



Project: Forest Lodge, Cross Colwood Lane, Bolney RH17 5HU

Reference: BWE_BNG_RH175HU

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Subject: Biodiversity Net Gain Technical Note

INTRODUCTION

BACKGROUND AND SITE LOCATION

This Technical Note provides a single, concise ecological submission for planning by integrating:

- Preliminary Ecological Appraisal (PEA)
- BNG baseline survey and condition assessments
- Statutory BNG Metric (2025) calculations
- BNG Supporting Information (soils/LNRS context, drawings)
- Mitigation & enhancement summary and delivery route

It is designed to remove duplication and demonstrate compliance with the Environment Act 2021, BNG Regulations 2024, and the Statutory Metric (July, 2025), with long-term delivery secured via planning conditions/obligations (HMMP to be conditioned, not supplied at this stage).

SITE DESCRIPTION & PROPOSED DEVELOPMENT

Site area: 1,638.3 m²

Setting: Semi-rural plot off Cross Colwood Lane with adjacent woodland edge and scattered trees.

Key plans: Existing & proposed block/site plans and sections (CAT Architectural, 2024–25). Proposed works retain the garden structure; a small cherry (*Prunus* sp.) is shown for removal, with other trees retained.

Proposed footprint (client figures):

- New dwelling footprint: 137.8 m²
- Garage footprint: 60 m²
- GIA Ground: 118.6 m² | GIA First: 113 m²

BASELINE HABITATS (UKHAB V2.12)

- Modified grassland (g4): 0.105555 ha (1,055.55 m²) – regularly mown lawn
- Introduced shrubs (ornamental): 0.005 ha (50 m²)
- Hardstanding & buildings (u1): 0.019578 ha (195.78 m²)
- Scattered trees: 5 medium trees in good physiological condition (e.g., *Taxus baccata* yew; *Fraxinus excelsior* ash; *Prunus* sp.)
- Non-native hedgerow (*Prunus lusitanica*, ~5 m) within boundary

No Priority Habitat within the red line; deciduous woodland Priority Habitat occurs directly adjacent outside the application area (context only). Proposed drawings indicate one small cherry for removal; other trees retained.

REPORT STATUS AND USE

This Technical Note has been prepared by Enviro-Reporter Ltd, for Mr Harvey in relation to Forest Lodge, Cross Colwood Lane, Bolney RH17 5HU. It is provided to inform planning and related submissions on Biodiversity Net Gain and associated ecological matters for this project.

This document must not be relied upon by any other party without the prior written consent of Enviro-Reporter Ltd. All advice and conclusions are based on the site conditions and information available at the time of survey/assessment. No warranty is given to third parties, and no liability is accepted for unauthorised use of this report or its contents.

REPORT VALIDITY

This report reflects the site conditions, client-provided information, and publicly available data at the time of writing. All findings and recommendations are based on these circumstances and are considered accurate as of the stated survey date.

In line with the guidance provided in the *Advice Note on the Lifespan of Ecological Reports and Surveys* (CIEEM, 2019) and the *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023, 4th Edition), survey data are generally expected to remain valid if collected during the most recent appropriate survey season prior to submission of a planning application.

However, the appropriate duration for which ecological data and reports remain valid should be assessed on a case-by-case basis, taking into account the nature of the site, potential ecological changes, and the species or habitats involved.

TABLE 0.1: TIMEFRAME OF AGE OF DATA AND SURVEY/ECOLOGICAL REPORT VALIDITY

Age of Data	Report/Survey Validity
Less than 12 months	Most likely to be valid
Between 12 and 18 months	Generally considered valid unless site conditions have changed (i.e. a structure or tree has developed a new feature which was not previously present).
Between 18 months and 3 years	An update of the site is required. This means an ecologist may need to revisit the site (compare the current site conditions with those identified in the initial

	report), undertake a desk study, and review the validity of the report. Depending on the outcome of the review, the ecologist will determine which surveys need to be updated.
After 3 years	Survey data and report are largely considered to be out of date. Most or all surveys will need to be updated.

METHODOLOGY

Purpose and scope

This Technical Note supports the BNG submission only for Forest Lodge, Cross Colwood Lane, Bolney. It consolidates and streamlines the evidence you already hold by integrating:

- Preliminary Ecological Appraisal (PEA/PRA) findings
- BNG baseline habitat survey and condition assessments
- Statutory BNG Metric v4.0 (July 2025) calculations
- BNG supporting information (soil context, LNRS alignment, planting/management intent)
- A concise mitigation and enhancement summary, including the need for off-site offsetting where on-plot habitats (e.g., residential vegetated gardens) cannot deliver the full uplift on site.

Report status and use

Prepared by Enviro-Reporter Ltd for Mr Harvey. It is intended solely to inform the Forest Lodge planning application's BNG requirement. Advice is based on conditions and information available at the time of survey and assessment.

HMMP note: Delivery will be secured via planning condition/obligation for a minimum 30 years. A full Habitat Management & Monitoring Plan will be produced post-consent at the LPA's request; it is not included in this note.

DESK STUDY

A proportionate desk study informed the BNG baseline and targeting:

- Habitat and land-use mapping: UKHab, recent aerial imagery/orthophotos, Ordnance Survey base mapping.
- Statutory/priority layers: MAGIC (designations, Priority Habitat Inventory, ancient woodland).
- Local strategic context: current Local Nature Recovery Strategy (LNRS) materials for West Sussex / Sussex Nature Partnership (draft at time of writing).
- Site drawings: current existing/proposed plans and red-line boundary supplied by the design team.

No separate LERC data purchase was commissioned for the BNG calculation.

FIELDS METHODS

HABITAT MAPPING & CONDITION

- Baseline habitats were mapped to UKHab v2.12 (May 2025) within the red-line boundary.
- Each polygon/linear feature was assessed using Statutory BNG Metric 4.0 Technical Annex 1 condition sheets (July 2025).
- Distinctiveness, condition, and strategic significance (LNRS) were entered into the Metric workbook to generate baseline units and test post-development scenarios.

PROTECTED SPECIES CONTEXT (SUMMARY FROM PEA/PRA & BAT SURVEYS)

- PRA of the existing buildings/trees was completed as part of the PEA.
- Bat activity/emergence surveys were undertaken during the main 2024 bat survey season (see *Foresters Cottage – Bat Emergence & Echolocation Surveys Report*). No roosts associated with the works were confirmed. Activity comprised common, commuting/foraging species at low levels typical of the semi-rural setting.
- Lighting for the replacement dwelling will follow ILP GN 08/23 principles to maintain dark corridors towards woodland edges.
- Other protected/notable species were screened at PEA stage; with the proposals confined to developed garden areas and like-for-like residential use, only general nesting birds and hedgehog safeguarding are proportionate (toolbox talk; timing of vegetation works; hedgehog-friendly fencing).

These protected-species outcomes inform BNG only insofar as they shape feasible habitat creation/management (e.g., dark edges, deadwood retention, native planting).

BNG CALCULATION APPROACH

On-site: Baseline includes modified grassland (g4), introduced shrubs, buildings/hardstanding, five scattered trees in good physiological condition, and ~5 m non-native hedgerow (*Prunus lusitanica*) within the boundary. One small cherry will be removed; all other trees are retained. Proposed residential gardens are recorded as vegetated gardens (BNG231) in the Metric and do not count towards area-habitat uplift.

Off-site (within same ownership): To achieve the statutory $\geq +10\%$ target, the client's adjoining landholding will be used for offsetting. An initial candidate plot of ~126.34 m² (south of the court) has been identified for:

Creation of Other neutral grassland (g3c) via soil prep and wildflower/grass overseeding; and

Additional native tree planting (small-medium standards) to strengthen connectivity to adjacent woodland.

These are initial targeting suggestions only; no final unit totals are stated yet. Confirmation requires high-resolution base mapping (clearly showing the offset polygon boundaries) and planting/specification detail to lock the metric and produce the Biodiversity Gain Plan.

SURVEY CONDITIONS AND LIMITATIONS

PEA/PRA and bat surveys were completed in suitable weather during the appropriate seasons; the BNG habitat walkover/condition checks were undertaken in good visibility with full access to assessable areas.

As with all ecology, findings represent a "point-in-time" baseline; should designs or land condition change materially, metric entries may require updating.

Off-site areas proposed for offsetting must be demonstrably within the applicant's control for ≥30 years and available for secure management (condition or legal agreement).

The HMMP and monitoring schedule will be provided post-consent to discharge condition and is outside the scope of this Technical Note.

BNG RESULTS AND INTERPRETATION

ON-SITE (RED-LINE) BASELINE AND RETENTION

(Statutory Metric framing; retained habitats count toward the metric.)

Habitat / Feature	UKHab / BNG code	Baseline area / canopy	Condition	Distinctiveness	Strategic significance*	Retained	Lost
Developed land; sealed surface	u1d	0.0348 ha (348 m ²)	n/a	Very Low	Not in local strategy	—	—
Urban trees – large (group)	NE0014 (scattered trees)	0.1099 ha canopy	Good	Medium	Ecologically desirable (not in local strategy)	0.1099 ha	0
Urban trees – small (group)	NE0014	0.0122 ha canopy	Good	Medium	Ecologically desirable (not in local strategy)	0.0081 ha	0.0041 ha (1 small tree)
Introduced shrubs	BNG1160	0.0020 ha (20 m ²)	n/a	Low	Ecologically desirable (not in local strategy)	0	0.0020 ha
Modified grassland	g4	0.10556 ha (1,055.6 m ²)	Poor (per current metric sheet)	Low	Ecologically desirable (not in local strategy)	0.09272 ha	0.01284 ha (128.4 m ²)

*Strategic significance recorded as "location ecologically desirable but not in local strategy" (LNRS work-in-progress at time of metric).

ON-SITE POST-DEVELOPMENT (CREATION/CHANGES)

Habitat created/changed	UKHab / BNG code	Post-dev area
New/retained developed land (buildings + hardstanding)	u1b/u1d	0.043106 ha (431.06 m ²)**
All other habitats	—	Retained as in the baseline table (no new on-site green habitat creation beyond private vegetated gardens).

Metric note: The on-site “area check” is satisfied; however due to loss of portions of modified grassland, intrusuced shrubs and one tree, offsite offsetting is required.

OFF-SITE OFFSETTING (WITHIN SAME LANDOWNERSHIP) – PARCEL 1

Baseline (off-site parcel 1 - TQ25312373):

Habitat / Feature	UKHab / BNG code	Baseline extent	Baseline condition
Modified grassland g4		0.0127 ha (127 m ²)	Poor

Proposed off-site creation/enhancement (to satisfy trading rules and replace losses):

Measure	Habitat / BNG code	Target extent	Target condition / notes
Create mixed native scrub belt*	w1d (woody scrub) or h2d (native species-rich hedgerow)	100 m linear (if treated as hedgerow) or convert the 0.0127 ha grassland area to scrub if delivered as area habitat	Target Good; native mix; 2–3 structural layers; no INNS; 30-yr management
Plant new small native trees	NE0016	14 trees, equivalent canopy entered as 0.0570 ha in the tree calculator	Target Good; species and spacings to be set in HMMP

*Choose either “area scrub (w1d)” or “linear hedgerow (h2d)” in the metric; don’t split the same footprint into both classes. Using w1d (Medium distinctiveness) directly replaces lost area units and usually makes trading-rule compliance simpler. If h2d is preferred, ensure you also deliver sufficient area uplift (e.g., part scrub + the trees) so the area-habitat ledger still nets ≥10%.

INTERPRETATION

- Retained habitats count under the July-2025 Statutory Metric; most trees and the majority of grassland are retained and credited in the post-intervention ledger.
- On-site change is effectively limited to 0.043106 ha of developed land (new dwelling/garage/hardstanding). With residential vegetated gardens, on-site alone cannot achieve +10%.
- Off-site parcel 1 (in the same ownership) is proposed to deliver the shortfall by upgrading 0.0127 ha of poor modified grassland to mixed native scrub (w1d, Good) and planting 14 small native trees

(0.0570 ha canopy). This combination provides higher-distinctiveness habitat and replaces the one small tree lost on site, satisfying trading rules and driving the required net-gain uplift.

- Strategic significance: At the time of the metric run, the Mid Sussex LNRS was still being finalised; therefore trees and scrub were scored “ecologically desirable but not in local strategy” (multiplier 1.1).
- Soils / feasibility: The site is on Soilscape 8 (slightly acid loamy/clayey soils with impeded drainage), compatible with native scrub and small native trees, and there are no irreplaceable habitats or high-distinctiveness grasslands on site (the grassland is modified).
- Management: Off-site habitats must be secured and managed for 30 years under an HMMP (to be conditioned at planning). The HMMP will set species mixes, spacing, establishment, and monitoring triggers.

CONCLUSIONS AND RECOMMENDATIONS

BIODIVERSITY NET GAIN

Summary of baseline (within red line)

- Habitats are dominated by modified grassland (g4) with no irreplaceable habitats and no high-distinctiveness grasslands present.
- Baseline grassland = 0.10556 ha; 0.09272 ha retained → loss = 0.01284 ha.
- Urban trees: 3 large and 3 small in Good condition (one small tree removed; canopy loss 0.0041 ha; all others retained).
- Introduced shrubs ≈ 0.0020 ha lost.
- Buildings + sealed surfaces post-dev = 0.043106 ha (area check satisfied).
- Soils: Soilscape 8 (slightly acid, loamy/clayey, seasonally wet) — suitable for native tree/scrub and neutral-grassland enhancement.
- Strategic significance: At the time of assessment, Mid Sussex LNRS was still in preparation; therefore trees and habitat parcels have been treated as “location ecologically desirable but not in local strategy” for metric scoring.

Why off-site uplift is needed

Residential proposals convert part of the existing lawn into vegetated gardens (low distinctiveness), retain most trees, and add hard surfaces/buildings. On-site measures cannot meet the statutory +10 % BNG; therefore off-site offsetting within the wider client landholding is required (to be secured through the Biodiversity Gain Plan).

OFF-SITE OFFSETTING PROPOSAL (WITHIN SAME OWNERSHIP)

Offset parcel (baseline):

- ~127 m² modified grassland (g4) in Poor condition identified for uplift.

Proposed creation/enhancement (meets trading rules):

1. Mixed native scrub belt (UKHab scrub; medium distinctiveness) created along the southern edge:
 - Target length: ~100 m continuous scrub belt (minimum 2 m width; ≥ 200 m² mapped as area habitat).
 - Target condition: Good within 10 years (structural diversity, 3+ native spp., deadwood, no INNS).
 - Species mix (illustrative): hawthorn, blackthorn, field maple, hazel, dogwood, dog rose, guelder-rose (max 10–15 % evergreens).
 - Management: 3-year establishment, then rotational/sympathetic cutting to maintain layered structure.
2. Small native trees (new planting):
 - 14 small trees in Good condition (BNG trees calculator canopy equivalent 0.0570).
 - Species (illustrative): rowan, field maple, crab apple, wild cherry, downy birch; double-stake, mulch rings; BS 8545:2014 establishment.

Expected BNG effect:

- Replaces loss of low-distinctiveness lawn with higher-distinctiveness scrub and additional tree canopy, satisfying trading rules (equal or higher distinctiveness; appropriate difficulty/temporal multipliers applied in the metric).
- Final unit totals will be confirmed once the offset parcel is mapped at high resolution and added to the Statutory Metric workbook.

IMPLEMENTATION & COMPLIANCE

- Securing the offset: Off-site measures to be included in the Statutory Biodiversity Gain Plan and secured via planning condition/obligation for ≥30 years.
- HMMP: Long-term Habitat Management & Monitoring Plan will be submitted post-consent (to be conditioned). Current scope confirms specification principles and management intent only.
- Information required now: Please provide a high-resolution base plan (geo-referenced or scaled) of the chosen offset parcel showing boundaries, utilities, existing trees, and access, so we can finalize areas, targets, and the metric.

ADDITIONAL GOOD-PRACTICE NOTES (ON-SITE)

- Tree protection: All retained trees protected to BS 5837:2012 during works.
- Lighting: Any new external lighting to follow ILP GN08/23 to protect foraging/commuting fauna along woodland edges.
- Planting in gardens: Use wildlife-friendly, pesticide-free palettes; include nectar sources and log/brush piles; avoid INNS.

APPENDICES

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A. UKHab Habitat Baseline (Pre-development) Plan

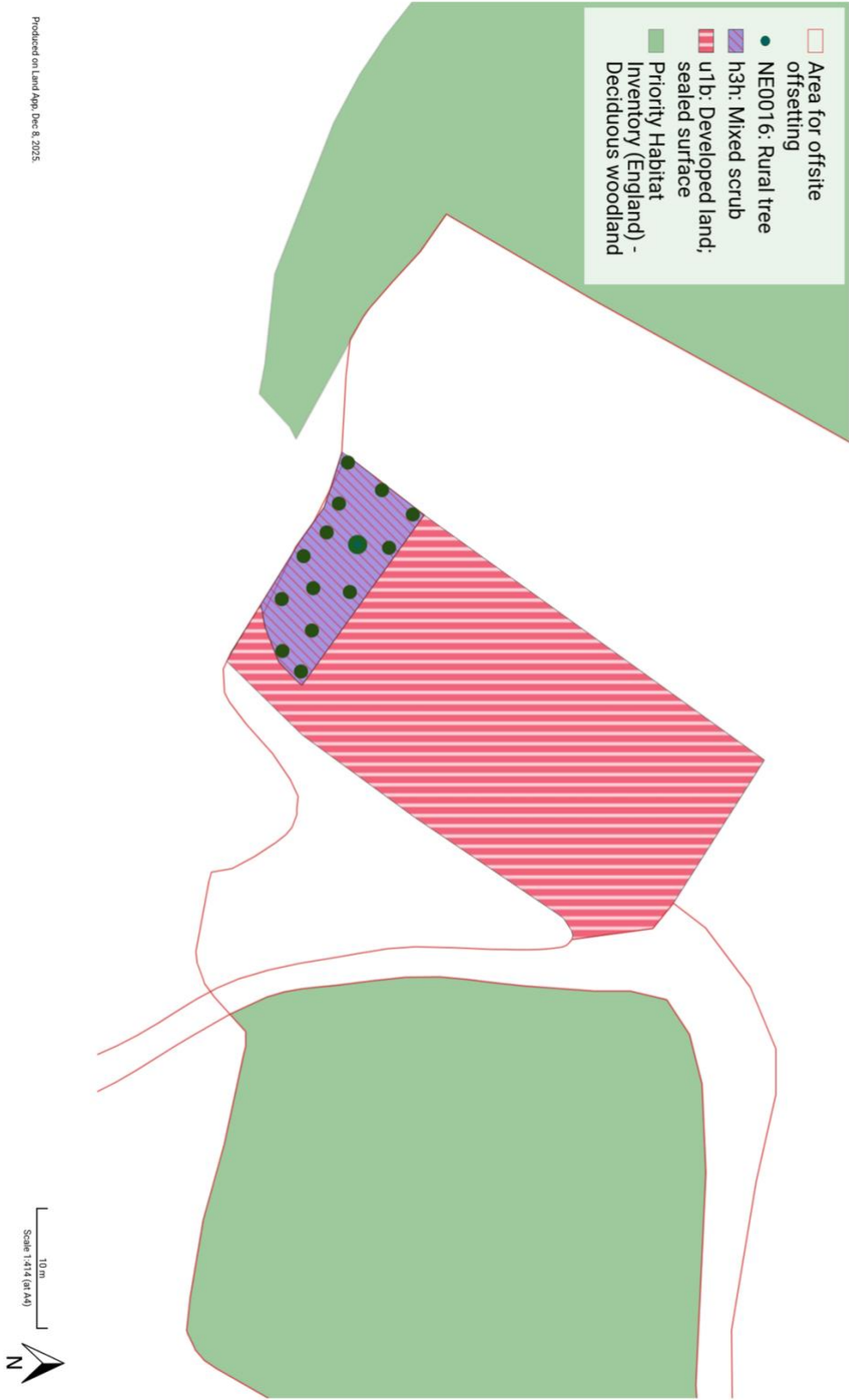


Source: LandApp, 2025

B. Proposed Site Plans



Location of Parcel 1 - Proposed habitats to achieve BNG uplift (Grid Ref: TQ25312373)



Produced on Land App, Dec 8, 2025.

Headline Results

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On-site baseline	Area habitat units	1.85	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.76	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-0.09	-4.69%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set

Off-site baseline	Area habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.33	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.31	1092.03%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.22	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	0.22	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	11.81%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.85	2.03	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
 No additional hedgerow units required to meet target ✓
 No additional watercourse units required to meet target ✓

C. Photographs of the Offsite offsetting area

