

WOODVIEW SCHOOL, BILLINGSHURST

**BIODIVERSITY NET GAIN
DESIGN STAGE REPORT**

Final Document (Rev. 2)

August 2026

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

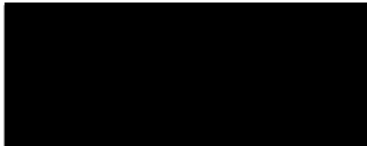
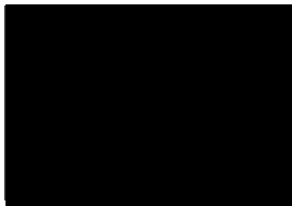
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ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017), the CIEEM Biodiversity Net Gain Good Practice Principles for Development (CIEEM, 2016) and the CIEEM Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

Description:	Biodiversity Net Gain Design Stage Report
Produced For:	Salutem Shared Services
Issue:	Final (Revision 2)
Report Reference:	24.0032.0006.F2
Date of Issue:	27 th August 2026
Date of Baseline:	8 th August 2025
Metric Version and Date:	DEFRA Statutory Biodiversity Metric Calculation Tool (Natural England, 2023) – 13 th March 2026
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WOODVIEW SCHOOL, BILLINGSHURST

BIODIVERSITY NET GAIN DESIGN STAGE REPORT

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EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Salutem Shared Services to prepare a Biodiversity Net Gain Design Stage Report for Woodview School, Billingshurst. The purpose of the assessment is to determine the proposals ability to deliver a net gain in biodiversity following development at the site. The site is located In Billingshurst, West Sussex and comprises a series of derelict buildings amongst woodland and scrub. The site is redundant and has been left unmaintained for a number of years. The proposals entail the demolition of the derelict builds on the site and the installation of classrooms with associated parking and play areas.

The main findings of the Biodiversity Net Gain Design Stage report are:

- The site comprises modified grassland, other neutral grassland, other woodland; broadleaved, other woodland; mixed, rural trees, developed land; sealed surface, vacant or derelict land, and line of trees. The pre-development on-site baseline units are 1.87 habitat units and 0.17 hedgerow.
- The rural trees will be retained as part of the development, however all other habitats and treelines will be lost.
- The scheme will create other neutral grassland, ponds (non-priority habitat), introduced shrub, “developed land; sealed surface”, and species rich native hedgerow will be created within the site as part of the proposals.
- The post-development on-site units are 2.16 habitat units and 0.65 hedgerow units. This represents a gain of 15.66% habitat units and 289.27% hedgerow units.
- This demonstrates that the proposals have the ability to deliver the Biodiversity Net Gain required on-site in both local planning policy and that required by the Environment Act, however the proposals do not meet the trading rules. Off-site offsetting will be agreed to satisfy the trading rules.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Salutem Shared Services to prepare a Biodiversity Net Gain Assessment to support a planning application for redevelopment of Woodview School, Ingfield Manor Drive, Billingshurst, West Sussex, RH14 9AX (hereafter referred to as the site).

1.2 The Site

The site is located in approximately 550 metres north-west of the hamlet of Five Oaks, and approximately two kilometres north of Billingshurst centred on National Grid Reference (NGR) TQ 0924 2868 (**Map 1**).

The site consists of approximately 1.45 hectares of grounds associated with the existing specialist school to the north. The site comprises a series of derelict buildings amongst woodland and scrub. The site is redundant and has been left redundant for a number of years.

The main school is located north of the application site, a dairy farm lies to the west, with woodland and open farmland present to the east and south of the site. The wider landscape is largely rural, dominated by blocks of woodland and agricultural fields. The village of Billingshurst is located approximately two kilometres south of the site. Tributaries of the River Arun run approximately 40 metres south of the site, with further tributaries running approximately 260 metres north-east of the site.

1.3 Aims and Scope of Report

The aim of this document is to establish whether the scheme design provides a measurable net gain in biodiversity. The net change in biodiversity value is determined by calculating the pre-development and post-development biodiversity units provided by the site using an approved metric.

The document provides a summary of the scheme design and background ecological information which has been used to undertake the metric calculations. The metric calculations have been provided in a separate excel spreadsheet (ECOSA, 2026).

This document is a stand-alone assessment of the pre-development and post-development value of the site in terms of the biodiversity units. It should be read in conjunction with the submitted Ecological Impact Assessment report (ECOSA, 2025) which assess other elements of ecology and provide further recommendations to ensure that the proposals accord with other policy and/or legislative requirements.

1.4 Site Proposals

The proposals entail the demolition of the derelict builds on the site and the installation of classrooms with associated parking and play areas.

This report makes reference to the Proposed Phases 1, 2, 3 and 4 Hard and Soft Landscape proposals, produced by Lizard Landscape Design and Ecology (drawing no. LLD3660-LAN-DWG-011, Rev. 03) (Appendix 1).

2.0 LEGISLATIVE AND PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the legislative and planning policy as relevant to Biodiversity Net Gain within the Horsham District Council administrative area. This information is then used to make necessary recommendations for mitigation and enhancements in order to ensure any future planning application accords with relevant planning policy.

2.2 Legislation

2.2.1 Environment Act

The legislative driver for Biodiversity Net Gain comes through the Environment Act 2021. Schedule 14 of the Act sets out the following:

- Sets a measurable Biodiversity Net Gain¹ objective of 10% for all development for which planning permission is granted;
- The Biodiversity Metric to calculate the Biodiversity Value of the site is produced and published by the Secretary of State;
- The pre-development and post-development biodiversity value of the site should be calculated using the metric and based on the pre-development biodiversity value on the date of planning application. However, this may be agreed as being an alternative date by the local planning authority;
- All planning permissions (with a few exceptions) granted in England will be subject to a general condition requiring that a Biodiversity Net Gain Plan is submitted for approval to the planning authority prior to commencement of the development; and
- The post-development value must be calculated based on the development at completion and the obligation for maintaining the proposed Biodiversity Net Gain measures will be a minimum of 30 years.

The Act also states that where activities are undertaken on a given site on or after the 30th January 2020, which result in a lower biodiversity value than otherwise would have been achieved (e.g. site clearance), then the biodiversity value should be calculated based on the value of the site prior to the activity commencing. The only exception is where activities undertaken are in accordance with an otherwise consented² activity. In practice this puts an onus on the applicant and the ecologist who completed the

¹ Biodiversity Net Gain is defined as “development that leaves biodiversity in a better state than before” (CIEEM, 2016).

² For example a previous planning permission.

assessment to assume a “worst case scenario” approach where habitat clearance has been undertaken at the time of the site survey.

Where 10% Biodiversity Net Gain cannot be demonstrated on site the Act makes provision for offsite offsetting either through the purchase of biodiversity units on registered offsetting land or alternatively through the Government’s credit system.

The requirements under Schedule 14 came into force on 12th February 2024. Therefore, any planning permissions granted after this date are subject to a minimum requirement to demonstrate 10% Biodiversity Net Gain.

2.3 Planning Policy

2.3.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government’s requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in December 2024. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF “*Plans and decisions should apply a presumption in favour of sustainable development*”. However, Paragraph 195 goes on to state that “*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 NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 187 states that the planning system should contribute to and enhance the natural environment by “*...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*”.

A number of principles are set out in Paragraph 193, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection

of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 193 also states *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”* Paragraph 194 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”*. Paragraph 99 states *“it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”*.

2.3.2 Local Policy

Local planning policy for Horsham District Council is provided by the policies within the Horsham District Planning Framework (HDPF), adopted on 27th November 2015. With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF contains a single policy referring to ecology and biodiversity:

- **Policy 31: Green Infrastructure and Biodiversity.** This policy is an all-encompassing policy which supports the maintenance and enhancement of green infrastructure network, the enhancement of existing biodiversity and creation of new habitats. The site policy also makes specific reference to retaining and enhancing linkages.

The policy also makes reference to the protection of sites and habitats in the following hierarchy Special Protection Area (SPA) and Special Areas of Conservation (SAC); Sites of Special Scientific Interest (SSSIs) and

³ The NPPF defines irreplaceable habitats as *“Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”*

⁴ Natural England defines ancient woodland as *“An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).”*

National Nature Reserves (NNRs); and Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland.

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 the reason for the development outweigh the need to protect the feature and appropriate mitigation and compensation can be secured.

Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to Habitats Regulation Assessment with necessary mitigation.

The site falls within the 6.5 kilometre Key Conservation Area of The Mens SAC mentioned in the South Downs Local Plan (2014-2033), adopted in July 2019.

▪ **Policy SD10: International Sites**

This policy refers the protection of internationally designated sites, with specific reference made to Special Areas of Conservation (SAC) designated for barbastelle and Bechstein's bat, Arun Valley Special Protection Area (SPA), Wealden Heaths Phase II SPA, and SPAs associated with the Solent.

3.0 METHODOLOGY

3.1 Introduction

This section provides the methodology followed as part of the Biodiversity Net Gain Assessment.

3.2 Desk Study

The desk study was undertaken to provide information on the assigned strategic significance of land within the red line boundary (Paragraph 3.4.3) and to determine the baseline date of the assessment (Paragraph 3.2.2).

3.2.1 Strategic Significance

The local authority website was consulted most recently on 26th January 2026 for information on their Local Nature Recovery Strategy (LNRS) (Sussex Nature Recovery, 2026) or, where no LNRS was available, for details of any alternative documents for assigning strategic significance in the interim before a LNRS is published.

3.2.2 Baseline Date

Given the requirement of the Environment Act that where operations have taken place which would decrease the unit value of the site after 30th January 2020, which are not otherwise part of a lawful operation, a review of publicly available aerial photography was undertaken to ensure that site conditions appear similar to those before the 30th January 2020. A review of historical aerial photography shows that the plot had been derelict since before 30th January 2020.

3.3 Field Survey

3.3.1 Habitat Classification and Condition Assessment

Areas of existing habitat that make up the on-site baseline and their current condition were identified during a field survey undertaken by ECOSA on 8th August 2025.

The field survey followed UK Habitat Classification (UKHab) Version 2.0 methodology (UKHab Ltd, 2023). UKHab is the classification system used (with some minor modifications) within DEFRA's Statutory Biodiversity Metric Calculation Tool.

The field survey covered all accessible areas of the site within the defined red line boundary.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

The condition assessment was based on the criteria within the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024a). Some habitat types (for example most

agricultural habitats and hardstanding) are not subject to assessment and are assigned default scores by the calculation tool.

3.3.2 Field Survey Details

The field survey was carried out by Hugh Turner, Principal Ecologist of ECOSA on 8th August 2025. The weather conditions were dry with approximately 5% cloud cover, an ambient temperature of 20°C and a light wind.

During the survey, the surveyor was equipped with 10x40 binoculars, a high powered torch and a digital camera.

3.4 Biodiversity Net Gain Assessment Methods

The Biodiversity Net Gain Assessment was undertaken using DEFRA's Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024c).

The calculator provides a score which represents the biodiversity value of each area of habitat by applying multipliers, which can have a positive or negative effect on the overall score, based on a number of components of biodiversity quality. These components are set out in the paragraphs below.

Once these calculations are completed a pre- and post-development biodiversity value of the site is provided, which allows an assessment to be made of the net biodiversity losses or gains at the site.

As standard, the pre-development situation is based on the current ecological baseline as recorded during the field survey (see Paragraph 3.3.1). However, the pre-development situation may be based on a historic ecological baseline if a review of aerial imagery indicates that activities have been undertaken at the site on or after the 30th January 2020 (see Paragraph 0), which would have resulted in the site having a lower biodiversity value than otherwise would have been achieved (e.g. site clearance). In these instances, in accordance with the Environment Act (see Paragraph 2.2.1) the biodiversity value should be calculated based on the value of the site prior to the activity commencing.

3.4.1 Pre-Development Assessment

The site boundary on which this assessment was based was received by ECOSA in October 2025 provided by Salutem Shared Services to be submitted as part of the planning application. The red line boundary on which the assessment is based is shown in **Map 1**.

The pre-development biodiversity value of the site is based on the baseline recorded in August 2026.

3.4.2 Post-Development Assessment

The post-development biodiversity value of the site is based on information provided by Salutem Shared Services with the following plans utilised in order to complete the assessment:

- Proposed Phases 1, 2, 3 and 4 Hard and Soft Landscape, produced by Lizard Landscape Design and Ecology (drawing no. drawing no. LLD3660-LAN-DWG-011, Rev. 03) (**Appendix 1**).

In order to assess post-development habitats the plan was categorised into likely UKHab classifications based on the best information available at the time of preparation of this report.

3.4.3 Components of Biodiversity Quality

Habitat Type

The field survey followed UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023), to classify all habitats on site into specific habitat types. The UKHab classification system is used (with some minor modifications) within DEFRA's Statutory Biodiversity Metric Calculation Tool.

Habitat Area

Areas of existing, retained and proposed habitats were mapped and measured by ECOSA using QGIS. The extents of existing habitats are based on information collected during the field survey and using aerial photography and Ordnance Survey (OS) mapping resources (**Map 2**).

The extents for retained and proposed habitats were based on the Proposed Phases 1, 2, 3 and 4 Site Layout, produced by Miller Bourne Architects (drawing no. 4908-MBA-ZZ-ZZ-D-A-0107, Rev. P02) (**Appendix 1**).

This information was subsequently used to generate a Post-Development Habitat Map in QGIS (**Map 4**). Non-linear habitats are measured in hectares while linear features are measured by length in kilometres. Therefore, for the purposes of the calculation they are addressed separately with separate biodiversity units calculated for linear and non-linear features.

When measuring habitat areas for the purposes of inputting into the metric these polygons are combined into a single measurement based on that habitats characteristics (i.e. habitat, condition and strategic significance). The polygon numbers which are associated with each metric entry are then referenced in the GIS reference

number section of the metric to allow cross referencing back to the pre and post-development habitat maps.

Habitat Distinctiveness

The distinctiveness of a habitat represents its relative quality and importance compared to other habitat types, based on an assessment of the distinguishing features of a habitat, including consideration of species richness, rarity and the degree to which a habitat supports species rarely found in other habitats. The Habitat Distinctiveness scores are automatically assigned by the calculator in accordance with the assessment methodology detailed in the Statutory Biodiversity Metric Draft User Guide (DEFRA, 2024b).

Habitat Condition

The condition of a habitat represents its relative quality judged against the perceived ecological optimum state for that particular habitat type. Therefore, habitat condition is specific to the habitat type and not comparable between habitat types (unlike Habitat Distinctiveness).

The condition assessment was based on the criteria within the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024a). Some habitat types (for example most agricultural habitats and hardstanding) are not subject to assessment and are assigned default scores by the calculation tool.

For proposed habitat creation, retention and enhancement a 'Target Condition' is assigned, this is the condition that it is proposed the habitat will achieve post-development and is based on the same criteria as the condition assessment.

Strategic Significance

The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Strategic significance is the local significance of the habitat based on its location and habitat type. The strategic significance of an area may change between pre- and post-development scenarios, where the strategic value of the habitat features has changed post-development. For example, newly developed residential units may no longer be strategically significant compared to the pre-development situation, whereas a newly created ecological corridor or buffer may be deemed as more strategically significant if created post-development.

Where a Local Nature Recovery Strategy (LNRS) has been published, this will set out the descriptions to allow strategic significance to be assigned. Where no LNRS has yet been published, a relevant planning authority should specify alternative documents for assigning the strategic significance. Examples include, but not limited to, Local Plans,

Tree Strategies, Biodiversity Action Plans, and Green Infrastructure Strategies (DEFRA, 2024b). Where a LNRS has not yet been published, nor documents from the Local Planning Authority (LPA) issued, further information from within the DEFRA User Guide (DEFRA, 2024b) must be followed.

There are three categories of strategic significance.

High (Formally Identified In Local Strategy)

Where an LNRS has been published, this category can be applied where the habitat in question falls within the parameters of the Local Habitat Map as an area with potential to deliver the priorities of the LNRS. If this is true, then strategic significance is recorded as 'Low' in the baseline, and 'High' in the post-intervention.

Where an LNRS has not been published, to allow high strategic significance to be assigned, the habitat is mapped and described as locally ecologically important within a specific location in the documents supplied by the LPA. If the project delivers the actions set out within the document, it can be recorded as 'High' in the post-intervention scenario. If the LPA document identified existing habitat as locally important, then strategic significance can be assigned as 'High' in the baseline.

Medium (Location ecologically desirable but not in local strategy)

This category cannot be applied where an LNRS has been published. Where the LPA have not identified a suitable alternative document, 'Medium' significance can only be assigned where it can be explained how the habitat type is ecologically important, demonstrated that the habitat is important in providing ecological linkage to other strategically significant locations, or by using professional judgement.

Low (Area/compensation not in local strategy/no local strategy)

Low significance is assigned where the definition for High (in LNRS) or for High or Medium (without LNRS) are not met. Within a scheme where there is an LNRS available, if the project is a potential area, if it does not deliver the specific actions outlined in the LNRS then it must be recorded as 'Low'.

3.4.4 Additional Factors for Habitat Creation and Enhancement

In addition to the above components, several additional multipliers are assigned to habitats which are proposed to be created or enhanced post-development. These factors take into account the risks associated with attempting to establish new habitats and are detailed below.

Difficulty Risk

This is the risk associated with the delivery of biodiversity creation or enhancement due to uncertainty in the effectiveness of techniques to create or restore a particular habitat type. For some habitat types it is much more difficult to replicate habitat losses because of the unique physical and ecological features of the habitat.

Temporal Risk

For some habitat types, it can take a long time to achieve the Target Condition (see Habitat Condition paragraph above). If there is a significant time lag between initial habitat loss and establishing new habitats of adequate condition to compensate for this loss, there will be lower levels of biodiversity for this period of time. The temporal risk multiplier reflects this temporary reduction in quality.

In addition, where habitat creation is delayed from the initial impact (for example if a landscaping scheme is delivered in the latter stages of a construction program) an additional temporal risk is applied to represent the time delay from the loss of biodiversity through to creation/enhancement of new habitats.

Spatial Risk

Where habitat creation is being undertaken to offset habitat loss as a result of the proposals, it is beneficial for such offsetting to be delivered in proximity to the original loss, ideally within the site itself, so that the ecosystem services provided by such habitat will benefit receptors that are affected by the proposals. Where this is not possible, it is considered that locating off-site compensation within the local planning authority area or the same National Character Area represents a minimal risk. For offsetting delivered further afield a negative multiplier is applied.

3.4.5 Metric Rules

The Statutory Biodiversity Metric User Guide (DEFRA, 2024b) sets out four rules that must be followed when undertaking a metric calculation. If the calculation does not adhere to these rules, a proposal cannot claim a biodiversity net gain (DEFRA, 2024b).

Rule 1

Rule 1 states **“The trading rules of this biodiversity metric must be followed”**. Further information on trading rules is provided within the user guide to support this rule.

When undertaking habitat creation it is also necessary to take into account trading rules. This means that “trading down” must be avoided. Habitat losses need to be compensated for on a “like for like” or “like for better” basis. This means that newly created habitats should be similar (for example grassland type habitats being replaced by grassland type habitats) and new habitat should aim to achieve either a higher

distinctiveness and/or better condition than those which are lost. The only exception applies where low distinctiveness habitats are lost these can be offset with different but higher distinctiveness habitats. Losses of irreplaceable or very high distinctiveness habitat cannot be adequately accounted for through the metric. This should be avoided or a bespoke compensation scheme would need to be devised and agreed with the relevant authority.

Rule 2

Rule 2 states: ***“Biodiversity unit outputs, for each type of unit, must not be summed, traded or converted between types. The requirement to deliver at least 10% net gain applies to each type of unit.”***

Rule 3

Rule 3 states: ***“To accurately apply the biodiversity metric formula, you must use the statutory 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

Rule 4 states: ***“In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.”***

3.4.6 Good Practice Principles

The Construction Industry Research and Information Association (CIRIA), the Institute of Environmental Management and Assessment (IEMA) and CIEEM have developed the first UK principles on good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development (CIEEM, 2016). The principles are listed in **Appendix 2**. This assessment has been undertaken in line with these best practice principles.

3.5 Assumptions and Limitations

As the proposals will be undertaken in multiple phases, a delay in habitat creation has been assumed, with those habitats associated with Phase 1 expected to be created one year after the works begin and those associated with Phase 4 expected to be created in year four of the project.

Four trees will be retained from the woodland habitats on site. As the statutory metric does not allow for individual trees to be retained from woodland habitat, these trees

have been included in the metric as ‘created’ habitats with an advanced creation time of 30+ years.

A dry ditch is present to the north and west of the site boundary. This ditch has not been recorded as continuously holding water for more than four months of year. This is based on multiple site visits carried out by ECOSA between 2024 and 2026, including site visits carried out in January and based on anecdotal evidence from the school’s groundskeepers.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section sets out a summary of the baseline ecological conditions at the site, supported by a pre-development habitat map (**Map 2**) with the full baseline assessment and evaluation provided within the accompanying Ecological Impact Assessment (ECOSA, 2025). This section then establishes the baseline biodiversity units for the site.

4.2 Important Ecological Features

Following the completion of the Ecological Impact Assessment the following Important Ecological Features were identified:

- Suitability for roosting, foraging, and commuting bats;
- Historic bat roost;
- Suitability for [REDACTED], hazel dormouse, terrestrial great crested newt, European hedgehog, and common toad.

These features have been used to help design the Biodiversity Net Gain solution on site and also inform the strategic significance assessment. For full understanding of the Important Ecological Features identified within the scheme please refer back to the Ecological Impact Assessment (ECOSA, 2026).

4.3 Baseline Habitats

4.3.1 Baseline Date

A review of historic aerial imagery as part of the desk study indicates that the land has been managed in its current use (derelict) since before January 30th 2020, and there is no evidence of activities that would result in a lower biodiversity value at the site since this date, therefore the pre-development scenario has been based on the most recent field survey.

4.3.2 Habitat Type

Baseline habitat types are shown on **Map 2**. Detailed habitat descriptions, including justification for UKHab classification and species lists are provided in the accompanying Ecological Impact Assessment (ECOSA, 2025).

Habitats on site include modified grassland, other neutral grassland, other woodland; broadleaved, other woodland; mixed, rural tree, developed land; sealed surface, vacant or derelict land, and line of trees.

4.3.3 *Habitat Distinctiveness*

Baseline habitat and hedgerow distinctiveness is shown on **Map 3** and summarised in **Table 1**.

Table 1: Baseline Habitat and Hedgerow Distinctiveness

Distinctiveness	Baseline Habitats and Hedgerows
Very Low	Developed land; sealed surface
Low	Modified grassland, vacant or derelict land, line of trees
Medium	Other neutral grassland, other woodland; broadleaved, other woodland; mixed

4.3.4 *Condition Assessment*

Baseline habitat conditions are shown in **Map 3**. Details of the condition criteria met by each habitat are provided in **Appendix 3** and **Appendix 4**.

4.3.5 *Strategic Significance*

The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Strategic significance designations are based on the criteria set out in Paragraph 3.4.3.

The habitats on site are not included in the draft LNRS for West Sussex as significant habitats, therefore the habitats on site are assessed as being of low strategic significance.

4.4 **Baseline Biodiversity Units**

The pre-development habitat units for the site have been assessed as being 1.87 and the hedgerow units as 0.17. The full calculation is provided within the accompanying statutory biodiversity metric calculation tool (ECOSA, 2026).

5.0 PROPOSED DESIGN

5.1 Introduction

This section sets out a summary of the proposed post-development ecological conditions at the site, including proposed habitat types and distinctiveness. It provides justification for the assigned conditions and strategic significance values. This section then establishes the post-development biodiversity units for the site.

5.2 Habitat Retention

The majority of the habitats within the site are to be lost to the proposals. Some trees within the existing woodland habitats, will be retained as rural trees.

Areas of retained habitat are shown on **Map 4**.

5.3 Habitat Enhancement

No habitats are due to be enhanced as part of the proposals.

5.4 Post-Development Habitats

5.4.1 Habitat Type

Post-development habitats are shown on **Map 4**.

The anticipated post-development habitats within the development red-line boundary are other neutral grassland, ponds (non-priority habitat), introduced shrub, developed land; sealed surface, and species-rich native hedgerow.

5.4.2 Habitat Distinctiveness

Post-development habitat and hedgerow distinctiveness is shown on **Map 6** and summarised in **Table 2**.

Table 2: Post Development Habitat and Hedgerow Distinctiveness

Distinctiveness	Post-Development Habitats and Hedgerows
Very Low	Developed land; sealed surface
Low	Introduced shrub
Medium	Ponds (non-priority habitat), other neutral grassland, species-rich native hedgerow, rural tree

5.4.3 Condition Assessment

Post-development habitat conditions are shown in **Map 6**. Details of the condition criteria met by each anticipated post-development habitat and hedgerow are provided in **Appendix 5** and **Appendix 6** respectively.

5.4.4 Strategic Significance

The site does not fall within any mapped areas that could become of importance for biodiversity within the draft LNRS (Sussex Nature Recovery, 2026). Therefore, the post-development habitats are not considered strategically significant.

5.5 Post-Development Biodiversity Units

The post-development habitat units for the site have been assessed as being 2.16, and the hedgerow units as 0.65. The full calculation provided within the accompanying statutory biodiversity metric calculation tool

6.0 RESULTS AND CONCLUSIONS

6.1 Results

6.1.1 Metric Output

The baseline biodiversity units are 1.87 habitat units and 0.17 hedgerow units. The anticipated post-development biodiversity units are 2.16 habitat units and 0.65 hedgerow units.

This represents a net gain of 0.29 habitat units, and 0.48 hedgerow units which is a **gain of 15.66% habitat units and 289.27% hedgerow units.**

While the required net gains have been achieved on site, the proposals do not satisfy the trading rules, due to the woodland habitats lost on site.

6.1.2 Compliance with Metric Rules and Best Practice Principles

The metric assessment complies with all metric rules and best practice principles. Evidence of this is provided in **Appendix 2.**

6.1.3 Implementation

In order to ensure that the proposed habitat types are established and maintained in the condition targeted within the metric, an appropriate plan for implementation of the measures set out in this document during the construction phase, as well as a management and monitoring plan for a minimum period of 30 years will be provided as a condition of any planning consent.

Given the proportion of the site which is planned to be developed it is anticipated that the only way that trading rules could be satisfied would be through offsite offsetting measures. This would need to deliver a minimum 1.2 woodland units of at least medium distinctiveness in order to meet trading rules. In order to achieve this any offsetting would involve the creation of new habitats (for example on areas of modified grassland or other such low quality habitats).

At the time of preparation of this report it is anticipated that the offset will be secured as a pre-commencement condition.

6.2 Conclusion

Given the findings of this reports the site is able to achieve the minimum 10% biodiversity net gain required on site. Further actions will need to be taken for the scheme to satisfy the trading rules in accordance with the Environment Act and local planning policy, assumed to be the purchasing of off-site credits.

7.0 REFERENCES

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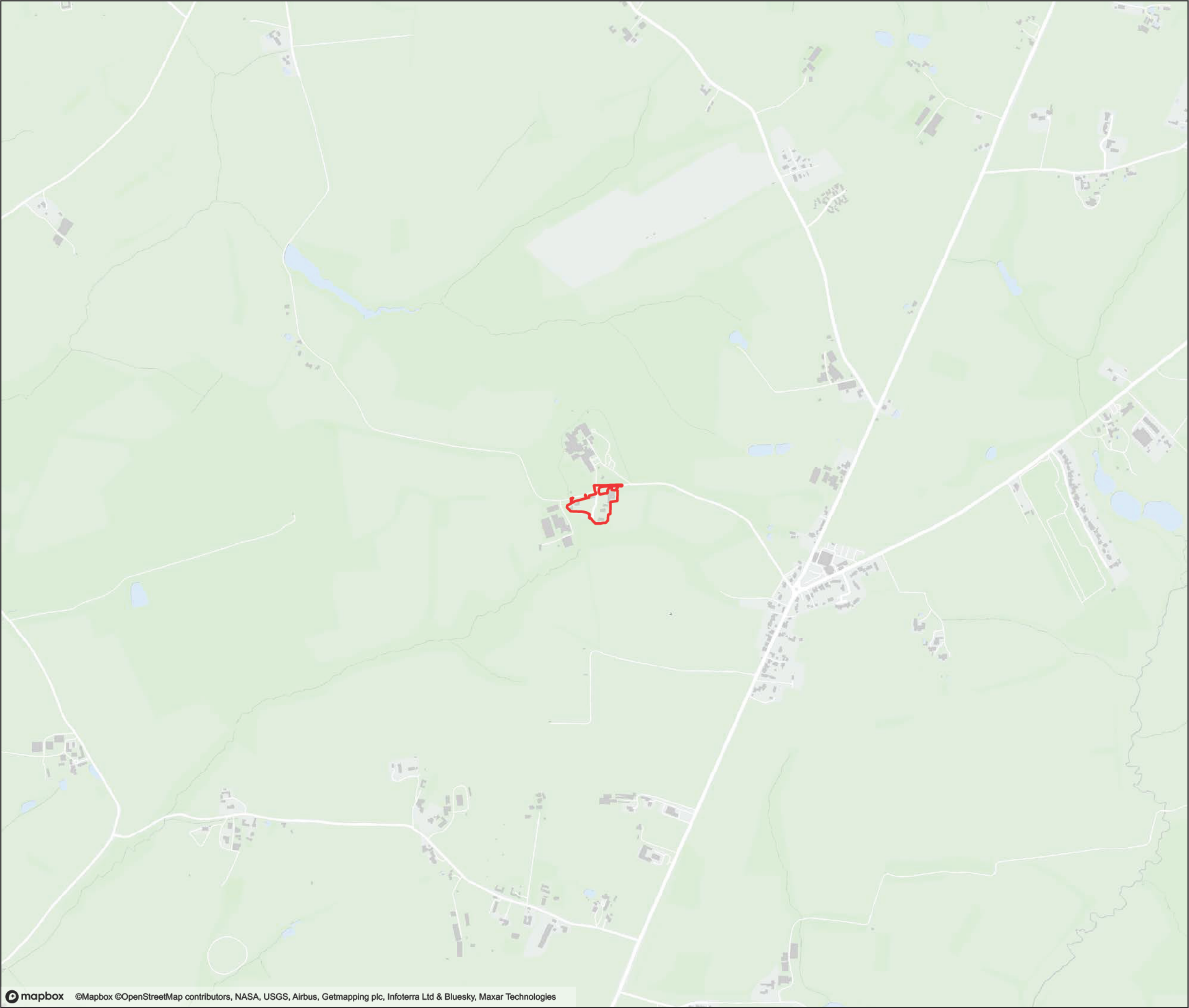
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Map 1 Site Location Plan



WOODVIEW SCHOOL, INGFIELD MANOR, INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 1 - Site Location Plan

Client:	Salutem Shared Services
Date:	March 2026
Status:	Draft

KEY
 Site Boundary



Scale at A3 1:10,000
0 100 200 300 400 m


Prepared by: JP	Date: 040226
Last amended by: JP	Date: 120326

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Map 2 Baseline Habitats



WOODVIEW SCHOOL, INGFIELD MANOR, INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 2 - Baseline Habitats

Client:	Salutem Shared Services
Date:	March 2026
Status:	Draft

KEY

- Site Boundary**
- Habitats**
- Developed land; sealed surface
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Other woodland; mixed
 - Vacant or derelict land
- Linear Habitats**
- Line of trees



Prepared by: JP	Date: 040226
Last amended by: JP	Date: 170326

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Map 3 Baseline Condition and Distinctiveness



WOODVIEW SCHOOL, INGFIELD MANOR, INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 3 - Baseline Condition & Distinctiveness

Client:	Salutem Shared Services
Date:	July 2026
Status:	Draft

KEY

 Site Boundary	
Condition Habitats	Distinctiveness Habitats
 Poor	 Medium
 N/A - Other	 Low
Linear Habitats	Linear Habitats
 Poor	 V.Low
	 Low



Prepared by: JP	Date: 040226
Last amended by: LCC	Date: 130726

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Map 4 Habitat Retention



WOODVIEW SCHOOL, INGFIELD MANOR, INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 5 - Habitat Retention

Client:	Salutem Shared Services
Date:	March 2026
Status:	Draft

KEY

- Site Boundary
- Habitats
 - Lost
- Linear Habitats
 - Created
 - Retained
 - Lost
- Individual Trees
 - Created
 - Retained



Prepared by: JP	Date: 040226
Last amended by: JP	Date: 170326



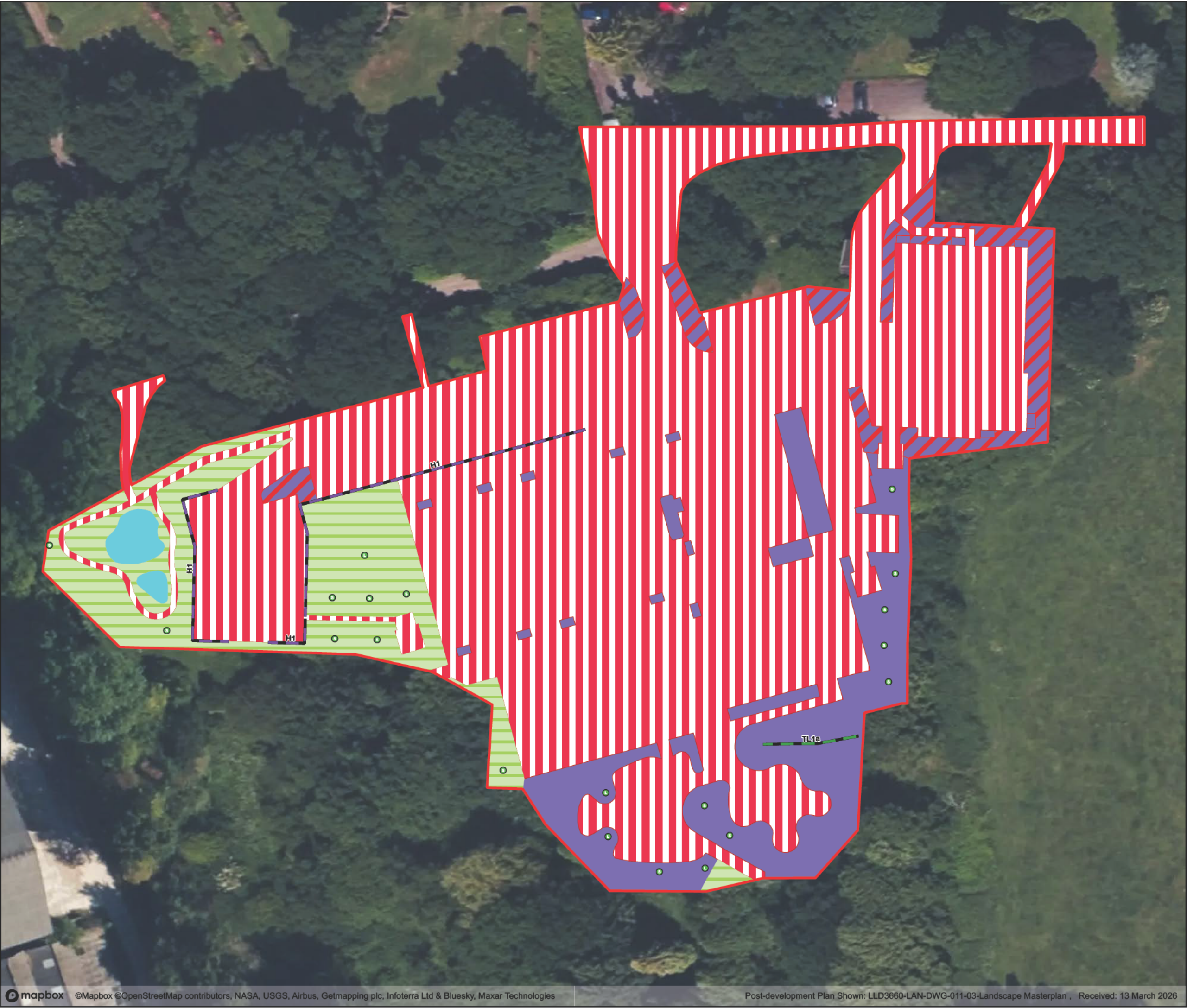
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Map 5 Post-Development Habitats



WOODVIEW SCHOOL, INGFIELD MANOR, INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 6 - Post-development Habitats

Client:	Salutem Shared Services
Date:	March 2026
Status:	Draft

KEY

- Site Boundary
- Habitats**
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Other neutral grassland
 - Ponds (non-priority habitat)
- Linear Habitats**
 - Line of trees
 - Species-rich native hedgerow
- Individual Trees**
 - Proposed Large Urban Tree
 - Proposed Small Urban Tree



Prepared by: JP	Date: 040226
Last amended by: JP	Date: 170326

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Map 6 Post-Development Condition and Distinctiveness



WOODVIEW SCHOOL, INGFIELD MANOR, INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 7 - Post-development Condition & Distinctiveness

Client:	Salutem Shared Services
Date:	March 2026
Status:	Draft

KEY

Site Boundary	
Condition	Distinctiveness
Habitats	Habitats
Moderate	Medium
N/A - Other	Low
Linear Habitats	V.Low
Moderate	Linear Habitats
Poor	Medium
Individual Trees	Low
Good	Individual Trees
Moderate	Medium



Prepared by: JP	Date: 040226
Last amended by: JP	Date: 170326

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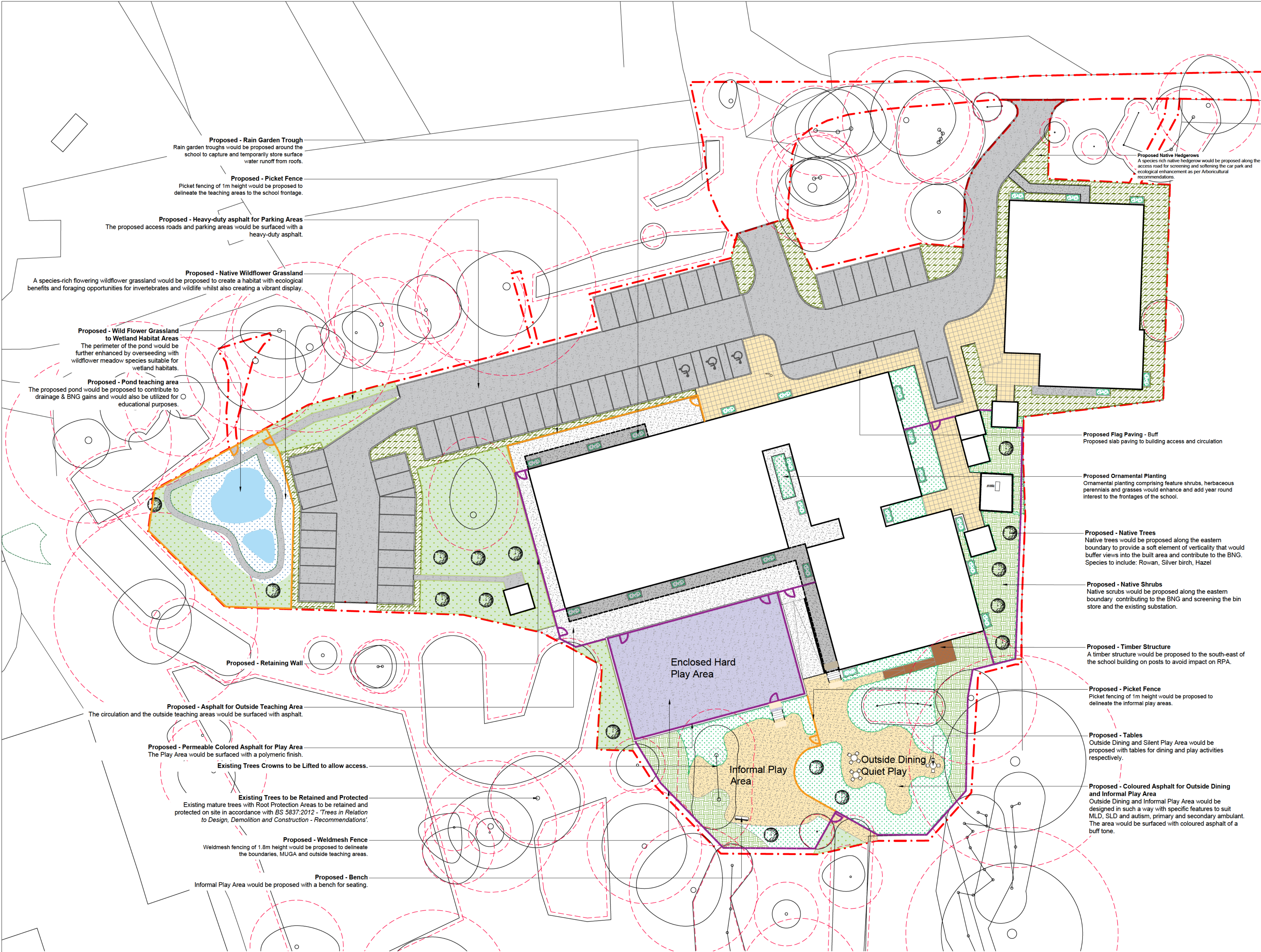
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Appendix 1 Site Proposals Plan



Legend

- Site Boundary
- Existing Trees to be Retained and Protected
Existing mature trees with Root Protection Areas to be retained and protected on site in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Proposed Native Trees
- Proposed Native Hedgerows
- Proposed Ornamental Planting
- Proposed Native Planting
- Proposed - Wild Flower Grassland to Wetland Habitat Areas
- Proposed Native Wildflower Grassland
- Proposed Pond
- Proposed Rain Garden Trough
- Proposed Vehicular Asphalt Surface
- Proposed Pedestrian Asphalt Surface
- Proposed Play Area Asphalt Surface
- Proposed Informal Play Area Coloured Asphalt Surface
- Proposed Slab Paving
- Proposed Tactile Paving
- Proposed Timber Structure
- Proposed Concrete Kerbs
- Proposed - Weldmesh Fence - 1.8m height
- Proposed - Picket Fence - 1.1m height
- Proposed - Handrails
- Proposed Retaining Wall
- Proposed Tables
- Proposed Bench

Notes:

- To be read in conjunction with accompanying documents produced by the Landscape Architect.
- Not to be used for Contract nor Construction purposes.

PLANNING ISSUE

Rev	Description	Date	Drawn	Appr
03	Planning Issue	12.03.26	LF	RM
02	Planning Issue	11.03.26	LF	RM
01	Draft Issue	06.03.26	LF	RM
00	Draft Issue	08.01.26	RM	KM

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Landscape Design and Ecology
Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

Client Salutem			
Project Title and Location Woodview School Woodview School, Ingfield Manor Drive, Billingshurst			
Drawing Title Hard and Soft Landscape General Arrangement Plan			
Scale 1:250@A1	Drawn RM	Approved KM	Date 08.01.26
Drawing No LLD3660-LAN-DWG-011			Revision 03

Landscape Masterplan

Woodview School, Ingfield Manor Drive, Billingshurst

Appendix 2 Biodiversity Net Gain Good Practice Principles for Development

Metric Rules

Table 3 provides evidence of compliance with the four metric rules (Paragraph 3.4.5).

Table 3: Evidence of Compliance with Metric Rules

Rule	Rule Detail	Evidence of Compliance
Rule 1	The trading rules of this biodiversity metric must be followed.	The trading rules will be met once offsite offsetting has been secured. The required habitat units are set out in the metric calculator (ECOSA, 2026).
Rule 2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.	The habitat types within the red line are Habitats and Hedgerows. No other habitat types are present within the red line boundary. 10% net gain will be achieved through on-site planting.
Rule 3	To accurately apply the biodiversity metric formula, you must use the statutory 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.	DEFRA Statutory Biodiversity Metric Calculation Tool (ECOSA, 2026) was used to undertake the calculation.
Rule 4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.	No deviation from the biodiversity metric methodology was considered necessary in this case.

The principles set out in **Table 4: Biodiversity Net Gain Good Practice Principles for Development** are taken from (CIEEM, 2016) and set out the best practice principles that projects should adhere to where designing Biodiversity Net Gain and sets out how the principle has been applied in the design of these proposals.

Table 4: Biodiversity Net Gain Good Practice Principles for Development

Principle	Descriptor	Proposal Design
Principle 1. Apply the Mitigation Hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	It has been necessary for the baseline habitats to be cleared to facilitate the development.. Those habitats that cannot be replaced on site, will be offset off site
Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.	All biodiversity loss in the scheme has been off-set on-site. Trading rules will be satisfied through off-site offsetting.
Principle 3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.	Discussions have been held with all relevant stakeholders to ensure the greatest possible gains on site.
Principle 4. Address risks	Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	We have targeted habitats which are realistic and achievable based on the proposed long-term management of the site.
Principle 5. Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	A measurable net gain has been established through this document.
Principle 6. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when: ▪ Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses	The scheme design has ensured the offset of losses of medium distinctiveness habitat such as woodland.

Principle	Descriptor	Proposal Design
	- Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels - Enhancing existing or creating new habitat - Enhancing ecological connectivity by creating more bigger, better and joined areas 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).	The scheme has been designed to deliver a range of habitats including open space and a pond which will be managed for wildlife.
Principle 8. Create a Net Gain legacy	Ensure Net Gain generates long-term benefits by: - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity - Planning for adaptive management and securing dedicated funding for long-term management - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change - Mitigating risks from other land uses - Avoiding displacing harmful activities from one location to another - Supporting local-level management of Net Gain activities	The delivery of an appropriate long-term management plan will secure the net gain legacy.
Principle 9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	The habitat creation measures proposed have been located to not only provide biodiversity gains but also to provide a positive enhancement to both the sites landscape and biodiversity.
Principle 10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	The preparation of this report sets out transparently how biodiversity net gain has been designed and achieved at the site.

Appendix 3 Baseline Habitat Condition Assessment

Metric Reference		1	1
Metric Habitat		Modified Grassland	Modified Grassland
Polygon Reference		29866862	29866880
	Criteria	Criteria Passed	Criteria Passed
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. 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 , 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.	FALSE	FALSE
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	FALSE	TRUE
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	FALSE	FALSE
D	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	TRUE	TRUE
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	TRUE	TRUE
F	Cover of bracken less than 20%.	FALSE	FALSE
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	FALSE	FALSE
Total Score		2	3
All Essential Criteria Met?		No	No
Condition		Poor	Poor

Metric Reference		2	2
Metric Habitat		Other neutral grassland	Other neutral grassland
Polygon Reference		29866838	29866847
	Criteria	Criteria Passed	Criteria Passed
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.	FALSE	FALSE

	Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		
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 insects, birds and small mammals to live and breed.	FALSE	FALSE
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	TRUE	FALSE
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	FALSE	FALSE
E	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal condition1 and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	FALSE	FALSE
Additional Criterion - must be assessed for all non-acid grassland types.			
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type with certain exceptions). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	FALSE	FALSE
Total Score		1	0
All Essential Criteria Met?		No	No
Additional Criteria Met?		No	No
Condition		Poor	Poor

Broad Habitat	Urban
Habitat Type	Developed land; sealed surface
This habitat is given a default condition score of 0	

Metric Reference		4
Metric Habitat		Vacant or derelict land
Polygon Reference		29866882
	Criteria	Criteria Passed
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.	TRUE
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.	FALSE
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	FALSE
	Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	FALSE
Additional Criterion - must be assessed for Open moasic on previously developed land only		
D1	The parcel shows spatial variation and forms a mosaic of at least four early successional communities (a) to (h) PLUS bare substrate. (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland.	N/A
D2	The parcel contains pools of water such as permanent and ephemeral waterbodies.	N/A
Additional Criterion - 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.	N/A
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A
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).	N/A
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.	N/A
	Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc are present.	N/A
Total Score		1

Criteria Assessed	3
All Essential Criteria Met?	No
Condition	Poor

Metric Reference		5	6
Metric Habitat		Other woodland; broadleaved	Other woodland; mixed
Polygon Reference		29866872	29866891
	Criteria	Score	Score
A	Age distribution of trees	3	2
B	Wild, domestic and feral herbivore damage	3	3
C	Invasive plant species	2	2
D	Number of native tree species	3	3
E	Cover of native tree and shrub species	1	2
F	Open space within woodland	3	3
G	Woodland regeneration	1	1
H	Tree health	2	2
I	Vegetation and ground flora	1	1
J	Woodland vertical structure	1	1
K	Veteran trees	1	1
L	Amount of deadwood	1	1
M	Woodland disturbance	1	1
Total Score		23	24
Condition		Poor	Poor

Appendix 4 Baseline Hedgerow Condition Assessment

Metric Reference		TL1
Metric Habitat		Line of trees
Polygon Reference		29866858
	Indicator	Criteria Passed
A	At least 70% of trees are native species.	FALSE
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.	FALSE
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.	TRUE
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.	FALSE
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.	FALSE
Total Score		1
Condition		Poor

Appendix 5 Post-Development Created Habitat Target Condition

Broad Habitat.	Grassland (g)	
Habitat Type	Other neutral grassland (g3c)	
Treatment	Created	
Description	Newly created grassland will be seeded with a suitable wildflower seed mix which will provide a diverse range of native species within the sward. The grassland will be managed to ensure there is no bare ground and that the grassland does not become encroached with bracken or scrub, and so it will achieve a varied sward height throughout the year.	
	Indicator	Condition
1	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.	TRUE
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	TRUE
3	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	FALSE
4	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	TRUE
5	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	TRUE
6	There are 10 or more cascular plant species per m ² present, including forbs that are characteristic of the habitat type.	FALSE
Total Score		4
Condition		Moderate

Broad Habitat.	Standing Water	
Habitat Type	Pond	
Treatment	Created	
Description	A new pond will be created within the grassland to the west of the site. The pond will be managed for wildlife.	
	Criteria	Criteria Passed

A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	TRUE
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	FALSE
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	TRUE
D	The pond is not artificially connected to other waterbodies, e.g. agricultural ditches or artificial pipework.	TRUE
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	TRUE
F	There is an absence of listed non-native plant and animal species.	TRUE
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	TRUE
Additional Criterion - must be assessed for all non-woodland ponds.		
H	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	FALSE
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	TRUE
Additional Criteria Met?		No
Total Score		7
Condition		Moderate

Broad Habitat	Urban
Habitat Type	Developed land; sealed surface
Treatment	Created
Description	New developed land; sealed surface habitats will be created on site in the form of buildings and hardstanding
This habitat is given a default condition score of 0	

Broad Habitat	Urban
Habitat Type	Introduced shrub
Treatment	Created
Description	New introduced shrub habitats will be created on site along the borders of the site
This habitat is given a default condition score of 1	

Broad Habitat	Individual Trees	
Habitat Type	Rural trees	
Treatment	Created	
Description	New rural trees will be planted on site. New trees will be of native stock	
	Criteria	Criteria Passed
A	The tree is a native species (or at least 70% within the block are native species).	TRUE
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	TRUE
C	The tree is mature (or more than 50% within the block are mature).	FALSE
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	TRUE
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FALSE
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	TRUE
Total Score		4
Condition		Moderate

Appendix 6 Post-Development Created Hedgerow Habitats Target Condition

Broad Habitat	Hedgerows and lines of trees (h)	
Habitat Type	Species-rich native hedgerow (h2a6)	
Treatment	Created	
Description	New species-rich native hedgerows will be planted along the edge of the new car parking area and at the site boundary.	
	Indicator	Condition
A1	Height >1.5m average along length	FALSE
A2	Width >1.5m average along length	TRUE
B1	Gap - Hedge Base Gap between ground and base of canopy <0.5m for >90% of length (unless line of trees)	TRUE
B2	Gap - Hedge Canopy Continuity Gaps make up <10% of total length, and no canopy gaps > 5m	TRUE
C1	Undisturbed Ground and Perennial Vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and Is present on at least one side of the hedge	FALSE
C2	Undesirable Perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	TRUE
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	TRUE
D2	Current Damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	FALSE
Applicable to Hedgerows with Trees only		
E1	Tree Age At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	N/A
E2	Tree Health At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.	N/A
Group A Score:		1
Group B Score:		2
Group C Score:		1
Group D Score		1

Group E Score:	N/A
No. of failures:	3
Number of functional groups where both attributes failed:	0
Condition	Moderate