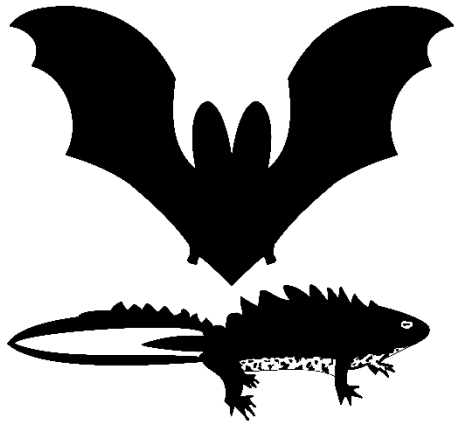




AEWC^{Ltd}

Animal Ecology & Wildlife Consultants

Biodiversity Net Gain Assessment

189 Leylands Road

**Burgess Hill
West Sussex
RH15 8HR**

Ivana Murphy

**24-130
November 2024**

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Summary

- AEWCLtd were commissioned by Alan Jones to undertake a Biodiversity Net Gain Assessment at 189 Leylands Road, Burgess Hill, West Sussex, RH15 8HR at grid reference TQ 31014 19660 to help inform the proposed development of the site.
- The estimated existing and post-development biodiversity value of the habitats on the site is calculated using the Defra Statutory Biodiversity Metric Calculation Tool.
- The development includes erection of a 14-pen cattery outbuilding at the rear of the garden and conversion of a single garage to form a reception/food preparation area ancillary to the cattery.
- Post-development, the area of developed land; sealed surface will be greater on site than at baseline, with the remaining area comprising vegetated garden. No specific ecological enhancements have been incorporated since the entire site falls under private residential curtilage, and therefore enhancements cannot be secured and monitored in the long-term.
- **The headline results indicate that there is an estimated negative (i.e. loss) BNG of 5.38% for habitat units.**
- **There is currently a deficit of 0.03 habitat units to reach a 10% gain. It is understood that this will be achieved through purchasing off-site units.**
- To enhance the site for bats and birds known to be present within the local area a bat box and a bird box are to be installed within the site. Boxes could be installed on existing retained trees within the site or integrated into the new development.

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 Alan Jones to undertake a Biodiversity Net Gain Assessment at 189 Leylands Road, Burgess Hill, West Sussex, RH15 8HR 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 189 Leylands Road, Burgess Hill, RH15 8HR at central grid reference TQ 31014 19660. The site is located in the northern outskirts of the town of Burgess Hill and is immediately surrounded by residential properties with associated amenity gardens. The wider landscape comprises commercial and residential properties, pockets of woodland, and agricultural land. See Figure 1.



FIGURE 1: SHOWING THE SITE LOCATION

- 2.2 The proposed development site is approximately 0.2ha and comprises a single storey residential dwelling, surrounded by a vegetated garden and hardstanding. See Figure 2 and photos 1 and 2.



FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE BOUNDARY



2.3 The proposed development consists of erection of a 14-pen cattery outbuilding at the rear of the garden and conversion of a single garage to form a reception/food preparation area ancillary to the cattery. This will involve the removal of an area of existing vegetated garden. The majority of the habitat area on site is unlikely to be negatively affected by these proposals. See Figure 3.

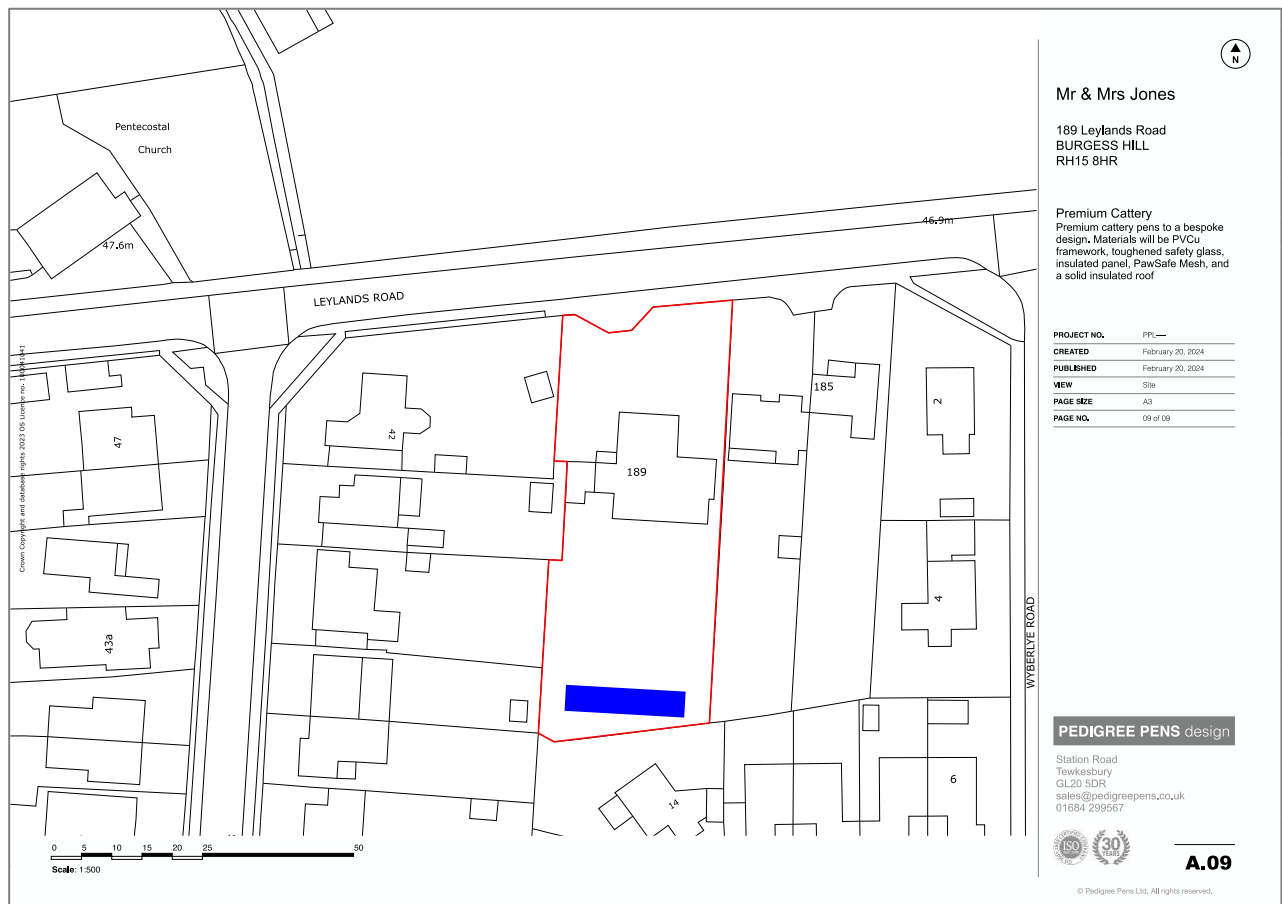


FIGURE 3: PROPOSED WORKS WITH THE PROPOSED CATTERY OUTBUILDING SHOWN IN BLUE

3. Method and Constraints

- 3.1 The estimated existing 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 for the habitats present on site.
- 3.2 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;
 - Existing habitats on-site are taken from those identified within the survey undertaken in October 2024;
 - 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 length in km are both given to four decimal places, therefore rounding errors and occasional adjustments to values, to ensure consistency of total areas in existing and post-development habitat size, are unavoidable; and
 - Habitat quality has been estimated in some instances (i.e. for post-development habitats);
- 3.3 Given the above constraints the values for BNG obtained should be considered to be an **estimate** only.

3.4 Calculations may need to be adjusted in future should the BNG metrics or requirements be revised.

4. Habitat Data

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



FIGURE 4: EXISTING 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	-0.01
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-5.38%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

6. Conclusions & Recommendations

- 6.1 The development includes the loss of an area of vegetated garden. Post-development, the area of developed land; sealed surface will be greater on site than at baseline, with the remaining area comprising vegetated garden.
- 6.2 No specific ecological enhancements have been incorporated since the entire site falls under private residential curtilage, and therefore enhancements cannot be secured and monitored in the long-term.
- 6.3 The headline results indicate that there is an estimated negative BNG (i.e. loss) of 5.38% 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
 - Replacing areas of hard standing with planted surface
- 6.5 In England BNG is becoming 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 0.03 units to reach a 10% gain (see Table 2). If an acceptable gain is not possible to achieve on-site, off-site unit credits may be purchased to offset the losses with agreement from the local planning authority. It is understood that the preference for this project will be to purchase off-site units to reach 10% gain.**

Table 2: Headline unit results

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.20	0.22	0.03
<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 a bat box and a bird box are to 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 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.



- 7.4 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.



Reptiles and amphibians

- 7.5 **To enhance the site for reptiles and amphibians a ‘hibernaculum’ could be created in a sunny corner of the site.** This will use materials such as logs, inert hardcore, bricks or building rubble to form the body of each hibernaculum, ensuring that materials likely to decompose are not placed beneath bricks or rubble to avoid collapse. Woodchips or soil may be incorporated to fill some of the larger cavities within the structure.

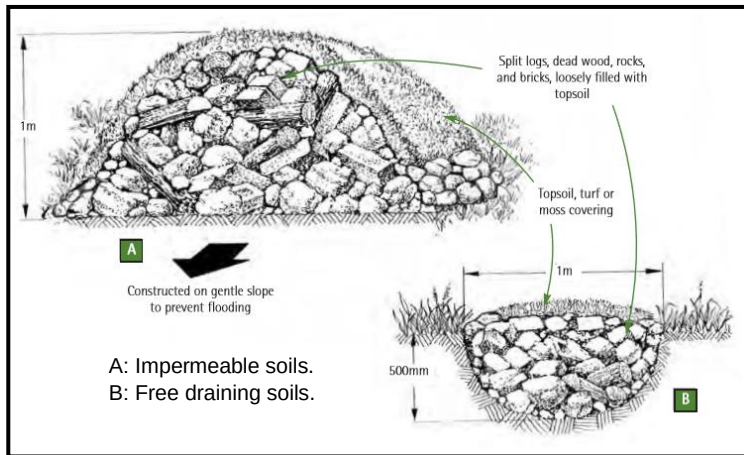
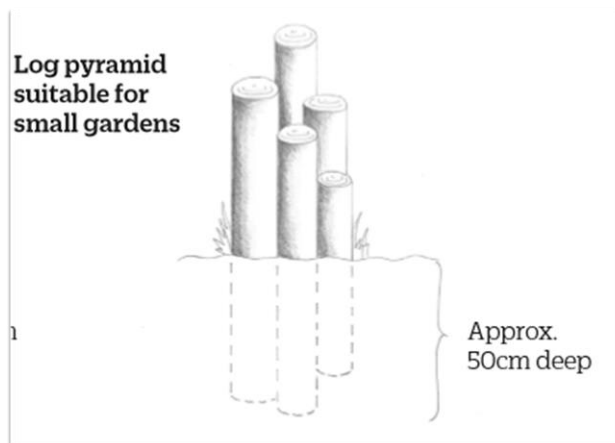


Diagram from Great Crested Newt Conservation Handbook



Stag Beetles

- 7.6 A log stack could be created in a discrete corner of the site to provide dead wood habitat features for stag beetle another species.
- 7.7 A suitable logpile comprises of a variety of lengths of hard wood at least 5cm in diameter, this should be sighted in partial shade and the wood partially buried to prevent it drying out. See below diagram and picture below from the PTES 'how to build a loggery' factsheet, (<https://ptes.org/get-involved/wildlife-action/help-stag-beetles/>)



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