



BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

**Horncastle
Plawhatch Lane
Sharpthorne
East Grinstead
West Sussex**

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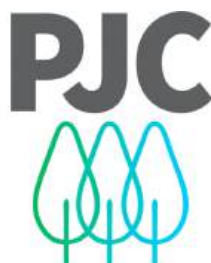
on behalf of

SHC Clemsfold Group Ltd

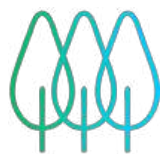
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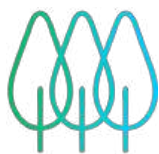


arboriculture . ecology . landscape



CONTENTS

1	INTRODUCTION	4
1.1	Instruction	4
1.2	Document Objectives	4
1.3	Legislation and Planning Policy	4
1.4	Statutory Biodiversity Metric Rules / Principles	4
1.5	Site Description	5
1.6	Documents and Information Provided	5
2	METHODOLOGY	6
2.1	Approach to Biodiversity Net Gain	6
2.2	Competency of Assessor	6
2.3	Biodiversity Unit Calculation: Pre-Development (Baseline)	6
2.4	Biodiversity Unit Calculation: Post-Development	7
2.5	Limitations	8
3	BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)	9
3.1	Irreplaceable Habitats	9
3.2	Habitats	9
3.3	Hedgerows	9
3.4	Watercourses	9
4	BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT	13
4.2	Habitats	13
4.3	Hedgerows	13
4.4	Watercourses	13
5	CONCLUSION	17
6	NEXT STEPS	Error! Bookmark not defined.
7	REFERENCES	18
8	APPENDICES	19
8.1	Appendix I: Pre-Development (Baseline) Habitat Map	19
8.2	Appendix II: Post-Development Habitat Map	20
8.3	Appendix III: Habitat Condition Assessment	21



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by SHC Clemsfold Group Ltd to undertake a Biodiversity Net Gain (BNG) feasibility assessment in support of the proposed development at Horncastle, Plawhatch Lane, Sharpthorne, East Grinstead, West Sussex (hereafter referred to as the 'Site').

1.2 Document Objectives

- 1.2.1 The aim of this BNG Feasibility Assessment is to:
- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
 - Ascertain the anticipated biodiversity value of the Site post-development;
 - Provide a summary of the overall BNG calculations; and
 - Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

- 1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

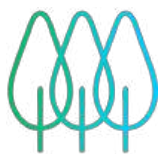
- 1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
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.
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.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.
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.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
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; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

- 1.5.1 The Site, approximately 5.57ha in size, lies south of Plawhatch Lane, within a rural landscape approximately 1.85km east of the village of Sharpthorne (centred on OS Grid Reference TQ 39163 32287). The Site is bordered to the south by grazed horse paddocks, a woodland parcel to the east, residential dwellings and further agricultural fields to the west and Plawhatch Lane lies to the north with agricultural fields and ancient woodland beyond that. The wider landscape consists of predominantly a mosaic of agricultural fields and woodland parcels on all aspects. The location of the Site within its environs is presented in Appendix I.

1.6 Documents and Information Provided

- 1.6.1 Development proposals are anticipated to include demolishing of multiple buildings on Site to facilitate the construction of a large, two and a half storey care home, with associated access, landscaping and residential gardens. The following documents were used to aid the preparation of this report:
- Site Layout (Drawing No: A-1034-01-P9) (Careless + Adams, 2025);
 - Existing vs Proposed Site Plan (Drawing No: A-1034-02-P3) (Careless + Adams, 2025);
 - Site Location Plan (Drawing No: A-1034-04-P2) (Careless + Adams, 2025);
 - Block Plan (Drawing No: A-1034-05-P2) (Careless + Adams, 2025);
 - Landscape General Arrangement (Drawing No: DD666L01) (Deacon Design, 2025); and
 - Arboricultural Impact Assessment (Document Ref: PJC/6522/25-01) (PJC Consultancy, 2025).



2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

- 2.1.1 This BNG Feasibility report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019).

2.2 Competency of Assessor

- 2.2.1 The author of this report, Thomas Knight BSc(Hons) MCIEEM has been a practising ecologist in ecological consultancy since 2013. During this time, Thomas has assisted on and completed multiple BNG Assessments and accompanying reports, using both the 'Statutory Biodiversity Metric' (and previous versions) and 'Small Sites Metric'.

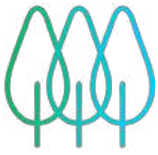
2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area-based habitats (habitat units), linear-based habitats (hedgerow units) and watercourse habitats within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.
- 2.3.2 The area/length and distinctiveness and condition scores for each area-based and linear-based habitat was based on habitat and condition data collected as part of the initial ecological walkover survey and habitat condition assessments undertaken on 28th February 2024 by Liam Mattingly BSc(Hons).
- 2.3.3 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.
- 2.3.4 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition 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 area-based habitat parcel (habitat units) and linear-based habitat (hedgerow units). The ecological baseline of the Site is calculated by totalling the habitat units across all area-based habitat parcels and hedgerow units all linear-based habitats within the Site.

Habitat Distinctiveness

- 2.3.5 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.
- 2.3.6 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. 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); and
 - Very low (0).

Habitat Condition



2.3.7 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.

2.3.8 For area-based and linear-based habitats, 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' Technical Supplement (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); and
- Poor (1).

Strategic Significance

2.3.9 Strategic significance in the '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.

2.3.10 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 action plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher strategic position multiplier than proposed developments that are not situated within areas of strategic significance.

Measurement of Habitats

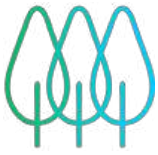
2.3.11 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.4 Biodiversity Unit Calculation: Post-Development

2.4.1 The total number of biodiversity units of the Site post-development was calculated using the design information that was available at the time (see paragraph 1.6.1 above).

2.4.2 The area/length of retained and enhanced habitats and hedgerows previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length of all newly created habitats and hedgerows was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitats and hedgerows are defined as the following:

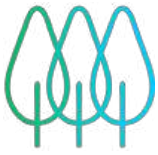
- Retention: there is no loss of the habitat or hedgerow parcel and/or the habitat and hedgerow parcel is retained in its baseline condition;
- Enhancement: the habitat or hedgerow parcel is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat or hedgerow parcel and replacement with another, and/or a change in the broad habitat or hedgerow type.



- 2.4.3 The total number of biodiversity 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 creation initiatives were also taken into consideration through the application of various risk multipliers. The '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 risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk 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 risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

- 2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). 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 Feasibility Assessment.



3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

- 3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

- 3.2.1 A description of the habitats and associated units generated on-site pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 33.86 habitat units are generated on-site, primarily through medium and high distinctiveness habitats including other neutral grassland, traditional orchard and lowland mixed deciduous woodland (including ancient woodland).

3.3 Hedgerows

- 3.3.1 A description of the hedgerows and associated units generated on-site pre-development (ecological baseline) is presented in Table 4 below. Overall, pre-development, a total of 0.39 hedgerow units are generated on-site, namely a line of trees along the eastern Site boundary (G21) and a native hedgerow that intersects the Site (H32).

3.4 Watercourses

- 3.4.1 No watercourse habitat types were recorded within the Site or within 10m of the Site as part of the ecological walkover survey and desk study.

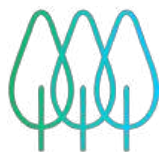


Table 3: On-site habitats pre-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Area / Baseline Units Retained	Area / Baseline Units Enhanced	Habitat Units Lost
1	Modified grassland	0.14	Low (2)	Moderate (2)	Low (1)	0.56	0.0136 / 0.05	0 / 0.00	0.51
2	Other neutral grassland	1.2	Medium (4)	Moderate (2)	Medium (1.1)	10.56	0.9908 / 8.72	0 / 0.00	1.84
3	Traditional orchards	0.15	High (6)	Moderate (2)	High (1.15)	2.07	0.15 / 2.07	0 / 0.00	0.00
4	Bramble scrub	0.27	Medium (4)	N/A (1)	Medium (1.1)	1.19	0.2308 / 1.02	0 / 0.00	0.17
5	Bramble scrub	0.01	Medium (4)	N/A (1)	Medium (1.1)	0.04	0 / 0.00	0.01 / 0.04	0.00
6	Developed land; sealed surface	0.8	Very Low (0)	N/A (0)	Low (1)	0.00	0.5867 / 0.00	0 / 0.00	0.00
7	Introduced shrub	0.15	Low (2)	N/A (1)	Low (1)	0.30	0.0056 / 0.01	0 / 0.00	0.29
8	Vegetated garden	0.09	Low (2)	N/A (1)	Low (1)	0.18	0 / 0.00	0 / 0.00	0.18
9	Lowland mixed deciduous woodland	1.55	High (6)	Poor (1)	High (1.15)	10.70	0 / 0.00	1.55 / 10.70	0.00
10	Lowland mixed deciduous woodland	1.0825	High (6)	Poor (1)	High (1.15)	7.47	0 / 0.00	1.0825 / 7.47	0.00
11	Rural tree	0.0163	Medium (4)	Moderate (2)	Medium (1.1)	0.14	0.0122 / 0.11	0 / 0.00	0.04
12	Rural tree	0.0489	Medium (4)	Good (3)	Medium (1.1)	0.65	0.0489 / 0.65	0 / 0.00	0.00
TOTALS		5.44 (excl				33.86	2.04 / 12.62	2.64 / 18.21	3.02

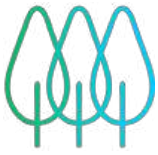


**tree
area)**



Table 4: On-site hedgerows pre-development.

Parcel Ref	Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Hedgerow Units	Length/ Baseline Units Retained	Length/ Baseline Units Enhanced	Hedgerow Units Lost
1	Native hedgerow	0.048	Low (2)	Moderate (2)	Low (1)	0.19	0.00 / 0.00	0.00 / 0.00	0.19
2	Line of trees	0.05	Low (2)	Moderate (2)	Low (1)	0.20	0.00 / 0.00	0.00 / 0.00	0.20
TOTALS		0.10				0.39	0.00 / 0.00	0.00 / 0.00	0.39



4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1.1 Assumptions have been made regarding the type and targeted condition of habitats that are proposed to be created and enhanced. These assumptions include:

- Tree retention and losses are in accordance with the arboricultural impact assessment;
- Enhancement and appropriate long-term management of the existing on-site woodland and bramble scrub. It should be noted that woodland enhancement measures are anticipated to primarily focus on the complete removal of non-native invasive plant species forming the woodland understorey (i.e. *Rhododendron* sp and cherry laurel *Prunus laurocerasus*) and replacement with native shrub / scrub species.
- Creation and appropriate long-term management of species-rich 'other neutral grassland', native mixed scrub and planting of multiple individual native trees (not forming a distinct line of trees or woodland) on-site.

4.2 Habitats

4.2.1 Post-development, on-site habitat retention measures are anticipated to generate approximately 12.62 habitat units (see Table 3), on-site habitat creation measures are anticipated to generate approximately 3.84 habitat units (see Table 5) and on-site enhancement measures are anticipated to generate approximately 21.18 habitat units (see Table 6).

4.3 Hedgerows

4.3.1 Post-development, on-site hedgerow creation measures are anticipated to generate approximately 0.22 hedgerow units (see Table 7).

4.4 Watercourses

4.4.1 No watercourse habitat types are proposed post-development.

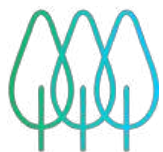


Table 5: On-site habitats created post-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
1	Modified grassland	0.0207	Low (2)	Good (3)	Low (1)	0.10
2	Modified grassland	0.0348	Low (2)	Moderate (2)	Low (1)	0.12
3	Other neutral grassland	0.21	Medium (4)	Moderate (2)	Medium (1.1)	1.55
4	Bramble scrub	0.0083	Medium (4)	N/A (1)	Medium (1.1)	0.04
5	Mixed scrub	0.027	Medium (4)	Moderate (2)	Medium (1.1)	0.18
6	Mixed scrub	0.1301	Medium (4)	Moderate (2)	Medium (1.1)	0.96
7	Developed land; sealed surface	0.2516	Very Low (0)	N/A (0)	Low (1)	0.00
8	Introduced shrub	0.1361	Low (2)	N/A (1)	Low (1)	0.26
9	Rural tree	0.0896	Medium (4)	Moderate (2)	Medium (1.1)	0.30
10	Rural tree	0.1221	Medium (4)	Moderate (2)	Medium (1.1)	0.34
TOTAL		0.82 (excl tree area)				3.84



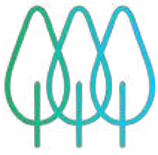
Table 6: On-site habitats enhanced post-development.

Baseline Parcel Ref	Baseline Habitat Type	Proposed Habitat Type	Area (ha)	Distinctiveness Change	Condition Change	Strategic Significance Change	Habitat Units Delivered
5	Bramble scrub	Mixed scrub	0.01	Medium (4) -Medium (4)	N/A (1) – Moderate (2)	Medium (1.1) - Medium (1.1)	0.08
9	Lowland mixed deciduous woodland	Lowland mixed deciduous woodland	1.55	High (6) – High (6)	Poor (1) – Moderate (2)	High (1.15) – High (1.15)	12.43
10	Lowland mixed deciduous woodland	Lowland mixed deciduous woodland	1.0825	High (6) – High (6)	Poor (1) – Moderate (2)	High (1.15) – High (1.15)	8.68
TOTALS			2.64				21.18



Table 7: On-site hedgerows created post-development.

Parcel Ref	Hedgerow Type	Length (km)	Distinctiveness	Targeted Condition	Strategic Significance	Hedgerow Units Delivered
1	Non-native ornamental hedgerow	0.23	Very Low (1)	Poor (1)	Low (1)	0.22
2	Species-rich native hedgerow	0.06	Medium (4)	Moderate (2)	Medium (1.1)	0.44
TOTALS		0.23				0.66



5 CONCLUSION

- 5.1.1 Pre-development, a total number of 33.86 habitat units are generated on-site. Post-development, a total number of 37.65 habitat units are generated on-site through a combination of habitat retention, creation and enhancement measures. This equates to an overall on-site net gain of 3.80 habitat units (+11.21%).
- 5.1.2 Pre-development, a total number of 0.39 hedgerow units are generated on-site. Post-development, a total number of 0.66 hedgerow units are generated on-site primarily through hedgerow creation measures. This equates to an overall on-site net gain of 0.27 hedgerow units (+69.34%).
- 5.1.3 The proposed development is therefore anticipated to deliver their BNG targets through on-site and habitat retention, creation and enhancement measures and trading rules have been satisfied.

6 NEXT STEPS

- 6.1.1 Once planning permission has been granted, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. In addition, where significant enhancements are anticipated, it is highly likely that a 'habitat management and monitoring plan' (HMMP) (or similar document) will need to be prepared and submitted alongside the 'Biodiversity Gain Plan', which will set out a long-term strategy (minimum of 30 years) detailing how all on-site habitat creation and enhancement measures will be delivered through initial landscape works and long-term future management and monitoring to ensure that all newly created habitats reach their targeted condition.



7 REFERENCES

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8 APPENDICES

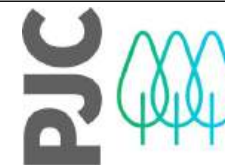
8.1 Appendix I: Pre-Development (Baseline) Habitat Map



LEGEND:

-  Red Line Boundary
-  Existing Medium Rural Tree
-  Line of trees
-  Native hedgerow
-  Bramble scrub
-  Developed land; sealed surface
-  Introduced shrub
-  Lowland mixed deciduous woodland
-  Modified grassland
-  Other neutral grassland
-  Traditional orchards
-  Vegetated garden

STATUS: FOR INFORMATION ONLY



Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
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Kent Office: Unit 1, Hanover Mill, Mersham, Nr Ashford, Kent, TN25 6NU.
T: 01233 225365

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W: <https://www.pjcconsultancy.com>

CLIENT: SHC Clemsfold Group Ltd

PROJECT:
Horncastle, Plawhatch Lane,
East Grinstead, West Sussex

TITLE:
Pre-Development (Baseline)
Habitat Map

SCALE AT A4: 1:2,000	DRAWN: TK	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 06/05/25	DATE: 06/05/25

DRAWING No:
PJC/5568E/25/A1/V1



8.2 Appendix II: Post-Development Habitat Map



LEGEND:

- Red Line Boundary
- Retained Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Species-rich native hedgerow
- Bramble scrub
- Developed land; sealed surface
- Introduced shrub
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Traditional orchards

STATUS: FOR INFORMATION ONLY



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CLIENT: SHC Clemsfold Group Ltd

PROJECT:
Horncastle, Plawhatch Lane,
East Grinstead, West Sussex

TITLE:
Post-Development
Habitat Map

SCALE AT A4: 1:2,000	DRAWN: TK	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 06/05/25	DATE: 09/05/25

DRAWING No:
PJC/5568E/25/A2/V1



8.3 Appendix III: Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	28th February 2024 by Liam Mattingly BSc(Hons)
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
A parcel of grassland was recorded within the southern extent of the Site. The sward comprised of a variety of species, including those described in paragraph 4.2.7, as well as rush <i>Juncus</i> sp., white clover <i>Trifolium repens</i> , creeping buttercup <i>Ranunculus repens</i> and hairy bittercress <i>Cardamine hirsute</i> . The sward was considered to be relatively unmanaged, creating a tussocky sward of varying heights (10-30cm).			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	
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.	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	
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%.	Y	
E	Combined cover of species indicative of suboptimal condition ³ 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. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Y	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N	

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		5	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include:creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: ORCHARD Habitat Type			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Traditional orchard			
Habitat Description			
The canopy consisted of multiple pear <i>Pyrus communis</i> and apple <i>Malus domestica</i> trees. The field layer consisted of creeping bent <i>Agrostis capilaris</i> , common bent <i>Agrostis stolonifera</i> , daffodil, annual meadow grass <i>Poa annua</i> , ragwort <i>Jacobaea vulgaris</i> and spear thistle <i>Cirsium vulgare</i> .			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	28th February 2024 by Liam Mattingly BSc(Hons)
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	Presence of ancient ¹ and or veteran ¹ trees. Note - this criterion is essential for achieving Good condition.	N	
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note - this criterion is essential for achieving Good condition.	Y	
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Y	
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	N	
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	Y	
F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	Y	
G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	Y	
H	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 10% of ground cover.	Y	
Essential criteria achieved (required for good condition - Yes or No)		N	
Number of criteria passed		6	
Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved */✓	

Passes 6- 8 criteria, including essential criteria A and B.	Good (3)		
Passes 4 or 5 criteria; OR Passes 6 or 7 criteria but fails an essential criterion.	Moderate (2)	Y	
Passes 3 or fewer criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: INDIVIDUAL TREES Habitat Type														
Habitat Types														
Individual trees – Urban trees														
Individual trees – Rural trees														
Complete a condition sheet for each tree or block of trees.														
Please see separate Line of trees condition sheet for a line of Rural trees.														
Habitat Description														
Refer to arboricultural impact assessment report.														
Individual trees (description applied to the urban or rural environment):														
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.														
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):														
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.														
On-site or off-site, site name and location		On-site.		Survey date and Surveyor name		28th February 2024 by Liam Mattingly BSc(Hons)								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
				T11	G12	T15	G16	G17	G24	G19	T26	T27	T28	
				Grid reference										
Condition Assessment Criteria														
				Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
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).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y		
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.	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Number of criteria passed				6	6	5	5	5	4	5	6	6	6	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓										
Passes 5 or 6 criteria		Good (3)		X	X	X	X	X		X	X	X	X	
Passes 3 or 4 criteria		Moderate (2)							X					
Passes 2 or fewer criteria		Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														
Suggested enhancement interventions to improve condition score ²														

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees															
Individual trees – Rural trees															
Complete a condition sheet for each tree or block of trees.															
Please see separate Line of trees condition sheet for a line of Rural trees.															
Habitat Description															
Refer to arboricultural impact assessment report.															
Individual trees (description applied to the urban or rural environment):															
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):															
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location		On-site.		Survey date and Surveyor name		28th February 2024 by Liam Mattingly BSc(Hons)									
				Survey reference (if relating to a wider survey)											
Limitations (if applicable)				Habitat parcel reference											
				G29	G30	T38									
				Grid reference											
Condition Assessment Criteria															
				Criterion passed (Yes or No)										Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y											
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).	Y	Y	Y											
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	N	N											
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.	Y	Y	N											
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N											
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y											
Number of criteria passed		4	4	3											
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓											
Passes 5 or 6 criteria		Good (3)													
Passes 3 or 4 criteria		Moderate (2)		X	X	X									
Passes 2 or fewer criteria		Poor (1)													
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															
Suggested enhancement interventions to improve condition score ²															

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland						
Woodland and forest - Lowland mixed deciduous woodland						
Woodland and forest - Native pine woodlands						
Woodland and forest - Other coniferous woodland						
Woodland and forest - Other Scot's pine woodland						
Woodland and forest - Other woodland; broadleaved						
Woodland and forest - Other woodland; mixed						
Woodland and forest - Upland birchwoods						
Woodland and forest - Upland mixed ashwoods						
Woodland and forest - Upland oakwood						
Woodland and forest - Wet woodland						
Habitat Description						
A mature woodland parcel was recorded throughout the majority of the northern half of the Site. The canopy included species of oak <i>Quercus</i> sp., Scot's pine <i>Pinus sylvestris</i> , beech <i>Fagus sylvatica</i> , silver birch <i>Betula pendula</i> , horse chestnut <i>Aesculus hippocastanum</i> and yew <i>Taxus baccata</i> . The understory comprised of hazel <i>Corylus avellana</i> , rhododendron <i>Rhododendron</i> sp., holly <i>Ilex aquifolium</i> , cherry <i>Prunus</i> sp., magnolia <i>magnolia</i> sp., and goat willow <i>Salix caprea</i> . The field layer comprised of predominantly daffodil <i>Narcissus pseudonarcissus</i> , wood avens <i>Geum urbanum</i> , creeping buttercup <i>Ranunculus repens</i> , lord and lady's <i>Arum maculatum</i>						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:						
Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location		On-site.	Survey date and Surveyor name		28th February 2024 by Liam Mattingly BSc(Hons)	
Limitations (if applicable)			Survey reference (if relating to a wider survey)			
Grid reference			Habitat parcel reference			
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2	
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	1	
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	1	
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2	

G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2	
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1	
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	

Total Score (out of a possible 39) 24

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	24
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score



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