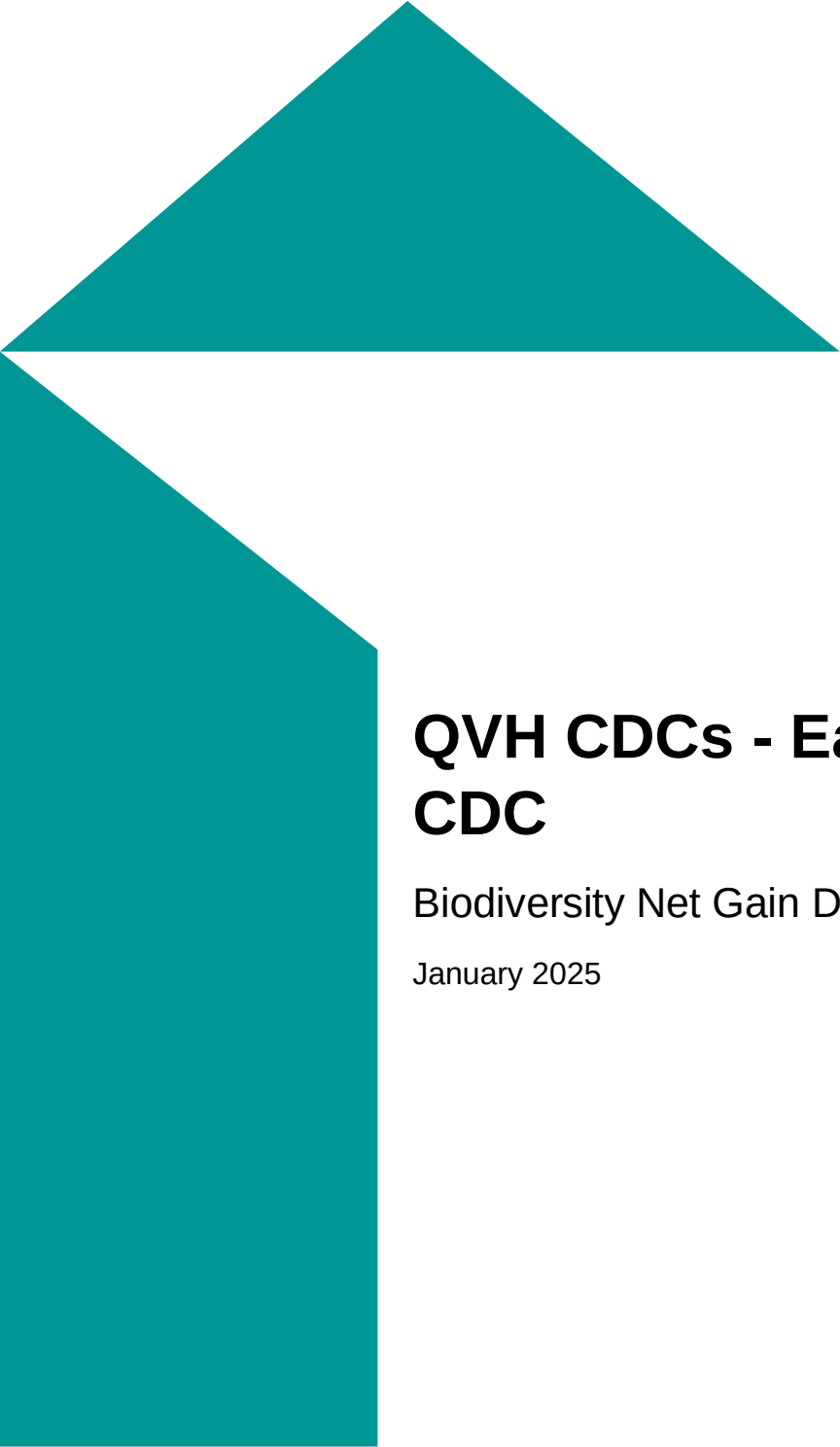




QVH CDCs - East Grinstead CDC

Biodiversity Net Gain Design Stage Report

January 2025

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Biodiversity Net Gain Design Stage Report

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Executive Summary

Mott MacDonald Limited was appointed by the Queen Victoria Hospital NHS Foundation Trust to undertake a Biodiversity Net Gain (BNG) design stage report and main site statutory biodiversity metric calculation for the proposed Community Diagnostics Centre (CDC) within the Queen Victoria Hospital grounds. The project requires consent of planning permission with an associated (mandatory) 10% BNG. The project sits within both the West Sussex County Council and Mid Sussex District Council local planning authority (LPA) areas, however, the planning application will be submitted to Mid Sussex District Council.

The main site statutory biodiversity metric tool (herein referred to as the biodiversity metric) (DEFRA, 2024a) has been used to inform the final proposed project design. This report provides the findings of the design stage biodiversity metric calculation and demonstrates how the project will deliver the Queen Victoria Hospital CDC BNG requirements.

A desk study was undertaken to identify potential habitats of nature conservation priority within the project boundary and any local conservation targets, as part of the Preliminary Ecological Appraisal undertaken for this project (Mott MacDonald, 2024). A field survey was undertaken by Mott MacDonald ecologists on 30 July 2024 to identify the on-site baseline habitat types and conditions.

Baseline

The Area baseline habitats on-site total 2.30 BU and include 0.1876ha of Modified grassland with an associated 0.75 BU, which represented the majority of the baseline area BU. There was also 0.0239ha of Introduced scrub with an associated 0.05 BU, 0.1873ha of Urban trees with an associated 1.50 BU and 0.0551ha of Other developed land (with no associated BU value). The Hedgerow habitats on-site include 0.0524km of Non-native and ornamental hedgerow with an associated 0.05 BU. No irreplaceable or high distinctiveness habitats were identified within the Site.

Post development

The site footprint (red line boundary) was reduced from a larger area, to minimise the impact on the surrounding habitats. While natural habitats will form part of the landscaping around the newly built CDC (comprising areas of grassland and individually planted trees), the on-site habitats (retained and created) will not contribute to BNG as they cannot be secured for a minimum of 30-years due to the operational constraints of the Site.

To achieve a target of 10% BNG, 2.53 BU in Area-based habitats and 0.06 BU in Hedgerow habitats will be required. These units will be provided by a habitat bank (not yet agreed).

Next steps

The required BU to achieve a 10% BNG must be reserved with a habitat bank. Following this, the production of a biodiversity gain plan and finalisation of BU purchase will be undertaken.

1 Introduction

1.1 Overview

Mott MacDonald Limited was appointed by the Queen Victoria Hospital NHS Foundation Trust to undertake a Biodiversity Net Gain (BNG) design stage report and metric assessment for the expansion of a Community Diagnostics Centre (CDC).

The main sites statutory biodiversity metric tool (herein referred to as the biodiversity metric) (DEFRA, 2024a) has been used for the calculations of this report.

1.2 Proposed development and location

The Queen Victoria Hospital Trust wish to expand their range of community and primary care services, including the ownership and operation of Community Diagnostic Centres (CDC). The Trust requires the delivery of two CDCs at independent locations, one to be a hub facility and one to be a 'spoke' facility. One location is within the grounds of the Queen Victoria Hospital and the other within the grounds of the University of Chichester, Bognor Regis. This report is focuses on the proposed CDC within the grounds of the Queen Victoria Hospital.

This design will deliver a single storey CDC located on the existing Queen Victoria Hospital site with a gross internal area of 786.96m². The CDC is intended to support the demand on the existing facilities on the site by providing five generic treatment rooms, a lung function test room, ultrasound room, Dual Energy X-ray Absorptiometry (DEXA) scanner room, ophthalmology diagnostic room and double phlebotomy suite. These functions will be supported by clinical support facilities and staff support spaces, there will also be patient wait facilities.

The project requires consent of planning permission with an associated mandatory BNG requirement of 10%. The project sits within both the West Sussex County Council and Mid Sussex District Council local planning authority (LPA) areas, however, the planning application will be submitted to Mid Sussex District Council.

Figure 1.1 shows the site location and Figure 1.2 shows the red line boundary (RLB) for the proposed development. The area within the RLB will hereafter be referred to as 'the Site'. For the purpose of the BNG calculations the Site is referred to as being 'on-site'.

Figure 1.1: Site location



Source: Mott MacDonald Ltd, 2025; Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS user Community, 2025.

Figure 1.2: Development red line boundary



Source: Mott MacDonald Ltd, 2025; Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS user Community, 2025.

A proposed development design plan is provided in Appendix A.

Construction is anticipated to start in mid-March 2025, with a completion target of February 2026.

1.3 Related projects

A second CDC is proposed within the grounds of the University of Chichester, Bognor Regis, as part of the same project, which will be presented within a separate BNG design stage report.

1.4 Scope

This report provides information to meet the minimum information requirements set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. It documents on-site BNG provision through the purchase of off-site Biodiversity Units (BU) from a registered habitat bank and also includes non-BNG committed landscaping ecological features.

This report is issued alongside a completed biodiversity metric (Document reference: 100120806-MM-ZZ-EG-CA-EN-0001).

This report is to inform decision-makers at the design consent stage of the project, and decisions have been made following BNG modelling and active correspondence with the client.

This report in itself does not constitute a design, and the MML Ecology Team has no Design Liability associated with on-site or off-site BNG provision.

2 BNG Legislation and Policy

2.1 Biodiversity Net Gain

The mandatory BNG requirement is for development to have a measurably positive impact ('net gain') on biodiversity, compared to what was there before development (DEFRA, 2024b). The biodiversity metric is used to calculate biodiversity value for the purposes of demonstrating that a development project will achieve BNG.

2.2 National legislation

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) sets out the key components of mandatory biodiversity gain in England. The legislation mandates achieving a minimum 10% increase in 'habitat units', as measured by the biodiversity metric, for most developments seeking planning permission. It came into effect on 12 February 2024 for major developments and on 2 April 2024 for small developments. Details of mandatory BNG requirements can be found here: [Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/biodiversity-net-gain)

2.3 National policy

The National Planning Policy Framework (2023) (Department for Levelling Up, Housing and Communities, 2023) refers to net gains for biodiversity, including:

Section 15 Conserving and enhancing the natural environment 189d) states "*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*".

Section Habitats and biodiversity 185b) states that "*to protect and enhance biodiversity and geodiversity, plans should identify and pursue opportunities for securing measurable net gains for biodiversity*"

Section Habitats and biodiversity 186d) "*When determining planning applications, local planning authorities should apply the following principles: development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*"

2.4 Local policy

The West Sussex Local Nature Recovery Strategy (LNRS) will cover the area in which Queen Victoria Hospital is situated, however, this document is currently in its early drafting stage and not yet available for use.

The Submission Draft Mid Sussex District Plan 2021 – 2039 (Mid Sussex District Council, 2024), refers to biodiversity:

Policy 'DPN2: Biodiversity Net Gain' of the states '*Development (as defined in the Environment Act 2021 or its secondary legislation or as amended by the government) will need to deliver a net gain in biodiversity which will contribute to the delivery of ecological networks, green infrastructure and nature recovery.*

Development will need to demonstrate through a Biodiversity Gain Plan that measurable and meaningful net gains for biodiversity will be achieved and will be secured and managed appropriately.

Principles of Biodiversity Net Gain

Development will need to demonstrate that good practice principles for biodiversity net gain have been followed.

Development will need to demonstrate that the mitigation hierarchy has been followed.

Proposals for biodiversity net gain will also need to be in accordance with Policies DPN1: Biodiversity, Geodiversity and Nature Recovery; DPN3: Green Infrastructure; and DPN4: Trees, Woodland and Hedgerows, and avoid harm to irreplaceable habitats, protected sites and priority habitats.

Biodiversity net gain, including off-site biodiversity net gain, should align with the objectives and priorities of the Nature Recovery Network, Local Nature Recovery Strategy and other relevant local strategies, contributing and connecting to wider ecological networks and green infrastructure. Consideration should be given to landscape character when developing proposals for biodiversity net gain. It is expected that development proposals will enhance existing biodiversity and incorporate features to encourage biodiversity and pollination within and around the development.

Level of Biodiversity Net Gain

Biodiversity net gain will be calculated and assessed using the Government's published biodiversity metric. The biodiversity net gain calculation and assessment should be completed by a suitably experienced and qualified ecologist and submitted in full with the application for development.

The minimum percentage of biodiversity net gain required will be 10% as set out in legislation (or as amended by the government) or greater where it is required in another policy or a Supplementary Planning Document. The Council will encourage a higher level of biodiversity net gain and developments should seek to maximise opportunities, especially where development is located in or in proximity to the Biodiversity Opportunity Areas or priority habitats.

A minimum percentage of biodiversity net gain of 20% will be required on Significant Sites DPSC1 - DPSC3¹.

¹ Queen Victoria Hospital does not fall within either of these Significant Sites.

3 BNG Metric Calculation Methods

3.1 The biodiversity metric tool

The biodiversity metric calculates three 'types' of habitat units:

- Area Habitat units;
- Hedgerow units; and
- Watercourse units.

A minimum 10% increase in each type of habitat unit is required for development projects subject to mandatory BNG.

For this assessment, the biodiversity metric was used in accordance with the biodiversity metric user guide (DEFRA, 2024a).

There are no Watercourse Units associated with the Site.

3.2 Data collection

3.2.1 Boundary data

The development boundary and development plans used for the biodiversity metric assessment were provided by MML design architects in CAD and PDF format on 20 January 2025 (Mott MacDonald Ltd, 2025) (Document reference: 100120806-MM-A1-EG-GA-AR-0301).

3.2.2 Desk study

A desk study was undertaken in August 2024 as part of the Preliminary Ecological Appraisal (PEA) (Mott MacDonald Ltd, 2024). The following reports and data sources were reviewed. These were used to ascertain if the design proposals are practical, reasonable and deliver strategically important outcomes for nature conservation:

Issued reports

- Preliminary Ecological Appraisal (Mott MacDonald Ltd, 2024). (Document reference: 100120806-MM-ZZ-EG-DOC-EN-000002)

Online sources

- Multi Agency Geographic information for the Countryside (MAGIC, 2023)
- Natural England (2023)
 - Priority Habitat Inventory (Central) (England)
- Sussex Biodiversity Record Centre (SxBRC), Surrey Biodiversity Information Centre (SBIC)²
- The Submission Draft Mid Sussex District Plan 2021 – 2039 (Mid Sussex District Council, 2024)
- The Sussex Biodiversity Opportunity Areas (BOA) (Sussex Biodiversity Partnership, 2009)
- West Sussex Pollinator Action Plan 2019-2022

² Data from both record centres (SxBRC and SBIC) was used for the desk study as the 2km buffer of the Site falls across the two record centre boundaries.

3.2.3 Field survey

A field survey of the on-site habitats was undertaken by MML ecologists on 30 July 2024, according to the UK Habitat Classification (UKHab) system version 2 (UKHab Ltd, 2023).

All habitats were classified to UKHab Level 5 and mapped according to the Minimum Mapping Unit (MMU). Habitat parcels smaller than the MMU were mapped as point features and assigned secondary codes, where applicable. The habitats were translated into the biodiversity metric habitat types and using the technical data guidance in the biodiversity metric (DEFRA, 2024a).

A habitat condition assessment was undertaken for each on-site baseline habitat on 30 July 2024 using the statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology (DEFRA, 2024d). Each habitat area/length was assigned a habitat condition score of 'Good', 'Moderate' or 'Poor' condition based on the number of condition assessment criteria passed. Data was recorded on whether the habitat area/length passed or failed each habitat condition criterion as well as the reason, where applicable. A summary of the condition assessment results is provided in Appendix B.

3.2.4 Mapping

The boundaries and plans outlined in Section 3.2.1 were converted from CAD to GIS for the biodiversity metric assessment.

All maps were created in ArcGIS Pro (Esri, 2025) populated with an aerial imagery base layer. A fine scale MMU of 25m² area, 5m length was selected as the project requires detailed mapping to a finer scale.

A File Geodatabase (FGDB) was created containing:

- A polygon feature class for Area Habitats;
- A polyline feature class for Hedgerows; and
- A point feature class for individual trees.

Each feature class of the FGDB has an associated 'attribute table' (a database containing information about the features created within the feature class). 'Shape geometry' was included as an attribute, which meant the area or length of every feature (individual habitat polygon or line) was automatically measured by the mapping software. The units selected for the measurements were metres and square meters to convey accuracy through the calculations prior to being converted to hectares and kilometres as required for the biodiversity metric. To maintain accuracy throughout the assessment, four decimal places (e.g., 0.0001ha) were used within the biodiversity metric area or length field. The biodiversity metric accepts size measurements to any number of decimal places. However, the total area / total length results are displayed to two decimal places by the biodiversity metric which may result in small rounding discrepancies but as per the user guide these rounding errors do not impact the results of the calculation tool (DEFRA, 2024a).

Hedgerows / lines of trees were mapped as lines with no gap between these and adjacent Area Habitat polygons.

3.2.5 Strategic significance

One of the following strategic significance scores was assigned to each habitat area/length based on the strategic significance category descriptions set out in Table 7 of the statutory metric user guide (DEFRA, 2024c):

- Formally identified in local strategy;

- Location ecologically desirable but not in local strategy; and
- Area/compensation not in local strategy/ no local strategy.

3.3 Calculation of BU

Data from the desk study and field survey was entered into the biodiversity metric's on-site baseline.

This BNG assessment was informed by the BNG Good Practice Principles for Development (CIEEM, CIRIA, IEMA, 2016).

3.4 Quality assurance

This biodiversity metric calculation was undertaken and reviewed by ecologists skilled and experienced in BNG (**Error! Reference source not found.**).

Table 3.1: Competent person statement

Competent person initials / role title	Responsibility	Statement of competency
WH – Ecologist	Terrestrial condition assessments, biodiversity metric assessor, primary author of design stage report	A suitably qualified ecologist whose competency aligns with the British Standard 'Process for designing and implementing biodiversity net gain (BS 8683:202)', who has extensive experience carrying out and reviewing BNG assessments on small, medium and large-size projects and has undertaken formal UKHab and BNG (Metric and Habitat Design Checklist) training. This ecologist is also a member of CIEEM and bound by its code of professional conduct.
GW – Senior Ecologist	Biodiversity metric reviewer, reviewer of design stage report	Significant experience of using the biodiversity metric (versions 2.0, 3.0, 3.1, 4.0 and statutory metric) for a range of projects of different scales. Experience at authoring and checking BNG feasibility and design stage report.

Source: Mott MacDonald Ltd, 2025.

3.5 Limitations

- Visibility and access into the areas of dense bramble *Rubus fruticosus* scrub was not possible and certain features/species may have been obscured from view. Given the width of these parcels was approximately 10-12m, it is considered that enough of the habitat parcel was visible from the peripheries to accurately classify the habitat according to the UKHab V2 criteria.
- The parcel of modified grassland on-site was mown short and as such, identification of certain grass species was difficult due to a lack of flowering heads. Herbaceous species were identifiable as were some grasses and it is considered that the habitat could be classified accurately. However, given that some species (of grasses) may have been overlooked, the 'Precautionary Principle' was adopted when undertaking the condition assessments (specifically, for the criterion referring to the average number of species per m²) in order to prevent underrepresentation of the grassland diversity. Additionally, the habitat surveyor was proficient in plant identification, with a level 4 Field Identification Skills Certificate (FISC).
- Quotes from a number of habitat banks have been received for obtaining the required BU for this site. The BUs will be legally secured by the time the Biodiversity Gain Plan is submitted.

4 BNG Baseline Results

4.1 Baseline

4.1.1 Irreplaceable and very high distinctiveness habitats

No irreplaceable or high distinctiveness habitats were identified within the Site.

4.1.2 Ecological, landscape and historical context

The majority of the Site comprises a 0.1876ha area of modified grassland, managed as an amenity lawn for hospital visitors and staff. Areas of introduced shrub lie at the peripheries of the modified grassland to the south and west and 11 urban trees of varying sizes (with a combined total area of 0.1873ha) are scattered across the lawn. A 0.0524km section of non-native hedgerow borders Holtye Road to the south of the Site, while the north of the Site is bordered by the hospital's Jubilee Building.

Tables 4.1 and 4.2 summarise the notable findings of the ecology and historical environment reports for the Site.

Table 4.1: Ecological context

Feature	Source	Summary of notable findings
Statutory designated sites	PEA (Mott MacDonald Ltd, 2024).	Statutory designated sites are of sufficient distance to the Site that no impacts are anticipated.
Non-statutory designated sites		No Sites of Importance for Nature Conservation (SINCs) or were identified within 2km of the Site.
Priority habitats		The proposed works are not anticipated to impact any priority habitats within 100m of the Site.
Protected and priority species		There is a low risk of disturbance to breeding birds with the anticipated vegetation removal. The risk of disturbance to roosting bats is considered low due to the distance of the proposed works to identified features (over 10m from the low roosting potential feature).

Source: Mott MacDonald Ltd, 2025.

Table 4.2: Historical context

Feature	Source	Summary of notable findings
Archaeology	Email correspondence with MML Heritage Consultant	No evidence of archaeological activity has been found within the site or study area to date (West Sussex County Council, 2024). In addition, levelling/raising of the site likely occurred during the construction of the Victoria Building. Therefore, the archaeological potential of the site is considered to be low.

Source: Mott MacDonald Ltd, 2025.

4.1.3 Baseline BU

Summaries of the baseline habitats and their BU value are provided in Table 4.3 (Area Habitat BU) and Table 4.4 (Hedgerow BU). The baseline habitat plan is provided in Appendix C.

Habitat distinctiveness

The distinctiveness of the habitats present on-site are as follows:

- Urban trees: Medium

- Modified grassland: Low
- Introduced shrub: Low
- Developed land: sealed surface: V. Low
- Non-native and ornamental hedgerow: V. Low

Habitat condition

Results of the on-site baseline Habitat Condition Assessments are shown in Tables 4.3 and 4.4 with specific criteria results are in presented in Appendix B.

Strategic significance

All habitats on-site have been assigned 'Low' strategic significance, referred to as 'Area/compensation not in local strategy/ no local strategy'.

Refer to Appendix D for the full strategic significance score justification.

Table 4.3: Baseline on-site Area Habitat BU

Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
Crassland	Modified grassland	No	0.1876	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.75
Urban	Introduced shrub	No	0.0239	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.05
Individual trees	Urban tree	No	0.1873	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	1.50
Urban	Developed land; sealed surface	No	0.0551	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00

Source: DEFRA, 2024a; Mott MacDonald Ltd, 2025.

Table 4.4: Baseline on-site Hedgerow Habitat BU

Existing hedgerow habitats			Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total hedgerow units
1	Non-native and ornamental hedgerow	0.0524	V.Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.05

Source: DEFRA, 2024a; Mott MacDonald Ltd, 2025.

4.2 Habitat trading requirements

Based on the on-site baseline habitat distinctiveness classifications, the relevant trading rules for the metric assessment are shown in Table 4.5.

Table 4.5: Biodiversity metric trading rules

Baseline habitat distinctiveness	Area	Hedgerow	Watercourse
Medium	Losses must be replaced by Area Habitat units of either medium band habitats within the same broad habitat type or, any habitat from a higher band from any broad habitat type	Losses must be replaced with Hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of the same habitat type
Low	Losses must be replaced with Area Habitat units of the same or higher band	Losses must be replaced with Hedgerow units of the same or of a higher band	Losses must be replaced with watercourse units of a higher band
Very low	N/A	Losses must be replaced with Hedgerow units of the same or of a higher band	N/A

Source: DEFRA, 2024c.

5 Post-development BNG

5.1 Overview

The Site baseline comprises 2.30 BU in Area-based habitats and 0.05 BU in Hedgerow habitats.

In order to achieve a 10% BNG, the following BU are required:

- 2.53 BU in Area-based habitats; and
- 0.06 BU in Hedgerow habitats.

The requirement of 10% BNG will be achieved by the purchase of all required BU from an off-site habitat bank due to the spatial constraints within the operational hospital grounds.

The headline results can be found in Appendix E.

5.2 Biodiversity gain hierarchy

While all required BU will be purchased from an off-site habitat bank, steps of the Biodiversity Gain Hierarchy were applied as follows:

Avoidance:

The development red line boundary was designed and sited to occupy as small a footprint as possible, in order to avoid impacting higher distinctiveness habitats present (scattered urban trees) and reduce the amount of modified grassland lost.

Minimisation:

Existing habitats will be retained and incorporated into the landscape plan for the Site but as these habitats cannot be secured for a minimum of 30 years (due to operational constraints within the Site), these habitats will not contribute to BNG delivery. All on-site habitats will therefore be shown as lost within the metric.

Compensation:

The landscape design will include the creation of habitats but as these created habitats cannot be secured for a minimum of 30 years, they will not contribute to BNG. Therefore, the development is anticipated to achieve a **-100%** BNG for both Area-based and Hedgerow habitat units.

The 10% BNG will be provided for through an off-site provider. In order to meet the trading rules, the specific BU required will be a minimum of:

- 1.50 BU in Individual tree habitat or any habitat of a higher distinctiveness (i.e High or Very High Distinctiveness)
- 0.80 BU (0.75 BU + 0.05 BU) in any Low Distinctiveness habitat type or any habitat of a higher distinctiveness (i.e. Medium, High and very High Distinctiveness); and
- 0.05 BU in any hedgerow habitat type in order to meet the trading rules.

5.3 Outcomes for nature conservation

The main outcome for nature conservation is a large-scale habitat creation / enhancement which will be undertaken in an off-site location, by a BNG habitat bank.

Locally, the proposed works has been designed to minimise impacts to local ecology by reducing the site development footprint as much as possible.

6 Next Steps to Secure BNG

6.1 Purchase of required biodiversity units and securing a legal agreement

Identify a habitat bank to purchase biodiversity units from to achieve a 10% BNG.

Secure a legal agreement, including proof of purchase and biodiversity gain site register number of the habitat bank provider.

6.2 Roles and responsibilities

6.2.1 Responsible person

The chosen habitat bank will be responsible for the creation / enhancement of off-site habitats which provide the required BU, including their continued monitoring and management for a 30-year period.

The Queen Victoria NHS Foundation Trust will have no responsibility towards the habitats contributing to BNG but will be responsible for the production of the Biodiversity Gain Plan, legal agreement, purchase of the biodiversity units, and discharge of any planning conditions relating to BNG with the LPA.

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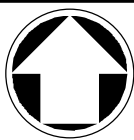
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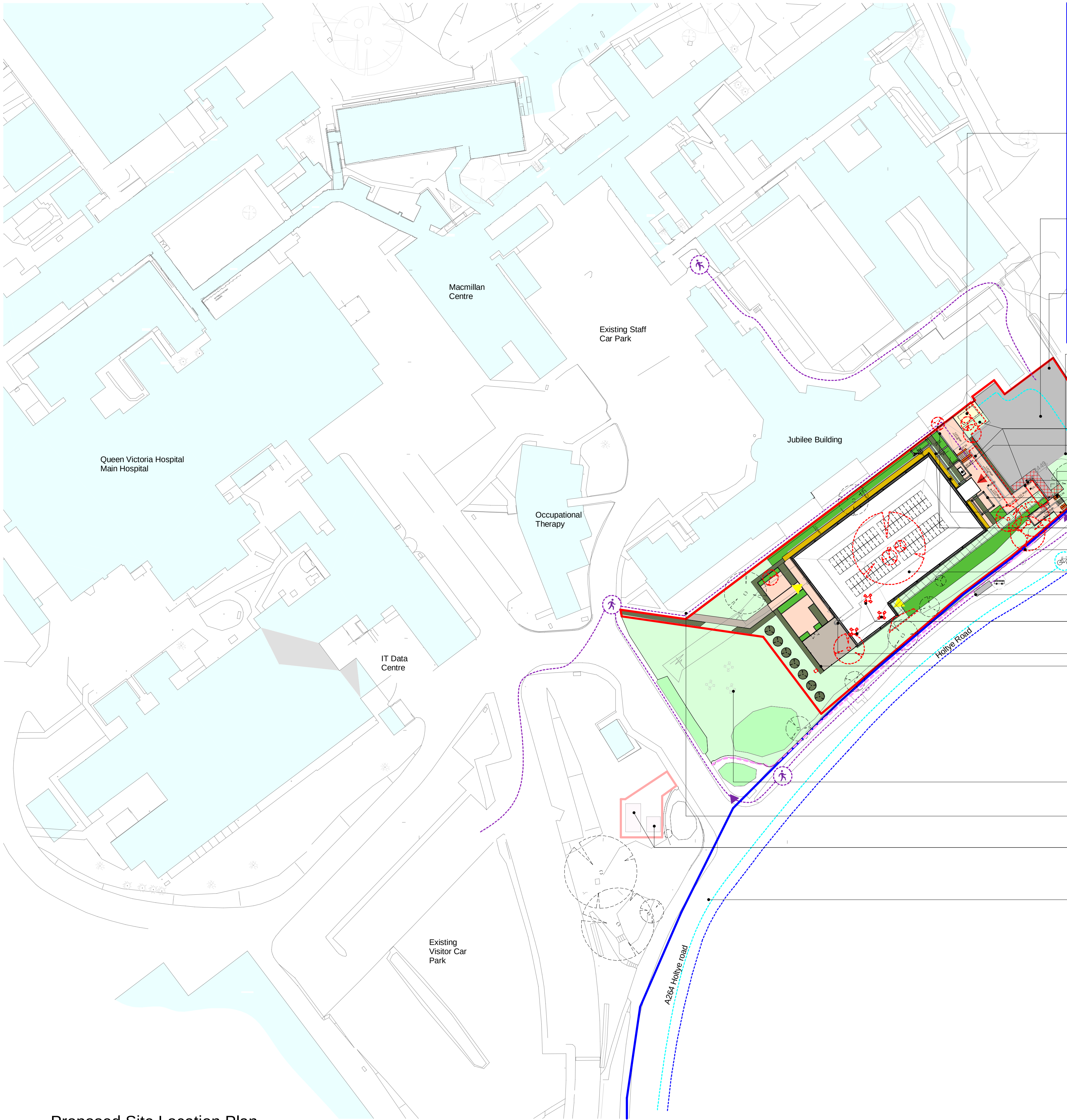
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<https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>

A. Development Design Plan



Notes:

- The landscaping for this site will be developed in detail with a focus on enhancing biodiversity. Final design and plant selections are subject to confirmation and approval by the appointed environmental and landscape consultants to ensure alignment with site sensitivity and ecological requirements.
- Assumption is that off-site BNG mitigation



Cycle shelter with 5 Sheffield stands or equivalent.

Existing car park. Car park outside of MM scope of work. Accessible parking and drop off zone

Underground attenuation tank. For further information, footprint and location refer to drainage and flooding specialist drawings

Existing QVH Car Park boundary

Proposed Binstore (4 wheelie bins with recycling), needs further coordination with waste management expert.

Existing mature hedge to be removed

Benches

Tactile flag paving 400 x 400 x 50mm - Buff

Dropped kerb

Pergola - Timber 200x200mm square section

Medical gas cage (1m x 0.5m x 1m)

Proposed retaining wall

Existing retaining wall

Proposed CDC footprint

Existing bus stop

Existing benches - to be relocated to new Memorial garden

Safe and lockable ladder access to roof

3000mm timber enclosure to external plant area

Proposed location of existing donated benches

Existing footpath

Enclosed generator and bulk fuel storage and Sub Station outside of MM scope of works

Existing cycle route. Proposed cycle route into site

Notes:

- Do not scale from this drawing.
- All dimensions are in millimetres unless otherwise stated.
- All levels are in meters and relate to AOD.
- This drawing is part of RIBA Stage 3 Spatial Coordination.
- Any drawing errors or discrepancies should be brought to the attention of Mott MacDonald.
- The designs shown are subject to detailed site survey, investigations, the CDM Regulations and the comments and/or approval of various relevant Local Authority Officers, Statutory Undertakers, etc.
- Any areas shown are approximate only and have been measured off preliminary drawings as the likely measured areas of the current design. These may be affected by future design development and construction tolerances.
- This drawing is to be used for the purposes of assisting with design development and is not to be used for construction.
- This drawing is to be read in conjunction with all relevant documents and drawings, including those from other disciplines.
- No unauthorised use, disclosure, storage or copying.
- Drawing to be read in conjunction with all other tender information, including M&E and structural engineers packages.
- To be read in conjunction with Fire strategy and Acoustic report.
- Drawing is provided for initial information and costing only, all details to be confirmed
- Drawing to be colour printed.

Legend

- Proposed CDC site boundary
- Ownership boundary
- Parking & vehicular access
- Footpath & hardscape landscape
- Existing grassed / planting zone
- Concrete
- Proposed low shrubs area
- Proposed Bin store
- Proposed cycle store
- Existing bushes / hedges
- Gravel path - for facade maintenance
- Proposed low box hedge
- Carpark pedestrian path
- Proposed maintenance path - Grasscrete
- Main building entrance
- Other building entrance
- Existing vehicular entrance
- Bicycle entrance
- Pedestrian entrance
- Existing Tree (Quantity, type & exact location TBC in next stage)
- Slip
- Pedestrian access
- Existing Vehicular access
- Bicycle access
- Existing retaining wall
- Existing trees/bushes to be removed

Reference Drawings

100120806-MMD-02-XX-DR-A-1802 - Proposed Site Plan

P03	18.12.2024	MR	RIBA Stage 3 Issue	JR	AF
P02	31.10.2024	AK/CB	RIBA Stage 2 Issue	NA	AF
P01	07.10.24	AK/CB	Client Issue	NA	AF
Rev	Date	Drawn	Description	Chk'd	App'd

Status Stamp

M

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Title
Queen Victoria Hospital CDC
East Grinstead
Proposed Site Location Plan

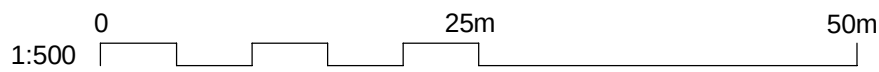
Designed	C.Bromley	CB	Eng. Check	E Check	ENG
Drawn	A.Khan	AK	Coordination		
Dwg. Check	N.Arjmandi	NA	Approved	A. Farish	AF
MMD Project Number	100120806	Scale at A1	Seq. Number	000	Security STD
Suitability Description	Suitable for Review & Comment				Suit. Code S4
Drawing Number	100120806-MM-A1-EG-GA-AR-0301				Rev P03

Proposed Site Location Plan

1 : 500

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We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.



Note: This drawing previous number was 100120806-MMD-02-XX-DR-A-1801, this number is superseded now.

B. Baseline Habitat Condition Assessment

Table B.1: Grassland (Low distinctiveness)

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	30/07/2024, WH
Limitations (if applicable)	Grassland was mown very short and as such, identification of certain grasses, particularly to species level, was limited.	Survey reference (if relating to a wider survey)	Ecology surveys for Queen Victoria Hospital , BNG baseline surveys
Grid reference	TQ 39993 39194	Habitat parcel reference	
Habitat Description			
A parcel of amenity grassland which is regularly mown short, with a sward length of 3-5cm across the entire parcel. The grassland is regularly managed, and no damage, bare ground, encroaching scrub or bracken was present. There were 5 to 6 species per m2 on average. Species included abundant Yorkshire fog <i>Holcus lanatus</i>, frequent perennial rye <i>Lolium perenne</i>, white clover <i>Trifolium repens</i>, dandelion <i>Taraxacum spp.</i> and creeping buttercup <i>Ranunculus repens</i> (which represented 6-7% of the herb cover), and occasional bird's-foot trefoil <i>Lotus corniculatus</i>, selfheal <i>Prunella vulgaris</i>, creeping cinquefoil <i>Potentilla reptans</i> and doves-foot cranesbill <i>Geranium molle</i>.			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y	Species ranged from 5 to 6 species per m2, which gives an average of 5.5, rounded to 6.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Grassland was mown 3-5cm short throughout.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scrub present.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	No damage recorded.

E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	No bare ground recorded (so not between 1-10)
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No INNS present within the grassland.
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	✓	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Source: DEFRA, 2024d, Mott MacDonald Ltd, 2024.

Table B.2: Individual trees

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees			
Habitat Description			
Individual trees: 1&2: Two medium-sized Lawson cypress <i>Chamaecyparis lawsoniana</i> trees which are mature. The trees are over shrubs and grassland and are healthy. The canopies don't touch. No ecological features are present. 3&4: Two medium-sized Lawson cypress trees which are mature. The trees are over shrubs and grassland and are healthy. The canopies don't touch. No ecological features are present. 5: One large-sized Atlantis cedar <i>Cedrus atlantica</i>. The tree is healthy and mature, over grassland. No ecological features are present. 6-8: A group of three trees, two small and one medium-sized, all young / semi-mature. 1x <i>Liquidambar styraciflua</i> (Med) 2x <i>Liquidambar styraciflua</i> (small). The trees are over shrubs and grassland, healthy, and have no ecological features. The canopies are touching with no gaps. 9: One medium-sized red maple <i>Acer rubrum</i> and mature. Approximately 70% of the canopy is over shrubs, with 30% over concrete. There are no ecological features present and the tree is healthy with a good canopy spread. 10: One small-sized Oregon crab apple <i>Malus fusca</i> which is semi-mature, over grassland completely, with no ecological features present and a healthy canopy spread. 11: One medium-sized Norway spruce. The tree is mature and is over grassland. No ecological features are present			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	30/07/2024, WH
		Survey reference (if relating to a wider survey)	Ecology surveys for Queen Victoria Hospital, BNG baseline surveys
Limitations (if applicable)		Habitat parcel reference	

		1&2	2&4	5	6 to 8	9	10	11	
		Grid reference							
Condition Assessment Criteria		TQ 399 97 391 72	TQ 400 08 391 83	TQ 400 03 391 95	TQ 400 03 391 95	TQ 400 42 392 15	TQ 399 97 392 11	TQ 399 73 391 90	
		Criterion passed (Yes or No)							Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	N	N	N	N	N	N	N	See habitat description on box above
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).	N	N	Y	Y	Y	Y	Y	See habitat description on box above
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	N	Y	Y	Y	See habitat description on box above
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.	Y	Y	Y	Y	Y	Y	Y	See habitat description on box above
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N	N	See habitat description on box above
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	See habitat description on box above
Number of criteria passed		3	3	4	3	4	3	4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√							
Passes 5 or 6 criteria	Good (3)								

Passes 3 or 4 criteria	Moderate (2)	✓	✓	✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)								

C. On-site Baseline Habitat Map



- Proposed CDC site
- 32 – scattered trees
- h2b – non native and ornamental hedgerow
- g4 - modified grassland
- u1b6 - other developed land
- u1d - suburban mosaic of developed/natural surfaces

Coordinate system: British National Grid; Datum: OSGB 1936

Data sources: Maxar, Microsoft, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS



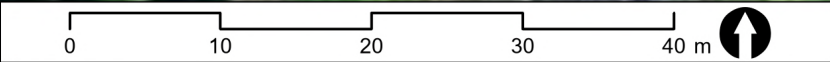
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Queen Victoria Hospital
NHS Foundation Trust

**Queen Victoria Hospital (QVH)
CDC Project
UKHab Baseline Map**

Drawn A Cianfanelli	GIS Checked WJ Goh	Checked W Haigh	Approved Z Trent
Scale at A3 1:500	Status INF	Revision 01	Security STD



D. Strategic Significance Assessment

The Site does not fall within any of the Sussex Biodiversity Opportunity Areas (Sussex Biodiversity Partnership, 2009), nor does it fall within the footprint of a designated or un-designated site. The habitats on site form part of the Queen Victoria Hospital Site, but do not provide linkage or a connectivity function to habitats within the wider area.

E. Headline Results

Table E.1: Statutory biodiversity metric headline results

On-site baseline	<i>Habitat units</i>	2.30
	<i>Hedgerow units</i>	0.05
	<i>Watercourse units</i>	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
On-site net change (units & percentage)	<i>Habitat units</i>	-2.30
	<i>Hedgerow units</i>	-0.05
	<i>Watercourse units</i>	0.00
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Off-site net change (units & percentage)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-2.30
	<i>Hedgerow units</i>	-0.05
	<i>Watercourse units</i>	0.00

Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-2.30		
	Hedgerow units	-0.05		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-100.00%		
	Hedgerow units	-100.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	2.30	2.53	2.53
Hedgerow units	10.00%	0.05	0.06	0.06
Watercourse units	10.00%	0.00	0.00	0.00

Source: DEFRA, 2024a; Mott MacDonald Ltd, 2025.

