



Biodiversity Net Gain Assessment

Land North of The Rise, Partridge Green

On behalf of: Macar Homes

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Issue to: Macar Homes

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1 Key Information for a Planning Submission

1.1 Version of the Metric used

Version 1.0.4 dated 3rd July 2025.

1.2 Baseline habitat units of the Site prior to development

10.54 habitat units.

1.3 Confirmation that no works have been undertaken prior to submission of this planning application

Confirmed – no works undertake prior to submission.

1.4 Are there any irreplaceable habitats onsite

None present.

2 Introduction

2.1 Background

Macar Homes (“the client”) instructed Harper Environmental Ltd to carry out an updated Biodiversity Net Gain (BNG) assessment (‘the report’) for a proposed development of a site known as Land North of the Rise, Partridge Green, West Sussex, RH13 8JB (hereafter called ‘the Site’). The central Ordnance grid reference for the Site is TQ 19428 19692.

A Preliminary Ecological Appraisal (PEA) and a BNG assessment has previously been produced separately by ADAS¹ in support of the outline planning consent for the site. These assessments were supported by field surveys undertaken in 2011, 2013, 2021 and latest visit September 2022 to assess habitats and potential for protected species.

Harper Environmental undertook an update walkover survey in December 2025 to verify the habitats present had not changed in type, extent and condition since the 2022 survey. The site has been under the same management with grazing in grassland areas since the earliest surveys, and habitats had not changed materially since the last survey in 2022.

2.2 Competence

Luke Measey BSc (Hons) MCIEEM undertook the most recent site survey in December 2025. He is an ecologist with over seven years of experience and has an undergraduate degree in Ecology and Environmental Management BSc (Hons). He holds a Natural England Level 1 Class Survey Licence for GCN, Natural England Level 2 Class Survey Licence for bats and is a certified tree climber.

Ben Livick undertook the mapping for the BNG assessment. He is an ecologist with seven years of experience, and has been undertaking BNG assessments since 2023.

Dr Stephanie Harper has been working in ecological consultancy since 2007 and has completed BNG assessments since 2014 initially using the Warwickshire bespoke assessment calculator, and later using each iteration of the developing UK metric (versions 1.0 through to 4.0) until the current Statutory Metric was adopted in February 2024. In late 2023 Stephanie undertook refresher BNG training with Dr Julia Baker (metric version 3.1 was applicable at the time), one of the UK’s foremost experts on BNG, as well as training in the UKHab classification with Bill Butcher, one of the UKHab authors. Stephanie has been designing and monitoring biodiversity enhancement schemes from the ecological perspective since 2010.

2.3 Enhancement strategy

The site has a range of existing habitats², including native hedgerows with trees (mainly English oak), woodland, mixed and bramble scrub, species-poor grassland, a small area of slightly more species-rich grassland. Tall ruderals occur as patches and under the UKHab classification and in the context of the site these areas are classed as poor quality modified grassland with a secondary code for ruderal / ephemeral.

¹ RSK ADAS Ltd, 29th May 2019. Preliminary Ecological Appraisal. Land at Littleworth Lane, Partridge Green.

² A ditch previously assessed as being onsite has been determined to lie outside the red line boundary. It does not require a River Condition Assessment and has not been included in this assessment.

The development will retain the most important ecological features of the site. The north of the proposed development will provide open greenspace for residents, and maintain ecological connectivity with the surrounds. In this area, grassland will be retained and enhanced to increase the number of wildflowers. Due to permanent hardstanding footpaths throughout the greenspace and expected use by residents and dogs, practically this area will require management for amenity and therefore will not be managed as a wildflower meadow (with concurrent lower biodiversity value). Scattered native trees will be planted through the grassland. A native hedgerow will be planted along the southern edge of the greenspace, creating a natural buffer. Across the site, trees are being retained with only a few small areas of clearance. Street trees will be planted across the developed part of the site, with some new trees groups and infill tree planting to the site boundaries. Planting of mixed native scrub around the edges of woodland and retained trees will enhance biodiversity and improve 3D structure for foraging bats. Wood piles and deadwood will be retained onsite, if required these will be carefully relocated by hand. Careful working methods will ensure any reptiles or amphibians occurring onsite will not be harmed. A connection to a footpath to the east will not require any tree felling, and necessary scrub clearance will be done outside the breeding bird season. Woodland along the east edge of the site will be enhanced through careful management and additional planting of trees and understorey herbs / wildflowers. Existing hedgerows with trees will be enhanced to improve their condition.

The baseline habitats are shown below in Figure 1; the landscaping plan for the proposed development is provided below as Figure 2.



Figure 1: Baseline habitats onsite prior to development



Figure 2: Proposed habitats post-development

3 Methodology

The BNG assessment was undertaken using the Statutory Biodiversity Metric³ (hereafter ‘the Metric’). **The completed Metric has been provided as a separate Excel spreadsheet for detailed review.**

The onsite habitat baseline (i.e. the habitats present prior to development) was taken from site surveys reported in the associated third-party consultancy PEA and BNG assessments in support of the outline planning permission. The latest verification site survey was undertaken in December 2025.

Areas for the Metric were calculated from maps of the existing (baseline) and proposed (new development) habitats using QGIS.

Ornamental hedges at the edges of gardens within the developed area have been mapped as ornamental scrub. The habitat value of low distinctiveness urban habitats such as gardens, ornamental shrub and amenity grassland is identical for all intents and purposes, and the small parcel size of these habitats means that some of these planting areas have been grouped together for the purposes of this assessment.

To inform the BNG assessment, **condition assessments (provided as separate excel spreadsheets)** have been completed for:

- baseline – modified grassland, other neutral grassland, mixed scrub, lowland mixed deciduous woodland, mixed woodland, hedgerows with trees.
- Proposed:
 - habitat creation – modified grassland, other neutral grassland, mixed scrub, sustainable urban drainage system (SUDS), individual trees, native hedgerows.
 - habitat enhancement – modified grassland (poor condition) enhanced to other neutral grassland in poor condition; lowland mixed deciduous woodland enhanced from poor to moderate condition; and sections of existing hedgerows with trees enhanced from moderate to good condition.

Condition assessments are not required for the other existing or proposed habitat types within red line boundaries as condition either does not apply or a default value is assigned within the Metric.

³ [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statutory-instruments/statutory-biodiversity-metric)

4 Results

4.1 Habitat units

The onsite habitat baseline is calculated as **10.54 habitat units**.

Following proposed development there will be an onsite gain of **1.78 habitat units**, representing a **16.9% gain**.

4.2 Hedgerow Units

There are **1.6 hedgerow units** onsite provided by existing hedgerows with trees. A new native hedgerow is proposed to be created (mapped at four sections) and two sections of retained hedgerow with trees (those at the west boundary are indicated) will be enhanced, providing an **additional 0.97 hedgerow units**. This represents a net gain of **60.7%**.

4.3 Watercourse units

There are no watercourse units onsite.

4.4 Trading rules

Trading rules are **satisfied** by the landscaping proposals.

5 Summary

The proposed development results in a net biodiversity gain of 16.9% for habitats and 60.7% for hedgerows.

Trading rules are satisfied by the landscaping and habitat management proposals.