BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

OPTION TWO DEVELOPMENT LTD

LAND AT COURTHOUSE FARM

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1. EXECUTIVE SUMMARY

S.1 The Site comprises Land at Courthouse Farm, Copthorne Common Road, Copthorne, West Sussex

S.2 The Site falls within the National Character Area 122 - High Weald.

S.3 The footprint of the proposed development comprises land associated with Courthouse Farm, consisting of open areas of grassland, tree lines, hedgerows and ditches.

S.4 The proposed development is an outline planning application with two options for development, a retirement village scheme and a residential scheme.

S.5 The Site currently supports modified grassland and other neutral grassland (ranging from poor to moderate condition) comprising of horse paddocks and a dog training field as well as open areas of grassland, tree lined ditches, hedgerows, scattered trees and a hardstanding access track.

S.6 The baseline biodiversity value of the Site is 20.88 area habitat units and 6.19 linear hedgerow units. The Site does not support any watercourse units or riparian habitats.

S.7 The following habitats will be lost to facilitate the retirement village scheme, all remaining habitat with be retained and/or enhanced:

- Other neutral grassland - 0.423ha;
- Modified grassland - 1.94ha; and
- Hedgerow and tree lines - 0.04km.

1.1 The following habitats will be lost to facilitate the residential scheme, all remaining habitat with be retained and/or enhanced:

- Other neutral grassland - 0.57ha;
- Modified grassland - 2.38ha;
- Hedgerow and tree lines - 0.18km.

S.8 Proposed planting of trees (146 and 74 for the retirement village and residential schemes, respectively) and enhancement of retained other neutral grassland as well as proposed hedgerows and a pond (both Options) would satisfy the biodiversity metric trading rules with regard to no net loss of both low and medium distinctiveness habitats (modified grassland, tree lines and other neutral grassland) and is predicted to result in the following overall net change:

- 5.73 area habitat units and 2.24 linear hedgerow units 27.47% and 36.19% respectively retirement village scheme; and
- 2.33 area habitat units and 1.48 linear hedgerow units 11.18% and 23.96% respectively residential scheme.

S.9 Once planning consent has been given, the developer purchasing the Site to progress the proposed development will need to update the metric once the final design scheme is frozen. If the recommended habitat creation and enhancement measures that are outlined within this report cannot be secured, off-site compensation would be required to meet the trading requirements and achieve 10% net gain for the final scheme. These details should be provided within the project Biodiversity Gain Plan and Habitat Management and Monitoring Plan that would be submitted post-consent but prior to any works commencing on Site.

2. INTRODUCTION

SCOPE OF WORKS

2.1 Lloydbore Ltd was instructed to conduct a habitat conditions assessment and Biodiversity Net Gain (BNG) Feasibility Assessment of Land at Courthouse Farm, Copthorne Common Road, Copthorne, West Sussex (approximate centre: TQ 32406 39008), hereafter referred to as 'the Site'.

2.2 This BNG Feasibility Assessment has been produced in accordance with the Defra Statutory Biodiversity Metric guidance produced by Natural England (Defra, 2024) and the BNG '*Good Practice Principles'* produced by Chartered Institute Ecology and Environmental Management (CIEEM), Construction Industry Research and Information Association (CIRIA) and Institute of Environmental Management and Assessment (IEMA) (CIEEM, CIRIA and IEMA, 2019).

2.3 This assessment informs the project team of the overall initial biodiversity unit loss associated with delivery of the proposed development and quantifies the predicted net changes in biodiversity units that will be achieved through the proposed habitat creation and enhancement measures, in order to deliver a 10% biodiversity net gain overall for the proposed development.

2.4 The scope of works did not include any additional protected species surveys, associated reports, or production of mitigation documents.

SITE INFORMATION

2.5 The Site is located south of the village of Copthorne, adjacent to Copthorne Golf Club, bounded by tree lines with woodland present to the south and east. The wider surrounding landscape is primarily woodland and enclosed grassland fields with the M23 and Crawley present to the west.

2.6 The Site comprises the extent of an existing farm, with grassland fields and tree lines associated with ditches and a hardstanding access road.

2.7 The Site is situated within National Character Area (NCA) 122 - High Weald. This NCA runs east and west from Horsham in the east to Tenterden in the east and down to Battle and Hastings in the south. Key characteristic habitats of the High Weald includes a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wildflower meadows are now rare, but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.

2.8 The 'Site Context Plan' provided in Appendix 2 shows the extent of the project red line boundary.

DEVELOPMENT PROPOSAL

2.9 The development proposals for the Site currently comprise two outline planning options indicating the potential of the Site for future development. The outline schemes are comprised of a residential scheme and a retirement village scheme.

2.10 Further detail is provided within the planning submission document package.

RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.11 Paragraph 187(d) of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2024) states that: -

'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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.'

2.12 Paragraph 193(d) of the NPPF states that:

'…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.'

BIODIVERSITY GAIN REGULATIONS

2.13 As of 2nd April 2024, every grant of planning permission for the development of land in England (with the current exception of Nationally Significant Infrastructure Projects and the permanent exception of some very small-scale developments) is deemed to have been granted subject to a new general condition under Schedule 7a of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

2.14 A Biodiversity Net Gain Feasibility Assessment report is required to be submitted to the local planning authority at the application submission stage. This report outlines the baseline habitats present at a site as well as the outcome on biodiversity as a result of the proposed development. If necessary, the Feasibility Assessment report will also outline any compensation measures where a net gain for biodiversity is not achievable on-site. As a minimum, all relevant habitat condition assessments as well as the results of the biodiversity metric calculation have to be included within a Biodiversity Net Gain Feasibility Assessment report.

2.15 The condition under Schedule 7a of the Town and Country Planning Act requires a Biodiversity Gain Plan, with certain specified content, to be submitted to and approved by the local planning authority post planning consent but before development can lawfully commence. The Biodiversity Gain Plan should contain an assessment of the value of existing natural habitats on a site before development and of proposed habitats after development. The Biodiversity Gain Plan should also ensure that the biodiversity value attributable to the development exceeds the pre-development biodiversity value of habitat, on the land to which the planning permission relates, by at least 10%, or by a relevant percentage or unit target as determined by the Secretary of State or the local planning authority.

LOCAL POLICY

2.16 The Site falls within the Mid Sussex Local Planning Area. The current local plan (adopted in March 2018) has the following strategic objectives which underline the policies:

- *To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.*
- *To protect valued landscapes for their visual, historical and biodiversity qualities.*
- *To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.*

2.17 Policy DP12: Protection and Enhancement of Countryside of the Mid Sussex Local Plan states that:

The Countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District and is necessary for agricultural purposes or supported by a specific policy in the Local Plan.

2.18 Policy DP29: Noise, Air and Light Pollution of the Mid Sussex Local Plan states that:

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

• It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;

•If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development. In appropriate circumstances, the applicant will be required to provide:

• an assessment of the impact of noise generated by a proposed development; or

• an assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

• The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;

•The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;

Air Pollution:

• It does not cause unacceptable levels of air pollution;

• Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;

• Development proposals (where appropriate) are consistent with Air Quality Management

2.19 Policy DP37: Trees, Woodland and Hedgerows of the Mid Sussex Local Plan states that:

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting … Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute either individually or as part of a group … will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes … be of a size and species that will achieve this purpose.

2.20 Policy DP38: Biodiversity of the Mid Sussex Local Plan states that:

Biodiversity will be protected and enhanced by ensuring development:

1. Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity;

2. Protects existing biodiversity so that there is no net loss of biodiversity …

3. Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience …

Designated sites will be given protection and appropriate weight according to their importance …

2.21 The advice provided in this report has been informed by ecology and wildlife-related legislation, planning policy and good practice guidelines.

2.22 A summary of relevant legislation and national planning policy is provided in Appendix 1.

OBJECTIVES OF THIS ASSESSMENT

2.23 The objectives of this assessment and report are to:

- Review the existing habitats present on the Site, including an assessment of their condition, ecological connectivity and strategic significance;
- Determine and quantify the Site's ecological baseline in the form of total biodiversity units and units retained or lost in accordance with Defra's statutory biodiversity metric calculation tool;
- Assess potential effects of the proposed development on existing habitats and biodiversity units needed to reach 10% net gain and provide an indication of how feasible this target is on the Site;
- Make recommendations for maximising biodiversity on the Site in line with local, county and national conservation priorities and objectives appropriate for the Site; and
- Identify suitable on-site habitat creation scheme(s) that are appropriate for delivering relevant biodiversity units to offset losses and provide a greater than 10% net gain in biodiversity units overall; determining what is achievable for the proposed scheme.

3. METHOD

PRINCIPLES OF BIODIVERSITY NET GAIN

3.1 Biodiversity Net Gain is a process which works in line with local and district biodiversity strategies and priorities to ensure that developments provide an overall enhancement in biodiversity; firstly, through employing the mitigation hierarchy during project design to avoid and minimise biodiversity loss in the first instance, and where habitat loss is unavoidable ensuring suitable enhancement is delivered through an off-site compensation scheme.

3.2 Biodiversity Net Gain uses set parameters to assess the level of habitat loss, creation and enhancement within a development site. These parameters include habitat size, condition, distinctiveness, connectivity and strategic significance and are used to quantify habitat loss into biodiversity units using Defra's statutory biodiversity metric calculation tool.

3.3 Enhancement measures can include the provision of new habitats, provision of new habitat features and the improved management of existing habitats which will result in a net benefit to biodiversity, over and above the measures required to mitigate and compensate for the impacts of a proposed development scheme.

3.4 In line with the 2024 NPPF, opportunities to increase the ecological importance of the proposed development site for Species of Principal Importance and deliver a net gain have been maximised.

BASELINE CONDITIONS

3.5 Baseline conditions for the Site were identified during the Site walkover, conducted on 21st May 2025 by Charlotte Clements BSc.

3.6 Charlotte is an Associate Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and has over 10 years' experience of habitat survey and ecological appraisal.

3.7 The Site walkover was undertaken to identify and map habitats using the UK Habitat Classification system (UKHab Ltd, 2023) and assess the condition of those habitats for biodiversity using Defra's Statutory Biodiversity Metric Condition Assessment Sheets (Defra, 2025b).

METRIC CALCULATION

3.8 Defra's Statutory Biodiversity Metric calculation tool was used to calculate the existing baseline biodiversity units present on Site. This tool quantifies each habitat type into biodiversity 'units' based on a number of factors including habitat distinctiveness, area, condition, and strategic significance. Further details on each of these factors is provided below.

3.9 The ecologist completing the assessment selects the habitat type, area, condition, and strategic significance, informed by the habitat survey and condition assessment survey and application of professional knowledge and judgement.

3.10 The Metric tool then uses a range of multipliers to automatically attribute distinctiveness scores, required actions to meet trading rules, the number of baseline biodiversity units present, the predicted net change in biodiversity units that would arise through the proposed retention, loss, enhancement and/or creation of habitats on Site, and the temporal risk associated with those proposed measures.

DISTINCTIVENESS

3.11 Each UK Habitat category is automatically assigned a distinctiveness score by the metric tool, which is based on rarity, proportion of habitat protected within SSSIs (the less protected the higher the distinctiveness), UK Priority Habitat Status and the European Red List Categories.

Table 1 Distinctiveness categories (Defra, 2025a).

Category	Score	Example of habitat type	Hedgerows
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, e.g. blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Endangered or critical European red list habitats.	Native species rich hedgerow with trees - with bank or ditch.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action, e.g. lowland fens. Remaining priority habitats not in very high distinctiveness band & other red list habitats.	Native species rich hedgerow with trees; Native species rich hedgerow - with bank or ditch; or Native hedgerow with trees - with bank or ditch.
Medium	4	Semi-natural habitats not classed as priority habitats but with significant wildlife benefit, e.g. mixed scrub. Arable field margins (Priority habitat) only.	Native species rich hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Line of trees (ecologically valuable); or Line of trees (ecologically valuable) - with bank or ditch.
Low	2	Habitat of low biodiversity value e.g. temporary grass and clover ley. Agricultural and urban land use of lower biodiversity value.	Native hedgerow; Line of trees; or Line of trees - with bank or ditch.
Very Low	0	Little or no biodiversity value e.g. hard standing or sealed surface.	Any hedgerow containing 20% or more canopy cover of a non-native species

CONDITION

3.12 The condition of each habitat type is assessed against specific criteria listed within the guidance documents. These requirements are specific to each habitat type and relate to physical characteristics, structural attributes, typical species present and positive and negative indicators, such as the presence of invasive species.

3.13 The condition assessment uses agreed standards and methodology tailored to each habitat type, which is similar to that used for Common Standards Monitoring of designated sites, and supersede the previously used Farm Environment Plan methodology, which can be difficult to apply for non-agricultural schemes.

3.14 A condition assessment is not required for certain habitat types (e.g., certain cropland and urban habitats), and some habitat types have a fixed condition score (e.g., bramble scrub).

3.15 The condition categories are 'good', 'fairly good', 'moderate', 'fairly poor', 'poor' and 'N/A'. Some habitats can only reach a 'good' condition on the basis that key criteria are met.

3.16 'Fairly good' and 'fairly poor' are intermediate categories for Site-specific features of condition not captured in the standard condition assessment. They should not normally be used, should only be applied through application of professional judgement, and sound ecological evidence must be provided to justify the use of these categories.

STRATEGIC SIGNIFICANCE

3.17 Strategic significance is considered separately for each individual habitat type. Only habitat specified in some form of strategy, map or plan for that area should be identified. If a strategy, map, or plan identifies an area as ecologically significant without specifying particular habitats, all habitats occurring within that area are identified as 'formally identified in a local strategy'.

3.18 Strategic significance relates to the spatial location of a habitat parcel and is measured at a landscape scale, taking into consideration local plans for green infrastructure and biodiversity, national character areas and national objectives. This category gives value to habitats that are situated within optimal locations which could enable biodiversity objectives to be met and gives additional biodiversity unit value to habitats that have been identified as habitats of strategic importance to that local area.

3.19 For the purposes of this strategy; a search of published local strategies and objectives has been undertaken to identify any local priorities for targeting biodiversity and nature improvement, such as local nature recovery strategies (LNRS), local biodiversity plans, NCA objectives, local planning authority local ecological networks, shoreline management plans, estuary strategies and green infrastructure strategies.

3.20 Table 2 shows the multiplier scores that apply across all pre- and post-intervention and on and off-site calculations.

Table 2 Strategic significance categories (Defra, 2025a).

Category	Description	Score
High (formally identified in local strategy)	Where the location and proposed intervention formally identified within a published Local Nature Recovery Strategy (LNRS); or Where no LNRS exists but the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority	1.15
Medium (location ecologically desirable but not in local strategy)	Where the LPA has not identified a suitable document for assessing strategic significance, but the ecological importance of the habitat type within a specific location can be demonstrated using professional judgement.	1.1
Low (area / compensation not in local strategy)	Where the definitions for high or medium strategic significance are not met.	1

TEMPORAL AND DIFFICULTY RISK

3.21 Temporal and difficulty multipliers are applied to the biodiversity unit calculation in the case of habitat creation or enhancement in order to take into account the time it will likely take to achieve the target condition and how difficult it will be to achieve the desired result. This gives some weighting to the level of uncertainty that these factors create.

3.22 There can be a negative impact on biodiversity for a period of time whilst newly created or enhanced habitat is establishing to its required level of maturity. The temporal risk accounts for this time lag.

3.23 Where habitat creation is delayed significantly beyond the point at which the baseline losses occur, the number of years delay in starting habitat creation will be added to the temporal risk.

3.24 The metric also considers how difficult it is to create or enhance different habitat types based on a number of ecological factors and applies a multiplier to account for the uncertainty of achieving the target state.

SPATIAL RISK

3.25 Spatial risk reflects the relationship between the locations where a biodiversity loss is occurring and where the off-site habitat is being delivered. This risk factor is only applied to the off-site post-intervention calculations.

3.26 Compensatory habitat created a greater distance from the site of habitat loss will deplete a local area of natural habitat, risking reduced habitat connectivity and limiting available food sources for a variety of wildlife. Distant habitat creation is therefore attributed a higher level of spatial risk. Habitat created closer to the site of loss is attributed a lower level of spatial risk.

Table 3 Spatial risk categories and scores (Defra, 2025a).

Spatial risk category and scores	Area habitats	Watercourse modules
Within (1.0)	Compensation inside Local Planning Authority (LPA) or National Character Area (NCA) of impact site.	Within waterbody catchment.
Neighbouring (0.75)	Compensation outside LPA or NCA of impact site but in neighbouring LPA or NCA.	Outside waterbody catchment, but within operational catchment.
Outside (0.5)	Compensation outside LPA or NCA of impact site and beyond neighbouring LPA or NCA.	Outside operational catchment.

THE MITIGATION HIERARCHY

3.27 The ecological mitigation hierarchy comprises a staged process that starts with the avoidance of ecological impacts. The mitigation hierarchy be summarised as follows: -

- **Step 1: Avoidance:** Significant ecological impacts should be avoided in the first instance - through prioritising the development of sites of low ecological importance and/or through careful design work at the Site level;
- **Step 2: Mitigation:** Where significant ecological impacts cannot be totally avoided, measures should be introduced to reduce the significance of these predicted impacts; and
- **Step 3: Compensation:** Where significant ecological impacts cannot be avoided or adequately mitigated, as a last resort, compensatory habitats should be delivered.

THE BIODIVERSITY GAIN HIERARCHY

3.28 The biodiversity gain hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain 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: -

- First, in relation to on-site habitats which have a medium, high, and very high distinctiveness, steps one and two (avoidance and mitigation) of the ecological mitigation hierarchy should be applied; and
- Then, 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 on-site habitats, creation of new on-site habitats, allocation of registered off-site gains, and finally the purchase of biodiversity credits.

ASSESSMENT AND EVALUATION

3.29 The assessment approach used within this report has been informed by guidelines provided within British Standards Institute (BSI) standards '*BS 42020:2013: Biodiversity: Code of practice for planning and development'* (BSI, 2013) and '*BS 8683:2021 Process for designing and implementing Biodiversity Net Gain'* (BSI, 2021).

3.30 Section 5.5 of BS *42020:2013* states that: -

- *'The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development'.*

3.31 Section 5.2 of BS *8683:2021,* "*Assess the feasibility of BNG*", states that: -

"A competent person shall gather ecological and associated social and environmental information on the project's biodiversity baseline using methods such as desk-based studies or, if available, Preliminary Ecological Appraisal (PEA) reports... Using the information, a qualitative and quantitative assessment of the project's biodiversity baseline shall be produced, with records made of limitations and assumptions… All components of the BNG feasibility assessment shall be reported, including:

- *1) the estimated project's biodiversity baseline;*
- *2) the risks and opportunities of achieving BNG; and*
- *3) limitations and assumptions".*

3.32 *The* Site assessment was undertaken in broad accordance with Defra's *'Statutory Biodiversity Metric User Guide'* (2025a) and the 'UK Habitat Classification Version 2.0' (UKHab Ltd, 2023).

LIMITATIONS

3.33 There are no relevant residual limitations to this assessment.

LIFESPAN OF THIS ASSESSMENT

3.34 If further works are delayed beyond 18 months from the date of issue of this report (i.e. after April 2027), an update Site walkover should be undertaken by a suitably experienced ecologist.

3.35 Following the update walkover, the ecologist will need to determine whether there have been any material changes to the ecological baseline and the potential impacts of the proposed development.

3.36 If there have been any material changes to the ecological baseline, or any material changes to relevant ecology-related legislation, standing advice, best practice and/or guidance, an updated BNG Feasibility Assessment should be produced by a suitably experienced ecologist.

4. BIODIVERSITY BASELINE CONDITONS

4.1 The *'Habitat Prior to Development Plan'* presented in Appendix 3 shows a visualization of the baseline data recorded on-site.

AREA (HABITAT) UNITS

4.2 The total baseline habitat unit value of the Site is 20.88 units.

4.3 The biodiversity unit value of all baseline area habitats present on the Site are shown in Table 4 below, including rounding assumptions made by the statutory metric tool.

Table 4 Habitats and biodiversity units pre-development

Habitat type	Description	Parcel	Area (ha)	Condition Score	Total units
Other neutral grassland	Areas of both short and mixed sward grassland adjacent to tree lines and in the southern and eastern extents of the Sie	C	0.9365	Moderate	7.49
Modified grassland	Areas of short sward, low species diversity grassland comprising horse paddocks and a dog training field	A	3.3627	Poor	6.73
Developed land; sealed surface	Access road	N/A	0.0653	N/A	0.00
Individual trees	Individual trees present throughout the Site	N/A	0.5044	Good	6.66

LINEAR (HEDGEROW) UNITS

4.4 The total baseline linear habitat unit value of the Site is 6.19 units.

4.5 The biodiversity unit value of all baseline linear habitats present on the Site are shown in Table 5 below, including rounding assumptions made by the statutory metric tool.

Table 5 Linear (hedgerow) biodiversity units' pre-development.

Habitat type	Description	Reference	Length (km)	Condition Score	Total units
Native hedgerow with trees	Native species hedge with scattered trees along the northern boundary of the Site	H02	0.111	Moderate	0.98
Non-native and ornamental hedgerow	Low-level ornamental hedge dominated by privet (*Ligustrum vulgare*) adjacent to the access road	H01	0.083	Poor	0.08
Line of trees	Tree line forming the eastern boundary of the Site	LT01	0.109	Good	0.72
Line of trees	Tree line comprising the off-site Woodland along the southern boundary of the Site	LT06	0.059	Good	0.059
Line of trees - associated with bank or ditch	Tree line running east to west across the middle of the Site	LT02	0.173	Good	1.14
Line of trees - associated with bank or ditch	Tree lining forming the northern section of the western boundary of the Site	LT03	0.089	Good	0.59
Line of trees - associated with bank or ditch	Tree line running east to west across the Site, south of the LT02	LT04	0.103	Good	0.68

Habitat type	Description	Reference	Length (km)	Condition Score	Total units
Line of trees - associated with bank or ditch	Tree line forming the southern section of the western boundary of the Site	LT05	0.245	Good	1.62

RIVER UNITS

4.6 The Site currently does not support any river unit habitats.

5. ASSESSMENT OF POST-DEVELOPMENT SCHEME

5.1 The development proposal is comprised of two outline scheme designs and will overall result in the loss of habitats currently present on- site, as shown on the *'Habitat Impacts Plan*' and *'Post-Development Habitat Plan*' in Appendix 4 and 5 respectively.

S.10 The retirement village scheme will result in the following habitat losses, all remaining habitat with be retained and/or enhanced:

- Other neutral grassland - 0.423ha;
- Modified grassland - 1.94ha; and
- Hedgerow and tree lines - 0.04km.

5.2 The residential scheme will result in the following habitat losses, all remaining habitat with be retained and/or enhanced:

- Other neutral grassland - 0.57ha;
- Modified grassland - 2.38ha;
- Hedgerow and tree lines - 0.18km.

ON-SITE HABITAT DELIVERY

5.3 In order to achieve a 10% net gain in both area and linear habitat units, the Site would need to achieve an overall post development value of 22.96 and 6.81 respectively. As this is an outline planning application, the following details show the potential for achieving statutory biodiversity net gain on-site. Once planning consent has been granted, the final developer may adjust the outline scheme and therefore, once the final design has been frozen, the statutory metric for the project will require updating to show reaching 10% is still possible.

RETIREMENT VILLAGE OUTLINE SCHEME

5.4 The retirement village scheme will result in the loss of 7.30 area habitat units and 0.29 linear hedgerow units.

5.5 Habitat creation measures for the retirement village scheme include retained and enhanced areas of modified grassland, delivering 10.76 habitat units for the scheme, as well as retention of all individual trees on-site and new planting of 148 new trees, an additional 1.86 area habitat units. Furthermore, the scheme will incorporate the following habitat creation measures:

- 0.47ha of 'moderate' quality modified grassland (1.63 area units);
- A 0.0865ha non-priority pond in 'moderate' condition (0.68 area units);
- 0.056ha of vegetated gardens (0.11 units);
- 0.252ha of introduced shrub (0.49 units);
- 0.305km of species-rich native hedgerow in 'good' condition (0.053km comprises hazel dormouse compensation) resulting in a total of 0.252ha left for BNG (2.17 linear units); and
- 0.344km of non-native ornamental hedgerow in 'poor' condition (0.37 linear units).

5.6 The remainder of the scheme will comprise hardstanding associated with roads and housing, of which there is no associated biodiversity value.

5.7 Overall, the scheme is predicted to result in overall gains of 5.73 area habitat units and 2.24 linear habitat units, equating to a 27.47% and 36.19% net gain respectively.

RESIDENTIAL SCHEME

5.8 The residential scheme will result in the loss of 9.34 area habitat units and 1.2 linear hedgerow units.

5.9 Habitat creation measures for the retirement village scheme include retained and enhanced areas of modified grassland and other neutral grassland, delivering a total of 12.34 area habitat units for the scheme, as well as retention of all individual trees on Site and new planting of 74 new trees, an additional 0.93 area habitat units. Furthermore, the scheme will incorporate the following habitat creation measures:

- 0.2065ha of 'moderate' quality modified grassland (0.72 area units);
- A 0.0273ha non-priority pond in 'moderate' condition (0.22 area units);
- 1.038ha of vegetated gardens (2.00 units);
- 0.123ha of introduced shrub (0.24 units);
- 0.305km of species-rich native hedgerow in 'good' condition (0.053km comprises hazel dormouse compensation) resulting in a total of 0.252ha left for BNG (2.17 linear units); and
- 0.482km of non-native ornamental hedgerow in 'poor' condition (0.51 linear units); and

5.10 The remainder of the scheme will comprise hardstanding associated with roads and housing, of which there is no associated biodiversity value.

5.11 Overall, the scheme is predicted to result in overall gains of 2.33 area habitat units and 1.48 linear habitat units, equating to a 11.18% and 23.96% net gain respectively.

HABITAT CREATION AND ENHANCEMENT MEASURES

INDIVIDUAL TREES

5.12 Newly planted trees for both schemes, as outlined above, have been targeted to achieve a 'poor' condition score, in line with statutory guidance. In order to achieve this condition score, native species and those outlined within the NCA and Mid Sussex local plan of local provenance should be prioritised.

5.13 Suitable native tree species include rowan (*Sorbus aucuparia*), wild service tree (*S. torminalis*), silver birch (*Betula pendula*), hairy birch (*B. pubescens*), bird cherry (*Prunus padus*), wild cherry (*P. avium*), European beech (*Fagus sylvatica*), goat willow (*Salix caprea*), smooth-leaved elm (*Ulmus minor*), European hornbeam (*Carpinus betulus*), small-leaved lime (*Tilia cordata*), and field maple (*Acer campestre*).

5.14 Newly planted trees will require careful management and regular watering within the first five years to promote successful establishment. Trees which fail to establish successfully will need to be replaced.

5.15 New tree plantings will provide partial screening for the development as well as nesting habitat for common bird species and foraging habitat for birds, invertebrates and bats post-development.

OTHER NEUTRAL GRASSLAND

5.16 To achieve the other neutral grassland habitat type within the designated "wildflower grassland" areas, it is required that there are at least 8-10 vascular plant species per m², with more than 20% cover of broadleaved herbs and sedges. This species-rich grassland should support a consistently high proportion of species characteristic of neutral grassland.

5.17 In order to reduce trampling and promote the development and maintenance of this habitat to its target state, areas of other neutral grassland in the eastern section of the site will be bounded by new hedgerow planting.

5.18 In order to achieve a 'moderate' condition, this grassland should be managed to ensure an absence of bracken (*Pteridium aquilinum*) and to ensure that cover of scrub accounts for less than 5% of the total grassland area. The management should also create a varied sward height (with at least 20% being less than 7cm and at least 20% being more than 7cm) to create microclimates and habitat for common invertebrate species, reptiles, amphibians, and foraging birds and bats post-development.

MODIFIED GRASSLAND

5.19 The creation and maintenance of this habitat at 'moderate' condition must ensure that there are 6-8 vascular plant species per m², including at least two forbs (non-grass herbs).

5.20 This grassland should be managed to ensure that cover of bare ground and physical damage is evident in less than 5% of the grassland area (i.e. erosion caused by high levels of access or any other damaging management activities). Management will also need to ensure an absence of bracken and of invasive non-native plant species (as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)).

5.21 This will provide minimal foraging habitat for birds, invertebrates, and bats post-development.

SPECIES-RICH NATIVE HEDGEROW

5.22 In order to qualify as 'species-rich', new hedgerow planting will need to comprise a minimum of five native woody species per 30m of length, not including climbers such as honeysuckle (*Lonicera periclymenum*) and bramble (*Rubus fruticosus* agg.). Suitable native woody species include hazel, hawthorn, blackthorn (*Prunus spinosa*), holly (*Ilex aquifolium*), dogwood (*Cornus sanguinea*), wild privet (*Ligustrum vulgare*) and elder.

5.23 Once the requirement of five woody species per 30m is met, additional inclusion of honeysuckle, ivy (*Hedera helix*) and traveller's joy (*Clematis vitalba*) will provide high value foraging opportunities for invertebrates, birds and small mammals provided that they are managed carefully to prevent the hedgerow from being overtaken by excessive growth.

PROTECTED SPECIES MITIGATION AND BNG

5.24 Hazel dormouse presence / likely absence surveys conducted in 2025 confirmed presence of hazel dormouse within the Site (Lloydbore Ltd, 2025). Hazel dormice are afforded legal protection within the UK under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). As such, compensatory habitat for hazel dormouse will be required (Lloydbore Ltd, 2025).

5.25 Compensatory habitat delivery for protected species cannot be counted towards Biodiversity Net Gain. For this proposed scheme, suitable habitat to be lost through development comprises the proposed removal of 0.040km and 0.18km of hedgerow and tree lines currently present on-site to facilitate access for the retirement village scheme and residential scheme, respectively. Full details of required mitigation and compensation for hazel dormouse is included within the associated *'Ecological Impact Assessment'* report submitted to planning.

5.26 The proposed net change in hedgerow biodiversity units for the scheme account for the utilisation of 0.053km of proposed on-site species-rich native hedgerow creation as hazel dormouse habitat compensation and thus does not count this length of new planted hedgerow towards the overall net gain for the proposed scheme.

5.27 Details of further enhancements for wildlife, such as bat/bird boxes, log piles and insect hotels, as well as recommended numbers of and specifications for these and similar features, would be provided within an associated *'Ecological Impact Assessment'* on completion of further species surveys.

CREATION, ENHANCEMENT AND LONG-TERM MANAGEMENT OF HABITATS

5.28 Ongoing, appropriate habitat management and monitoring will be required to deliver the proposed habitat units to achieve the standards required to meet the statutory metric. As this is an outline planning application, there is expected to be minor differences to the outline schemes. Once the design scheme is frozen, the statutory metric will require updating to ensure the scheme still achieves an overall net gain of 10% for both area and linear habitats. The detailed on-site habitat creation and enhancement management prescriptions will be set out in a Biodiversity Gain Plan and associated Habitat Management and Monitoring Plan (HMMP).

5.29 The habitat management prescriptions that will be required to secure the long-term ecological value of the proposed habitats, and the associated net gain in habitat units, on Site will comprise basic vegetation management prescriptions that are compatible with the operation and management of the post-development Site. The predicted on-site post-development biodiversity units are therefore assessed as achievable, deliverable, and appropriate to the wider land use.

5.30 The production and implementation of the Biodiversity Gain Plan and HMMP will be secured through use of an appropriately worded planning condition. The HMMP will include the following:

a. Description and evaluation of features to be managed;
b. Details, methodologies and timings for habitat creation and improvement measures;
c. Ecological trends and constraints on Site that might influence management;
d. Aims and objectives of management;
e. Appropriate management options for achieving aims and objectives;
f. Prescriptions for management actions;
g. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
h. Details of the body or organisation responsible for implementation of the management plan (this would be the applicant, site owner or their successor in title (for on-site habitats) and the off-site provider (for off-site habitats)); and
i. Ongoing monitoring and remedial measures.

5.31 The Biodiversity Gain Plan will set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

6. REFERENCES

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APPENDIX 1: SUMMARY OF RELEVANT LEGISLATION AND NATIONAL PLANNING POLICY

6.1 The level of protection afforded to protected species varies dependent on the associated legislation. A full list of protected species and their specific legal protection is provided within the Schedules and/or Sections of the associated legislation. Case law may further clarify the nature of the legal protection afforded to species.

6.2 The legal protection afforded to protected species overrides all planning decisions.

EUROPEAN PROTECTED SPECIES (EPS) - AND THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017

6.3 European Protected Species (EPS) are afforded the highest level of protection through the Conservation of Habitats and Species Regulations 2017. EPS are also afforded legal protection by parts of the Wildlife and Countryside Act 1981 (as amended).

6.4 There are several relatively common and widespread EPS. These include great crested newt, all species of UK bat, dormice and otter.

6.5 There are other species of plant and animal that are also EPS, but generally these are scarcer / rare and are restricted to narrow geographies or specific habitat types. Examples of this latter group include natterjack toad (*Epidalea calamita*), sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*).

6.6 In general, any person and/or activity that: -

- Damages or destroys a breeding or resting place of an EPS. (This is sometimes referred to as the strict liability or absolute offence);
- Deliberately captures, injures or kills an EPS (including their eggs);
- Deliberately disturbs an EPS, in a way likely to impair the animal's ability to survive, breed or nurture young, their ability to hibernate and migrate and disturbance likely to have a significant effect on local distribution and abundance;
- Intentionally or recklessly disturbs an EPS while occupying a structure or place used for shelter and/or protection (Wildlife and Countryside Act 1981 (as amended)); and
- Intentionally or recklessly obstructs access to any structure or place that an EPS uses for shelter or protection (Wildlife and Countryside Act 1981 (as amended)).
- …may be guilty of an offence.

6.7 The legislation applies to the egg, larval and adult life stages of great crested newts and to bat roosts even when they are not occupied.

6.8 Actions affecting multiple animals can be construed as separate offences and therefore penalties can be applied per animal impacted.

6.9 Under certain circumstances licences can be granted by the Statutory Nature Conservation Organisation (Natural England in England) to permit actions that would otherwise be unlawful.

6.10 There are some very specific defences associated with the Conservation of Habitats and Species Regulations 2017. However, these are unlikely to apply to construction related projects. The Sections of the Regulations provide further details of these defences.

6.11 The Wildlife and Countryside Act (1981) includes defence for those aspects of the legislation that apply to an EPS. These defences are unlikely to apply to construction related projects and do not apply to those acts included in the Conservation of Habitats and Species Regulations 2017. The Schedules of the Act provide further details of defences.

6.12 Local authorities have obligations under sections 40 and 41 of the Natural Environment and Rural Communities Act (NERC) 2006 to have regard to the purpose of conserving biodiversity in carrying out their duties. The majority of EPS are listed on Section 41 the NERC Act.

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

6.13 The level of protection afforded to species listed on the Wildlife and Countryside Act 1981 (as amended) varies considerably.

6.14 'Fully protected species', such as water vole, are afforded the highest level of protection. Any person who intentionally kills, injures, or takes 'fully protected species', or who intentionally or recklessly damages or destroys a structure or place used for shelter and/or protection, disturbs the animal whilst occupying a structure and/or place used for shelter and protection, or obstructs access to any structure and/or place used for shelter or protection is likely to have committed an offence.

6.15 Other species, such as common reptiles, are afforded less protection and for these species it may only be an offence to intentionally or recklessly kill or injure animals.

6.16 All active bird nests, eggs and young are protected from intentional destruction. Schedule 1 listed birds are also protected from intentional and reckless disturbance whilst breeding.

6.17 Schedule 9 of The Wildlife and Countryside Act lists plant species for which it is an offence for a person to plant, or otherwise cause to grow in the wild. Schedule 9 also lists animals for which it is an offence to release into the wild.

THE PROTECTION OF BADGERS ACT 1992 (AS AMENDED)

6.18 The Protection of Badgers Act (1992) makes it an offence to wilfully kill, injure, take or ill-treat a badger and to interfere with a sett, including damage, disturbance and obstruction.

THE PROTECTION OF MAMMALS ACT 1996 (AS AMENDED)

6.19 The Protection of Mammals Act (1996) provides protection for all wild mammals against certain cruel acts with the intention of causing unnecessary suffering, including crushing and asphyxiation.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006 (AS AMENDED)

6.20 Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act (2006) requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers, including local and regional authorities, in implementing their duty under Section 40 of the act to have regard to the conservation of biodiversity in England when carrying out their normal functions.

6.21 S41 lists 56 habitats and 943 species of principal importance.

6.22 Section 42 of the NERC Act relates to Wales.

ENVIRONMENT PROTECTION ACT 1990 (AS AMENDED)

6.23 Japanese Knotweed is classed as 'controlled waste' and if taken off-site it must be disposed of safely at a licensed landfill site. Soil containing rhizome material should also be regarded as contaminated and treated accordingly.

STATUTORY DESIGNATED SITES

6.24 Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are afforded protection under the Conservation of Habitats and Species Regulations 2017. Ramsar sites, which are designated under the Convention on Wetlands of International Importance (1971), are afforded the same level of protection as SPAs and SACs via national planning policy.

6.25 The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force on 28 December 2018. The regulations allow neighbourhood plans and development orders in areas where there could be likely significant effects on a European protected site to be subject to an 'Appropriate Assessment' to demonstrate how impacts will be mitigated, in the same way as would happen for a draft Local Plan or planning application. The Regulations provide the UK Government's legislative response to the April 2018 European Court of Justice judgement in the case *People Over Wind & Sweetman v Coillte Teoranta* ("People over Wind"). These Regulations are of limited relevance for most planning applications. However, the UK Government is yet to issue any formal planning practice guidelines on the application of this new legislation.

6.26 Sites of Species Scientific Interest (SSSI) are afforded protection by the Wildlife and Countryside Act 1981 (as amended).

6.27 National Nature Reserves (NNRs) are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 (as amended) and the Wildlife and Countryside Act 1981 (as amended). They are managed to conserve their habitats or to provide special opportunities for scientific study of the habitats communities and species represented within them. In addition, they may be managed to provide public recreation that is compatible with their natural heritage interests (JNCC website).

6.28 Local Nature Reserves (LNRs) are declared by local authorities after consultation with the relevant statutory nature conservation agency under the National Parks and Access to the Countryside Act 1949 (as amended). LNRs are declared and managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature (JNCC website).

NON-STATUTORY DESIGNATED SITES

6.29 Non-statutory sites may be given various titles, including Local Wildlife Sites (LWS), Sites of Importance for Nature Conservation (SINCs), Sites of Nature Conservation Importance (SNCIs) and County Wildlife Sites (CWS).

6.30 These sites are not normally legally protected but are recognised in the planning system and are afforded some protection through planning policy.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

6.31 In addition to primary legislation, the government published the National Planning Policy Framework on 12th December 2024. Within the NPPF, Chapter 15 is headed '*Conserving and enhancing the natural environment*' (Paragraphs 187 to 195).

6.32 Of relevance are the following statements: -

6.33 *'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* (Paragraph 187d).

6.34 Paragraph 188 states that: -

6.35 *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*

6.36 To protect and enhance biodiversity and geodiversity, plans should: -

6.37 *'Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including: the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation* (Paragraph 192a)*; and*

6.38 *'promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'* (Paragraph 185b).

6.39 When determining planning applications, local planning authorities should apply the following principles (Paragraph 193): -

6.40 *'a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

6.41 *b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

6.42 *c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

6.43 *d) 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.'*

6.44 In addition to the above, Paragraph 194 confirms that the following should be afforded the same protection as sites that are included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Special Areas of Conservation, Sites of Community Importance, Special Protection Areas and any relevant Marine Sites (which are collectively referred to as 'habitats sites' in the NPPF)): -

6.45 *a) potential Special Protection Areas and possible Special Areas of Conservation;*

6.46 *b) listed or proposed Ramsar sites; and*

6.47 *c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.'*

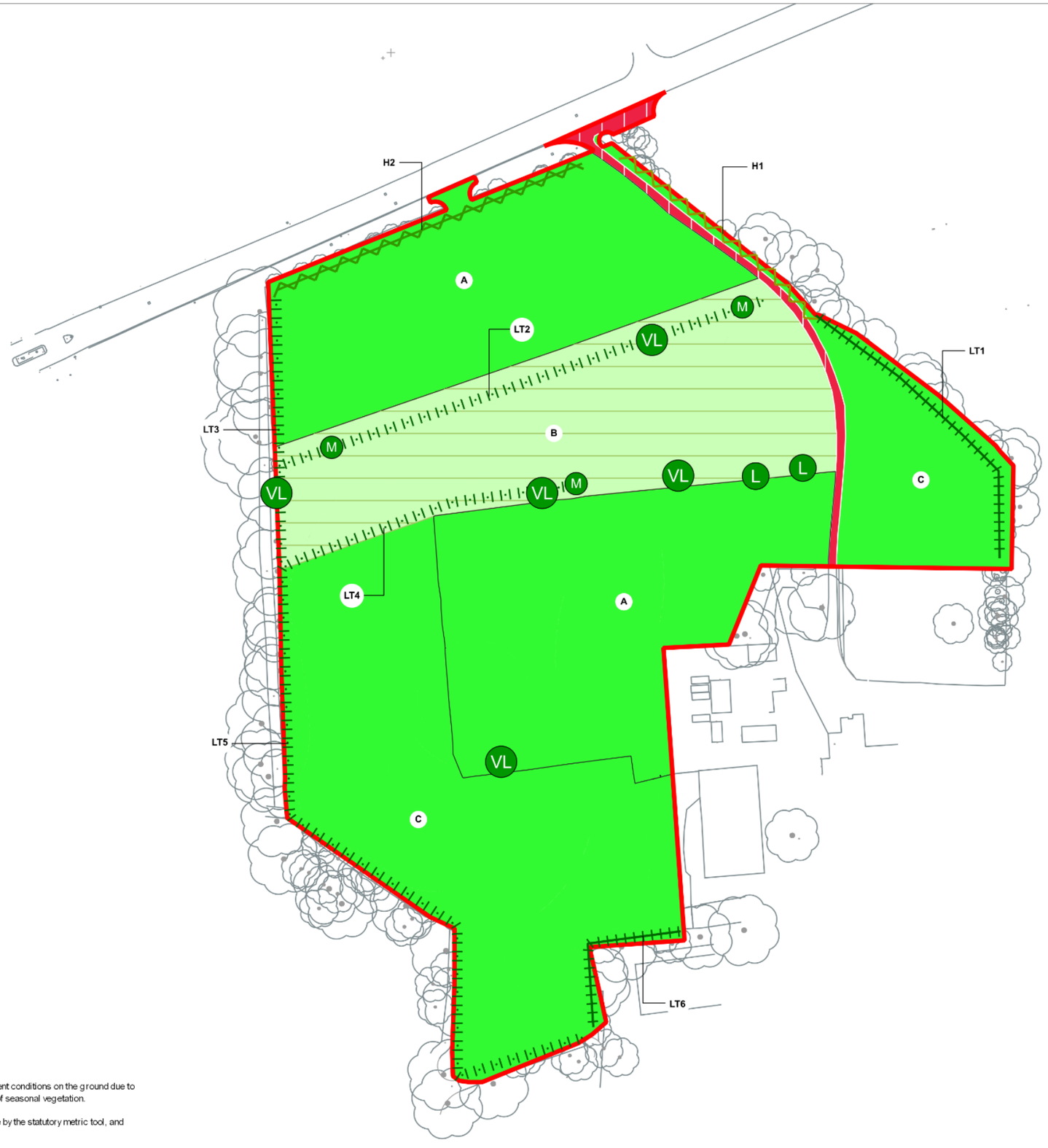
6.48 Paragraph 195 states that: -

6.49 *'The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.'*

6.50 This statement applies to the assessment of effects in relation to all confirmed, possible, potential and/or proposed designated sites of international importance.

APPENDIX 2: HABITAT PRIOR TO DEVELOPMENT PLAN

[SEE OVERLEAF]



Legend:

B: g3c - Other neutral grassland
Total area approx: 0.9365 ha.

g4 - Modified grassland
Total area approx: 3.3627 ha.
A: 1.7268 ha. C: 1.6359 ha.

D: u1b - Developed land; sealed surface
Total area approx: 0.0653 ha.

H: h2a.11 - Native hedgerow, with trees
Total length approx: 0.111 km.

H1: h2b - Non-native and ornamental hedgerow
Total length approx: 0.083 km.

w.33 - Line of trees
Total length approx: 0.168 km.
LT01: 0.109 km. LT06: 0.059 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.610 km.
LT02: 0.173 km. LT04: 0.103 km.
LT03: 0.089 km. LT05: 0.245 km.

Existing rural, good tree
Total no: 10
Very large: 5
Large: 2
Medium: 3

Red line boundary:
Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client. *Option Two Development Ltd*
project. *Land at Courthouse Farm*
Copthorne Common Road
Copthorne, West Sussex

drawing no. *5096-LLB-RF-0021*
drawing title. *Habitat Prior to Development Plan*
title 2. *UK Habitat Classification*
title 3.

scale. *1:1500*
sheet. *A3*
author. *DM*
checked. *CC*

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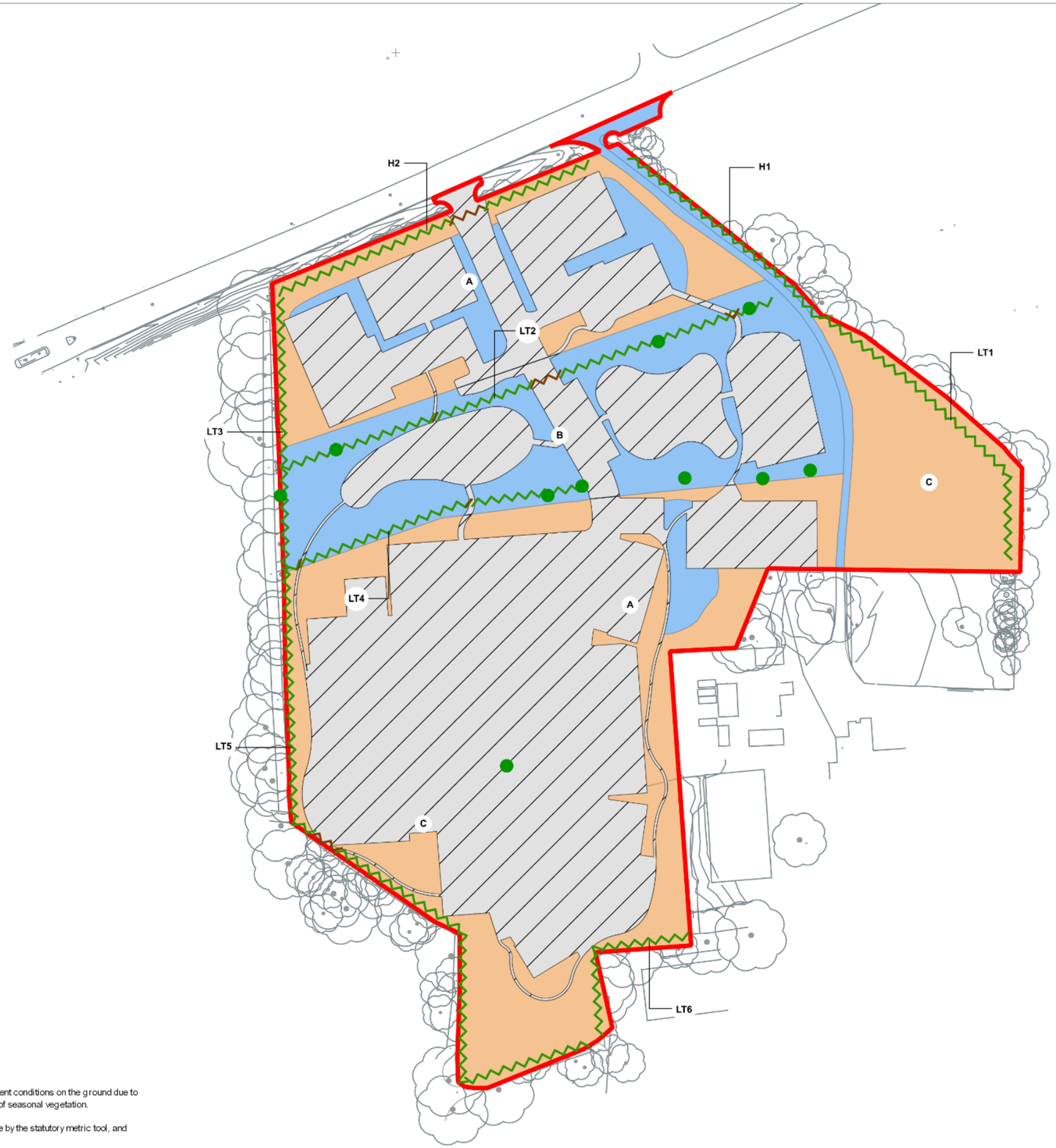
APPENDIX 3: HABITAT IMPACTS PLANS

[SEE OVERLEAF]



Legend:

Existing Habitat Loss Through Development
Total area approx: 2.3655 ha.

B: g3c - Other neutral grassland
Total area approx: 0.4281 ha.

g4 - Modified grassland
Total area approx: 1.9374 ha.
A: 1.1221 ha. C: 0.8153 ha.

Existing Habitat to be Retained
Total area approx: 0.7547 ha.

B: g3c - Other neutral grassland
Total area approx: 0.5084 ha.

g4 - Modified grassland
Total area approx: 0.1811 ha.
A: 0.1547 ha. C: 0.0264 ha.

D: u1b - Developed land; sealed surface
Total area approx: 0.0653 ha.

Existing Habitat to be Retained and Enhance
Total area approx: 1.2442 ha.

g4 - Modified grassland
Total area approx: 1.2448 ha.
A: 0.4500 ha. C: 0.7942 ha.

Existing Hedgerow Loss Through Development
Total length approx: 0.040 km.

H02: h2a.11 - Native hedgerow, with trees
Total length approx: 0.013 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.027 km.
LT02: 0.014 km. LT05: 0.010 km.
LT04: 0.003 km.

Exsting Hegderow to be Retained
Total length approx: 0.932 km.

H01: h2b - Non-native and ornamental hedgerow
Total length approx: 0.083 km.

w.33 - Line of trees
Total length approx: 0.168 km.
LT01: 0.109 km. LT06: 0.059 km.

H02: h2a.11 - Native hedgerow, with trees
Total length approx: 0.098 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.583 km.
LT02: 0.159 km. LT04: 0.100 km.
LT03: 0.089 km. LT05: 0.235 km.

Existing Trees to be Retained
Total no: 10

Rural, good tree
Total no: 10
Very large: 5
Large: 2
Medium: 3

Red line boundary
Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client. ***Option Two Development Ltd***
project. ***Land at Courthouse Farm***
Copthorne Common Road
Copthorne, West Sussex

drawing no. ***5096-LLB-RF-0023***
drawing title. ***Habitat Impacts Plan***
title 2. ***UK Habitat Classification***
title 3. ***Retirement Villages Scheme***

scale. ***1:1500***
sheet. ***A3***
author. ***DM***
checked. ***CC***

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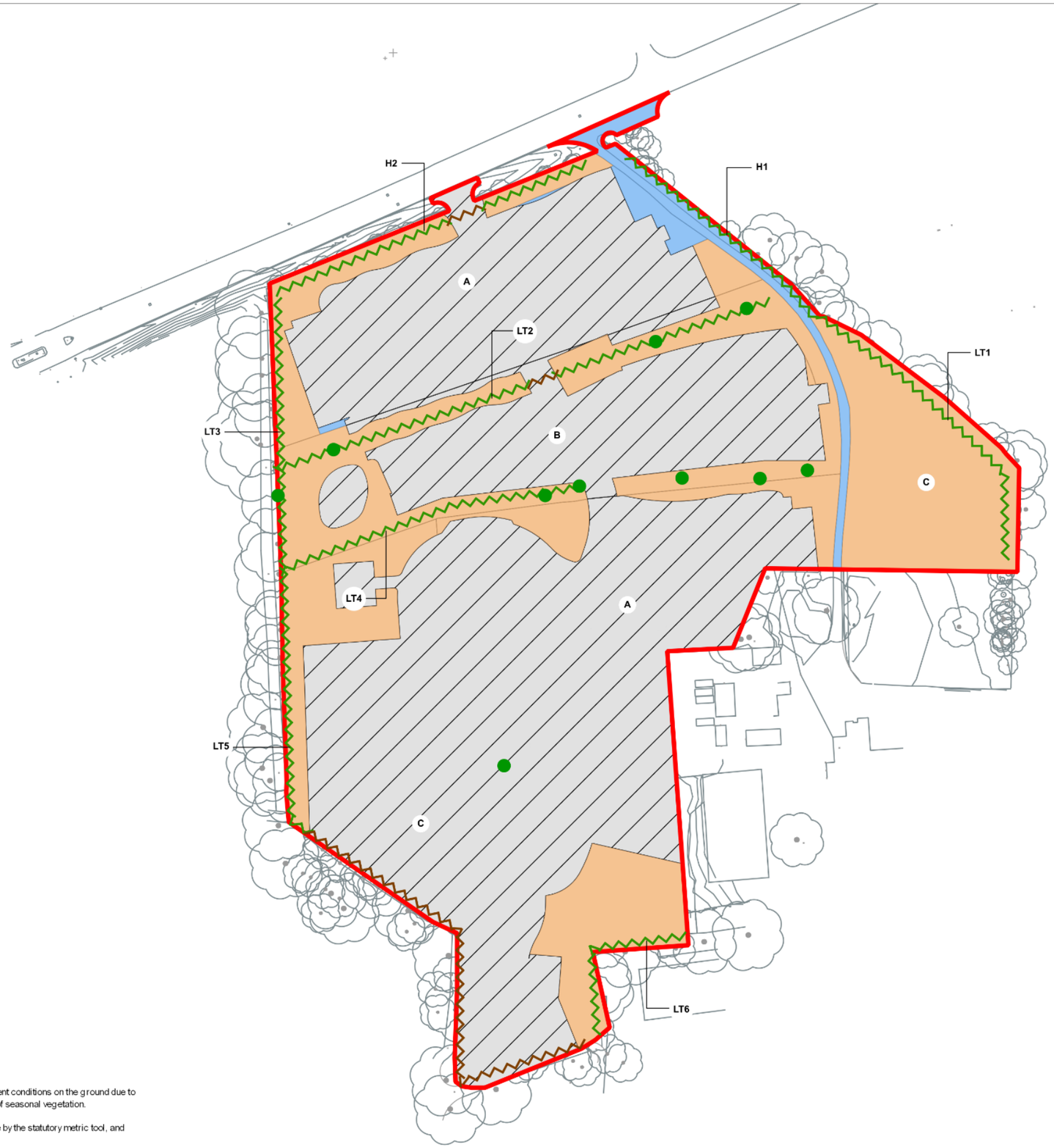

Legend:

Habitat Loss Through Development
Total area approx: 2.9533 ha.

B: g3c - Other neutral grassland
Total area approx: 0.5723 ha.

g4 - Modified grassland
Total area approx: 2.381 ha.
A: 1.4547 ha. C: 0.9263 ha.

Existing Habitat to be Retained
Total area approx: 0.1205 ha.

g4 - Modified grassland
Total area approx: 0.0552 ha.
A: 0.0288 ha. C: 0.0264 ha.

D: u1b - Developed land; sealed surface
Total area approx: 0.0653 ha.

Existing Habitat to be Retained and Enhanced
Total area approx: 1.2909 ha.

B: g3c - Other neutral grassland
Total area approx: 0.3641 ha.

g4 - Modified grassland
Total area approx: 0.9268 ha.
A: 0.2436 ha. C: 0.6832 ha.

Hedgerow Loss Through Development
Total length approx: 0.177 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.164 km.
LT02: 0.010 km. LT05: 0.154 km.

H02: h2a.11 - Native hedgerow, with trees
Total length approx: 0.013 km.

Existing Hegderow to be Retained
Total length approx: 0.795 km.

H01: h2b - Non-native and ornamental hedgerow
Total length approx: 0.083 km.

w.33 - Line of Trees
Total length approx: 0.168 km.
LT01: 0.109 km. LT06: 0.059 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.445 km.
LT02: 0.163 km. LT04: 0.103 km.
LT03: 0.089 km. LT05: 0.091 km.

H02: h2a.11 - Native hedgerow, with trees
Total length approx: 0.098 km.

Existing Trees to be Retained
Total no: 10

Rural good trees:
Total no: 10
Very large: 5
Large: 2
Medium: 3

Red line boundary
Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client. ***Option Two Development Ltd***
project. ***Land at Courthouse Farm***
Copthorne Common Road
Copthorne, West Sussex

drawing no. ***5096-LLB-RF-0026***
drawing title. ***Habitat Impacts Plan***
title 2. ***UK Habitat Classification***
title 3. ***Residential Scheme***

scale. ***1:1500***
sheet. ***A3***
author. ***DM***
checked. ***CC***

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APPENDIX 4: POST-DEVELOPMENT HABITAT PLANS

[SEE OVERLEAF]

Legend:

- g3c - Other neutral grassland
  Total area approx: 1.7526 ha.
- g4 - Modified grassland
  Total area approx: 0.6510 ha.
- r1g.41 - Other standing water, pond (non-priority)
  Total area approx: 0.0865 ha.
- u1.828 - Built-up areas and gardens, vegetated garden
  Total area approx: 0.0560 ha.
- u1.847 - Built-up areas and gardens, introduced shrub
  Total area approx: 0.2517 ha.
- u1b - Developed land; sealed surface
  Total area approx: 0.7119 ha.
- u1b5 - Buildings
  Total area approx: 0.7315 ha.
- u1c - Artificial unvegetated, unsealed surface
  Total area approx: 0.1231 ha.
- H2: h2a.11 - Native hedgerow, with trees
  Total length approx: 0.098 km.
- H3: h2a5 - Species-rich native hedgerow
  Total length approx: 0.305 km.
- h2b - Non-native and ornamental hedgerow
  Total length approx: 0.427 km.
  H01: 0.083 km. H04: 0.344 km.
- w.33 - Line of trees
  Total length approx: 0.168 km.
  LT01: 0.109 km. LT06: 0.059 km.
- w.33,50 - Line of trees, ditch
  Total length approx: 0.583 km.
  LT02: 0.159 km. LT04: 0.100 km.
  LT03: 0.089 km. LT05: 0.235 km.
- Rural, good tree
  Total no: 10
  Very large: 5
  Large: 2
  Medium: 3
- Rural, poor tree
  Total no: 148
  Small: 148
- Red line boundary
  Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client.	*Option Two Development Ltd*
project.	*Land at Courthouse Farm*
	Copthorne Common Road
	Copthorne, West Sussex
drawing no.	*5096-LLB-RF-0022*
drawing title.	*Post-Development Habitat Plan*
title 2.	*UK Habitat Classification*
title 3.	*Retirement Village Scheme*
scale.	*1:1500*
sheet.	*A3*
author.	*DM*
checked.	*CC*

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Legend:

- g3c - Other neutral grassland
  Total area approx: 1.2909 ha.
- g4 - Modified grassland
  Total area approx: 0.2616 ha.
- r1g - Other standing water
  Total area approx: 0.0273 ha.
- u1.828 - Built-up areas and gardens, vegetated garden
  Total area approx: 1.0381 ha.
- u1.847 - Built-up areas and gardens, introduced shrub
  Total area approx: 0.1231 ha.
- u1b - Developed land; sealed surface
  Total area approx: 0.9524 ha.
- u1b5 - Buildings
  Total area approx: 0.6295 ha.
- u1c - Artificial unvegetated, unsealed surface
  Total area approx: 0.0415 ha.
- h2a.11 - Native hedgerow, with trees
  Total length approx: 0.098 km.
- h2a5 - Species-rich native hedgerow
  Total length approx: 0.305 km.
- h2b - Non-native and ornamental hedgerow
  Total length approx: 0.565 km.
- w.33 - Line of trees
  Total length approx: 0.168 km.
- w.33,50 - Line of Trees, ditch
  Total length approx: 0.445 km.
- Rural good tree
  Total no: 10
  Very large: 5
  Large: 2
  Medium: 3
- Urban poor tree
  Total no: 74
  Small: 74
- Red line boundary
  Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client. ***Option Two Development Ltd***
project. ***Land at Courthouse Farm***
Copthorne Common Road
Copthorne, West Sussex

drawing no. ***5096-LLB-RF-0025***
drawing title. ***Post-Development Habitat Plan***
title 2. ***UK Habitat Classification***
title 3. ***Residential Scheme***

scale. ***1:1500***
sheet. ***A3***
author. ***DM***
checked. ***CC***

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