Biodiversity Net Gain (BNG) Assessment

Greensleeves, Crawley Down

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133 E info@ecologypartnership.com W ecologypartnership.com

CONTENTS

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

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

1.0 INTRODUCTION

1.1 The Ecology Partnership was commissioned by Tiltwood Homes to undertake a Biodiversity Net Gain (BNG) assessment for land at Greensleeves, Hophurst Lane, Crawley Down, West Sussex, RH10 4LL, hereafter referred to as the 'site' (Figure 1).

Figure 1: Red line boundary of the site

1.2 The proposed development is for the construction of two residential dwellings within the existing garden.

Figure 2: Proposed development.

2.0 METHODOLOGY

2.1 The site was surveyed on 19th June 2024 by principal ecologist Eddie Selwyn BSc (Hons) MSc ACIEEM and assistant ecologist Finnian Young BSc (Hons). The site was subject to an update survey on 16th September 2025 by ecologist Emer Hicks BSc (Hons) MSc and assistant ecologist Finn Young BSc (Hons). The surveyors identified the habitats present, following the UK Habitat classification system (UKHab V2). The habitats within the site were also subject to the Statutory BNG Metric Condition Assessment. The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map.

2.2 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for habitats within the site. The metric is included as a separate excel document and underpins the Environment Act's provision for mandatory BNG in England.

2.3 The Statutory Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value. These are dependent on the condition and location of the habitat, in order to calculate '**biodiversity units**'.

2.4 The site has been assessed in terms of the condition assessment of the baseline and habitats were classified in more detail during this assessment.

2.5 The condition assessments provide further scrutiny of the measured habitats. The condition of habitats is dependent on several parameters and may include aspects of management, the impact of invasive species and nutrient enrichment, which would affect species abundance and specific characterisation of habitat value.

3.0 RESULTS

Baseline

Table 1: On-Site Habitat Baseline

Habitat	Area (ha)	Condition
Vegetated garden	0.2063	Condition Assessment N/A
Developed land; sealed surface	0.0232	Condition Assessment N/A
Individual trees	0.0765	Good
Individual trees	0.0244	Moderate
Total (excluding individual trees)	**0.2295**	

Table 2: On-Site Linear Baseline

Linear feature	Length (km)	Condition
Ecologically valuable line of trees	0.057	Moderate

3.1 A ditch is present along the eastern boundary, and it was recorded as dry during the surveys undertaken in June 2024 and held very little water in September 2025. The ditch does not support any aquatic vegetation or vegetation indicative of a wet environment. As such, it is considered that the ditch only holds water during heavy rain events and does not retain water for more than 4 months of the year. As such, it does not meet the definition of a watercourse ditch as part of the BNG assessment and has not been included in the baseline.

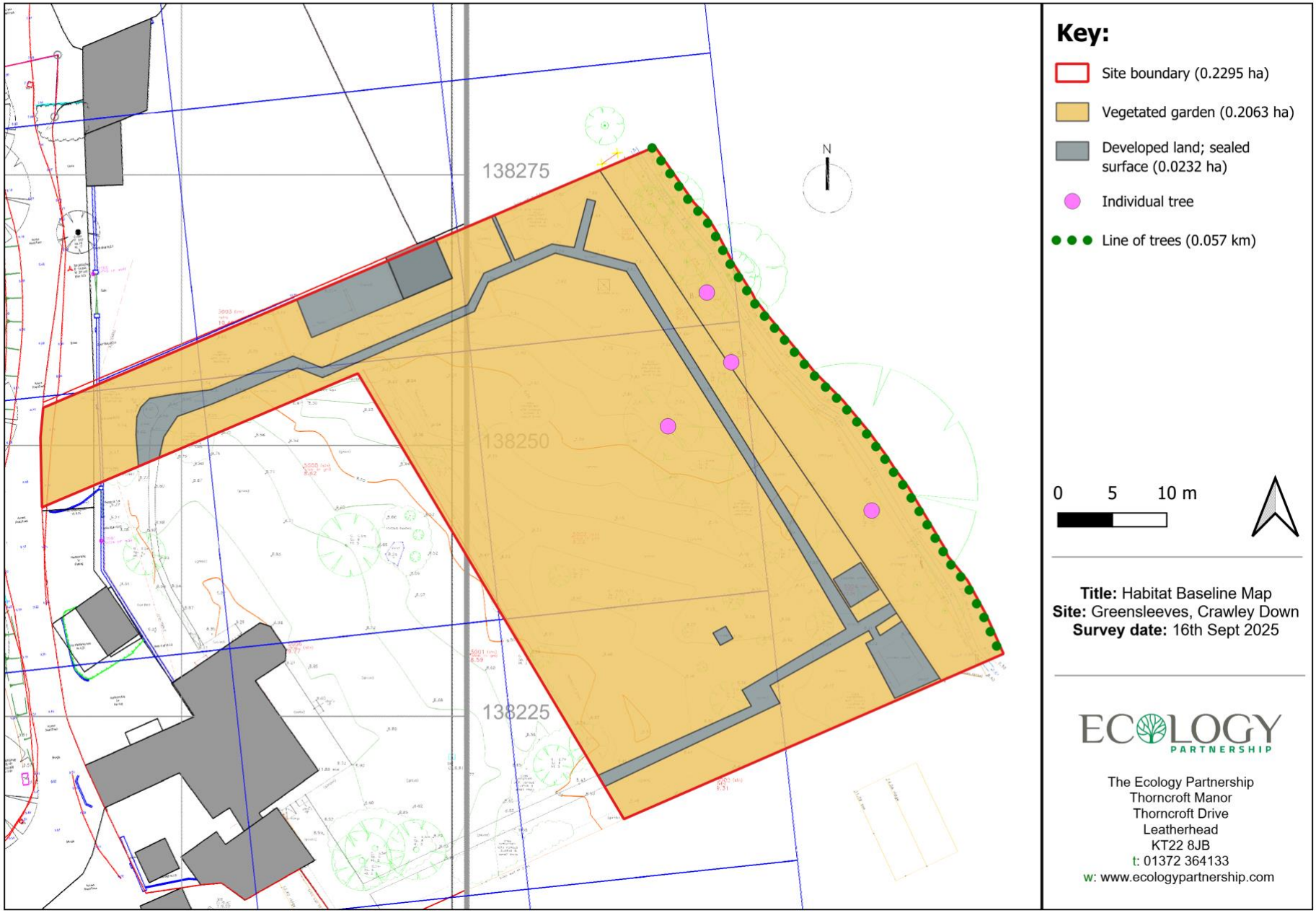


Figure 3: On-Site Habitat Baseline

Creation

Table 3: On-Site Habitat Creation

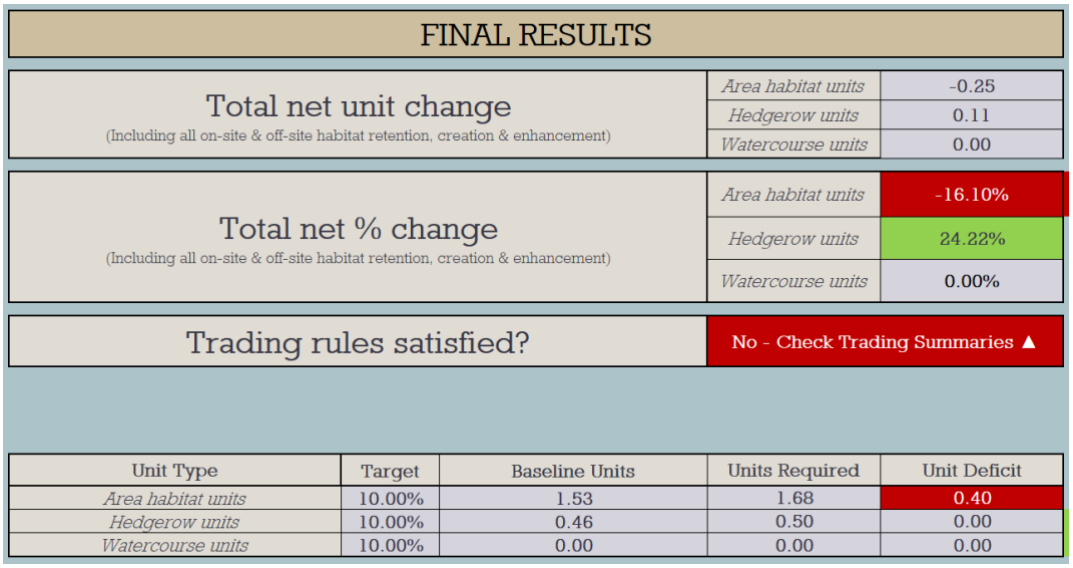
Habitat type	Area (ha)	Condition
Vegetated garden	0.1332	Condition Assessment N/A
Developed land; sealed surface	0.0847	Condition Assessment N/A
Modified grassland	0.0116	Moderate
[Retained] Individual trees	0.0765	Good
[Retained] Individual trees	0.0081	Moderate
Total (excluding individual trees)	**0.2295**	

Table 4: On-Site Linear Creation

Linear feature	Length (km)	Condition
Native hedgerow	0.033	Moderate
[Retained] Ecologically valuable line of trees	0.057	Moderate
Total	**0.09**	

Figure 4: On-Site Habitat Creation.

3.2 For habitat units, based on the habitat creation detailed in Figure 4, the proposed development would result in a **-16.10%** biodiversity net loss, a **deficit of 0.40 units**, and would not satisfy the trading rules (Figure 5). As such, off-site units will need to be purchased from a BNG habitat bank to provide a 10% biodiversity net gain whilst also satisfying the trading rules. For hedgerow units, the proposed development would result in a **+24.22%** net gain in hedgerow units. The trading rule is not satisfied and this will be satisfied once off-site biodiversity units are purchased.



FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.25
	Hedgerow units	0.11
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-16.10%
	Hedgerow units	24.22%
	Watercourse units	0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.53	1.68	0.40
Hedgerow units	10.00%	0.46	0.50	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Figure 5: Final Results of the BNG calculation

Appendix 1: Condition Assessment Tables

Individual trees			
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas[1]: **Individual Trees (urban or rural):** Young trees over 75mm 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.			
Condition Assessment Criteria		**T1**	**T2, T3, T4**
A	The tree is a native species (or at least 70% within the block are native species).	Pass	Pass
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).	Pass	Pass
C	The tree is mature (or more than 50% within the block are mature)[1].	Pass	Fail
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.	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Fail
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Pass
	Condition	**Good**	**Moderate**
Condition Assessment Result			
Good	Passes 5 or 6 criteria		
Moderate	Passes 3 or 4 criteria		
Poor	Passes 2 or fewer criteria		
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) **Footnote 2** - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Condition Sheet: LINE OF TREES Habitat Type		
Condition Assessment Criteria		**TL1**
A	More than 70% of trees are native species.	Pass
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Pass
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2]	Fail
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this. There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Pass
	Condition	**Moderate**
Condition Assessment Result		
Good	Passes 5 of 5 criteria	
Moderate	Passes 3 or 4 of 5 criteria	
Poor	Passes 0, 1 or 2 of 5 criteria	

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK.* 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 2 – Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and:
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

The Ecology Partnership

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Eddie Selwyn BSc (Hons) MSc ACIEEM

Principal Ecologist

Date: 25/09/2025