversity and other environmental objectives will be considered.

3.2.13 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity actions plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher connectivity band and corresponding strategic position multiplier than proposed developments that are not situated within areas of strategic significance. The strategic significance and corresponding scores are as follows:

- High (1.15) - *Where the location has been identified within a local plan, strategy or policy as being ecologically important for the specific habitat type or where that habitat has been identified as being locally ecologically important*;
- Medium (1.10) - *Where there is no relevant plan, strategy or policy in place, professional judgement may be used to justify the use of the medium strategic significance category*; and
- Low (1) - *If the habitat is not included in local plans, strategy or policy.*

3.3 Post Development Habitat Creation and Enhancement

3.3.1 The total number of area and hedgerow units of the Site post-development were calculated using the Proposed Site Plan ref: PL04 (ECE Architecture, 2024).

3.3.2 The total number of habitat and hedgerow units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and succession initiatives were also taken into consideration through the application of various risk multipliers. The DEFRA Statutory Biodiversity Metric applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty multiplier). These various risk multipliers were automatically generated by the DEFRA Statutory Biodiversity Metric.

3.3.3 The area/length retained, enhanced and succeeded of each area-based and hedgerow habitat (succession is excluded for hedgerow habitats) previously identified as part of the ecological baseline calculation was inputted into the DEFRA Statutory Biodiversity Metric. The areas retained, enhanced and succeeded is defined as the following:

- Area/length retained: Area/length of each habitat parcel kept on the Site or off-Site area and protected throughout any development or landscaping process and featuring in final detailed designs;
- Area/length enhanced: Area/length of each habitat parcel kept on the Site or off-Site area throughout any development or landscaping process but enhanced as part of the final detailed designs; and
- Area succession: A specific process, “accelerated succession”, in which habitat such as woodland is created on existing habitats such as grasslands (to be applied to area-based habitats only).

3.4 Competency of Assessor

3.4.1 The author of this report, Naomi Cornwell BSc(Hons) MSc, has been a practising ecologist in ecological consultancy since 2020. During this time, Naomi Cornwell has assisted on and completed multiple BNG Assessments and accompanying reports, using both the DEFRA Statutory Biodiversity Metric (and previous versions) and DEFRA Small Sites Statutory Biodiversity Metric.

3.5 Limitations

3.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the extended phase 1 habitat survey, habitat condition assessment, aerial imagery and a desktop study. However, the ecological value of the Site post-development (number of habitat units and hedgerow units post-development) has been informed by the design information that was available at the time (Proposed Site Plan ref: PL04 (ECE Architecture, 2024)). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it

is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Assessment assessment.

3.5.2 In addition to aiming to achieve BNG within developments, developers must implement avoidance, mitigation, compensation and/or enhancement measures required to prevent harm to legally protected species (such as nesting birds). Achieving BNG does not override the legal protection of these species and their habitats. Further information about avoidance, mitigation, compensation and/or enhancement measures required, are included in the Preliminary Ecological Appraisal report, document reference: 5841E/24-01 (PJC Consultancy, 2024).

3.5.3 This BNG report assumes that a Landscape and Ecology Management Plan (LEMP) will be prepared setting out a long-term strategy (minimum of 30 years), detailing how all habitat mitigation, compensation and enhancement measures (including habitat creation, enhancement and succession initiatives) used to inform this BNG assessment will be delivered through initial landscape works and long-term future management and monitoring of the development Site and any relevant off-Site areas. Should planning permission be granted, a LEMP should be secured via a condition.

4 APPROACH TO BIODIVERSITY NET GAIN

4.1 Biodiversity Net Gain Good Practice Principles

4.1.1 BNG is an approach to development that leaves biodiversity in a better state than before. Ten principles when applied together, set out good practice for achieving BNG.

- *Principle 1 Apply the Mitigation Hierarchy: Where possible, adverse impacts on biodiversity must be avoided. Where this is not possible, mitigation and compensation measures should be incorporated to reduce adverse impacts on biodiversity.*
- *Principle 2 Avoid losing biodiversity that cannot be offset by gains elsewhere: Avoid all adverse impacts on irreplicable habitats; the BNG metric cannot be used to offset adverse impacts on irreplaceable biodiversity.*
- *Principle 3 Be inclusive and equitable: Stakeholders should be engaged with during the early design stages where possible, to achieve net gain in partnership.*
- *Principle 4 Address risks: Mitigate for any risks when achieving BNG and apply contingency when calculating biodiversity losses and gains.*
- *Principle 5 Make a measurable net gain contribution: Achieve a measurable net gain for biodiversity while contributing towards nature conservation priorities.*
- *Principle 6 Achieve the best outcomes for biodiversity: Use robust and credible evidence and local knowledge to inform decisions that appropriate for biodiversity.*
- *Principle 7 Be additional: Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway) that are realistic and deliverable within a relevant project timeframe.*
- *Principle 8 Create a net gain legacy: Ensure that net gain generates long-term benefits for biodiversity by considering external factors such as climate change and accounts for long-term adaptive management.*
- *Principle 9 Optimise sustainability: Recognise the wider environmental benefits to a sustainable society and the economy that can be achieved through BNG.*
- *Principle 10 Be transparent: Communicate net gain processes with stakeholders in a clear and timely manner.*

4.2 Statutory Biodiversity Metric Principles

4.2.1 The key principles of the DEFRA Statutory Biodiversity Metric are as follows:

- *Principle 1: The metric assessment should be completed by a competent person;*
- *Principle 2: The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands;*
- *Principle 3: This biodiversity metric should be used in accordance with established good practice guidance and professional codes;*
- *Principle 4: This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice;*
- *Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values;;*
- *Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance;*
- *Principle 7: Habitat interventions need o be realistic and deliverable within a relevant timeframe;*

- *Principle 8: Created and enhance habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation; and*
- *Principle 9: This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*
    - *maintain habitat extent – supporting more, bigger, better and more joined up ecological networks.*
    - *ensure that proposed or retained habitat parcels are of sufficient size for ecological function.*

4.3 Statutory Biodiversity Metric Rules

4.3.1 In addition to the principles set out above, the following rules of the DEFRA Statutory Biodiversity Metric (Natural England, 2023) must be followed in order to achieve net gain:

- *Rule 1: The trading rules of this biodiversity metric must be followed. 'Trading down' must be avoided. Losses of habitat are to be compensated for on a "like for like" or "like for better" basis. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than those lost.*
- *Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver as least a 10% net gain applies to each type of unit.*
- *Rule 3: To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.*
    - *The tools remove the need for a user to manually calculate the change in biodiversity value.*
    - *The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.*
- *Rule 4: in exceptional circumstances, deviation from this metric methodology may be permitted by the relevant planning authority. Any local or project-specific adaptations of the metric must be transparent and fully justified.*

5 ON-SITE BASELINE CONDITIONS

5.1 Irreplaceable Habitats

5.1.1 No irreplaceable habitat types were recorded within the Site. However, multiple parcels of ancient woodland listed on the ancient woodland inventory were identified within the zone of influence as part of the desk study, the nearest being approximately 380m south-west of the Site.

5.2 Strategic Significance

5.2.1 The Site is not located within an area of strategic significance.

5.3 Area Based Habitats

5.3.1 A description of the habitat types and classification as well as the total number of habitat units generated pre-development (ecological baseline), including the various attributes such as habitat distinctiveness, habitat condition, ecological connectivity and strategic significance of the habitats, are presented in Table 1 below.

5.3.2 A total of two broad habitat types were recorded within the Site during the extended phase 1 habitat survey and habitat conditions assessment. Overall, the Site generated a total of 0.18 habitat units, with modified grassland contributing to the most habitat units. All habitat units are to be lost to facilitate the proposed development.

5.3.3 A map displaying the extent of the area-based habitats on-Site, can be seen in Appendix III.

Table 1: On-Site Area-based Habitat Baseline.

Habitat ID	BNG Habitat Type	Distinctiveness	Condition	Strategic Significance	Area (ha)	Habitat Units
1	Grassland; Modified grassland	Low (2)	Poor (1)	Low (1)	0.057	0.11
2	Urban; Bare ground	Low (2)	Poor (1)	Low (1)	0.033	0.07
3	Urban; Introduced shrub	Low (2)	N/A (0)	Low (1)	0.002	0.00
Total					***0.09***	***0.18***

5.3.4 The area of each previously identified area-based habitat to be retained/lost, enhanced post-development and corresponding total number of habitat units to be retained/lost and/or enhanced post-development is presented in Table 2 below.

Table 2: Total on-site habitat area (and corresponding number of area-based habitat units) to be retained, enhanced and/or lost post-development.

Habitat ID	Area of Habitat Retained (ha)	Area of Habitat Enhanced (ha)	Baseline Habitat Units Retained	Baseline Habitat Units Enhanced	Area of Habitat Lost (ha)	Habitat Units Lost
1	0	0	0.00	0.00	0.06	0.11
2	0	0	0.00	0.00	0.03	0.07
3	0	0	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.09**	**0.18**

5.4 Hedgerow Habitats

5.4.1 A total of two broad hedgerow types were recorded within the Site during the extended phase 1 habitat survey and the habitat conditions assessment. Overall, the Site generated a total of 0.13 hedgerow units.

5.4.2 A description of the hedgerow type and proposed hedgerow condition as well as the total number of hedgerow units expected to be generated post-development are presented in Table 3 below.

Table 3: On-site hedgerow habitat baseline.

Hedgerow ID	Hedgerow Type	Distinctiveness	Condition	Strategic Significance	Length (km)	Hedgerow Units Delivered
1	Non-native and ornamental hedgerow	V. Low (1)	Poor (1)	Low (1)	0.062	0.06
2	Line of trees	Low (2)	Poor (1)	Low (1)	0.032	0.06
Total					***0.09***	***0.13***

5.4.4 The length of each previously identified hedgerow habitat to be retained/lost, enhanced post-development and corresponding total number of habitat units to be retained/lost and/or enhanced post-development is presented in Table 4 below.

Table 4: Total on-site hedgerow length (and corresponding number of linear-based habitat units) to be retained, enhanced and/or lost post-development.

Hedgerow ID	Length of Hedgerow Retained (km)	Length of Hedgerow Enhanced (km)	Baseline Hedgerow Units Retained	Baseline Hedgerow Units Enhanced	Length of Hedgerow Lost (km)	Hedgerow Units Lost
1	0.015	0	0.02	0.00	0.05	0.05
2	0.026	0	0.05	0.00	0.01	0.01
Total	**0.04**	**0.00**	**0.07**	**0.00**	**0.05**	**0.06**

5.5 Watercourse Habitats

5.5.1 No watercourse habitats were recorded within the Site pre-development.

6 ON-SITE POST-DEVELOPMENT HABITAT CREATION AND ENHANCEMENT ASSUMPTIONS

6.1.1 Full details of the habitats proposed for creation within the Site are included in the Proposed Site Plan ref: PL04 (ECE Architecture, 2024) which includes the incorporation of a new vegetated garden and native hedgerow in place of a non-native hedgerow.

6.1.2 Post-development habitat types and areas have been taken from the landscaping layouts available. Assumptions have been made regarding the classification of habitats due to be implemented, and about the eventual condition of those habitats.

6.2 Area Based Habitats

6.2.1 A single broad habitat type is proposed to be incorporated into the proposed development.

6.2.2 A description of the habitat type, proposed habitat condition and total number of area-based habitat units expected to be generated post-development, including the various attributes such as anticipated habitat distinctiveness, habitat condition, and strategic significance of the area-based habitats, are presented in Table 5.

6.2.3 The Proposed Site Plan ref: PL04 (ECE Architecture, 2024), displaying the extent of the area-based habitats expected to be created on-Site post-development, can be seen in Appendix V.

Table 5: Total area of newly created area-based habitats and total number of area-based habitat units generated through habitat creation within the Site post-development.

BNG Habitat Type	Distinctiveness	Expected Condition	Strategic Significance	Area (ha)	Habitat Units Delivered
Urban; Developed land; sealed surface	V. Low (0)	N/A - other (0)	Low (1)	0.037	0.00
Urban; Vegetated garden	Low (2)	Assessment N/A (1)	Low (1)	0.055	0.11
Total				***0.09***	***0.11***

6.3 Hedgerow Habitats

6.3.1 Three broad hedgerow type is proposed to be incorporated into the proposed development.

6.3.2 A description of the hedgerow type, proposed hedgerow condition and total number of hedgerow units expected to be generated post-development, including the various attributes such as anticipated hedgerow distinctiveness, hedgerow condition, ecological connectivity and strategic significance of the hedgerow habitats, are presented in Table 6.

6.3.3 The Proposed Site Plan ref: PL04 (ECE Architecture, 2024), displaying the extent of the linear-based hedgerow habitats expected to be created on-Site post-development, can be seen in Appendix V.

Table 6: Total area of newly created hedgerow habitats and total number of hedgerow units generated through habitat creation within the off-Site area post-development.

BNG Hedgerow Type	Distinctiveness	Expected Condition	Strategic Significance	Length (km)	Hedgerow Units Delivered

Native hedgerow	Low (1)	Moderate (2)	Low (1)	0.024	0.08
Total				**0.024**	**0.08**

6.4 Watercourse Habitats

6.4.1 No new watercourse habitats are proposed to be incorporated into the Site post-development.

7 PROPOSED DESIGN

7.1.1 The feasibility of the chosen design to deliver BNG is detailed below.

7.2 Irreplaceable Habitats

7.2.1 Irreplaceable habitats will not be impacted throughout any phase of the proposed development.

7.3 Mitigation Hierarchy

7.3.1 Following the principles which are integral to Biodiversity Net Gain (Good Practice Principles for Development (CIEEM, CIRIA and IEMA, 2019)), the mitigation hierarchy has been considered during the initial design stage.

Avoidance

7.3.2 The majority of the length of the treeline forming the south-western Site boundary will be retained as part of the proposed development.

Mitigation

7.3.3 Tree protection fencing will be used throughout the construction phases of the proposed development to ensure impacts to the retained features, such as trees and hedgerow are minimised.

Compensation

7.3.4 A news species-rich native hedgerow is proposed on-Site to account for the loss of a single non-native hedgerow on-Site.

8 CONCLUSION

8.1.1 BNG calculations, using the DEFRA Statutory Biodiversity Metric have been undertaken for the proposed development. The ecological baseline calculations have been informed by the findings of the phase 1 habitat survey, habitats conditions assessment, and desktop study.

8.1.2 Overall, the Site generates 0.18 area-based habitat units and 0.13 linear-based hedgerow units pre-development. Habitat creation and enhancement measures post-development on-Site are expected to generate 0.11 area-based habitat units and 0.15 linear-based hedgerow units. This equates to a net loss of 0.08 area-based habitat units and net gain of 0.02 linear-based hedgerow units.

8.1.3 Overall, the proposed development is anticipated to result in a -42.31% net loss in area-based habitat units and 16.93% net gain in hedgerow units.

8.1.4 Therefore, the proposed development is not considered to achieve 10% BNG, largely due to post-development semi-natural habitats comprising predominantly vegetated garden and developed land; sealed surface. **The biodiversity unit shortfall to achieve 10% biodiversity net gain is 0.**19 **units in Tier A1**. In addition, the trading rules (Rule 1 in section 4.3.1) have not been satisfied post-development.

8.1.5 Where there is a loss of biodiversity on-Site that cannot be offset through the enhancement and creation of new habitats on-Site, it is recommended that the client (or relevant stakeholder) seek out opportunities off-site to provide biodiversity units to balance the remaining unit deficit, either within the ownership boundary but outside the development boundary or in close proximity to the Site (secured through a s106 agreement or conservation covenant). Alternatively, the unit deficit can be resourced through off-site habitat banks that provide 'ready-to-use' biodiversity units. Where this is not possible, credits may be purchased from the government's statutory credit scheme or a bespoke agreement for compensation can be agreed with the local council.

8.1.6 At the time of writing this report, it is understood that Remmus Homes intend to offset the unit deficit through the purchase of off-site habitat bank biodiversity units via a national scheme.

9 REFERENCES

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10 APPENDICES

Appendix I: Site Location Plan



LEGEND:

Site boundary

STATUS: FOR INFORMATION ONLY

PJC

Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
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CLIENT: Remmus Homes

PROJECT: Roundabout Place
West Chiltington
RH20 2NR

TITLE: Appendix I: Site Location Plan

SCALE AT A4:	DRAWN:	APPROVED:
1:739.4	NC	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	20/07/24	12/08/24

DRAWING No: PJC/5841E/24/A1/V1

Appendix II: Legislation and Planning Policy

Legislation

The Natural Environment and Rural Communities Act (NERC) 2006

Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act provides a list of habitats and species, which are of 'principal importance for the conservation of biodiversity.' This list aids decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications.

The Environment Act (2021)

The Environment Act (2021) is the UK's framework of environmental protection, post Brexit, and provides binding targets for improving air quality, water, biodiversity, and waste reduction. The Environment Act requires all development schemes in England (that are subject to Town and Country Planning Act 1990) to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Key parts of the Environment Act 2021 which relate to BNG and its delivery are Part 6: Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(1), 14(2) and 15.

Biodiversity Policies

National Planning Policy Framework (NPPF) 2023

Published in 2023 the NPPF sets out the Government's planning policies for England and how these are expected to be applied by local authorities. It replaces all the Planning Policy Statements and Guidance (PPSs and PPGs). The NPPF emphasises the need for sustainable development, whilst specifying the need for protection of designated Sites and priority habitats and priority species (as listed in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Paragraph 174 of The National Planning Policy Framework (NPPF) states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land,

where appropriate."

Paragraph 179 states that "to protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated Sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

Furthermore, paragraph 185 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative Site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the Site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Paragraph 181 states:
"The following should be given the same protection as habitats Sites:

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar Sites; and
- Sites identified, or required, as compensatory measures for adverse effects on habitats Sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar Sites."

Paragraph 182 states:
"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats Site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats Site."

The UK Biodiversity Framework (2011-2020).

The UK Biodiversity Framework is an important framework that is owned, governed and implemented by the four UK countries, assisted by Defra and JNCC in their UK co-ordination capacities. Although differing in details and approach, the four UK countries have published strategies which promote the same principles and address the same global targets: joining-up our approach to biodiversity across sectors; and identifying, valuing and protecting our 'Natural Capital' to protect national well-being now and in the future. This new framework has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the NERC Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy. The framework has been developed and endorsed by the England Biodiversity Group and wider partnership. It is the starting point for a more integrated approach to biodiversity conservation in England, building on the strengths of the former UK Biodiversity Action Plan (BAP) process and improving those areas where insufficient progress was being made.

Horsham District Planning Framework

The Horsham District Planning Framework sets out the relevant policies for the control of development with regards to the natural environment and biodiversity.

Policy 31: Green Infrastructure and Biodiversity

1. 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.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows: i. Special Protection Area (SPA) and Special Areas of Conservation (SAC) ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above. b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that: i. The reason for the development clearly outweighs the need to protect the value of the site; and, ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy 33: Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

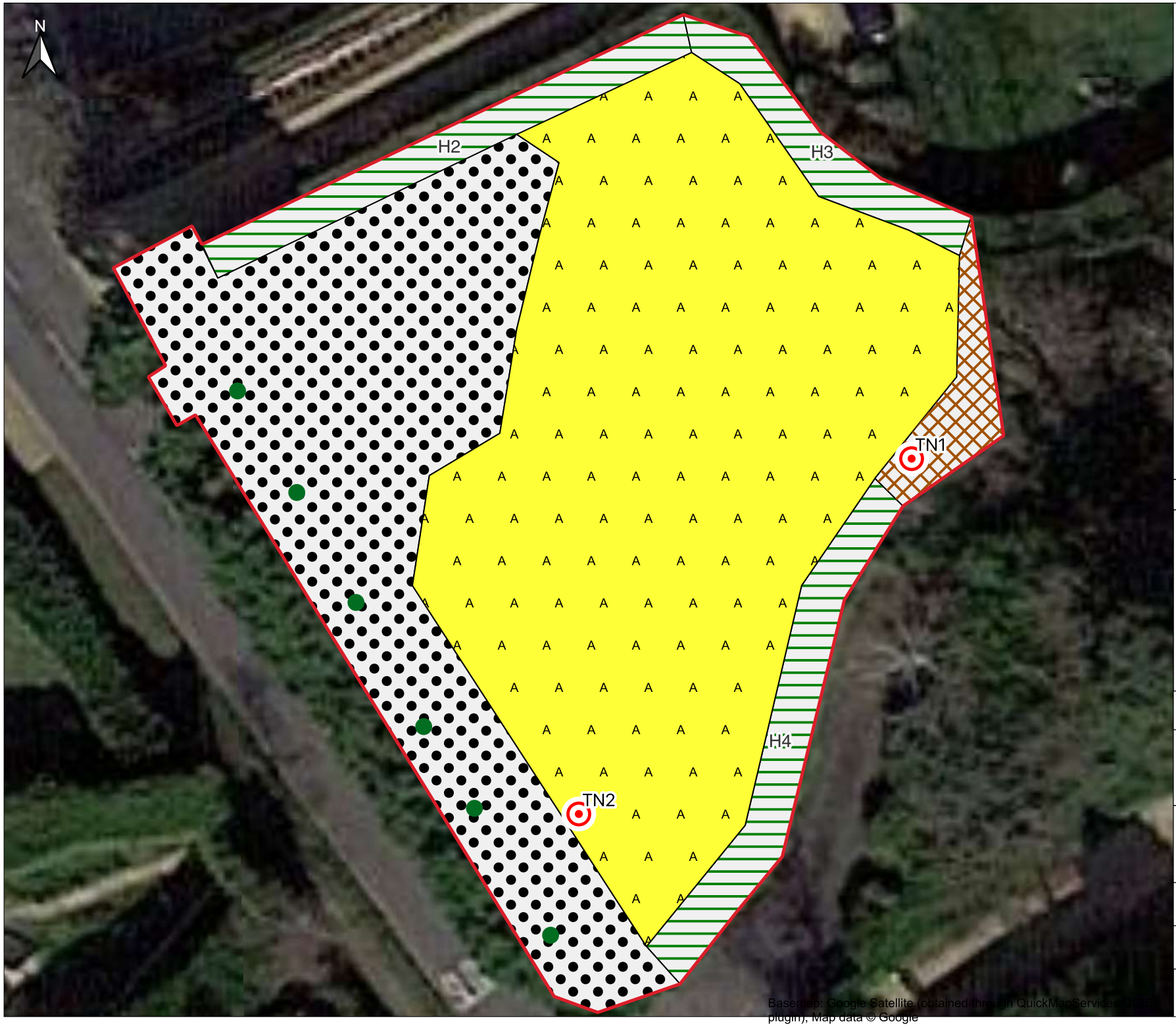
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:
8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Appendix III: On-Site Phase 1 Habitat Map



LEGEND:

- Site boundary
- Target Note
- Scattered Coniferous Trees
- J1.2 - Amenity grassland
- J1.4 - Introduced shrub
- J2.1.2 - Species-poor hedgerow
- J4 - Bare ground

STATUS: FOR INFORMATION ONLY

PJC

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Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE.
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CLIENT: Remmus Homes

PROJECT: Roundabout Place
West Chiltington
RH20 2NR

TITLE: Appendix III: Phase 1 Habitat Map

SCALE AT A4:	DRAWN:	APPROVED:
1:213.9	NC	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	20/07/24	12/08/24

DRAWING No: PJC/5841E/24/A3/V1

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

Appendix IV: Habitat Condition Assessment Sheets

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral **Sparsely vegetated land - Tall forbs** **Urban - Allotments** **Urban - Biodiverse green roof** **Urban - Bioswale** **Urban - Cemeteries and churchyards** **Urban - Facade-bound green wall** **Urban - Ground based green wall** **Urban - Intensive green roof** **Urban - Open mosaic habitats on previously developed land** **Urban - Rain garden** **Urban - Sustainable drainage system (SuDS)** **Urban - Vacant or derelict land** **Urban - Bare ground**			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	Roundabout Place, West Chiltington	**Survey date and Surveyor name**	09/07/24 Naomi Cornwell BSc(Hons) MSc
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	Bare ground

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA [1]) and others which are to the detriment of native wildlife (using professional judgement) [2] cover less than 5% of the total vegetated area [3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Yes	
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife [4].		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for **Intensive green roofs** only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for **Biodiverse green roofs** only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.**		
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed			

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 4 criteria.	Poor (1)	
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: LINE OF TREES Habitat Type

Habitat Types

Line of trees
Line of trees – associated with bank or ditch
Ecologically valuable line of trees
Ecologically valuable line of trees – associated with bank or ditch

Habitat Description

See the Statutory Biodiversity Metric User Guide.
This assessment is based on the Hedgerow Survey Handbook [1]. For further clarifications please refer to the Handbook.
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

On-site or off-site, site name and location	Roundabout Place, West Chiltington	**Survey date and Surveyor name**	09/07/24 - Naomi Cornwell BSc(Hons) MSc
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	Line of trees

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	At least 70% of trees are native species.	No	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	No	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice [2].	No	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	No	
		Number of criteria passed	

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	1

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Habitat Description

ukhab – UK Habitat Classification											
On-site or off-site, site name and location	Roundabout Place, West Chiltington	**Survey date and Surveyor name**	Naomi Cornwell BSc(Hons) MSc								
		Survey reference (if relating to a wider survey)									
Limitations (if applicable)		**Habitat parcel reference**									
		Grid reference									

	Condition Assessment Criteria	**Criterion passed (Yes or No)**									**Notes (such as justification)**
A	There are 6-8 vascular plant species per m [2] present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m [2] (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No									
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No									
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes									
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No									
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) [2].	No									
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes									
G	There is an absence of invasive non-native plant species [3] (as listed on Schedule 9 of WCA [4]).	Yes									
	Essential criterion achieved (Yes or No)										
	Number of criteria passed										

Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 6 or 7 criteria including passing essential criterion A	Good (3)										
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)										
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes									

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare*, curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended)

Appendix V: Landscaping Plan



NORTH

CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designers' Hazard Register.

Rev	Date	Revision Details	Dr	Ch

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REMMUS

Job Title
Roundabout House, West Chiltington

Drawing Tittle
Proposed Site Plan - Ground Floor

Scale
1:200 @ A1 / 1:400 @ A3
metres 4 8 12 16 20

Project	Drawing No	Rev
7469	PL 04	

Status
PRELIMINARY

CAD Plot Date:10/05/2024 16:44:27

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