

7th November 2025**File Note: BNG for Borde Hill Garden**

Ref: Biodiversity Net Gain (BNG) statutory version reporting file note**Site address:** Borde Hill Garden, Borde Hill Lane, Haywards Heath, West Sussex RH16 1XP**National Grid Reference:** Centred on TQ 323 260**Site area:** 5.68458ha BNG project area assessed.**Recipients:** Borde Hill Garden**BNG change summary**

	Area units	Linear units	Watercourse
% Change	+56.57%	N/A (None in baseline, +0.77 units)	N/A
More units required for a 10% net gain	N/A	N/A	N/A

Record of activity**➤ Background**

Arbtech consulting Ltd were instructed by Borde Hill Garden to undertake a Biodiversity Net Gain (BNG) evaluation of a development on the site, subject to a planning application with Mid Sussex District Council for:

- A new entrance at the South Lodge
- An all-year round Eco Lodge as the community hub
- Landscape interventions around Robertsmere Lake
- Creating a space for outdoor play and learning
- New growing spaces for Sugworth Farm

➤ **Purpose of survey**

The National Planning Policy Framework (NPPF) makes it clear (para 187) that planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 193 requires the promotion of “the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

In England, Biodiversity Net Gain (BNG) is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the DEFRA statutory Biodiversity Metric. Natural England advise that any net gain should be fully secured and funded for the lifetime of the development.

The 10% target was set by the government to be the standard minimum net gain required by BNG.

Therefore, the purpose of this survey report is to provide an evaluation of the proposed plans compared to the ecological baseline, and to report any net gain (or loss) to biodiversity using the DEFRA statutory Biodiversity Metric scheme.

➤ **Surveyor and date of survey**

This survey report was carried out by Craig Williams, BSc (Hons), MSc, DIC, MRSB of Arbtech Consulting Ltd. iteratively, with the latest version (2.1) on 5th November 2025, 2025. A previous preliminary ecological appraisal (PEA) is used as the ecological baseline and was carried out on 13th February 2023, with an update botanical survey on 14th April 2023 and 15th August 2025, all Fay Brotherhood BSc (Hons) MSc, FISC4, Senior Ecologist and Botanical Specialist of Arbtech Consulting Ltd. The baseline habitat map and the current proposed plan are found in appendix 1 and 2.

Measuring biodiversity

For the purposes of BNG, biodiversity value is measured in standardised biodiversity units.

A habitat will contain a number of biodiversity units, depending on things like its:

- size
- quality
- location
- type

Biodiversity units can be lost through development or generated through work to create and enhance habitats.

Site-specific BNG methodology notes

- To keep the BNG assessment as simple and accurate as possible, only the areas subject to change in the proposed plans are included. If the wider site was assessed, the baseline would be artificially high, and the compensation to reach a net gain of 10% would also be higher than actually required as there are many valuable habitats on the much larger site outside of the scope of works.
- Some habitat areas fall slightly outside of the areas of the PEA/botanical surveys and have been approximated using the nearest known habitat i.e. some small areas of the baseline grass. These areas are very small and very likely to be the same habitat (same management) so this is not considered a major limitation.
- There is an ancient woodland parcel named 'Spring Copse' on site, of good habitat condition as evidenced by the prior PEA and botanical survey. The updated dinosaur wood proposal has a single, reversible cell-web gravel path running to the other side, without affecting any trees. Taking this into account, it is not considered that the woodland will be degraded in terms of BNG habitat condition at all and is considered retained as outlined in Fay Brotherhood's *LPA Ecology Response File Note*. This has been updated in the metric.
- A 3.25465ha woodland is to be enhanced from poor to moderate condition south of the Sugworth Farm part of the estate in the east, as part of on-site compensation.

Summary findings

- The full results of the metric are included in the excel file:

2025 Statutory BNG metric (Borde Hill Gardens) v2.2

This highlights that the current changes in the biodiversity habitat metric are:

- **+56.57%** net gain in area habitat units (a gain of **16.79** area units from a baseline of **29.67** - rounded).
- **+0.77** gain in linear (a gain of **0.77** linear units from a baseline of **0** - rounded).

- The results indicate a net gain above 10% in area units due to the enhancement and creation of habitat compensation on site, including meadow, scrub, woodland and orchard areas.

Unit change discussion

- The current change in area units is more than the overall positive target of biodiversity net gain (10% gain) is likely to be sufficient based on the policy outlined above.

Creation and management

- The creation and management of any significant habitats on the compensation site to the appropriate condition would need to be secured for at least 30 years - linked to the application through a planning obligation in Section 106 (S106) agreement.

Biodiversity Gain Plan

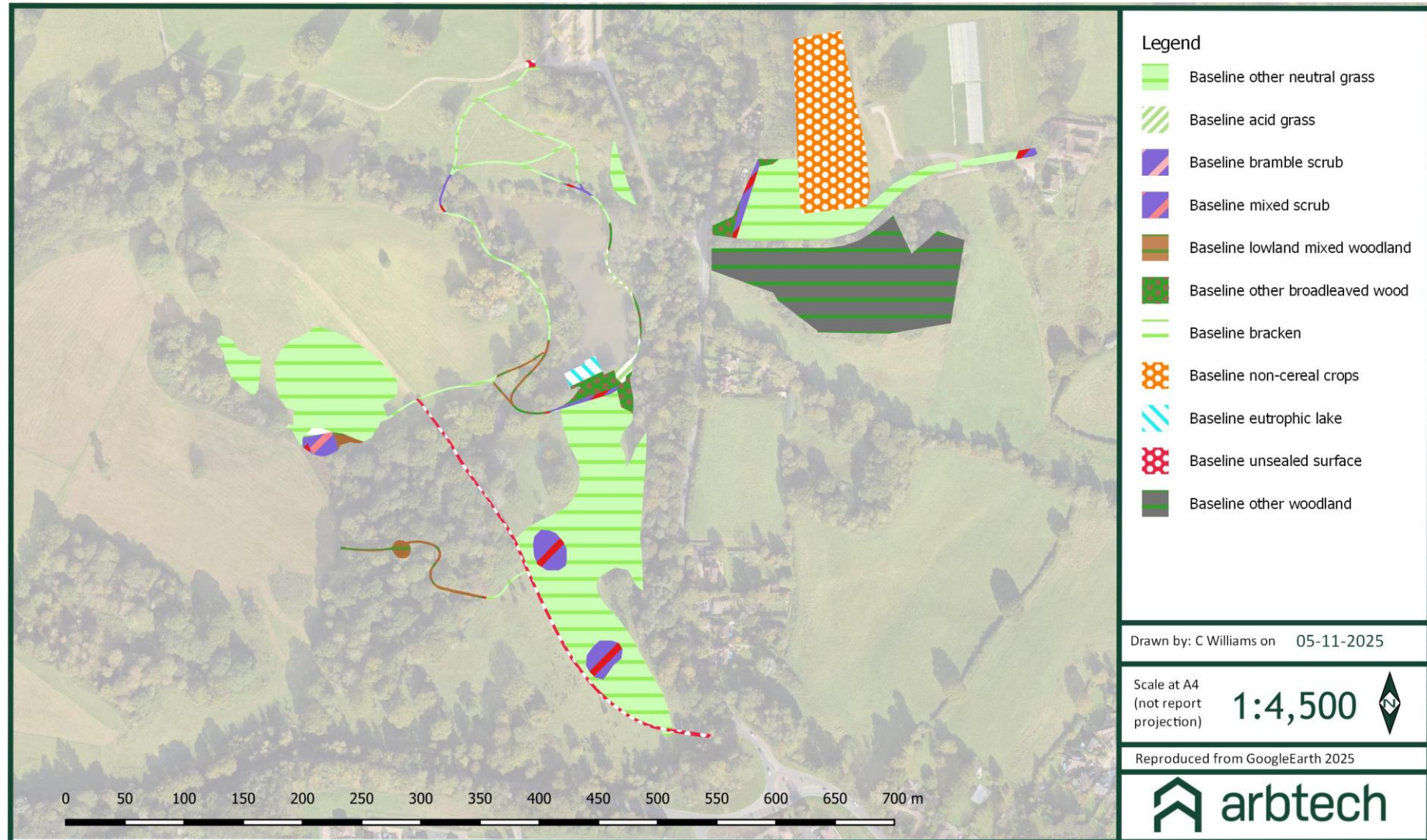
- Whichever method (or combination) is chosen for the compensation, biodiversity Gain Plan (BGP) will be required after planning approval. This must include:
 - a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat
 - b) the pre-development biodiversity value of the onsite habitat,

- c) the post-development biodiversity value of the onsite habitat,
 - d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
 - e) any biodiversity credits purchased for the development.
- The management and monitoring of any significant habitat to the appropriate condition either on site or offsite will need to be accompanied by a Habitat Management and Monitoring Plan (HMMP) secured for at least 30 years - linked to the application through a planning obligation in Section 106 (S106) agreement.

➤ Design statement

This report contains recommendations on measures for achieving BNG. These recommendations do not constitute a design for BNG. In submitting these recommendations, Arbtech Consulting has no Design Liability associated with these recommendations for BNG. The strategy sets out the criteria which the landscape team can use to design the creation and management of the site.

Appendix 1: Habitat baseline map



Appendix 2: Currently proposed ecological map of the site



BACK PAGE

Arbtech Consultant's Contact details:

Craig Williams BSc (Hons), MSc, DIC, MRSB

cw@arbtech.co.uk

Arbtech Consulting Ltd

<https://arbtech.co.uk>

Limitations

Arbtech Consulting Limited has prepared this report for the sole use of the above-named Client or his agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Copyright

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Version control			
Status	Issue	Name	Date
Final	1.0	Craig Williams BSC (Hons), MSc, DIC, MRSB, Technical Manager (Ecology)	16/10/2025
Update	2.2	Craig Williams BSC (Hons), MSc, DIC, MRSB, Technical Manager (Ecology)	07/11/2025