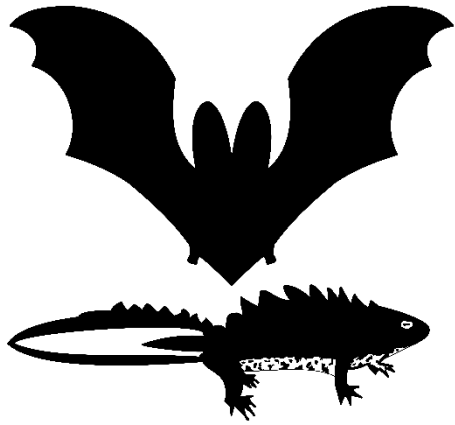




AEWC^{Ltd}

Animal Ecology & Wildlife Consultants

Biodiversity Net Gain Assessment

94-98 London Road

**94, 96 And 98 London Road
East Grinstead
West Sussex
RH19 1EP**

Ivana Murphy

**24-156
February 2025**

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Summary

- AEWCLtd were commissioned by Jonathan Talley Architects Limited on behalf of their client to undertake a Biodiversity Net Gain Assessment at 94 - 98 London Road, East Grinstead, West Sussex RH19 1EP at grid reference TQ 39305 38221 to help inform the proposed development of the site.
- The estimated baseline and post-development biodiversity value of the habitats on the site is calculated using the Defra Statutory Biodiversity Metric Calculation Tool.
- The development includes removal of the vegetated garden and an area of developed land; sealed surfaces to create two units, a single-storey and two-storey attached units and areas of vegetated garden. From reviewing historic aerial imagery and site photos, it is evident that a medium sized non-native tree had been cleared since October 2024, it is therefore classified as “lost” within the metric calculations.
- No specific ecological enhancements can be included, since all vegetated areas will be within private gardens.
- **The headline results indicate that there is an estimated negative (i.e. loss) of 94.82% for habitat units.**
- **In terms of the BNG metric, the proposed site layout is not sufficient to offset the loss of the baseline habitats on the site. Trading rules have not been satisfied.**
- **There is currently a deficit of 0.15 habitat units to reach a 10% gain. If an acceptable gain is not possible to achieve on-site, off-site units or credits may be purchased to offset the losses with agreement from the local planning authority.**

This report has been prepared by AEWCLtd, with all reasonable skill, care and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the ‘Guidelines for Preliminary Ecological Appraisal’ and ‘Code of Professional Conduct’ issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1. Introduction

- 1.1 AEWCLtd were commissioned by Jonathan Talley Architects Limited on behalf of their client to undertake a Biodiversity Net Gain Assessment at 94 - 98 London Road, East Grinstead, West Sussex, RH19 1EP to help inform the proposed development of the site.
- 1.2 The purpose of this report is to give an estimate of the BNG units that may be achieved under the current development proposals, where a BNG of +10% is not achieved suggestions for additional ecological enhancement are provided.

2. Background

- 2.1 The proposed development site is located at 94 - 98 London Road, East Grinstead, West Sussex, RH19 1EP at central grid reference TQ 39305 38221. The site is located an urban area of West Sussex, within East Grinstead Town Centre. The surrounding landscape comprises residential and commercial development with associated amenity facilities. See Figure 1.

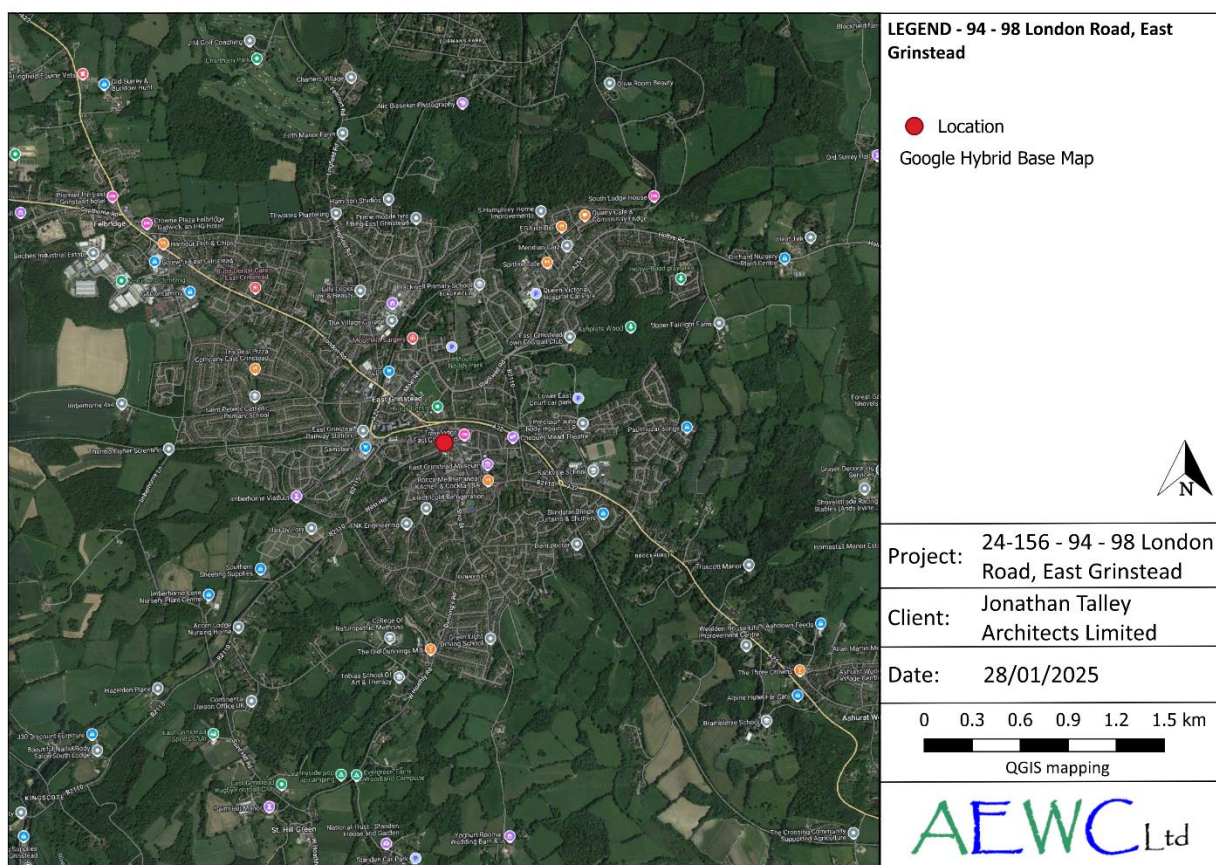


FIGURE 1: SHOWING THE SITE LOCATION

- 2.2 The proposed development site is approximately 0.0147ha and largely comprises developed land; sealed surface and vegetated garden. Additionally, there are eight small trees within the garden, however in line with guidance they have been excluded from this BNG assessment due to being 'small' size and within a private garden at

baseline. Although at the time of survey the majority of the vegetation within the garden had been cleared due to disturbance, from reviewing historic aerial imagery from 2023 the garden can be seen to contain grassland. From reviewing historic aerial imagery and site photos, it is evident that a medium sized non-native tree had been cleared since October 2024, it is therefore classified as “lost” within the metric calculations. See Figure 2 and Photos 1 and 2.

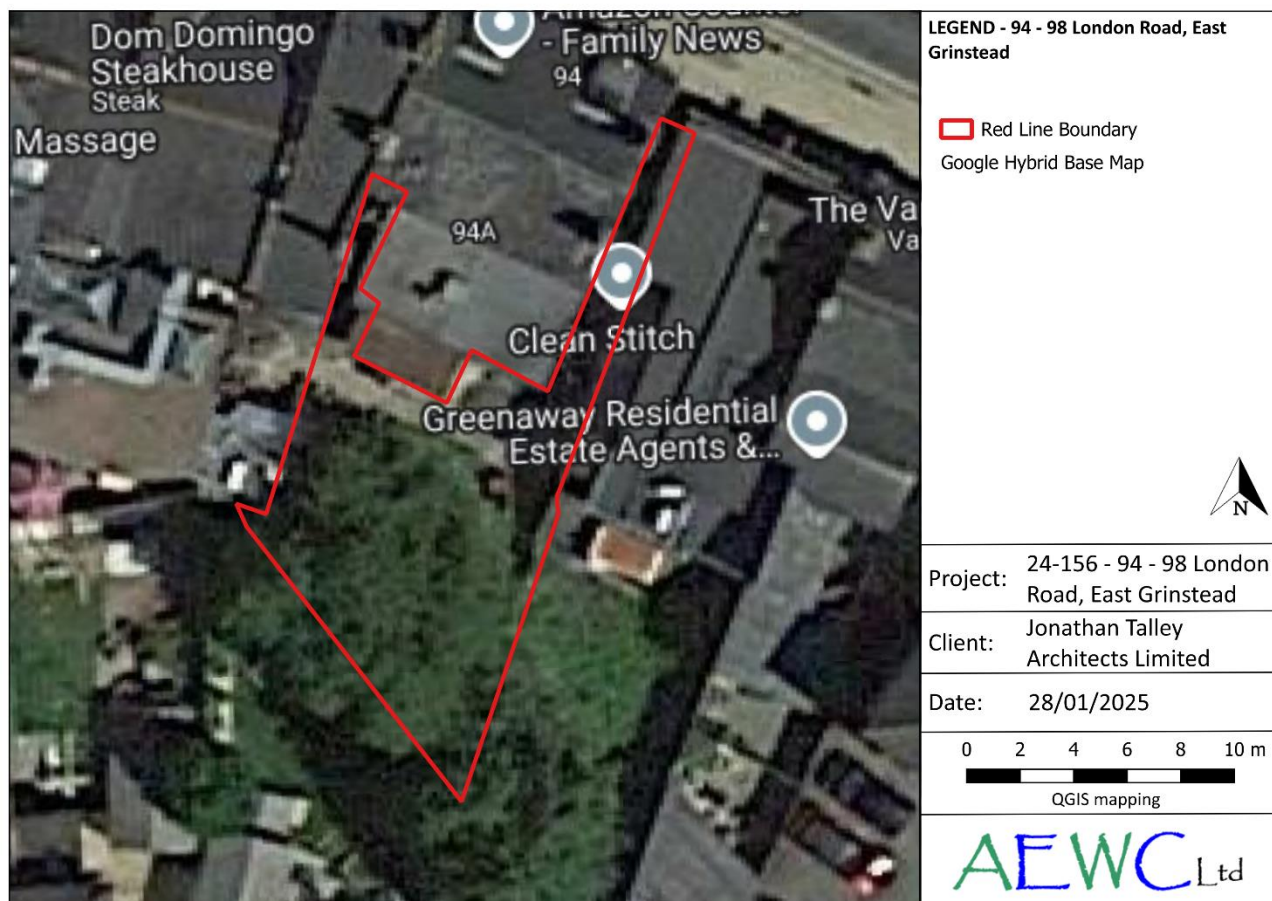
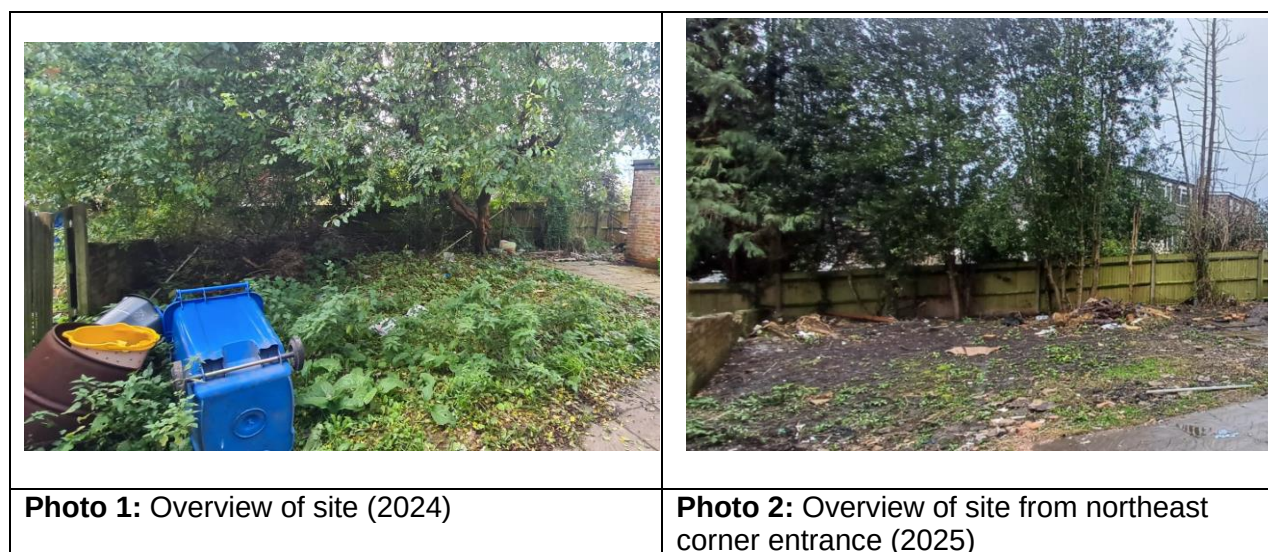


FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE BOUNDARY



- 2.3 The proposed development includes removal of the vegetated garden and an area developed land; sealed surfaces, to make way for construction of two units, a single-storey and two-storey attached structure, and new areas of vegetated garden. See Figure 3.

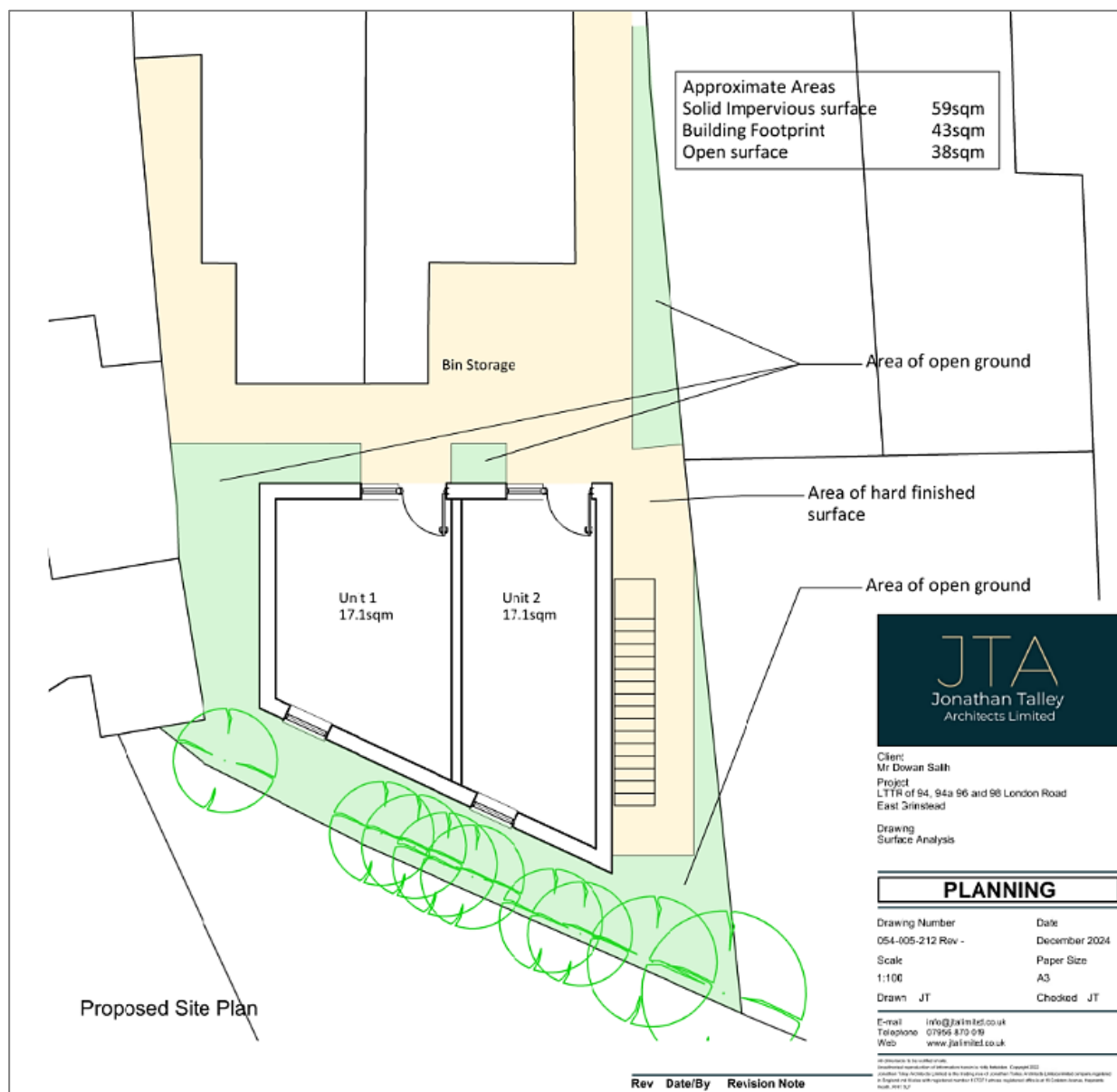


FIGURE 3: PROPOSED WORKS

3. Method and Constraints

UKHab Habitat Survey

- 3.1 A daytime ecological walkover assessment was carried out on the 28th January 2025 by qualified ecologist Paul Thrift, to record, map, and condition assess the habitats present.
- 3.2 The survey involved a UK Habitat Classification System Survey which was carried out based on the standard methodology produced by UKHab Ltd (2023). This involves

habitat mapping using a set of standard colour codes to indicate habitat types on a UK Habitat Classification Map.

- 3.3 Habitat condition was assessed using the Statutory Biodiversity Metric – Technical Annex 1 Condition Assessment Sheets where applicable.

Biodiversity Net Gain Calculation

- 3.4 The estimated baseline and post-development biodiversity value of the habitats on the site is calculated using the Defra Statutory Biodiversity Metric Calculation Tool. Habitat condition assessment was not required in this instance since all habitat types present at baseline have a default condition category.
- 3.5 The following assumptions have been made and therefore associated constraints should be considered when looking at BNG unit values obtained:
- The potential for protected and notable species is not covered within the scope of this report;
 - Baseline habitats on-site are taken from those identified within the survey undertaken in January 2025;
 - Post-development habitats have been inferred from those given with the Proposed Site Layout as shown in Figure 3;
 - All areas and lengths are approximate;
 - Areas in hectares and lengths in km are both given to four decimal places, therefore rounding errors and occasional adjustments to values, to ensure consistency of total areas in baseline and post-development habitat size, are unavoidable;
 - Habitat quality has been estimated in some instances (i.e. for post-development habitats);
 - Tree areas are calculated using the tree helper tool within the metric. Within private gardens only medium and large trees are included within mapping and calculations; and
 - The area of planted trees was estimated using small trees in the tree helper tool.
- 3.6 Given the above constraints the values for BNG obtained should be considered to be an **estimate** only.
- 3.7 Calculations may need to be adjusted in future should the BNG metrics or requirements be revised.

4. Habitat Data

- 4.1 The site comprises amenity garden associated with 94, 96 and 98 London Road. There are areas of hardstanding patio present in the northern and western sections of the garden; these are classified as developed land; sealed surface. The remaining southern and eastern areas of the garden have been classified as vegetated garden.
- 4.2 At the time of the survey, disturbance of ground-level vegetation had resulted in bare ground within areas of the vegetated garden. Due to recent disturbance having taken place, historic satellite imagery (2023) and site photos have been used to assess the

site's condition prior to disturbance. This shows the garden area to have been mostly grass lawn. One medium sized tree was also present, which was removed in 2024.

- 4.3 The baseline and post-development habitats used for this assessment are illustrated in Figures 4 and 5 respectively.



FIGURE 4: BASELINE ON-SITE HABITATS



FIGURE 5: POST-DEVELOPMENT ON-SITE HABITATS

5. Results

5.1 The headline results using the above habitats and calculations are given below (refer to the metric for full details).

TABLE 1: HEADLINE ESTIMATED BNG VALUES

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.14
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-94.82%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

6. Conclusions & Recommendations

- 6.1 The development includes removal of the vegetated garden and an area of developed land; sealed surfaces, to make way for the construction of a single-storey and two-storey attached units and a new area of vegetated garden. A medium sized non-native tree has already been removed, and this has been included in the assessment,
- 6.2 No specific ecological enhancements can be included, since all vegetated areas will be within private gardens. The development will result in an overall net loss in habitat units and the trading rules have not been satisfied.
- 6.3 **The headline results indicate that there is an estimated net loss of -94.82% for habitat units.**
- 6.4 The BNG value achievable on the site can be increased by reducing the built footprint and / or increasing the area or quality of the habitats post-development. Some examples include:
- Including green roofs
 - Including green walls or vertical planting
 - Replacing areas of hard standing with planted surface
 - Tree planting in communal areas
- 6.5 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). This came into force in February 2024 for major developments and April 2024 for minor developments. Under the legislation developers must deliver a biodiversity net gain of 10%.
- 6.6 **There is currently a deficit of 0.15 units to reach a 10% gain. If an acceptable gain is not possible to achieve on-site, off-site units or credits may be purchased to offset the losses with agreement from the local planning authority.**

TABLE 2: HEADLINE UNIT RESULTS

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.15	0.16	0.15
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

7. Wildlife Enhancements

Bats and Birds

- 7.1 To enhance the site for bats and birds known to be present within the local area it is recommended that two bat boxes and two bird boxes be installed within the site. Boxes could be installed on existing retained trees within the site or integrated into the new development.
- 7.2 Ideally bat boxes would be woodcrete or similar hard-wearing material (rather than the less durable wooden boxes) and should be installed at least 3m above the ground

(where safe installation is possible), sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west facing).

- 7.3 Example tree-mounted bat boxes are shown below: Schwegler 1FF bat box (below left, suitable for pipistrelle bats *Pipistrellus* sp.), and a Schwegler 2F bat box (below right, suitable for long-eared bats *Plecotus* sp.), or similar bat boxes.



- 7.4 Example integrated bat boxes are shown below: Integrate Eco Bat Box (below left), Habibat Bat box - Plain for rendering (below centre) and a Schwegler 1WI Summer and Winter bat box (below right) or similar bat boxes.



- 7.5 Tree-hung bird boxes should comprise a mix of traditional '32mm round-holed' (below left: which are suitable for tits, sparrows, redstarts and nuthatches) and open-fronted boxes (below right: these are suitable for pied wagtails, robins and wrens) and also ideally be woodcrete or similar hard wearing material (rather than the less durable traditional wooden boxes). Boxes should be installed with an aluminium nail or screw to prevent tree damage between 2m and 4m above ground for round-holed and low down, below 2m, well hidden in vegetation for open-fronted boxes and (unless shaded by buildings or trees) be facing north or east.



7.6 Integrated bird boxes should comprise of swift bricks which are suitable for a range of species (below left), these should be installed at a minimum of 4m above the ground, north or east facing and with open flight access, or sparrow terraces (below centre) which should be installed in line with vegetation such as trees or hedge lines to allow the birds the use of jumping off points and be installed a minimum of 3m above the ground on a north or east elevation. Where suitable overhanging eaves are present house martin cups (below right) may also be suitable.



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