Biodiversity Net Gain Assessment

Rose View Park

Hill Farm Lane

Codmore Hill

Pulborough

RH20 1BW

NGR: TQ 0586 20289



13th June 2025

Sylvatica Ecology Ltd

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Limitations and Liabilities

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It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 - 18 months from the date of initial survey.

It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.

Author	Signed	Contact
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1.0 INTRODUCTION

1.1 This document presents the small sites biodiversity net gain (BNG) assessment relating to Rose View Park, Hill Farm Lane, Codmore Hill, Pulborough RH20 1BW. The size of the site survey area was 0.276ha This assessment aims to quantify the predicted change in ecological value of the site following the proposed development works to be carried out at this location.

1.2 BNG became effective in January 2024 (April 2024 for smaller sites) following the Environmental Act 2021, which states that a target of 10% net gain in biodiversity should be achieved, with biodiversity value being maximised on site whenever possible.

1.3 Should any changes to the design of the development be made then the BNG score and metric would need to be updated in-line with any such changes. The measures would be carried forward for a period of 30 years after planning permission has been granted and also during the construction phase.

Previous Surveys

1.4 A site walkover to map the habitats was conducted in accordance with guidance un the UK Habitat Classification System (UKHab) and the Charted Institute of Ecological and Environmental Management (CIEEM) (2017) Guidelines for Preliminary Ecological Appraisal, in accordance with BS42020:2013 Biodiversity.

1.5 A walkover was conducted by Sylvatica Ecology Ltd on the 14th February 2025.

Development Proposal

1.6 It is proposed to install static caravan pitches with associated parking and amenity space areas at this location.

Site Description and Adjacent Habitat

1.7 The site was situated just to the west of Staine Street (A29) linking Pulborough with Billingshurst to the north. There was a mixture of agricultural buildings and residential building within the surrounding landscape notably to the south, with agricultural fields comprising of arable and grazing pasture to the north and east. There were also some hedgerow boundaries within the surrounding fields, and some deciduous woodland blocks, notably to the west.

1.8 ***Figure 1: Site Survey Location (Red Line Boundary)***



2.0 METHODOLOGY

Good Practice Principles

2.1 To calculate the ecological value of the pre and post development site, the Department for Environmental, Food & Rural Affaires (DEFRA) Small Sites Statutory Biodiversity Metric (4.0) was used, following best practice from DEFRA and Natural England. The completed statutory biodiversity metric is provided as a separate document and this report provides additional information on how the calculations have been undertaken.

2.2 Good practice guidance from the Chartered Institute for Ecology and Environmental Management (CIEEM) provides a framework that helps to improve the UK's biodiversity by contributing towards strategic principles to conserve and enhance nature while progressing with sustainable development. ***Table 1*** provides additional information on each of these principles and how the development has or can achieve these requirements.

2.3 ***Table 1: Good Practice Principles and Discussion***

Good Practice Principle	Discussion
1: Apply the Mitigation Hierarchy	The habitats present on site are common and widespread. The majority of the site comprised of hard standing, with a small area of ruderal vegetation impacted. There was a hedgerow to the east, with two large trees and a non-native hedge to the south.
2: Avoid Losing Biodiversity that Cannot be Offset by Gains Elsewhere	There were not any irreplaceable habitats affected by the proposed development. The scheme has been designed to allow retention of the hedgerows and the trees.
3: Be Inclusive and Equitable	Sylvatica Ecology has provided advice on measures to achieve the 10% net gain target.
4: Address Risks	The ecologists at Sylvatica Ecology have provided input to both protect and improve biodiversity. The statutory biodiversity metric also included inbuilt risk factors with contribute towards calculating overall biodiversity value.
5:Make a Measurable Net Gain Contribution	The development is likely to achieve a net gain in biodiversity through on-site provision. This will ensure that there are on site local gains whilst also contributing to provision of biodiverse habitats at a wider scale.
6: Achieve the Best Outcomes for Biodiversity	The landscape design improves the biodiversity value on site.
7: Be Additional	The proposals will look to meet a minimum of 10% BNG for habitat units. The small size of the site limits the additional ecological enhancement opportunities.
8: Create a Net Gain Legacy	The habitats present post development do not require any further habitat management.
9: Optimise Sustainability	The design has been created with biodiversity in mind, with the retention of adjacent features.
10: Be Transparent	The small size of the site limited any ecological enhancement opportunities but adjacent ecological features have been preserved.

Habitat Mapping, Condition Assessment and Baseline Calculation Methods

2.4 Condition assessment were not required as part of this small sites calculation and the habitat mapping was carried out QGIS V 3.22.14-Bailowieza for MasOS 14.1. Habitat areas were calculated using this QGIS software.

2.5 The tree helper within the statutory metric was used to determine the area of the trees based on their size at diameter at breast height (dbh). Trees smaller than 7.5cm dbh were not included in the calculations.

2.6 The site survey data used for the calculations was 14th February 2025.as this appeared to be a good representation of the habitats present on site, given that they were mostly hardstanding and ruderal vegetation.

Successful Habitat Creation and Condition

2.7 The time that will elapse between site habitat clearance and habitat re-creation is, as yet, unknown. This time is recorded within the Statutory Biodiversity Metric as a temporal multiplier called 'delay in starting habitat', which is added to each post development habitat type, and increases 'time to target condition'. As a general pattern, the longer the time elapsed between habitat clearance and creation, the longer it takes to achieve the targeted habitat condition, which can lower the metric score.

2.8 Currently it is assumed that a 0-year delay has currently been used for each post-development habitat type. The target habitat conditions for the created habitats post development are given as moderate/ good.

Competencies

2.9 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 18 years on many different locations throughout the United Kingdom, for a variety of protected species, including bats (Class 2 2015-12576), reptiles, amphibians including great crested newt (*Triturus cristatus*) (Class 1 2016-20290) and terrestrial mammals including dormice (*Muscardinus avellanarius*) (Class 1 2015-13188) and birds including barn owl (*Tyto alba*) licence (CL29/00236). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

3.0 RESULTS

3.1 This section presents the findings of the biodiversity net gain calculation, the units present onsite prior to development (baseline), the units present post development and the total biodiversity net gain change in units as a percentage calculation.

Baseline Conditions

3.2 ***Table 2: Onsite Baseline Conditions***

Onsite Baseline	**Habitat Units**	**0.6947**
	Hedgerow Units	**N/A**

3.3 The size and condition of habitats present onsite at the time of the survey gives a total of 0.6947 habitat units. This was comprised of hardstanding, a small area of ruderal habitat and two large deciduous trees. There was a native species hedgerow to the east, which was outside of the development area.

3.4 No irreplaceable habitats are present within the development footprint.

Post Development Habitats

3.5 ***Table 3: Post Development Habitats***

Onsite Post Intervention	**Habitat Units**	**0.7841**
	Hedgerow Units	**N/A**

3.6 With the post development habitats created and the associated target conditions achieved, this gives a total 0.7841 habitat units.

3.7 Post development the site is proposed to contain the following habitats: Developed land/ sealed surface and vegetated garden.

4.0 LONG TERM MANAGEMENT

4.1 There is not any requirement for any long-term habitat management to be carried out for this site. The vegetation garden and hard standing would not be within any management remit.

5.0 NET GAIN SUMMARY & CONCLUSIONS

5.1 The baseline habitats present on sites provide 0.6947 habitat units. At the post development stage taking into account the retained and newly created habitat, it is anticipated that there will be 0.7841 habitat units following implementation of the scheme. ***Table 4*** below is a summary of the change in habitat and hedgerow units present on site. Full headline results are also shown in ***Appendix C***.

5.2 ***Table 4: Total Net Unit Change and Percentage Change***

Total Net % Change	**Habitat Units**	**0.0894 (+12.87%)**
	Hedgerow Units	**N/A**

5.3 The post development habitat creation within the design of the scheme has resulted in a total increase of 0.0894 habitat units which give a biodiversity Net Gain of +12.87%.

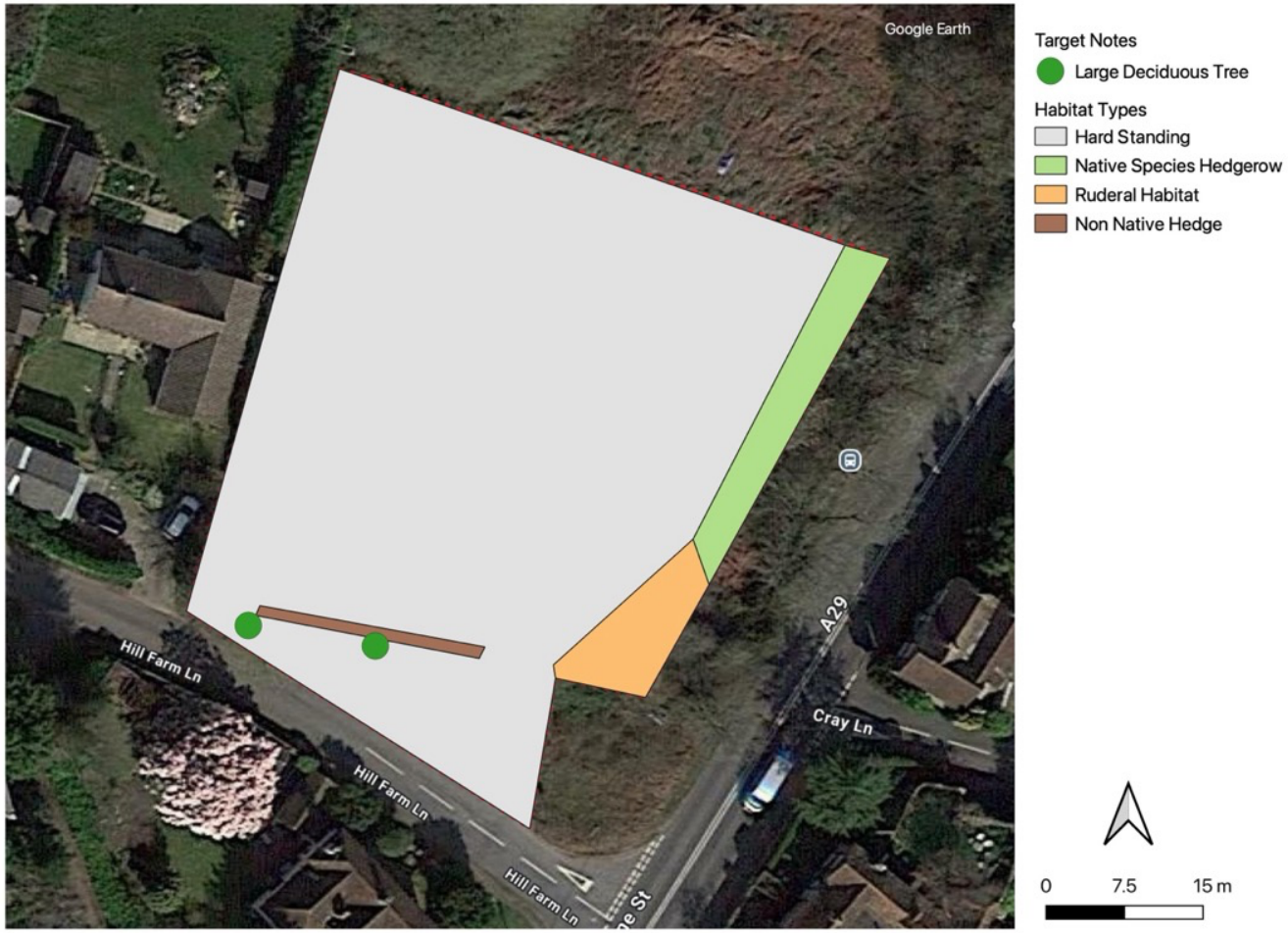
6.0 REFERENCES

CIEEM (2016) Biodiversity Net Gain – Good Practice Principles for Development

DEFRA (2023) Statutory Biodiversity Metric Draft User Guide

Natural England (2023) The Statutory Biodiversity Metric and Small Sites Metric – QGIS Template and QGIS Import Tool User

APPENDIX A: BASELINE HABITATS



APPENDIX B: HEADLINE RESULTS OF NET GAIN ASSESSMENT

Site Name	Rose Park View
Sheet Name	Headline Results

Headline Results

Headline	BNG Targets Met ✓
Trading Rules	Trading Rules Satisfied ✓
Next steps	Check for input errors/rule breaks present in the metric !

Baseline Units	*Habitat units*	0.6947	
	Hedgerow units	Zero Units Baseline	
	Watercourse units	Zero Units Baseline	
Post-development Units	*Habitat units*	0.7841	
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net unit change	*Habitat units*	0.0894	✓
	Hedgerow units	0.0000	
	Watercourse units	0.0000	
Total net % change	*Habitat units*	12.87%	✓
	Hedgerow units	% target not appropriate	
	Watercourse units	% target not appropriate	

Habitats units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
Watercourse units required to meet target	0.0000

Chart 1 - Unit change by habitat group

