

Land West of Turners Hill Road, Crawley Down
(North of Huntsland – 150 dwellings)

Biodiversity Net Gain Assessment

January 2025

Quality Management	
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Contact Details
Aspect Ecology Ltd Hardwick Business Park Noral Way Banbury Oxfordshire OX16 2AF t 01295 279721 e info@aspect-ecology.com w www.aspect-ecology.com

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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology is advising Wates Developments in respect of Land West of Turners Hill Road, Crawley Down.

1.1.2 This report provides a Biodiversity Net Gain (BNG) Assessment to accompany a planning application for residential development within the northern part of the land (referred to as the 'site'), with the description of development as follows:

“Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home, and community facility; and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and north of Huntsland, Crawley Down, West Sussex.”

1.1.3 The BNG Assessment is based on the Statutory Biodiversity Metric tool¹ issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

Legislation

1.2.1 In England, Biodiversity Net Gain has been mandatory since 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).

1.2.2 Schedule 7A identifies (Part 2) that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.

1.2.3 Government advice² sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):

- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition (see section 1.3 of this report);
- In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:-

¹ Statutory Biodiversity Metric – Auditing and Accounting for Biodiversity – Calculation Tool. 23 July 2024

² <https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do> (updated 08/05/24)

- i. the pre-development ('baseline') biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value) (see section 3 of this report);
- ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date;
- iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') (see section 3.2 of this report);
- iv. where unauthorised degradation has taken place between 30th January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out;
- v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date) (see section 3.3 of this report); and
- vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (see Plan 6482/BNG1B).

Good Practice Principles for Development

1.2.4 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain³, accompanied by a practical guide⁴. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

- 1) **Apply the 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 compensating 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.
- 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.
- 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) **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.

³ CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development*.

⁴ CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide*.

- 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.
- 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
- 7) **Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 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
- 9) **Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 10) **Be transparent.** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

- 1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an initial assessment of the likely net change in

biodiversity value under the proposed development, and a high level consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

2.1.1 The site was initially surveyed in February 2022 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present. Subsequent survey visits were made in September 2022, August 2024 and October 2024 to collect condition assessment data and conduct specific grassland habitat surveys based on the approach set out in the Farm Environment Plan (FEP) Manual⁵.

2.1.2 The survey was informed by standard Phase 1 Habitat Survey methodology⁶, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.0⁷, and condition assessed in accordance with the methodology set out in the Metric Technical Annex⁸ and using professional judgement. In line with guidance⁹, the fine scale minimum mapping unit (MMU) of 25sqm or 5m in length has been used where possible / relevant.

2.2 Survey Constraints and Limitations

2.2.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The Phase 1 habitat survey was undertaken outside the optimal season, albeit the nature of the habitats within the site allowed for the broad habitat types to be identified and for an adequate assessment of the intrinsic ecological interest of the site to be made. Additional information on the habitats present within the survey area was collected during September 2022 and August 2024 allowing a robust assessment of habitats and botanical interest within the survey area to be made.

2.3 Biodiversity Net Gain Assessment

2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide¹⁰. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.

2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3 above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based

⁵ Natural England (2010) Higher Level Stewardship – Farm Environment Plan (FEP) Manual, 3rd Edition

⁶ Joint Nature Conservation Committee (2010, as amended) 'Handbook for Phase 1 habitat survey: A technique for environmental audit.'

⁷ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

⁸ Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology

⁹ The UK Habitat classification User Manual. Version 1.1. 2020

¹⁰ Defra (Feb 2024) The Statutory Biodiversity Metric – User Guide

on the habitat survey information collected during the baseline habitat survey (see 2.1 above).

- 2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on the broad habitat areas indicated on drawing '1314 SK001-02 V14 Illustrative Masterplan North - 150 units'. A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the proposed land uses and landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

2.4 Strategic Significance

- 2.4.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped / listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies, etc.). Strategic significance has been assigned to the pre- and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy);
- Medium (location ecologically desirable but not in local strategy);
- Low (area / compensation not in local strategy).

3 Pre-development ('Baseline') Habitats

3.1 Overview

3.1.1 Descriptions of the pre-development ('baseline') habitats are set out within the Ecological Appraisal prepared by Aspect Ecology, dated January 2025, together with habitat condition assessments. Habitat locations are depicted on Plan 6482/BNG1B.

3.2 Degradation

3.2.1 During the survey work undertaken between 2022 and 2024, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30th January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance¹¹.

3.3 Irreplaceable Habitats

3.3.1 The survey area includes ancient woodland and ancient/veteran trees which are defined as irreplaceable habitats, see Plan 6482/BNG1B for habitat locations. All ancient woodland and ancient/veteran trees are located outside of the site itself and as such are unaffected by the current proposals.

3.4 Strategic Significance

3.4.1 None of the habitats within the site are mapped within a published LNRS or any specified alternative documents. Therefore, in accordance with the User Guide, low strategic significance has been applied to the pre-development habitats.

3.5 Pre-development Biodiversity Value of On-site Habitats

3.5.1 The pre-development biodiversity value of the on-site habitat has been calculated using the Statutory Biodiversity Metric (version 1.0.3 dated 23 July 2024), with the assessment completed on 16 December 2024. A full copy of the Metric is provided as a separate Excel workbook. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.1 (below).

Table 3.1. Pre-development ('baseline') biodiversity value of the on-site habitat based on the Statutory Biodiversity Metric (version 1.0.3 dated 23 July 2024)

Onsite baseline	Overall Units
Habitats	35.64
Hedgerows	5.44
Watercourse	N/A

¹¹ CIEEM (April 2019) On the lifespan of ecological reports and surveys

4 Post-development Habitats and BNG Assessment Result (Preliminary Assessment)

4.1 Introduction

4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with a guide as to how a 10% gain in biodiversity can be delivered.

4.2 Assumptions

4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- Habitats within ancient woodland buffers will be retained and enhanced, except where drainage features are to be created;
- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (anticipated to be defined by a future management plan);
- Residential development areas are assumed to comprise 70% built development and 30% gardens;
- Areas indicated for drainage are assumed to comprise 50% sustainable drainage system and 50% wet grassland seeding (other neutral grassland);
- Open spaces will comprise a mixture of flowering lawn (adjacent to residential areas), wildflower grassland and tree and shrub planting.

4.3 Strategic Significance

4.3.1 No strategic significance has been applied to the post-development habitats within the site.

4.4 Habitat Type and Condition

4.4.1 Summaries of the proposed post-development habitat creation / enhancement are set out in Tables 4.1 to 4.3 below. Post-development habitat locations are shown on Plan 6482/BNG2B.

Table 4.1. Post-development onsite Habitat Creation

Habitat	Target Condition	Condition Rationale
Developed land; sealed surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.

Habitat	Target Condition	Condition Rationale
Vegetated garden	N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Mixed scrub	Moderate	Areas of tree and shrub planting, the majority to form low shrub planting as it establishes. This will be planted with a diverse mix of native species and with appropriate management is expected to achieve moderate condition.
Lowland mixed deciduous woodland	Poor	A small proportion of tree and shrub planting will form dedicated compensation for woodland to be lost under the proposals. Poor condition is assumed.
Modified grassland	Moderate	Amenity/recreational spaces adjacent to the residential development will be established as flowering lawn, supporting a moderate species diversity. With appropriate management these are expected to achieve moderate condition.
Other neutral grassland	Moderate	Open space areas will largely be established as wildflower grassland, seeded with a diverse grassland mix. With appropriate management these areas are expected to achieve moderate condition.
Modified grassland	Poor	Proposed play areas to be established with a robust grassland turf. Poor condition is assumed.
Sustainable drainage system	Moderate	Proposed drainage areas to form basins and swales, planted with a range of native species. With appropriate management these areas are expected to achieve moderate condition.
Other neutral grassland	Moderate	Proposed drainage areas to be established as wet grassland, seeded with a diverse grassland mix. With appropriate management these areas are expected to achieve moderate condition.
Traditional orchards	Moderate	Community orchard areas. With appropriate management these areas are expected to achieve moderate condition.
Urban Trees	Moderate	Native trees to be planted throughout the site within areas of open space and adjacent the built development, expected to achieve moderate condition within 30 years with suitable management.

Table 4.2. Post-development onsite Habitat Enhancement.

Habitat	Target Condition	Condition Rationale
Bracken >> Other neutral grassland	Moderate	Areas of Bracken will be subject to management to open up the habitat and establish grassland.
Modified grassland >> Other neutral grassland	Moderate	Areas of retained modified grassland will be oversown with a suitable wildflower seed mix and subject to an appropriate management plan to effect

Habitat	Target Condition	Condition Rationale
		a change to other neutral grassland. Moderate condition is expected to be achieved within 10 years.
Tall forbs >> Other neutral grassland	Poor >> Moderate	Areas of tall forb vegetation will be subject to management to open up the habitat and establish grassland.

Table 4.3. Post-development onsite Hedgerow Creation.

Habitat	Target Condition	Condition Rationale
Species-rich Native Hedgerow	Moderate	A minimum of 200m of species-rich native hedgerow will be provided at the built development boundary. Through suitable management this habitat would be expected to reach moderate condition within 5 years.

4.5 Anticipated Change in Biodiversity

4.5.1 The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set out above. A copy of the Metric is provided separately as an Excel workbook.

4.5.2 When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.4 (below):

Table 4.4. Anticipated change in biodiversity

	Change in Units	% Change
Onsite Habitats	+9.21	+25.84%
Onsite Hedgerows	+0.84	+15.42%
Onsite Watercourses	-	-

4.5.3 Accordingly, subject to appropriate implementation in line with the measures set out above, the proposals are anticipated to achieve calculated gains in excess of 10% for habitats and hedgerows in line with the relevant legislative and policy requirements.

4.6 Biodiversity Gain Hierarchy

4.6.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new on-site habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

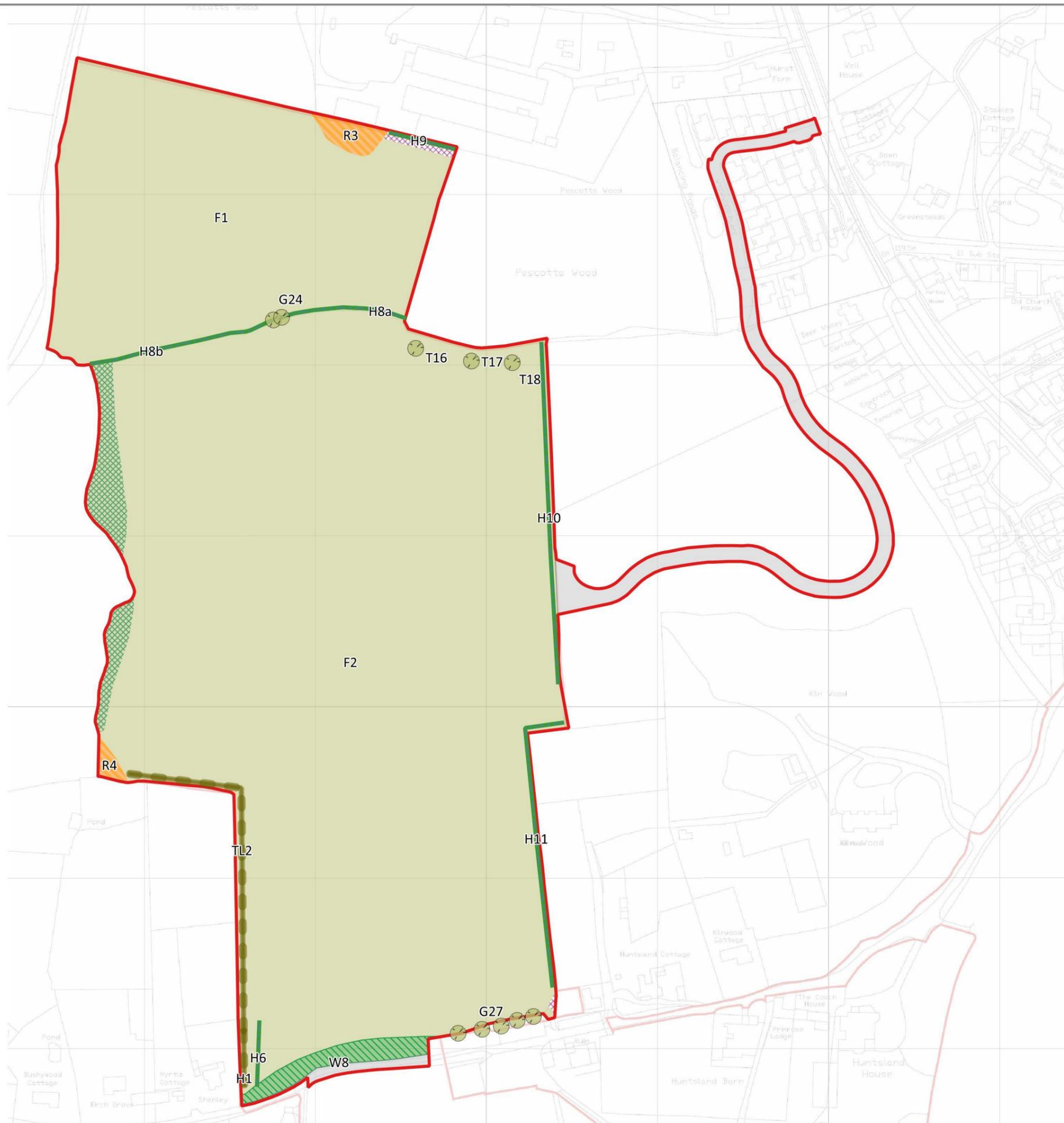
- 4.6.2 In relation to point (i), the proposed development has sought to retain medium and high distinctiveness habitats in the form of Bramble scrub, lowland mixed deciduous woodland, rural trees and native hedgerows with trees as far as practical. Losses of high distinctiveness habitats are limited to small areas of woodland for pedestrian/cycle access.
- 4.6.3 In relation to point (ii), adverse effects have been compensated by enhancing existing on-site habitats and creating new on-site habitats.

5 Summary and Conclusions

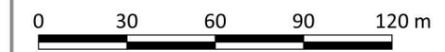
- 5.1 Aspect Ecology is advising Wates Developments in respect of Land West of Turners Hill Road, Crawley Down. This report provides a BNG Assessment to accompany a planning application for residential development within the northern part of the land.
- 5.2 BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.
- 5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat and hedgerow units within the site boundary which are in excess of the relevant figure of 10%.

Plan 6482/BNG1B:

Pre-development Habitat Mapping



- Key:**
-  Site Boundary
 -  Bracken (0.2225ha)
 -  Bramble scrub (0.0300ha)
 -  Developed land; sealed surface: Hardstanding (0.5700ha)
 -  Lowland mixed deciduous woodland (0.1275ha)
 -  Modified grassland (12.2875ha)
 -  Tall forbs (0.0850ha)
 -  Line of trees (0.24km)
 -  Native hedgerow (0.63km)
 -  Rural Tree [10]



aspect ecology
 APEM Group

Aspect Ecology Limited - West Court - Hardwick Business Park
 Noral Way - Banbury - Oxfordshire - OX16 2AF
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

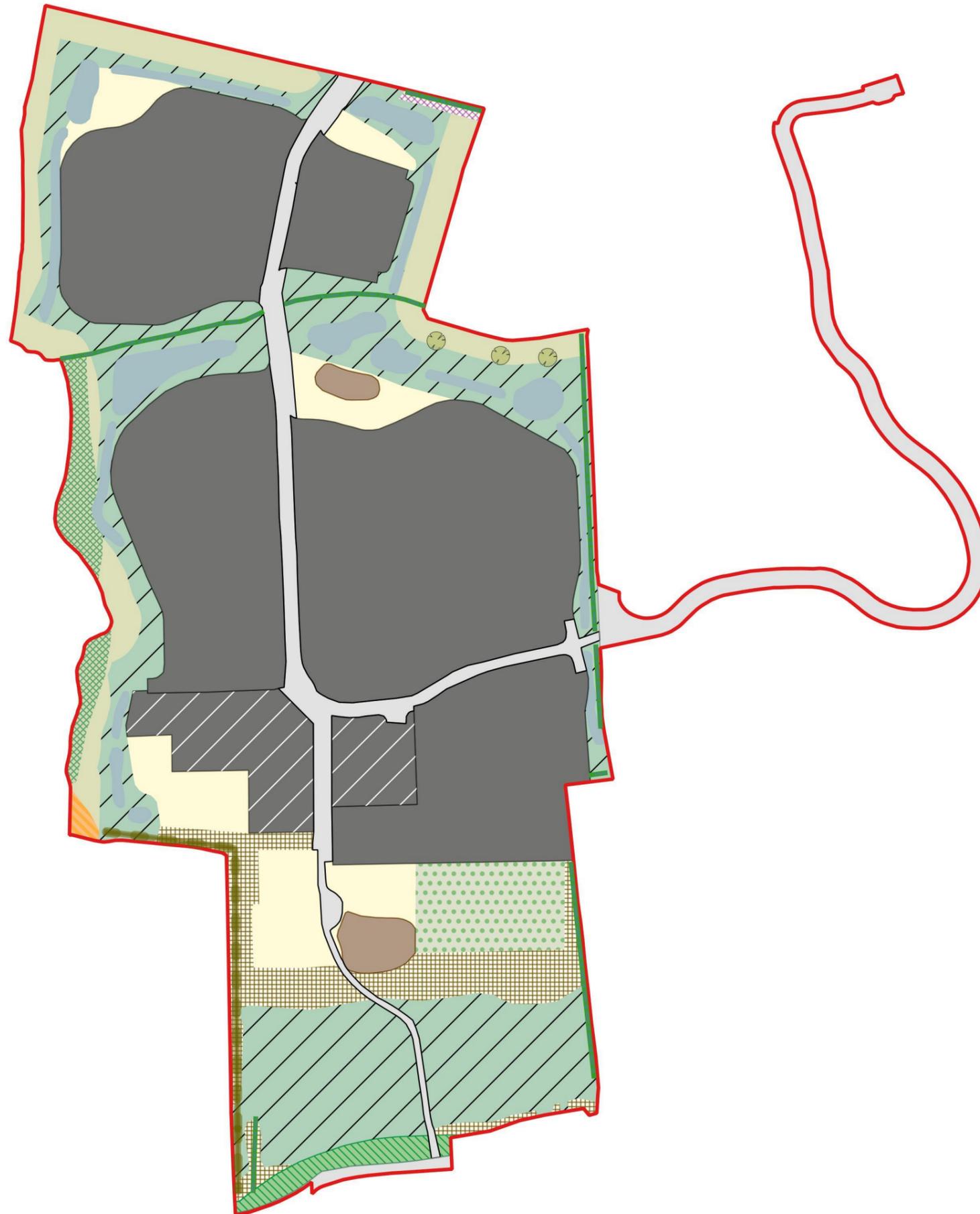
Land West of Turners Hill Road, Crawley Down		PROJECT
Pre-development Habitat Measurements - North Wychwood		TITLE
6482/BNG1B		DRAWING NO.
D/BG		REV
January 2025		DATE
DM/BG		QC



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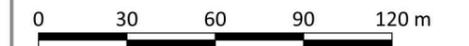
Plan 6482/BNG2B:

Post-development Habitat Mapping



Key:

- Site Boundary
- Retained Habitats**
- Retained Bracken (0.2175ha)
- Retained Bramble scrub (0.0250ha)
- Retained Hardstanding (developed land; sealed surface 0.5700ha)
- Retained Lowland mixed deciduous woodland (0.1225ha)
- Retained Modified grassland (0.8250ha)
- Retained Tall forbs (0.0225ha)
- Retained Line of trees (0.24km)
- Retained Native hedgerow (0.55km)
- Retained Rural Tree [3]
- Proposed Habitats**
- Proposed Hardstanding (developed land; sealed surface 0.5575ha)
- Proposed Modified grassland (0.7950ha)
- Proposed Other built development (developed land; sealed surface 0.6150ha)
- Proposed Other neutral grassland (2.4500ha)
- Proposed Play Area (0.1400ha)
- Proposed Residential (developed land; sealed surface 3.755ha and vegetated gardens 1.61ha)
- Proposed Proposed tree/shrub planting (mixed scrub 0.5600ha and lowland mixed deciduous woodland 0.1000ha)
- Proposed Sustainable drainage system (0.6125ha)
- Proposed Traditional orchards (0.3425ha)



Aspect Ecology Limited - West Court - Hardwick Business Park
 Noral Way - Banbury - Oxfordshire - OX16 2AF
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

<p>Land West of Turners Hill Road, Crawley Down</p> <p>Post-development Habitat Measurements - North Wychwood</p>	<p>PROJECT</p>
<p>6482/BNG2B</p>	<p>TITLE</p>
<p>D/BG</p>	<p>DRAWING NO.</p>
<p>January 2025</p>	<p>REV</p>
<p>DM/BG</p>	<p>DATE</p>
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Aspect Ecology Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 279721
E: info@aspect-ecology.com
W: www.aspect-ecology.com