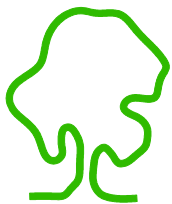


ADELAIDE HEALTHCARE LIMITED

LINGWORTH, 17 OATHALL ROAD, HAYWARDS HEATH, RH16 3EG

Biodiversity Net Gain

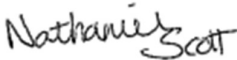
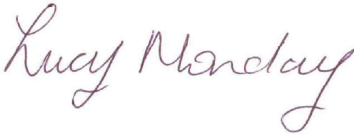
September 2024
(Updated September 2025)



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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	732/DMH/Adelaide/Lingworth/BNG
Date	September 2024 (Updated September 2025)
Client	Adelaide Healthcare Limited
Report type	Biodiversity Net Gain
Purpose	Submission to Planning
Revisions	Plan corrections
Prepared by	<div>Nathaniel Scott BSc(Hons), MSc</div> <div></div> <div>Signed</div>
Approved by	<div>Lucy Monday BSc (Hons), MCIWEM, MIEEnvSc, ACIEEM</div> <div></div> <div>Signed</div>

ADELAIDE HEALTHCARE LIMITED

LINGWORTH, 17 OATHALL ROAD, HAYWARDS HEATH, RH16 3EG

Biodiversity Net Gain

September 2024

1. BACKGROUND & METHOD

- 1.1 Environmental Assessment Services Ltd have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission to Mid Sussex District Council in regard to the proposed development and change of use of the property known as Lingworth, at 17 Oathall Road, Haywards Heath.
- 1.2 The site (as existing) comprises a single residential dwelling, with coach house and hard-surfaced tennis court, together with surrounding access and soft landscaping (garden). It is proposed to extend the existing dwelling, remove the tennis court and alter both the main dwelling and coach house for use as a residential care home.
- 1.3 This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013, The Statutory Biodiversity Metric Users Guide (Defra Feb 2024) and The UK Habitat Classification (Version 2).
- 1.4 The BNG assessment was undertaken as follows:
 - a) Site walkover assessment conducted 9 August 2024* to identify all existing habitats and linear features on site based on the *UKHab* definitions.
 - b) Condition assessment of habitat and linear features using the Biodiversity Metric Condition Sheets, where appropriate.
 - c) Review of the proposed development plans to identify proposed habitat types and linear features post-development, to quantify habitat areas and linear feature lengths, and to make recommendations where ecological enhancements may be made within the proposed plans for the site.
 - d) Calculation of Biodiversity Units for pre- and post-development scenarios, following Defra's Statutory Biodiversity Metric User Guide.
 - e) Determination of strategic significance of the site through review of the Mid Sussex Local Plan and statutory and non-statutory sites (EA Magic Map).

*A topographical survey of the site has been provided by the client. This survey was completed in April 2003. Checks were made onsite to confirm any habitat alterations since this time. We can confirm that the site remains as shown on the topographical survey of 2003, for the purpose of the BNG assessment of habitat areas and linear features.

2. HABITAT ASSESSMENT

2.1 Existing Habitats

2.1.1 Developed Land; Sealed Surface (u1b)

Developed land is defined as: *Soil surface sealed with impervious material as a result of urban development and infrastructure construction.*

The site, as existing, comprises a single family dwelling with detached coach house and hard-surfaced tennis court, together with access and parking areas. An outbuilding is also present within the southwest corner of the site. These features have a combined footprint of 2020.46 m².

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.2 Vegetated Garden

Vegetated garden is defined as: *Garden that is principally vegetated, for example with large areas of grass and flower beds.*

Vegetated garden within the site comprises several areas of amenity grassland (lawn) which is subject to moderate levels of management and is maintained to a short sward, together with ornamental flower and shrub beds. Step paving is present within the garden area, but the area of paving is not considered significant to calculate as Unvegetated garden. The total area of vegetated garden within the site is 785.09 m².

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.3 Ornamental Pond

Ornamental ponds are defined as: *artificial standing water bodies designed and managed primarily for ornamental purposes.*

The site, as existing, contains two separate ornamental ponds. The first of these, referred to as 'Pond 1', is situated to the front of the residential dwelling and is 20.19 m². The second, referred to as 'Pond 2', can be found within the main garden area of the site and is 9.51 m². Both are created and managed as ornamental ponds.

Both ornamental ponds were determined to be in 'poor' condition. A poor condition is achieved when five or fewer of the following criteria are passed.

- i. Criterion A: *The pond is of good water quality, with clear water (low turbidity) indicating no obvious sign of pollution. Turbidity is acceptable if the pond is grazed by livestock.*

- ii. Criterion B: *There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.*
- iii. Criterion C: *Less than 10% of the water surface is covered with duckweed Lemna spp. or filamentous algae.*
- iv. Criterion D: *The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.*
- v. Criterion E: *Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.*
- vi. Criterion F: *There is an absence of listed non-native plant and animal species.*
- vii. Criterion G: *The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.*
- viii. Criterion H: *Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond, which is less than 3 m deep.*
- ix. Criterion I: *The pond surface is no more than 50% shaded, by adjacent trees and scrub.*

Both ornamental ponds within the site pass criteria C, F, G and I only (although both ponds may have been stocked in the past), scoring a total of four passes. The remaining criteria were failed, which has resulted in the poor condition allocation. The condition sheets for Ponds 1 and 2 are provided in Appendix B.

2.2 Existing Linear Features

No linear features have been calculated for the site.

2.3 Proposed Habitats

This includes all retained and created habitats on site calculated based on the Proposed Landscape Plan (PL_130_00 Rev 03) prepared by Buchan Rum Architects and dated 06/2024.

2.3.1 Developed Land; sealed surface (u1b)

Developed land is defined as: *Soil surface sealed with impervious material as a result of urban development and infrastructure construction.*

The proposed development will see erection of an extension to the side and rear of the main residential dwelling together with the provision of increased space for parking. Both the main house and the coach house are to be converted into a care home. The hard-surfaced tennis court is to be removed and relandscaped.

Under the current scheme, the area of sealed surface will decrease as a result of the proposed development from 2020.46 m² to 1512.82 m².

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.3.2 Unvegetated Garden

Unvegetated garden is defined as: *Garden that is principally unvegetated, for example with large areas of paving and decking.*

The garden area of the site will be redeveloped following the removal of the existing hard-surfaced tennis court. The garden will include access paving, classified as unvegetated garden. The total area of unvegetated garden to be created is 234.89 m².

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A - Other.

2.3.3 Vegetated Garden

Vegetated garden is defined as: *Garden that is principally vegetated, for example with large areas of grass and flower beds.*

Following the removal of the existing tennis court, the garden area will be redeveloped to include areas of vegetated garden. The total area of vegetated garden within the site will increase from 785.09 m² to 793.23 m².

This habitat is not allocated a condition type and is recorded within the metric as Condition: Condition Assessment N/A.

2.3.4 Other Green Roof

Other green roof is defined as: *Green roofs, including wildflower turfs and Sedum blankets that are neither biodiverse nor intensive.*

A green roof will be provided on the outbuilding within the southwest corner of the site post development. This will have a total area of 24 m².

This habitat is not allocated a condition type and is recorded within the metric as Condition: Condition Assessment N/A

2.3.5 Ornamental Pond

Ornamental ponds are defined as: *artificial standing water bodies designed and managed primarily for ornamental purposes.*

Under the current redevelopment plans for the site, Pond 1 is to be retained while Pond 2 is to be removed. The current scheme includes the provision of a replacement ornamental pond ('Pond 3') (7.97 m²) within the proposed garden area.

The target condition for the proposed ornamental pond (Pond 3), and the pond which is to be retained (Pond 1) is 'moderate'. A moderate condition may be achieved when 6-8 criteria are passed.

- i. Criterion A: *The pond is of good water quality, with clear water (low turbidity) indicating no obvious sign of pollution. Turbidity is acceptable if the pond is grazed by livestock.*
- ii. Criterion B: *There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.*
- iii. Criterion C: *Less than 10% of the water surface is covered with duckweed Lemna spp. or filamentous algae.*
- iv. Criterion D: *The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.*
- v. Criterion E: *Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.*
- vi. Criterion F: *There is an absence of listed non-native plant and animal species.*
- vii. Criterion G: *The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.*
- viii. Criterion H: *Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond, which is less than 3 m deep.*
- ix. Criterion I: *The pond surface is no more than 50% shaded, by adjacent trees and scrub.*

2.3.6 In this case, it is considered that the proposed pond may achieve criterion A, C, D, F, G and I, and the retained pond may achieve the same criteria with appropriate ongoing management (likely to be implemented when the site is redevelopment for use as a care home). Pond #1 presently fails criterion A (water quality) due to a lack of garden maintenance, which will be implemented and maintained following redevelopment.

2.3.7 No other habitats are proposed within the development plans for the site.

2.4 Proposed Linear Features

No new linear features are proposed.

3. RESULTS

3.1 Site as Existing

As detailed above, the site consists of areas of developed land (sealed surface) together with areas of vegetated garden and two ornamental ponds. The existing habitat areas and associated habitat units are given in Table 1 below.

Table 1: Habitats as Existing

Habitat Classification	Size (hectares)	Habitat Units
Developed Land: Sealed Surface	0.202046	0.00
Vegetated Garden	0.078509	0.16
Ornamental Pond (Pond 1)	0.002019	0.00
Ornamental Pond (Pond 2)	0.000951	0.00
Total	0.28	0.16

3.2 Site as Proposed

The proposed development will result in a decrease in the total area of developed land (sealed surface) within the site together with an increase in the total area of vegetated garden. Areas of unvegetated garden are to be created together with an additional ornamental pond (Pond 3). A green roof will be added to the retained outbuilding situated within the southwestern corner of the site.

Habitat areas and units associated with these proposed habitats are given in Table 2 below.

Table 2: Habitats as Proposed

Habitat Classification	Size (hectares)	Habitat Units
Developed Land: Sealed Surface	0.028 (new) + 0.12 (retained)	0.00
Unvegetated Garden	0.023489	0.00
Vegetated Garden	0.79 (new) + 0.022 (retained)	0.15 + 0.05
Other Green Roof	0.0024	0.00
Ornamental Pond (Pond 1)	0.002019 (retained)	0.01
Ornamental Pond (Pond 3)	0.000797	
Total	0.16	0.21

3.3 Biodiversity Unit Calculations

Table 3: Biodiversity Unit Calculations

Parameter	Habitat units
Baseline units	0.16
On-site post intervention	0.21
On-site net change	+ 0.05
Total Net Change	+ 28.75

3.4 Trading Summaries

- 3.4.1 The trading summary indicates the required compensation for the loss of habitats of differing distinctiveness. In this case, the trading summary indicates that the rule for all distinctiveness groups have all been met.

3.5 Ecological Functionality

- 3.5.1 The site, as proposed, should be assessed, alongside the biodiversity net gain assessment, for ecological functionality to ensure the scheme incorporates the most appropriate measures to enhance and preserve biodiversity on site and benefits for the wider area.
- 3.5.2 The scheme, as proposed, will result in the creation of areas of vegetated garden together with a replacement ornamental pond (Pond 3) for the loss of Pond 2. The retained pond (Pond 1) is to be enhanced, through appropriate management, and the new ponds are to be created to deliver a condition improvement.
- 3.5.3 In this case, it is considered that the ecological functionality of the site may be retained and marginally improved through appropriate management of the retained and created garden habitat.

3.6 Achieving Biodiversity Net Gain

- 3.6.1 The site as proposed, will achieve biodiversity net gain for habitats on site. No further habitat creation will be required on- or off-site.

4. MANAGEMENT AND MONITORING

- 4.1 Confirmation should be provided to Mid Sussex District Council to confirm the development has been developed in accordance with the proposed plans used for this assessment. If the proposed plans have been altered, the BNG assessment should be updated and any alteration in BNG delivered, addressed as appropriate.
- 4.2 It is recommended that the ponds on site are managed to deliver a moderate condition. This may be easily achieved and maintained. No further ongoing monitoring of the proposed habitats is recommended in this case.

5. CONCLUSIONS

- 5.1 The biodiversity net gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions. The site was visited on 8 August 2024 and all habitats and linear features were recorded and an assessment of condition was made where appropriate.
- 5.2 The redevelopment of the site, as proposed, will result in a gain of 0.05 habitat units (+ 28.75) Biodiversity net gain, in this case, has been met. No further habitat creation on- or off-site will be required.
- 5.3 The ecological functionality of the site, as proposed, has been assessed alongside a review of the site's strategic importance. The proposed development area, comprising areas of developed land, vegetated garden and ornamental ponds, are not considered strategically important. It is considered that any impact on the ecological functionality of the site may be mitigated and (marginally) enhanced through appropriate management of the retained and created vegetated garden area.
- 5.4 The trading rules have been met for all distinctiveness groups. No further habitat creation will be required.

☆☆☆☆☆☆

Appendix A:

Figure 1 – Baseline Habitat Map

Figure 2 – Post-development Habitat Map

Baseline Habitat Map

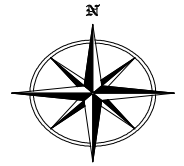
Adelaide Healthcare Limited

Lingworth, 17 Oathall Road,
Haywards Heath, RH16 3EG


Biodiversity Net Gain

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Key:

 Developed Land; Sealed Surface (sum total 0.20 ha)

 Vegetated Garden (sum total 0.079 ha)

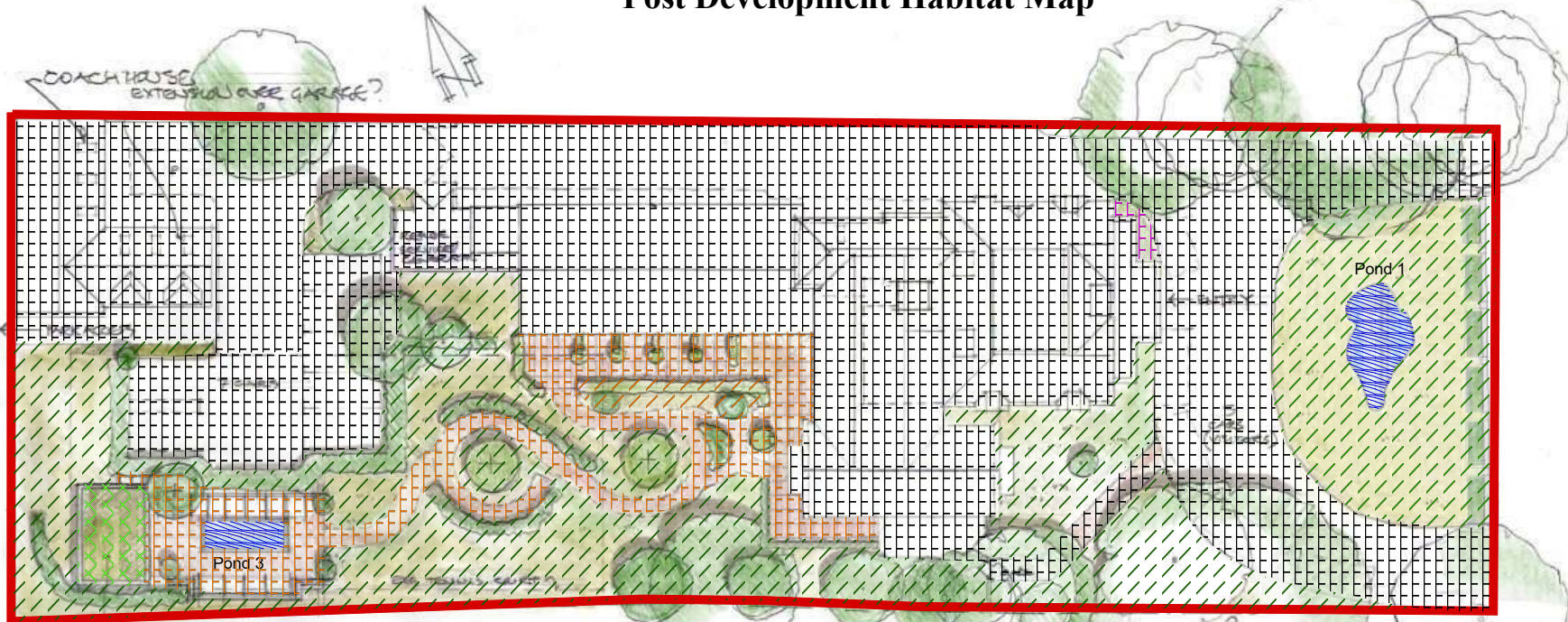
 Ornamental Pond (sum total 0.0030 ha)

Pond #1 - 0.002019 ha


Pond #2 - 0.000951 ha

Scale 1:100 printed on A1

Post Development Habitat Map




Key:

 Developed Land: Sealed Surface (0.15 ha)

 Unvegetated Garden (0.024 ha)

 Vegetated Garden (0.08 ha)

 Green Roof (0.0024 ha)

 Ornamental Pond (0.0028 ha)

Pond # 1 - 0.002 ha

Pond # 3 - 0.0008 ha

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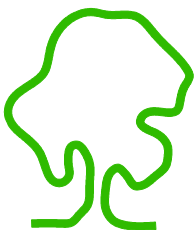
Appendix B: Condition Sheets

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat) Lakes - Ponds (non-priority habitat) Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes] Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
Small garden pond located within the lawn area to the front (east) of the site.			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Lingworth, 17 Oathall Road, Haywards Heath	Survey date and Surveyor name	09/08/2024 - Nat Scott
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	Pond #1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No	Green water
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	Garden habitat surrounding pond
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	None present
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No	Pipework present
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	No	pump present
F	There is an absence of listed non-native plant and animal species ³ .	yes	none identified present

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	no fish present
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No	Minimal planting
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	No shading
Number of criteria passed		4	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	
Passes 5 or fewer criteria		Poor (1)	4
Suggested enhancement interventions to improve condition score			
<p>Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.</p> <p>Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>.</p> <p>Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:</p>			

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat) Lakes - Ponds (non-priority habitat) Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes] Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]			
Habitat Description			
Small raised ornamental pond located within the rear garden area.			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Lingworth, 17 Oathall Road, Haywards Heath	Survey date and Surveyor name	09/08/2024 - Nat Scott
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	Pond #2
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No	Green water
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	Garden habitat surrounding pond
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes	None present
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No	Pipework present
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	No	pump present
F	There is an absence of listed non-native plant and animal species ³ .	yes	none identified present

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	no fish present
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No	Minimal planting
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	No shading
Number of criteria passed		4	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	
Passes 5 or fewer criteria		Poor (1)	4
Suggested enhancement interventions to improve condition score			
<p>Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.</p> <p>Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>.</p> <p>Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:</p>			



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