

PREPARED BY BLAKDOG DESIGN AND PLANNING

BIODIVERSITY NET GAIN STATEMENT (REV P01)

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. PROJECT DETAILS

Prepared For:

Horsham District Council

Planning Application Type: Full Planning Permission

Prepared By:

The Blakdog Architects LTD

Site Address:

Carylls County House

Faygate Lane

Faygate

Horsham

RH12 4SN

Applicant:

Carylls County House

2. INTRODUCTION

This statement has been prepared in support of the planning application for development at Carylls Country House, Faygate Lane, Faygate, RH12 4SN.

The application site extends to approximately 2.02 hectares and comprises the grounds associated with Carylls Country House. The proposal seeks permission for the replacement of existing derelict buildings within the site with two new structures:

The existing building GEA:

- Building B = 72 m²
- Building C = 78 m²

Proposed building GEA

- Building B = approximately 159 m²
- Building C = approximately 72 m²

The total proposed building footprint is approximately 231 m² of the combined buildings. The proposed structures will replace existing dilapidated buildings currently located within the site.

3. BIODIVERSITY NET GAIN

The development has been assessed with regard to the statutory requirements relating to Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as amended).

A suitably qualified ecologist has been appointed to undertake the necessary ecological assessment of the site and to calculate the baseline biodiversity value using the Natural England Statutory Biodiversity Metric.

Ecological Assessment

The ecological assessment currently being undertaken will include:

- Identification and mapping of existing habitats within the site
- Assessment of habitat condition and ecological value
- Calculation of the pre-development biodiversity units using the Statutory Biodiversity Metric
- Assessment of the post-development biodiversity value
- Identification of any habitat enhancement measures required to achieve the applicable biodiversity net gain

Given the limited development footprint relative to the overall site area, it is anticipated that suitable opportunities exist within the site to accommodate appropriate habitat enhancements where necessary.

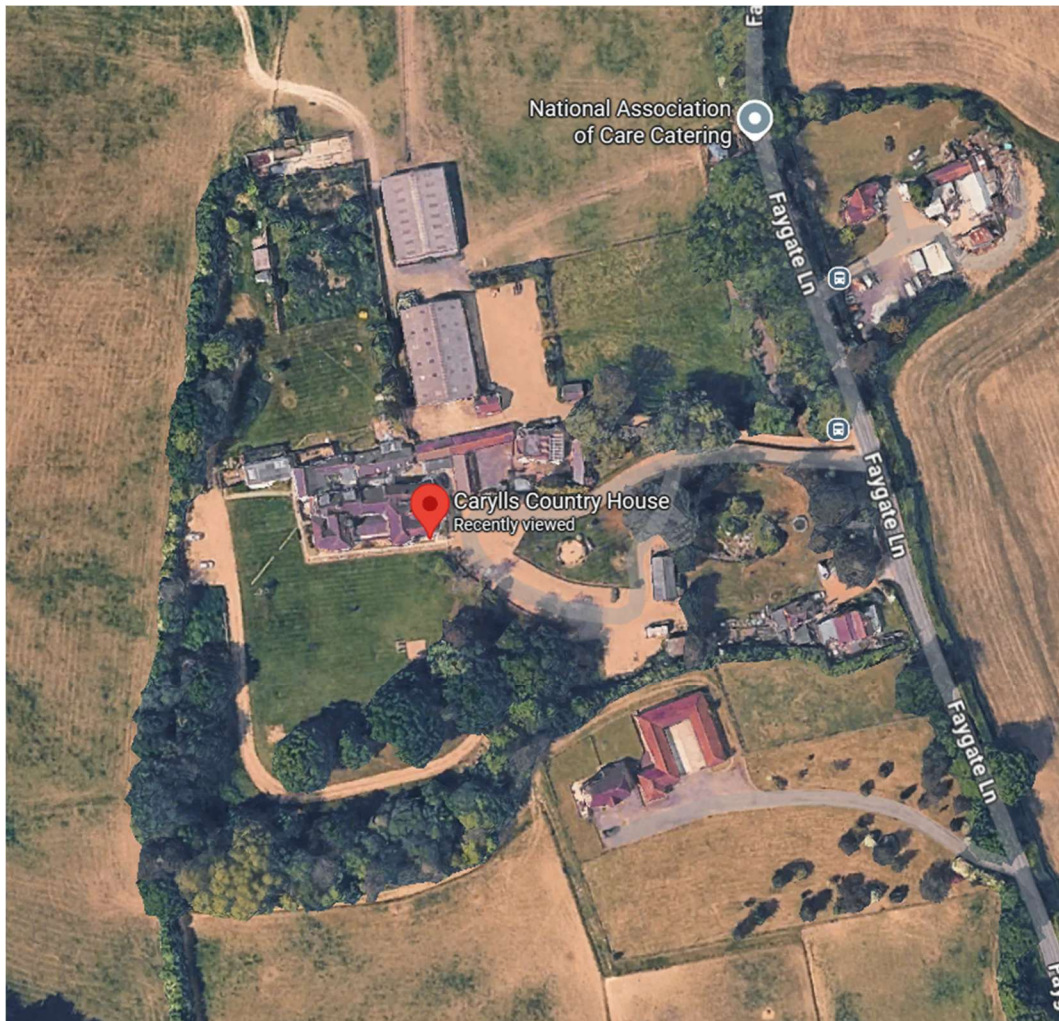


FIGURE 1 - AERIAL SHOWING HARD STANDING TRACK WHICH IS NOT SHOWN IN OS MAPPING

4. SUMMARY

Submission of Biodiversity Information

The proposal has been designed, where possible, to utilise existing hardstanding areas within the site in order to minimise impact on existing habitats and biodiversity features.

As this is a small-scale development, it is understood that a Habitat Management and Monitoring Plan (HMMP) is generally only required where there are significant on-site biodiversity gains. The proposed development results in only modest biodiversity metric gains and is not considered to meet the threshold for significance.

Furthermore, the scale and nature of the development inherently limit its ecological impacts. The biodiversity gains associated with the scheme are relatively minor when compared to those typically associated with major developments, and there are no habitats classified above “moderate” condition that are proposed to be created, altered, or adversely affected by the development.