



# **BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT**

**Juhring & Hobbs Fields  
Saint Hill Manor  
Saint Hill Road  
East Grinstead  
West Sussex  
RH19 4JY**

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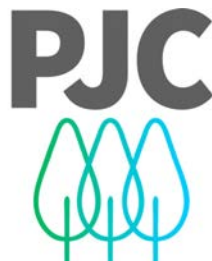
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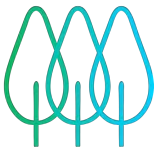
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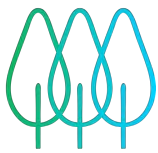


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## 1 INTRODUCTION

### 1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by CLO UK to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment in support of the proposed development at Juhring Field & Hobbs Field, Saint Hill Manor, Saint Hill Road, East Grinstead, West Sussex RH19 4JY (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

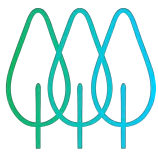
- 1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

*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. |



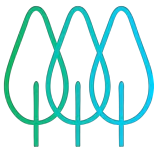
| Principle | Principle Detail                                                                                                                                                                                                                                                                                                                   |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 4.7ha in size, is situated west of Saint Hill Road, approximately 2.3km south-west of East Grinstead town centre (OS central grid reference: TQ 38007 36125). The Site is situated within a relatively rural landscape, bordered by woodland parcels, agricultural field, the Saint Hill Manor complex, and East Grinstead sports club to the north. The wider landscape comprises a mosaic of arable farmland, fields and parcels of woodland and with minimal suburban infrastructure intersected by a network of treelines, hedgerows and road infrastructure. 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 the construction of a permanent parking surface and toilet block within Juhring Field, as well as the installation of permanent infrastructure |(including hardcore pads), construction of a toilet block, and installation of a substation and backup generator within Hobbs Field.
- 1.6.2 These fields are subject to disturbance and constant use for approximately four months annually (August to November) during the set up and IAS (International Association of Scientologists) annual celebratory event, as well as local community event parking needs.
- 1.6.3 The following documents were used to aid the preparation of this report:
- Juhring and Hobbs Field Landscape GA Plan ref: 1232-ENP-SI-00-DR-L90101 (enplan, 2024).
- 1.6.4 This BNG Feasibility Assessment report should be read in conjunction with the initial preliminary ecological appraisal (PEA) report (Report Ref: PJC/5937E/24-V2)(PJC Consultancy, 2024).



## 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

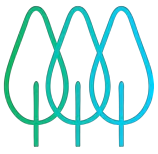
- 2.2.1 The author of this report, Naomi Cornwell BSc(Hons) MSc has been a practising ecologist in ecological consultancy since 2020. During this time, Naomi Cornwell has assisted on and completed multiple BNG Feasibility Assessments and accompanying reports, using both the Statutory Biodiversity Metric (and previous versions) and Small Sites Metric.

### 2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of 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 habitats (habitat units) and linear terrestrial and aquatic / riparian habitats (hedgerow and watercourse units) 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 DEFRA Statutory Biodiversity Metric uses habitat areas (in hectares (ha)) as its core measurement, except for hedgerow and watercourse habitats where habitat length is used (in kilometres (km)). For individual trees (which is considered area-based habitat), the DEFRA Statutory Biodiversity Metric tool contains a tree helper which automatically generates an area value based on the trees diameter at breast height.
- 2.3.3 The habitat type and area/length as well as the condition of each habitat parcel was informed from habitat data collected during the extended phase 1 habitat survey and habitat condition assessment undertaken on the 6<sup>th</sup> August 2024 by Naomi Cornwell BSc(Hons) MSc (see Appendix II).
- 2.3.4 In accordance with recognised good practice principles, the 'Statutory Biodiversity Metric' excludes protected and irreplaceable habitats (i.e. ancient woodland, ancient and veteran trees, blanket bog, sand dunes, salt marsh and lowland fen).
- 2.3.5 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.
- 2.3.6 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 distinct habitat, hedgerow and/or watercourse. The ecological baseline of the Site is calculated by totaling the units across all habitats, hedgerows and watercourses within the Site.

#### Habitat Distinctiveness

- 2.3.7 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.
- 2.3.8 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

2.3.9 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.

2.3.10 Habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheet as presented in the Statutory Biodiversity Metric Technical Supplement (Natural England, 2024). 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

2.3.11 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.

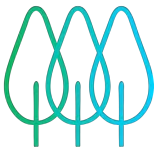
2.3.12 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity action plans and green infrastructure strategies. 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.

2.3.13 The strategic significance and corresponding scores are as follows:

- High (1.15) - Where the location has been identified within a local plan, strategy or policy as being ecologically important for the specific habitat type or where that habitat has been identified as being locally ecologically important;
- Medium (1.10) - Where there is no relevant plan, strategy or policy in place, professional judgement may be used to justify the use of the medium strategic significance category; and
- Low (1) - If the habitat is not included in local plans, strategy or policy.

#### Measurement of Habitats

2.3.14 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.

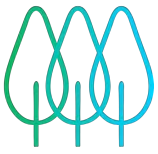


## **2.4 Biodiversity Unit Calculation: Post-Development**

- 2.4.1 The total number of biodiversity units of the Site post-development was calculated using the Juhring and Hobbs Field Landscape GA Plan ref: 1232-ENP-SI-00-DR-L90101 (enplan, 2024).
- 2.4.2 The area/length of retained and enhanced habitats, hedgerows and watercourses previously identified as part of the ecological baseline calculation was inputted into the Statutory Biodiversity Metric. The area/length of all newly created habitats was also inputted into the Statutory Biodiversity Metric. The area/length of retained, enhanced and created habitat, hedgerow and watercourse habitats are defined as the following:
- Retention: there is no loss of the habitat, hedgerow or watercourse and/or the habitat, hedgerow or watercourse is retained in its baseline condition;
  - Enhancement: the habitat, hedgerow or watercourse 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, hedgerow or watercourse and replacement with another, and/or a change in the broad habitat, hedgerow or watercourse 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 extended phase 1 habitat survey, habitat condition assessment 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.
- 2.5.2 In addition to aiming to achieve BNG within developments, developers must implement avoidance, mitigation, compensation and/or enhancement measures required to prevent harm to legally protected species (such as nesting birds). Achieving BNG does not override the legal protection of these species and their habitats. Further information about avoidance, mitigation, compensation and/or enhancement measures required, are included in the PEA report ref: PJC/5937E/24-V2 (PJC Consultancy, 2024).



### **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 initial extended phase 1 habitat survey and desk study. However, North Wood ancient woodland is located approximately 15m south of the southern Juhring Field Site boundary and approximately 15m north of the Hobbs Field Site boundary.

#### **3.2 On-Site**

##### ***Habitats***

- 3.2.1 Classification of the habitats recorded within the Site and associated units generated pre-development (ecological baseline) is presented in Table 3 below.
- 3.2.2 Overall, pre-development, a total of 12.28 area-based habitat units are generated on-site.
- 3.2.3 A map displaying the type and distribution of habitats on-site is presented in Appendix III.

##### ***Hedgerows***

- 3.2.4 No hedgerows were recorded within the Site as part of the initial extended phase 1 habitat survey and habitat condition assessment.

##### ***Watercourses***

- 3.2.5 No watercourses were recorded within the Site or within 10m of the Site as part of the initial extended phase 1 habitat survey and desk study.

#### **3.3 Off-Site**

##### ***Habitats***

- 3.3.1 Classification of the habitats recorded within the off-site area and associated units generated pre-development (ecological baseline) is presented in Table 4 below.
- 3.3.2 Overall, pre-development, a total of 16.95 area-based habitat units are generated within the off-site area.
- 3.3.3 A map displaying the type and distribution of habitats on-site is presented in Appendix III.

##### ***Hedgerows***

- 3.3.4 No hedgerows were recorded within the off-site area as part of the initial extended phase 1 habitat survey and desk study.

##### ***Watercourses***

- 3.3.5 No watercourses were recorded within the off-site area or within 10m of the off-site area as part of the initial extended phase 1 habitat survey and desk study.

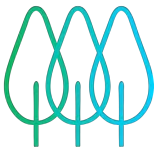


Table 3: On-site habitats pre-development.

| Habitat ID   | Habitat Type                   | Area (ha) | Distinctiveness | Condition                    | Strategic Significance | Total Habitat Units | Baseline Units Retained | Baseline Units Enhanced | Habitat Units Lost |
|--------------|--------------------------------|-----------|-----------------|------------------------------|------------------------|---------------------|-------------------------|-------------------------|--------------------|
| 1            | Modified grassland             | 2.314     | Low (2)         | Poor (1)                     | Low (1)                | 4.63                | 0.00                    | 0.00                    | 4.63               |
| 2            | Modified grassland             | 0.841     | Low (2)         | Poor (1)                     | Low (1)                | 1.68                | 0.00                    | 0.00                    | 1.68               |
| 3            | Bare ground                    | 1.433     | Low (2)         | Poor (1)                     | Low (1)                | 2.87                | 0.00                    | 0.00                    | 2.87               |
| 4            | Other neutral grassland        | 0.025     | Medium(4)       | Good (3)                     | Low (1)                | 0.30                | 0.00                    | 0.00                    | 0.30               |
| 5            | Bare ground                    | 0.048     | Low (2)         | Poor (1)                     | Low (1)                | 0.10                | 0.00                    | 0.00                    | 0.10               |
| 6            | Developed land; sealed surface | 0.023     | V.Low (0)       | N/A – Other (0)              | Low (1)                | 0.00                | 0.00                    | 0.00                    | 0.00               |
| 7            | Rural tree                     | 0.0041    | Medium (4)      | Good (3)                     | Medium (2)             | 0.05                | 0.05                    | 0.00                    | 0.00               |
| 8            | Rural tree                     | 0.0081    | Medium (4)      | Good (3)                     | Medium (2)             | 0.11                | 0.00                    | 0.00                    | 0.11               |
| 9            | Rural tree                     | 0.0163    | Medium (4)      | Good (3)                     | Medium (2)             | 0.22                | 0.22                    | 0.00                    | 0.00               |
| 10           | Bramble scrub                  | 0.102     | Medium (4)      | Condition Assessment N/A (1) | Low (1)                | 0.45                | 0.00                    | 0.00                    | 0.45               |
| 11           | Rural tree                     | 0.0163    | Medium (4)      | Good (3)                     | Medium (2)             | 0.22                | 0.00                    | 0.00                    | 0.22               |
| 12           | Rural tree                     | 0.0041    | Medium (4)      | Good (3)                     | Medium (2)             | 0.05                | 0.00                    | 0.00                    | 0.05               |
| 13           | Rural tree                     | 0.0163    | Medium (4)      | Good (3)                     | Medium (2)             | 0.22                | 0.00                    | 0.00                    | 0.22               |
| 14           | Rural tree                     | 0.0326    | Medium (4)      | Good (3)                     | Medium (2)             | 0.43                | 0.00                    | 0.00                    | 0.43               |
| 15           | Rural tree                     | 0.0326    | Medium (4)      | Good (3)                     | Medium (2)             | 0.43                | 0.00                    | 0.00                    | 0.43               |
| 16           | Rural tree                     | 0.0081    | Medium (4)      | Good (3)                     | Medium (2)             | 0.11                | 0.00                    | 0.00                    | 0.11               |
| 17           | Rural tree                     | 0.0163    | Medium (4)      | Good (3)                     | Medium (2)             | 0.22                | 0.00                    | 0.00                    | 0.22               |
| 18           | Rural tree                     | 0.0163    | Medium (4)      | Good (3)                     | Medium (2)             | 0.22                | 0.22                    | 0.00                    | 0.00               |
| <b>TOTAL</b> |                                |           |                 |                              |                        | <b>12.28</b>        | <b>0.48</b>             | <b>0.00</b>             | <b>11.79</b>       |

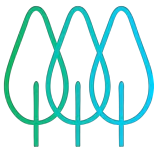
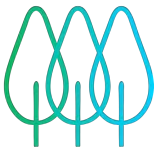


Table 4: Off-Site habitats pre-development.

| Habitat ID   | Habitat Type            | Area (ha)  | Distinctiveness | Condition | Strategic Significance | Total Habitat Units | Baseline Units Retained | Baseline Units Enhanced | Habitat Units Lost |
|--------------|-------------------------|------------|-----------------|-----------|------------------------|---------------------|-------------------------|-------------------------|--------------------|
| 1            | Other neutral grassland | 1.355      | Medium (4)      | Poor (1)  | Low (1)                | 5.42                | 0.00                    | 5.42                    | 0.00               |
| 2            | Other neutral grassland | 0.819      | Medium (4)      | Poor (1)  | Low (1)                | 3.28                | 0.00                    | 3.28                    | 0.00               |
| 3            | Other neutral grassland | 0.485      | Medium (4)      | Poor (1)  | Low (1)                | 1.94                | 0.00                    | 1.94                    | 0.00               |
| 4            | Rural tree              | 0.0651     | Medium (4)      | Good (3)  | Low (1)                | 0.78                | 0.78                    | 0.00                    | 0.00               |
| 5            | Rural tree              | 0.0814     | Medium (4)      | Good (3)  | Low (1)                | 0.98                | 0.98                    | 0.00                    | 0.00               |
| 6            | Rural tree              | 0.0489     | Medium (4)      | Good (3)  | Low (1)                | 0.59                | 0.59                    | 0.00                    | 0.00               |
| 7            | Modified grassland      | 1.773      | Low (2)         | Poor (1)  | Low (1)                | 3.55                | 0.00                    | 3.55                    | 0.00               |
| 8            | Modified grassland      | 0.213      | Low (2)         | Poor (1)  | Low (1)                | 0.43                | 0.00                    | 0.43                    | 0.00               |
| <b>TOTAL</b> |                         | <b>4.7</b> |                 |           |                        | <b>16.95</b>        | <b>2.34</b>             | <b>14.61</b>            | <b>0.00</b>        |



## **4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT**

### **4.1 On-Site**

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:

- Planting of 50 trees;
- Planting of ornamental shrubs; and
- Creation of developed land; sealed surface and artificial unvegetated, unsealed surface.

#### ***Habitats***

4.1.2 Post-development, habitat creation measures are anticipated to generate approximately 1.19 habitat units (see Table 5 below).

#### ***Hedgerows***

4.1.3 No new hedgerow habitats are proposed to be incorporated into the Site post-development.

#### ***Watercourses***

4.1.4 No new watercourse habitats are proposed to be incorporated into the Site post-development.

### **4.2 Off-Site**

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

- Enhancement of modified grassland in poor condition to other neutral grassland of moderate condition;
- Planting of multiple native trees;
- Enhancement of modified grassland in poor condition to mixed scrub.

#### ***Habitats***

4.2.2 Post-development, habitat creation and enhancement measures are anticipated to generate approximately 0.68 and 30.58 area-based habitat units, respectively, within the off-site areas (see Tables 6 and 7).

#### ***Hedgerows***

4.2.3 No new hedgerow habitats are proposed to be incorporated into the off-site area post-development.

#### ***Watercourses***

4.2.4 No new watercourse habitats are proposed to be incorporated into the Site post-development.

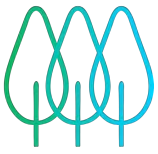


Table 5: On-Site habitats created post-development.

| Habitat Type                             | Area (ha) | Distinctiveness | Targeted Condition                | Strategic Significance | Habitat Units Delivered |
|------------------------------------------|-----------|-----------------|-----------------------------------|------------------------|-------------------------|
| Developed land; sealed surface           | 0.66      | Very Low (0)    | N/A – Other (0)                   | Low (1)                | 0.00                    |
| Developed land; sealed surface           | 2.209     | Very Low (0)    | N/A – Other (0)                   | Low (1)                | 0.00                    |
| Developed land; sealed surface           | 0.077     | Very Low (0)    | N/A – Other (0)                   | Low (1)                | 0.00                    |
| Rural trees                              | 0.325     | Medium (4)      | Moderate (2)                      | Medium (2)             | 1.09                    |
| Introduced shrub                         | 0.05      | Low (2)         | Condition Assessment<br>N/A – (1) | Low (1)                | 0.10                    |
| Artificial unvegetated, unsealed surface | 1.796     | Very Low (0)    | N/A – Other (0)                   | Low (1)                | 0.00                    |
| <b>TOTAL</b>                             |           |                 |                                   |                        | <b>1.19</b>             |

Table 6: Off-Site habitats created post-development.

| Habitat Type | Area (ha) | Distinctiveness | Targeted Condition | Strategic Significance | Habitat Units Delivered |
|--------------|-----------|-----------------|--------------------|------------------------|-------------------------|
| Rural tree   | 0.1221    | Medium (4)      | Moderate (2)       | Low (1)                | 0.37                    |
| Rural tree   | 0.0611    | Medium (4)      | Moderate (2)       | Low (1)                | 0.19                    |
| Rural tree   | 0.0407    | Medium (4)      | Moderate (2)       | Low (1)                | 0.12                    |
| <b>TOTAL</b> |           |                 |                    |                        | <b>0.68</b>             |

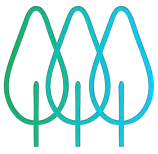
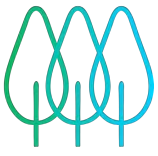


Table 7: Off-Site habitats enhanced post-development.

| Baseline Habitat Type   | Proposed Habitat Type   | Area (ha) | Distinctiveness Change | Condition Change | Strategic Significance | Habitat Units Delivered |
|-------------------------|-------------------------|-----------|------------------------|------------------|------------------------|-------------------------|
| Other neutral grassland | Other neutral grassland | 1.355     | Medium - Medium        | Poor - Moderate  | Low (1)                | 9.22                    |
| Other neutral grassland | Other neutral grassland | 0.819     | Medium - Medium        | Poor - Moderate  | Low (1)                | 5.57                    |
| Other neutral grassland | Other neutral grassland | 0.485     | Medium - Medium        | Poor - Moderate  | Low (1)                | 3.30                    |
| Modified grassland      | Other neutral grassland | 1.773     | Low – Medium           | Poor - Moderate  | Low (1)                | 11.00                   |
| Modified grassland      | Mixed scrub             | 0.213     | Low - Medium           | Poor - Moderate  | Low (1)                | 1.50                    |
| <b>TOTAL</b>            |                         |           |                        |                  |                        | <b>30.58</b>            |

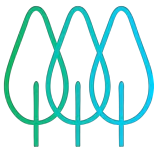


## 5 CONCLUSION

- 5.1.1 Pre-development, the Site generates a total number of 12.34 habitat units and the off-site areas generate a total number of 16.95 habitat units.
- 5.1.2 Post-development, the Site is anticipated to generate approximately 1.67 habitat units and the off-site area Site is anticipated to generate approximately 33.60 habitat units, through a combination of habitat retention, creation and enhancement measures
- 5.1.3 This represents a net-gain of 4.98 habitat units which equates to a net % change of 40.53% habitat units.
- 5.1.4 The proposed development is therefore anticipated to deliver their BNG targets through habitat retention, enhancement and creation measures.
- 5.1.5 However, the trading rules, in particular *'Rule 1: The trading rules of this biodiversity metric must be followed. 'Trading down' must be avoided. Losses of habitat are to be compensated for on a "like for like" or "like for better" basis. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than those lost.'*, have not been satisfied post-development.

## 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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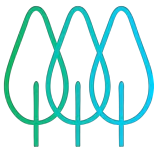
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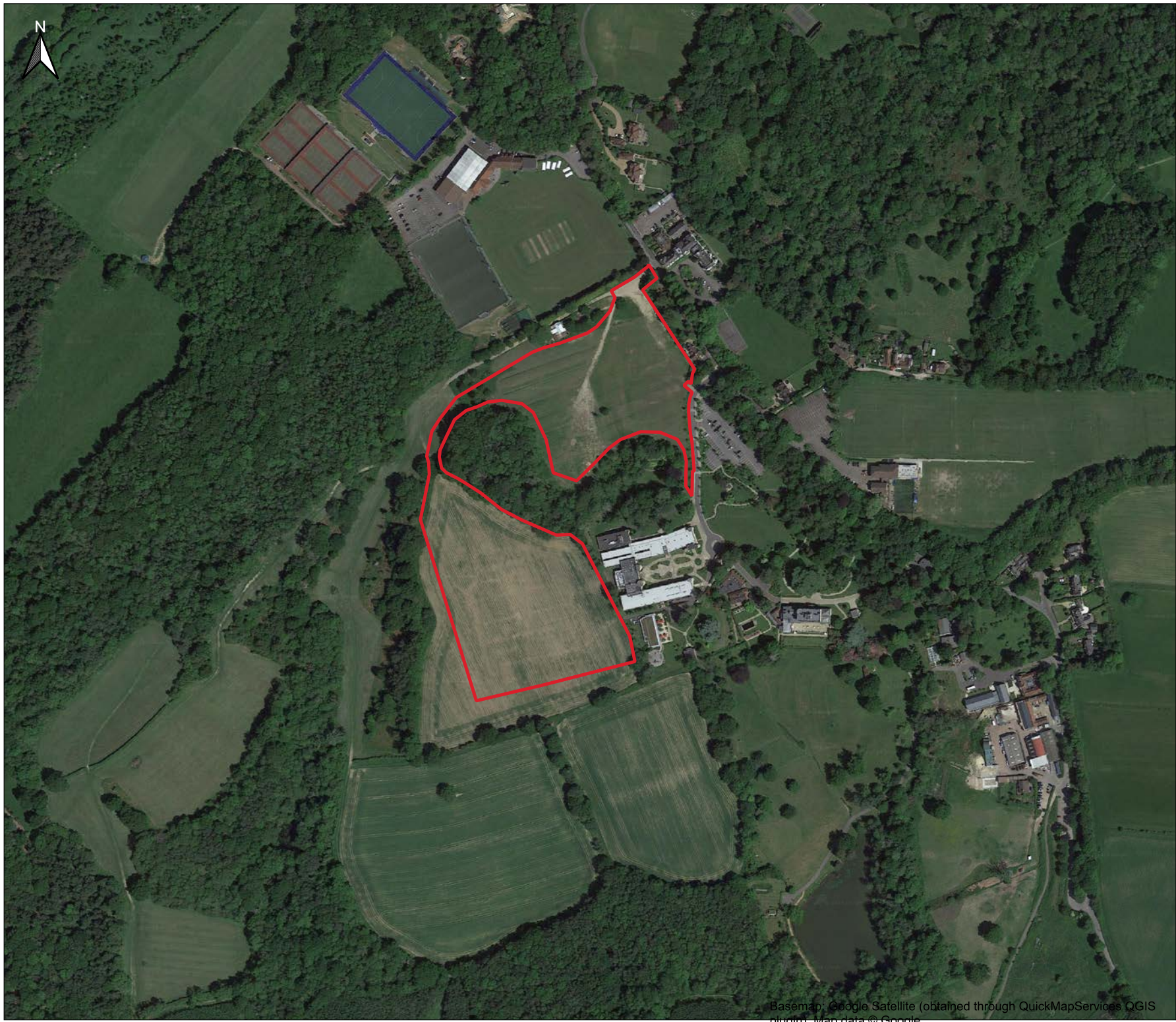
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## **8 APPENDICES**

### **Appendix I: Site Location Plan**



LEGEND:

— Site Boundary

STATUS: FOR INFORMATION ONLY



Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.  
T: 01323 832120.  
Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE.  
T: 01233 225365  
E: [contact@pjcconsultancy.com](mailto:contact@pjcconsultancy.com)  
W: <https://www.pjcconsultancy.com>

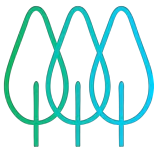
CLIENT: CLO UK

PROJECT: Juhring & Hobbs Field  
Saint Hill Manor  
RH19 4JY

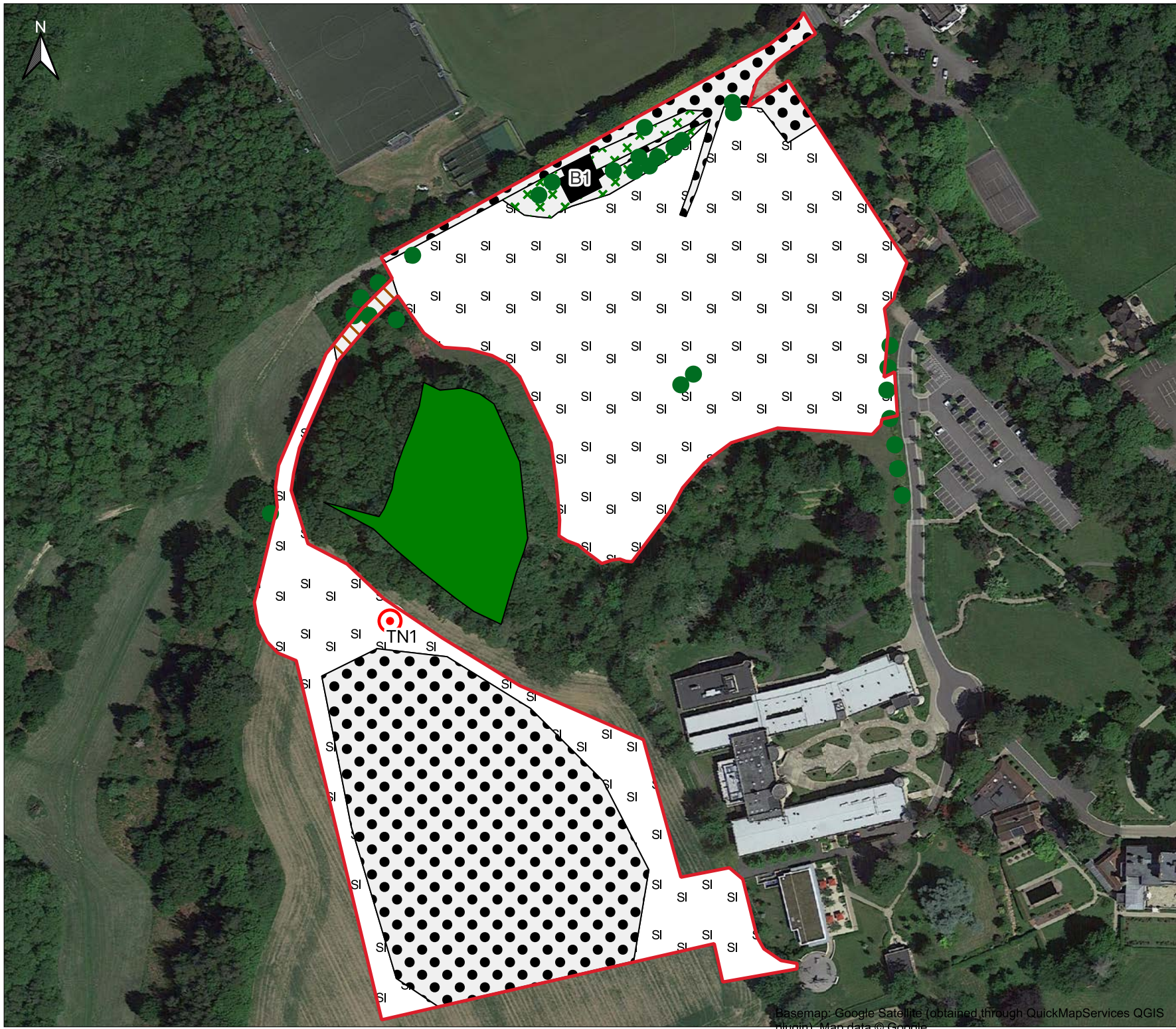
TITLE:  
Appendix I: Site Location Plan

|                           |                   |                   |
|---------------------------|-------------------|-------------------|
| SCALE AT A4:<br>1:5,136   | DRAWN:<br>NC      | APPROVED:<br>TK   |
| PROJECTION:<br>EPSG:27700 | DATE:<br>16/09/24 | DATE:<br>27/09/24 |

DRAWING No:  
PJC/5937E/24/A1/V1



### **Appendix III: Baseline Habitat Maps**



## LEGEND:

- Site Boundary
- Scattered Broadleaved Trees
- A2.2 - Scrub - scattered
- B6 - Poor semi-improved grassland
- C3.1 - Other tall herb and fern - ruderal
- J3.6 - Buildings
- J4 - Bare ground

STATUS: FOR INFORMATION ONLY



Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.  
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Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE.  
T: 01233 225365  
E: [contact@pjcconsultancy.com](mailto:contact@pjcconsultancy.com)  
W: <https://www.pjcconsultancy.com>

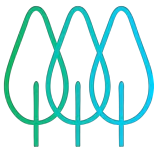
CLIENT: CLO UK

PROJECT: Juhring & Hobbs Field  
Saint Hill Manor  
RH19 4JY

TITLE: Appendix III: On-Site Baseline Map

|                           |                   |                   |
|---------------------------|-------------------|-------------------|
| SCALE AT A4:<br>1:2,130   | DRAWN:<br>NC      | APPROVED:<br>TK   |
| PROJECTION:<br>EPSG:27700 | DATE:<br>16/09/24 | DATE:<br>18/12/24 |

DRAWING No: PJC/5938E/24/A3/V1



## **Appendix IV: Proposed Site Layout/Landscaping Plan**



#### Notes

- All dimensions in millimetres and all levels in metres AOD, unless stated otherwise.
- All drawings to be read in conjunction with relevant details and specification.
- Build up information show indicatively only. Construction details to be provided by Civil Engineer.
- All railing and gate footings/fixings to be Contractor's Design in accordance with Product Supplier's standard and recommendation.
- All works in proximity to existing trees to be carried out by hand.

#### LANDSCAPE KEY

- Proposed amendments to red line
- P1 - Permeable asphalt to permanent car park only
- P2 - Resin bound gravel to match existing
- P3 - Ground reinforcement grid system with gravel fill - suitable for HGVs
- P4 - Ground reinforcement grid system with grass planting
- P5 - Ground reinforcement grid system with gravel fill - suitable for pedestrians
- K1 - Conservation kerb - upstand
- K1 - Conservation kerb - flush
- K2 - Concrete road kerb - upstand
- K2 - Concrete road kerb - flush
- K3 - Concrete edge
- R1 - Timber rail
- G1 - Automatic barrier
- G2 - Timber gate
- Direction of travel

- Existing tree to be retained
- Root Protection Area
- Existing tree to be removed
- Proposed tree planting
- Existing Tulp trees to be relocated or replanted with matching tree size
- PL1- Ornamental shrub and perennial planting
- PL2 - Swale planting
- PL3 - Low level shrub planting
- PL4 - Native shrub planting
- PL5 - Wildflower meadow planting
- PL6 - Large shrub planting
- PL7 - Wildflower meadow planting

P01 31.01.2025 Draft Issue for comments  
revision / date / description / drawn

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client  
Church of Scientology

|                  |            |
|------------------|------------|
| project          | scale      |
| Saint Hill Manor | 1:500@A1   |
| -                | date       |
| -                | 25.10.2024 |

|                         |         |
|-------------------------|---------|
| title                   | drawn   |
| Juhring and Hobbs field | SK      |
| Landscape GA Plan       | checked |
|                         | MN      |

|                           |          |
|---------------------------|----------|
| drawing number            | revision |
| 1232-ENP-SI-00-DR-L-90101 | P01      |

issue  
For Planning

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## LANDSCAPE GENERAL ARRANGEMENT PLAN

1

1 : 500

Scale 1:500



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### Hobbs Field Event Space

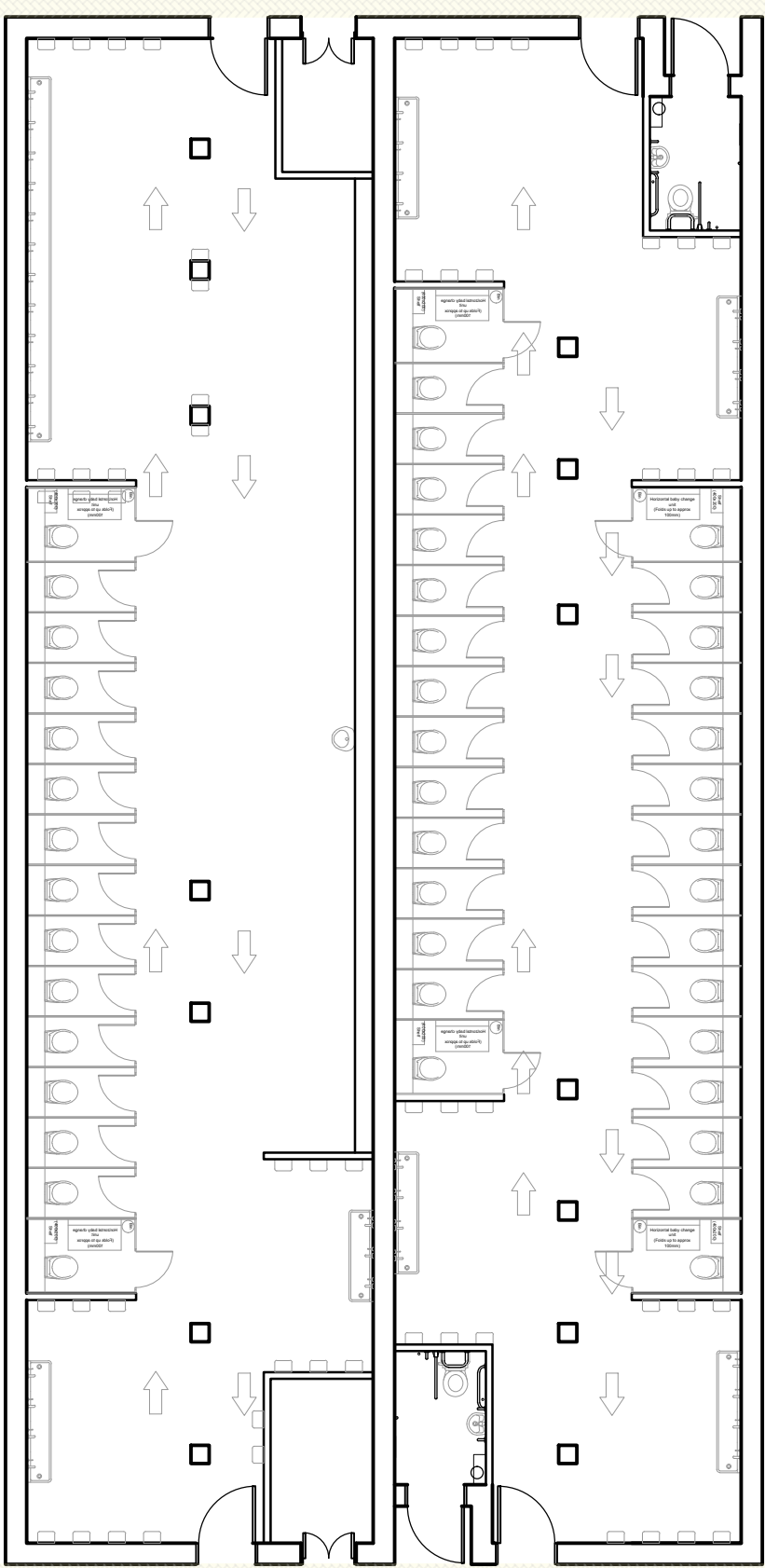
- Mar-Key Pads designed to be made form concrete and laid into grassland area. Intention is that tall grass will hide these in off peak use and then the field will be cut and strimmed for events season.
- Road Surface is intended to be Porous Asphalt with weight bearing for 100 tonne use.
- Grass grid pathways and road expected to be used in all areas where turning circles extend beyond roadway. The use of grass grids for set up.



Due to low use these will grow and disguise the grids and pathways in off peak use and then be strimmed in anticipation for use.

### Toilet Block

- The proposed toilet block in Hobbs Field.



Plan



Elevation

|                                        |            |    |
|----------------------------------------|------------|----|
| G Revised Red Line                     | 03.10.2024 | FH |
| F Revised Prior to Consultant Feedback | 16.09.2024 | FH |
| E Revised Prior to Preapp meeting      | 13.06.2024 | FH |





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