

Land West of King Business Centre, Reeds Lane, Sayers Common

Reside Holdings Ltd

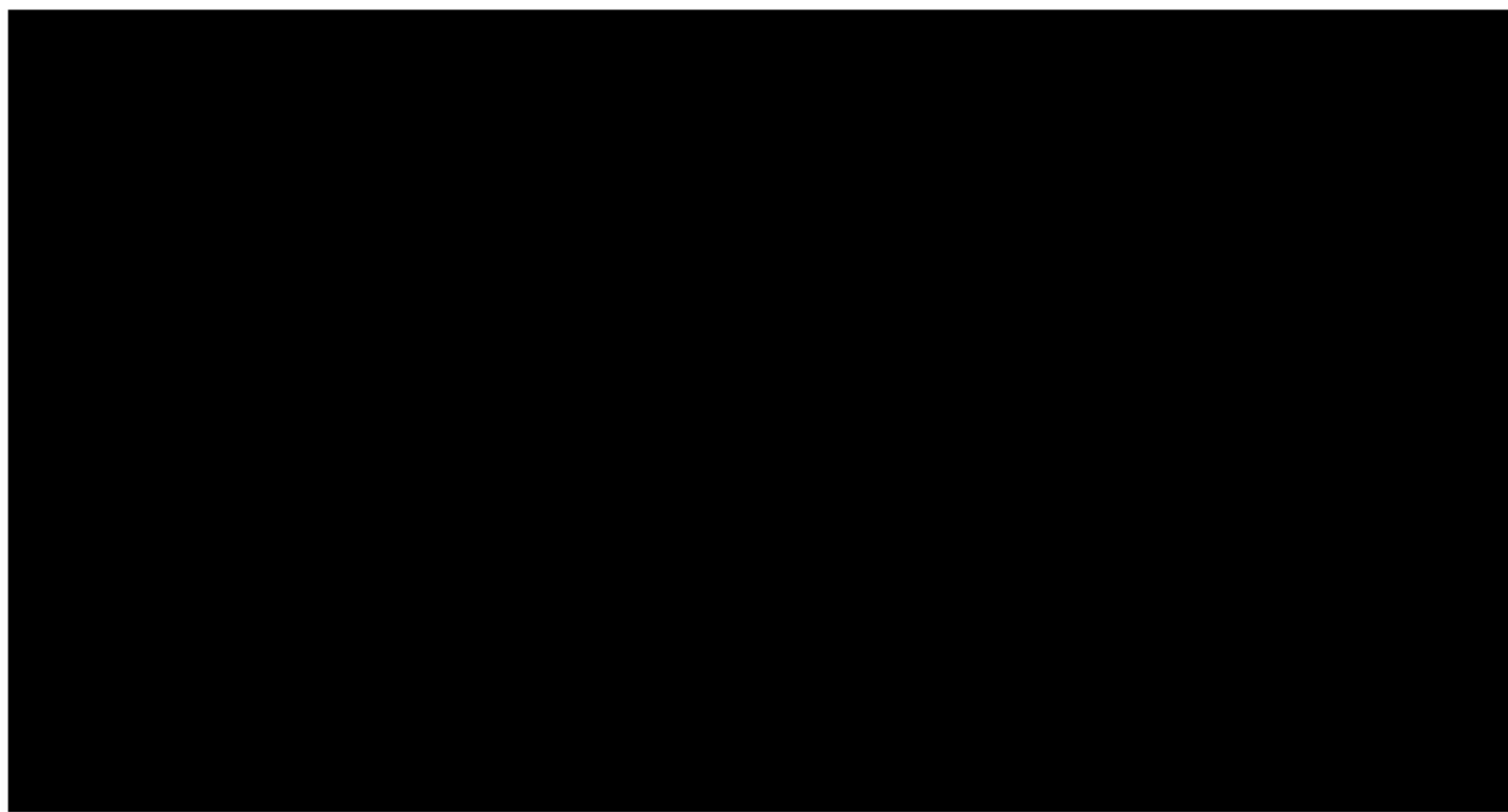
Biodiversity Net Gain Report

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1. Introduction

1.1. Background & Proposals

- 1.1.1. Ecology Solutions was commissioned by Reside Holdings Ltd in April 2024 to provide a Biodiversity Net Gain report for Land to the West of Kings Business Centre, Reeds Lane, Sayers Common (see Plan ECO2), hereafter, referred to as the 'Application Site'.
- 1.1.2. The Development Proposals at the Application Site are for the erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works. Landscape Proposals are included in Appendix 1.

1.2. Application Site Characteristics

- 1.2.1. The Application Site is approximately 4.2ha in size and lies within the village of Sayers Common in West Sussex. The Application Site consists primarily of other neutral grassland subject to regular mowing and grazing. Other habitats present within the site include areas of bramble scrub in the centre of the Application Site and an area of lowland mixed deciduous woodland along the northern boundary of the Application Site. Several individual trees are present near to the western boundary. Native hedgerows are present along the southern and western boundaries. A ditch / field drain is present along the western boundary.
- 1.2.2. In terms of the wider area, lowland mixed deciduous woodland is located immediately to the north of the Application Site, although the wider surroundings consist primarily of arable fields. Reeds Lane is located immediately south of the Application Site, with existing residential development and the consented development site (planning ref = DM/22/0640) present adjacent to the east of the Application Site.

1.3. Biodiversity Net Gain Report

This document assesses the level of Biodiversity Net Gain within the Application Site. This report has been prepared with due consideration to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)¹² in relation to Biodiversity Net Gain. This assessment has been based around the results of the habitat survey undertaken in June 2024 and October 2025 for the Application Site.

¹ CIEEM (2019). *Biodiversity Net Gain. Good Practice Principles for Development, A Practical Guide.*

² CIEEM, CIRIA, IEMA (2016). *Biodiversity Net Gain: Good Practice Principles for Development.*

2. Statutory Biodiversity Metric

- 2.1. The Statutory Biodiversity Metric was released on 29 November 2023 and was updated on 3 July 2025. It uses habitat features as a proxy measure for capturing the value and importance of nature and uses calculations to assess the importance of each habitat based on its size, ecological condition and strategic location.

2.2. Methodology

On-Application Site Methodology

- 2.2.1. The proposed Application Site was surveyed in June 2024 and October 2025 based on UK Habitat survey (UKHab) methodology, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.
- 2.2.2. Measurements for habitats present within the Application Site pre-development were calculated using Natural England's QGIS Net Gain Habitat Mapping template and QGIS Import Tool. Information regarding the habitats present, as well as their condition, were based on survey information obtained in June and July 2024 and October 2025 by Ecology Solutions (see report: 12144.EcologicalAssessment.vf). The Biodiversity Metric User Guide³, as well as professional judgement, was used to inform the habitats condition criteria.
- 2.2.3. Measurements for post-development habitats are based on the Overall General Arrangement Plan (drawing ref. 2276.1000, Rev D) by FINC Architects Ltd.

³ Natural England (2024). *The Statutory Biodiversity Metric, User Guide*, Department for Environmental, Food and Rural Affairs

3. Results and Discussion of Metric

3.1. This section should be read in conjunction with the Natural England Biodiversity Metric calculation tool and Ecology Solutions' Ecological Assessment, both of which have been provided separately.

3.2. Onsite Baseline Habitat (Pre-Development)

3.2.1. The Application Site was subject to a UKHab survey in June 2024 and updated in October 2025.

3.2.2. The following main habitat / vegetation types were identified within the Application Site during the surveys undertaken:

- Other neutral grassland – g3c;
- Bramble Scrub - h3d;
- Lowland mixed deciduous woodland – w1f;
- Ditches – r50;
- Tall forbs – u16;
- Modified grassland – g4;
- Developed land; sealed surface – u1b;
- Native hedgerow with trees – h2a;
- Individual tree – g32

3.2.3. The location of these habitats, which are photographed and described in detail within the Ecological Assessment (see report: 12144.EcologicalAssessment.vf) and shown at PLAN BNG1.

3.2.4. Table 3.1 below summarises the habitats present within the Application Site. A baseline total of 19.49 habitat units are present pre-development, 7.01 hedgerow units and 2.52 watercourse units.

3.2.5. Habitats were classified based on their conformity to UK habitat classifications⁴ and condition assessments were completed for each habitat identified within the Application Site. The Biodiversity Technical Supplement⁵ as well as professional judgment was used to inform the habitats' condition criteria.

⁴ Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *UK Habitat Classification – Habitat Definitions V1.1* at <http://ukhab.org>.

⁵ Department for Environment, Food and Rural Affairs (2024). *The Statutory Biodiversity Metric: User Guide*, Department for Environment, Food and Rural Affairs. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Table 3.1. Summary of on-Application Site baseline habitats and hedgerows

Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Other neutral grassland	15.82	Grassland Medium/High Distinctiveness		Poor (3 / 6 condition criteria passed = Poor)	Other neutral grassland is present across the majority of the Application Site. A - Not a good representation of the habitat type due to low species diversity and nutrient enriched species present C – Failed due to large areas of material storage to the north of the grassland. F – Failed due to <10 vascular plants per m²	11.96 units lost 3.86 units enhanced
		A – The grassland is a good representation of the habitat type it has been identified as.	Fail			
		B – There is a varied sward height.	Pass			
		C – Cover of bare ground is between 1% and 5%.	Fail			
		D – Cover of Bracken is below 20% and cover of scrub is below 5%.	Pass			
		E – Combined cover of species indicative of a sub-optimal condition and physical damage are below 5% cover. No invasive non-native plant species are present.	Pass			
		F – There are 10 or more vascular plant species per square meter.	Fail			
Lowland mixed deciduous woodland	1.93	Woodland – High distinctiveness		Poor (Total score of 22/39 = poor condition)	There is an area of lowland mixed deciduous woodland along the northern boundary of the Application Site.	0.20 habitat units lost
		A – Age distribution of trees	2			

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Developed land; sealed surface	0	Urban – Very low distinctiveness	Condition assessment n/a	To the eastern boundary of the Application Site can be found a strip of hard standing, forming an access track to the adjacent business park. Condition assessment n/a.	
Trees	0.75	Urban Individual Tree – Medium distinctiveness	Moderate (4 / 6 condition criteria passed = Moderate)	23 individual trees are located across the Application Site. 11 individual trees were still present at the time of the survey. The majority of trees on Application Site are English Oak of small size (<30cm dbh at moderate condition. C – Trees have not reached maturity. E – No ecological niches present mainly due to age.	0.75 habitat units lost
		A – Native species			
		B – Canopy continuity			
		C – Maturity			
		D – Impact on tree health			
		E – Ecological niches			
		F – >20% of canopy oversailing vegetation beneath			
Trees	0.0163	Urban Individual Tree – Medium distinctiveness	Moderate (3 / 6 condition criteria passed = Moderate)	A medium sized Ash tree (dbh >30cm) to the southeastern Application Site boundary at moderate condition due to it not reaching maturity and had not developed any ecological niches. C – Trees have not reached maturity. D – Tree health impacted by management and proximity to construction access	0.0163 habitat units lost
		A – Native species			
		B – Canopy continuity			
		C – Maturity			

		D – Impact on tree health	Fail			E – No ecological niches present mainly due to age.	
		E – Ecological niches	Fail				
		F – >20% of canopy oversailing vegetation beneath	Pass				
Trees	0.0041	Urban Individual Tree – Medium distinctiveness		Urban Individual Tree – Medium distinctiveness	Poor (2 / 6 condition criteria passed = Poor)	A goat willow tree to the eastern Application Site boundary of small size (<30cm dbh) that was in very poor condition due to impact from human activities. C – Not yet reached maturity D – Poor tree health due to proximity to construction access E – no ecological niches F – Road surface beneath tree canopy	0.0041 habitat units retained
		A – Native species	Pass				
		B – Canopy continuity	Pass				
		C – Maturity	Fail				
		D – Impact on tree health	Fail				
		E – Ecological niches	Fail				
		F – >20% of canopy oversailing vegetation beneath	Fail				
Baseline Hedgerows							
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works	

Native hedgerow with trees	4.37	Hedgerow – Medium Distinctiveness		Good (9/10 condition criteria passed) (No more than two failures and no more than one failure on any functional group = Good condition)	H2 is located to the west of the Application Site found across the length of the western Application Site boundary. Species present within H1 include Rose Sp., Hawthorn, Bramble, Hazel dog rose, crab apple, Prunus sp, Blackthorn, Black Bryony and field maple, the ground flora consisted of Ragwort, Perennial rye, Yorkshire fog, tufted hair grass, Common vetch, Ivy, Nipplewort, Cocksfoot grass, False Oat Grass, and clustered doc. Hedgerow H2 contains species Oak, Field maple, Bramble, Hawthorn, Rose Sp., and Goat willow, ground flora includes species such as Common dock, spear thistle, Bittersweet nightshade, and Common nettle. B1 – Gap between ground and base >0.5m across >90% of length	0.03 units lost 4.34 habitat units retained
		A1 – Height	Pass			
		A2 – Width	Pass			
		B1 – Gap – hedge base	Fail			
		B2 – Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasive and neophyte species	Pass			
		D2 – Current damage	Pass			
		E1 – Tree Class	Pass			
Native hedgerows with trees	2.64	Hedgerow – Medium Distinctiveness		Good (10/10 condition criteria passed)	Hedgerow H1 is located to the south of the Application Site along the southern boundary	0.08 units lost
		A1 – Height	Pass			

		A2 – Width	Pass		Species present within H1 include Rose Sp., Hawthorn, Bramble, Hazel dog rose, crab apple, Prunus, Blackthorn, Black Bryony and field maple, the ground flora consisted of Ragwort, Perennial rye, Yorkshire fog, tufted hair grass, Common vetch, Ivy, Nipplewort, Cocksfoot grass, False Oat Grass, and clustered dock.	2.56 units enhanced
		B1 – Gap – hedge base	Pass			
		B2 – Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasive and neophyte species	Pass			
		D2 – Current damage	Pass			
		E1 – Tree Class	Pass			
		E2 – Tree health	Pass			

Table 3.2. Summary of baseline watercourse types

Baseline Watercourses					Ecological Features and Condition Notes	After Works
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score	Condition	Encroachment		

Ditch	1.26	Watercourse - Ditch		Poor	Minor/Minor	A shallow ditch found to the majority of the Application Site's western boundary, leading further to the north but veering away from the Application Site's boundary. The ditch's water level was relatively low at the time of survey and of poor water quality. As the ditch extended northward its relative ecological condition increased in value but was still classed as poor through the condition assessment criterion. A – Failed, poor water quality with signs of pollution B – Failed, no emergent, floating or submerged aquatic plants C – Failed, no duckweed or algae present D – Failed, aquatic marginal vegetation present for 50% along ditch F – Failed, water levels drop below 50cm G – Failed, ditch shaded along its entire length	1.26 habitat units retained
		A - Water quality	Fail				
		B - >10 species of aquatic plants	Fail				
		C – <10% cover of algae and duckweed	Pass				
		D – Fringe of aquatic vegetation present	Fail				
		E -Physical damage <5% of ditch	Pass				
		F – Sufficient water levels maintained	Fail				
		G – <10% of ditch is heavily shaded	Fail				
		H – Absence of non-native species	Pass				

3.3. Onsite Post-Development

- 3.3.1. Table 3.2 below summarises the habitats and hedgerows that are to be created and enhanced post-development and are illustrated on Plan ECO3 and also found on Overall General Arrangement Plan (drawing ref. 2276.1000) by Finc Architects. Table 3.3 below summarises the enhancements proposed for the Application Site, again, as shown on Plan ECO3.
- 3.3.2. The landscape strategy includes a variety of species-rich habitats including wet meadow grassland, shrub and scrub planting, tree planting, enhancement of existing hedgerows, pond and rain gardens. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the Application Site, such as the lowland deciduous woodland and hedgerows with trees, whilst providing species-rich habitats within landscaped areas.
- 3.3.3. While retention and enhancement of the habitats considered to be of greatest value has been sought, the proposed scheme would result in a net loss of -2.58 habitat units, a gain of 1.64 hedgerow units and gain of 0.26 watercourse units. This results in a loss of 13.23% in habitat units, a gain of 23.39% for hedgerow units and a gain of 20.33% in watercourse units from pre- to post-development.
- 3.3.4. The targeted conditions for proposed habitats will be achieved through appropriate management undertaken during the operational phase of the proposals. This will ensure that the proposed habitats continue to offer biodiversity benefits in the future. It would be expected that a condition be applied to the planning permission detailing the prescribed planting, management and monitoring to be undertaken to ensure the aspirations set out are delivered.

Table 3.3. Summary of post-development habitats and hedgerow types that will be created.

Created Habitats				
Proposed Habitat	Landscape Plan Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Other Neutral Grassland	Species-rich grassland	Moderate	0.22	New areas of wildflower grassland shall be created, using Emorsgate EM2 meadow mixture, will be established primarily along areas of retained southern boundary vegetation improving these as wildlife corridors. Grassland will be subject to a relaxed management to allow for flowering and self-seeding, whilst allowing for a diverse sward structure which would offer greater opportunities for wildlife.
Modified grassland	Amenity grassland	Moderate	1.10	There is proposed a series of road verges featuring modified grassland, as well as a series of mown paths throughout the Application Site which shall be managed in a way to achieve 'moderate' condition.
Mixed Scrub	Mixed scrub	Moderate	0.51	New areas of mixed scrub will be established in location throughout the Application Site providing benefits for wildlife. Species shall include dogwood <i>Cornus sanguinea</i> , hazel <i>Corylus avellana</i> , hawthorn <i>Crataegus monogyna</i> , holly <i>Ilex aquifolium</i> , privet <i>Ligustrum vulgare</i> , blackthorn <i>Prunus spinosa</i> , buckthorn <i>Rhamnus cathartica</i> , dog rose <i>Rosa canina</i> and guelder rose <i>Viburnum opulus</i> . Scrub will be subject to a relaxed management to allow for flowering and fruiting, whilst allowing for a diverse structure which would offer greater opportunities for wildlife.
Rain garden	Swale	Moderate	0.27	New areas of rain gardens will be established adjacent to access roads and proposed residential units and planted with a variety of species suited to the conditions.
Wet Mix other neutral grassland	Drainage Basin (Planting)	Moderate	0.22	The attenuation basin shall feature marginal aquatic planting, being a mixture of aquatic grasses, rushes and forbs. Species shall include water plantain

					<i>Alisma plantago-aquatica</i> , flowering rush <i>Botumus umbetallus</i> , rigid hornwort <i>Cera</i> , water violet, water mint, bogbean, marsh cinquefoil and brooklime.
Pond (non-priority habitat)	Drainage basin (Pond)	Moderate	0.15		The attenuation basin shall form a more permanently wet section, characterised as a pond (non-priority habitat) within the BNG metric. The pond shall be managed to achieve a good water quality and to support a diverse range of floral species.
Introduced Shrub	Proposed planting	Condition Assessment N/A	0.14		New areas of introduced shrub will be established across the Application Site and will be subjected to regular management practices. Condition assessment is not applicable to this habitat.
Vegetated garden	Residential garden	Condition assessment N/A	1.48		Proposed areas of gardens to the front and rear of the residential curtilages. Condition assessment is not applicable to this habitat.
Developed Land; Sealed Surface	N/A	N/A - Other	0		This area includes the proposed residential buildings, associated hardstanding access, parking and pedestrian infrastructure throughout the Application Site. Condition assessment is not applicable to this habitat.
Urban Tree	Trees	Poor	4.04		A total of 250 trees will be planted within the Application Site, which have been classed as small and will be managed to achieve 'Poor' condition. Species shall include common alder <i>Alnus glutinosa</i> , silver birch <i>Betula pendula</i> , oak <i>Quercus robur</i> , goat willow <i>Salix caprea</i> , hornbeam <i>Carpinus betulus</i> , wild cherry <i>Prunus avium</i> and rowan <i>Sorbus acuparia</i> .
Created Hedgerows					
Proposed Habitat	Landscape Plan Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes	
Native hedgerow	Hedge	Poor	0.67	0.34km of native hedgerow will be established predominantly along the boundary of the Application Site, comprising common dogwood <i>Cornus sanguinea</i> , spindle <i>Euonymus europeaus</i> , beech <i>Fagus sylvatica</i> and honeysuckle <i>Lonicera periclymenum</i> , will offer new green infrastructure	

					throughout the Application Site, offering increased dispersal and foraging opportunities for wildlife.
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Table 3.4 Summary of watercourse creation

Created Watercourses					
Proposed Habitat	Landscape Plan Habitat	Target Condition	Watercourse Encroachment	Riparian Encroachment	Biodiversity Units Delivered
Ditches	Swales	Poor	No Encroachment	Minor/Minor	0.26
					0.06km of ditches shall be created as part of the development proposals. These shall be managed to support a diverse aquatic marginal vegetation community to its riparian zone and will form part of the site's drainage strategy.

Table 3.5. Summary of habitat and hedgerow enhancements

Enhanced Habitats and Hedgerows					
Baseline Habitat	Baseline Condition	Proposed Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Other Neutral Grassland	Poor	Species-rich wildflower meadow	Moderate	6.56	The enhancement of the remaining other neutral grassland from Poor to Moderate by implementing greater species diversity via the seeding of an appropriate seed mix Emorsgate EM8 or similar and removal of sub-optimal species. Grassland will be subject to a relaxed management to allow for flowering and self-seeding, whilst allowing for a diverse sward structure which would offer greater opportunities for wildlife.

Lowland mixed deciduous woodland	Poor	Lowland mixed deciduous woodland	Moderate	2.01	The existing lowland mixed deciduous woodland to the northern Application Site extent shall be enhanced to moderate condition through planting of new understorey scrub to create new regeneration and increase native species diversity and in the long-term a more complex woodland canopy, invasives shall be removed and the woodland shall be managed to feature and maintain increased fallen deadwood.
Native hedgerow with trees	Good	Species-rich native hedgerow with trees	Good	3.63	The existing hedgerow feature to the southern boundary shall be enhanced to become species-rich, in which management shall allow for >5 UK native woody species across 30m survey plots of the hedgerow feature.

4. Evaluation

4.1. The Principals of Evaluation

Biodiversity Net Gain – Good Practice for Development

- 4.1.1. CIRIA, CIEEM and IEMA have developed principles of good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. There are ten principles in total, and all principles must be applied together as one approach. The ten principles are set out below.
- 4.1.2. **Principle 1. Apply Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensation for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 4.1.3. **Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity; these impacts cannot be offset to achieve no net loss or net gain.
- 4.1.4. **Principle 3. Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.
- 4.1.5. **Principle 4. Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 4.1.6. **Principle 5. Make a measurable net gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- 4.1.7. **Principle 6. Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when:
- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.
 - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.
 - Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels.
 - Enhancing existing or creating new habitat.

- Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.
- 4.1.8. **Principle 7. Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 4.1.9. **Principle 8. Create a net gain legacy.** Ensure net gain generates long-term benefits by:
- Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity.
 - Planning for adaptive management and securing dedicated funding for long-term management.
 - Designing net gain for biodiversity to be resilient to external factors, especially climate change.
 - Mitigating risks from other land uses.
 - Avoiding displacing harmful activities from one location to another.
 - Supporting local-level management of net gain activities.
- 4.1.10. **Principle 9. Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 4.1.11. **Principle 10. Be transparent.** Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Lawton's Principle

- 4.1.12. Principles for enhancing England's wildlife Sites were developed as part of the Lawton Review⁶. Across the UK, these principles can be used to design Biodiversity Net Gain activities to boost wildlife sites. They are:
- Improving the quality of wildlife sites;
 - Increasing the size of the wildlife sites;
 - Enhancing connections between, or joining up wildlife sites;
 - Creating new wildlife sites; and
 - Reducing pressure on wildlife sites.

⁶ Department for Environment, Food and Rural Affairs (2010). *Making Space for Nature: A Review of England's Wildlife Application Sites*, DEFRA.

4.2. Post-Development Evaluation

- 4.2.1. The Application Site's contribution to Biodiversity Net Gain has been assessed with due regard to the principles outlined and discussed above.

On-Site

- 4.2.2. The on-Site landscape strategy includes a variety of species-rich habitats and will comprise semi-mature tree planting, non-native hedgerow planting around the boundaries, mixed scrub, and wildflower grassland establishment around the boundary. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the Application Site whilst providing species-rich habitats within landscaped areas.
- 4.2.3. The development of the Application Site will result in the loss of 2.58 habitat units resulting in the percentage change of -13.23%. Additionally, there will be a net gain of 1.64 hedgerow units and 0.26 watercourse units resulting in a percentage change of 23.39% and 10.16% respectively.
- 4.2.4. Further enhancements are being provided as part of the Application Site's development that are not considered as part of the Natural England metric, such as the provision of bird or bat boxes.

Table 4.1. Summary of Natural England's Biodiversity Metric Results

On-Application Site Baseline	Habitat Units	19.49
	Hedgerow Units	7.01
	Watercourse Units	2.52
On-Application Site post-intervention	Habitat Units	16.91
	Hedgerow Units	8.65
	Watercourse Units	2.77
Total net Percentage gain	Habitat Units	-13.23%
	Hedgerow Units	23.39%
	Watercourse Units	20.33%

5. Summary and Conclusions

- 5.1. Ecology Solutions was commissioned by Reside Holdings Ltd. in October 2025 to provide a Biodiversity Net Gain report for Land at West of King Business Centre, Reeds Lane, Sayers Common.
- 5.2. The Development Proposals at the Application Site are for the erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular pedestrian and cycle access, landscaping and open space, parking, sustainable drainage and other related works. Landscape Proposals are shown in Appendix 1.
- 5.3. The Statutory Biodiversity Metric was used to calculate the pre-development baseline units. A total of 19.49 onsite baseline habitat units and 7.01 onsite hedgerow units are present within the Application Site pre-development. The proposed development will achieve an onsite net loss of 13.23% in habitat units and gains of 23.39% in hedgerow units alongside 20.33% of watercourse units.
- 5.4. The landscape strategy includes a variety of species-rich habitats and will comprise semi-mature tree planting, non-native hedgerow planting around the boundaries, mixed scrub, and wildflower grassland establishment around the boundary. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the Application Site whilst providing species-rich habitats within landscaped areas.
- 5.5. Additional provisions can be incorporated into the scheme that are not considered by Natural England's metric including the installation of bird and bat boxes.
- 5.6. Overall, considering the Application Site provisions, alongside the purchase of biodiversity unit credits from the open market (8.74 other neutral grassland units to reach the threshold required to meet trading rules) will result in the development achieving the minimum 10% net gain in biodiversity as set out in the Environment Act and would adhere with adopted national and local planning policy and legislation.

Plans

PLAN BNG₁

Pre-Development Habitats



KEY:

- APPLICATION SITE BOUNDARY
- INDIVIDUAL TREES
- DITCH
- NATIVE HEDGEROW WITH TREES
- OTHER NEUTRAL GRASSLAND
- BRAMBLE SCRUB
- LOWLAND MIXED DECIDUOUS WOODLAND
- DEVELOPED LAND; SEALED SURFACE
- TALL FORBS

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12144: LAND WEST OF KING BUSINESS
CENTRE REEDS LANE, SAYERS COMMON

PLAN BNG1: BASELINE HABITATS

Rev: A
Nov 2025

PLAN BNG₂

Post-Development Habitats



KEY:

- APPLICATION SITE BOUNDARY
- RETAINED TREES
- PROPOSED TREES
- HEDGEROW WITH TREES
- DITCHES
- BIOSWALE
- DEVELOPED LAND; SEALED SURFACE
- INTRODUCED SHRUB
- LOWLAND MIXED DECIDUOUS WOODLAND
- MIXED SCRUB
- MODIFIED GRASSLAND
- OTHER NEUTRAL GRASSLAND
- RAIN GARDEN
- POND (NON-PRIORITY)
- VEGETATED GARDEN



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12144: LAND WEST OF KING BUSINESS
CENTRE REEDS LANE, SAYERS
COMMON

PLAN BNG2:
POST-DEVELOPMENT PLAN

Rev: A
Nov 2025

Appendices

APPENDIX 1

Overall General Arrangement Plan (Drawing no =
2276.1000, Rev D by FINC Architects Ltd)



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