



BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

**Juhring & Hobbs Fields
Saint Hill Manor
Saint Hill Road
East Grinstead
West Sussex
RH19 4JY**

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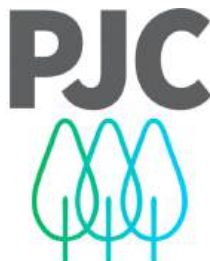
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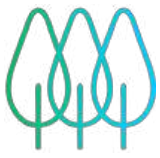
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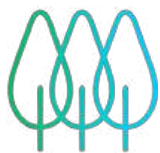


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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by CLO UK to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment in support of the proposed development at Juhring Field & Hobbs Field, Saint Hill Manor, Saint Hill Road, East Grinstead, West Sussex RH19 4JY (hereafter referred to as the 'Site').

1.2 Document Objectives

- 1.2.1 The aim of this BNG Feasibility Assessment is to:
- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
 - Ascertain the anticipated biodiversity value of the Site post-development;
 - Provide a summary of the overall BNG calculations; and
 - Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

- 1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

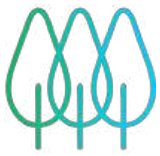
- 1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules.

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3	To accurately apply the biodiversity metric formula, you must use the 'Statutory Biodiversity Metric' calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles.

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.



Principle	Principle Detail
2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to; maintain habitat extent - supporting more, bigger, better and more joined up ecological networks; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

- 1.5.1 The Site, approximately 4.7ha in size, is situated west of Saint Hill Road, approximately 2.3km south-west of East Grinstead town centre (OS central grid reference: TQ 38007 36125). The Site is situated within a relatively rural landscape, bordered by woodland parcels, agricultural field, the Saint Hill Manor complex, and East Grinstead sports club to the north. The wider landscape comprises a mosaic of arable farmland, fields and parcels of woodland and with minimal suburban infrastructure intersected by a network of treelines, hedgerows and road infrastructure. The location of the Site within its environs is presented in Appendix I.

1.6 Documents and Information Provided

- 1.6.1 Change of use of vacant land to event area for occasional use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements,(Amended Description, Plans, Documents).
- 1.6.2 The following documents were used to aid the preparation of this report:
- Juhring and Hobbs Field General Arrangement Plan ref: 01-1232-SK-04-3 (enplan, 2026); and
 - Juhring and Hobbs Field AIA ref: PJC/6617/25-02 Rev 01 (PJC Consultancy, 2026).
- 1.6.3 This BNG Feasibility Assessment report should be read in conjunction with the initial preliminary ecological appraisal (PEA) report (Report Ref: PJC/5937E/24-V3)(PJC Consultancy, 2025).



2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

- 2.1.1 This BNG Feasibility report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019).

2.2 Competency of Assessor

- 2.2.1 The author of this report, Naomi Cornwell BSc(Hons) MSc has been a practising ecologist in ecological consultancy since 2020. During this time, Naomi Cornwell has assisted on and completed multiple BNG Feasibility Assessments and accompanying reports, using both the Statutory Biodiversity Metric (and previous versions) and Small Sites Metric.

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area habitats (habitat units) and linear terrestrial and aquatic / riparian habitats (hedgerow and watercourse units) within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.
- 2.3.2 The DEFRA Statutory Biodiversity Metric uses habitat areas (in hectares (ha)) as its core measurement, except for hedgerow and watercourse habitats where habitat length is used (in kilometres (km)). For individual trees (which is considered area-based habitat), the DEFRA Statutory Biodiversity Metric tool contains a tree helper which automatically generates an area value based on the trees diameter at breast height.
- 2.3.3 The habitat type and area/length as well as the condition of each habitat parcel was informed from habitat data collected during the extended phase 1 habitat survey and habitat condition assessment undertaken on the 6th August 2024 by Naomi Cornwell BSc(Hons) MSc (see Appendix II).
- 2.3.4 In accordance with recognised good practice principles, the 'Statutory Biodiversity Metric' excludes protected and irreplaceable habitats (i.e. ancient woodland, ancient and veteran trees, blanket bog, sand dunes, salt marsh and lowland fen).
- 2.3.5 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.
- 2.3.6 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each distinct habitat, hedgerow and/or watercourse. The ecological baseline of the Site is calculated by totaling the units across all habitats, hedgerows and watercourses within the Site.

Habitat Distinctiveness

- 2.3.7 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.
- 2.3.8 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The DEFRA distinctiveness bands, and corresponding scores are as follows:



- Very high (8);
- High (6);
- Medium (4);
- Low (2); and
- Very low (0).

Habitat Condition

2.3.9 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

2.3.10 Habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheet as presented in the Statutory Biodiversity Metric Technical Supplement (Natural England, 2024). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5); and
- Poor (1).

Strategic Significance

2.3.11 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations for biodiversity and other environmental objectives.

2.3.12 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity action plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher strategic position multiplier than proposed developments that are not situated within areas of strategic significance.

2.3.13 The strategic significance and corresponding scores are as follows:

- High (1.15) - Where the location has been identified within a local plan, strategy or policy as being ecologically important for the specific habitat type or where that habitat has been identified as being locally ecologically important;
- Medium (1.10) - Where there is no relevant plan, strategy or policy in place, professional judgement may be used to justify the use of the medium strategic significance category; and
- Low (1) - If the habitat is not included in local plans, strategy or policy.

Measurement of Habitats

2.3.14 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.



2.4 Biodiversity Unit Calculation: Post-Development

- 2.4.1 The total number of biodiversity units of the Site post-development was calculated using the Juhring and Hobbs Field General Arrangement Plan ref: 01-1232-SK-04-3 (enplan, 2026).
- 2.4.2 The area/length of retained and enhanced habitats, hedgerows and watercourses previously identified as part of the ecological baseline calculation was inputted into the Statutory Biodiversity Metric. The area/length of all newly created habitats was also inputted into the Statutory Biodiversity Metric. The area/length of retained, enhanced and created habitat, hedgerow and watercourse habitats are defined as the following:
- Retention: there is no loss of the habitat, hedgerow or watercourse and/or the habitat, hedgerow or watercourse is retained in its baseline condition;
 - Enhancement: the habitat, hedgerow or watercourse is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
 - Creation: the loss of a habitat, hedgerow or watercourse and replacement with another, and/or a change in the broad habitat, hedgerow or watercourse type.
- 2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The Statutory Biodiversity Metric applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the Statutory Biodiversity Metric.

2.5 Limitations

- 2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the extended phase 1 habitat survey, habitat condition assessment and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.
- 2.5.2 In addition to aiming to achieve BNG within developments, developers must implement avoidance, mitigation, compensation and/or enhancement measures required to prevent harm to legally protected species (such as nesting birds). Achieving BNG does not override the legal protection of these species and their habitats. Further information about avoidance, mitigation, compensation and/or enhancement measures required, are included in the PEA report ref: PJC/5937E/24-V3 (PJC Consultancy, 2025).



3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

- 3.1.1 No irreplaceable habitat types were recorded within the Site as part of the initial extended phase 1 habitat survey and desk study. However, North Wood ancient woodland is located approximately 15m south of the southern Juhring Field Site boundary and approximately 15m north of the Hobbs Field Site boundary.

3.2 On-Site

Habitats

- 3.2.1 Classification of the habitats recorded within the Site and associated units generated pre-development (ecological baseline) is presented in Table 3 below.
- 3.2.2 Overall, pre-development, a total of 12.89 area-based habitat units are generated on-site.
- 3.2.3 A map displaying the type and distribution of habitats on-site is presented in Appendix III.

Hedgerows

- 3.2.4 No hedgerows were recorded within the Site as part of the initial extended phase 1 habitat survey and habitat condition assessment.

Watercourses

- 3.2.5 No watercourses were recorded within the Site or within 10m of the Site as part of the initial extended phase 1 habitat survey and desk study.

3.3 Off-Site

Habitats

- 3.3.1 Classification of the habitats recorded within the off-site area and associated units generated pre-development (ecological baseline) is presented in Table 4 below.
- 3.3.2 Overall, pre-development, a total of 16.95 area-based habitat units are generated within the off-site area.
- 3.3.3 A map displaying the type and distribution of habitats on-site is presented in Appendix III.

Hedgerows

- 3.3.4 No hedgerows were recorded within the off-site area as part of the initial extended phase 1 habitat survey and desk study.

Watercourses

- 3.3.5 No watercourses were recorded within the off-site area or within 10m of the off-site area as part of the initial extended phase 1 habitat survey and desk study.

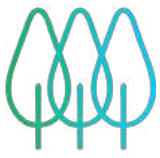
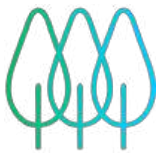


Table 3: On-site habitats pre-development.

Habitat ID	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Baseline Units Retained	Baseline Units Enhanced	Habitat Units Lost
1	Modified grassland	2.314	Low (2)	Poor (1)	Low (1)	4.63	0.00	0.00	4.63
2	Modified grassland	0.964	Low (2)	Poor (1)	Low (1)	1.93	0.00	0.00	1.68
3	Bare ground	1.433	Low (2)	Poor (1)	Low (1)	2.87	0.00	0.00	2.87
4	Other neutral grassland	0.025	Medium(4)	Good (3)	Low (1)	0.30	0.00	0.00	0.30
5	Bare ground	0.048	Low (2)	Poor (1)	Low (1)	0.10	0.00	0.00	0.10
6	Developed land; sealed surface	0.023	V.Low (0)	N/A – Other (0)	Low (1)	0.00	0.00	0.00	0.00
7	Rural tree	0.0041	Medium (4)	Good (3)	Medium (2)	0.05	0.05	0.00	0.00
8	Rural tree	0.0081	Medium (4)	Good (3)	Medium (2)	0.11	0.00	0.00	0.11
9	Rural tree	0.0163	Medium (4)	Good (3)	Medium (2)	0.22	0.22	0.00	0.00
10	Bramble scrub	0.102	Medium (4)	Condition Assessment N/A (1)	Low (1)	0.45	0.00	0.00	0.45
11	Rural tree	0.0163	Medium (4)	Good (3)	Medium (2)	0.22	0.00	0.00	0.22
12	Rural tree	0.0041	Medium (4)	Good (3)	Medium (2)	0.05	0.00	0.00	0.05
13	Rural tree	0.0163	Medium (4)	Good (3)	Medium (2)	0.22	0.00	0.00	0.22
14	Rural tree	0.0326	Medium (4)	Good (3)	Medium (2)	0.43	0.00	0.00	0.43
15	Rural tree	0.0326	Medium (4)	Good (3)	Medium (2)	0.43	0.00	0.00	0.43
16	Rural tree	0.0081	Medium (4)	Good (3)	Medium (2)	0.11	0.00	0.00	0.11
17	Rural tree	0.0163	Medium (4)	Good (3)	Medium (2)	0.22	0.00	0.00	0.22
18	Rural tree	0.0163	Medium (4)	Good (3)	Medium (2)	0.22	0.22	0.00	0.00
19	Modified grassland	0.1803	Low (2)	Poor (1)	Low (1)	0.36	0.00	0.00	0.36



TOTAL	12.89	0.48	0.00	12.40
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Table 4: Off-Site habitats pre-development.

Habitat ID	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Baseline Units Retained	Baseline Units Enhanced	Habitat Units Lost
1	Other neutral grassland	1.355	Medium (4)	Poor (1)	Low (1)	5.42	0.00	5.42	0.00
2	Other neutral grassland	0.819	Medium (4)	Poor (1)	Low (1)	3.28	0.00	3.28	0.00
3	Other neutral grassland	0.485	Medium (4)	Poor (1)	Low (1)	1.94	0.00	1.94	0.00
4	Rural tree	0.0651	Medium (4)	Good (3)	Low (1)	0.78	0.78	0.00	0.00
5	Rural tree	0.0814	Medium (4)	Good (3)	Low (1)	0.98	0.98	0.00	0.00
6	Rural tree	0.0489	Medium (4)	Good (3)	Low (1)	0.59	0.59	0.00	0.00
7	Modified grassland	1.773	Low (2)	Poor (1)	Low (1)	3.55	0.00	3.55	0.00
8	Modified grassland	0.213	Low (2)	Poor (1)	Low (1)	0.43	0.00	0.43	0.00
TOTAL		4.7				16.95	2.34	14.61	0.00



4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1 On-Site

4.1.1 Assumptions have been made regarding the type and targeted condition of habitats that are proposed to be created and enhanced. These assumptions include:

- Planting of 46 native trees;
- Planting of native shrubs and non-native ornamental shrubs; and
- Creation of 'other neutral grassland' in wildflower buffer strips.

Habitats

4.1.2 Post-development, habitat creation measures are anticipated to generate approximately 8.37 habitat units (see Table 5 below).

Hedgerows

4.1.3 No new hedgerow habitats are proposed to be incorporated into the Site post-development.

Watercourses

4.1.4 No new watercourse habitats are proposed to be incorporated into the Site post-development.

4.2 Off-Site

4.2.1 Assumptions have been made regarding the type and targeted condition of habitats that are proposed to be created and enhanced. These assumptions include:

- Enhancement of modified grassland in poor condition to other neutral grassland of moderate condition;
- Planting of 90 native trees;
- Enhancement of modified grassland in poor condition to mixed scrub.

Habitats

4.2.2 Post-development, habitat creation and enhancement measures are anticipated to generate approximately 1.18 and 30.72 area-based habitat units, respectively, within the off-site areas (see Tables 6 and 7).

Hedgerows

4.2.3 No new hedgerow habitats are proposed to be incorporated into the off-site area post-development.

Watercourses

4.2.4 No new watercourse habitats are proposed to be incorporated into the Site post-development.

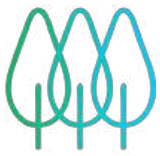


Table 5: On-Site habitats created post-development.

Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
Developed land; sealed surface	0.305	Very Low (0)	N/A – Other (0)	Low (1)	0.00
Sustainable drainage system	0.339	Low (1)	Poor (1)	Low (1)	0.44
Sustainable drainage system	1.902	Low (1)	Poor (1)	Low (1)	2.46
Rural trees	0.1873	Medium (4)	Moderate (2)	Medium (2)	0.63
Introduced shrub	0.2293	Low (2)	Condition Assessment N/A – (1)	Low (1)	0.44
Sustainable drainage system	2.048	Low (1)	Poor (1)	Low (1)	2.65
Other neutral grassland	0.17	Medium (4)	Moderate (2)	Medium (2)	1.25
Other woodland; broadleaved	0.096	Medium (4)	Moderate (2)	Medium (2)	0.50
TOTAL					8.37

Table 6: Off-Site habitats created post-development.

Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
Rural tree	0.1425	Medium (4)	Moderate (2)	Low (1)	0.44
Rural tree	0.1221	Medium (4)	Moderate (2)	Low (1)	0.37
Rural tree	0.1221	Medium (4)	Moderate (2)	Low (1)	0.37
TOTAL					1.18



Table 7: Off-Site habitats enhanced post-development.

Baseline Habitat Type	Proposed Habitat Type	Area (ha)	Distinctiveness Change	Condition Change	Strategic Significance	Habitat Units Delivered
Other neutral grassland	Other neutral grassland	1.355	Medium - Medium	Poor - Moderate	Low (1)	9.22
Other neutral grassland	Other neutral grassland	0.819	Medium - Medium	Poor - Moderate	Low (1)	5.57
Other neutral grassland	Other neutral grassland	0.485	Medium - Medium	Poor - Moderate	Low (1)	3.30
Modified grassland	Other neutral grassland	1.773	Low – Medium	Poor - Moderate	Low (1)	11.00
Modified grassland	Mixed scrub	0.213	Low - Medium	Poor - Moderate	Low (1)	1.65
TOTAL						30.72



5 CONCLUSION

- 5.1.1 Pre-development, the Site generates a total number of 12.89 habitat units and the off-site areas generate a total number of 16.95 habitat units.
- 5.1.2 Post-development, the Site is anticipated to generate approximately 8.85 habitat units and the off-site area Site is anticipated to generate approximately 34.25 habitat units, through a combination of habitat retention, creation and enhancement measures
- 5.1.3 This represents a combined net-gain of 13.26 habitat units which equates to a combined net change of 102.93% habitat units.
- 5.1.4 The proposed development is therefore anticipated to deliver their BNG targets through habitat retention, enhancement and creation measures, both on-site and off-site, and trading rules have been satisfied.

6 NEXT STEPS

- 6.1.1 Once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved prior to the commencement of that development. In addition, where significant enhancements are anticipated, it is highly likely that a Habitat Management and Monitoring Plan (HMMP) (or similar document) will need to be prepared and submitted alongside the Biodiversity Gain Plan, which will set out a long-term strategy (minimum of 30 years) detailing how all on-site habitat creation and enhancement measures will be delivered through initial landscape works and long-term future management and monitoring to ensure that all newly created habitats reach their targeted condition.



7 REFERENCES

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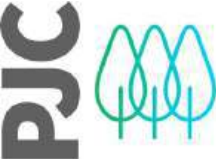
8 APPENDICES

Appendix I: Site Location Plan



LEGEND:

- Site Boundary
- Off-Site Boundary

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CLIENT: CLO UK		
PROJECT: Juhring & Hobbs Field Saint Hill Manor RH19 4JY		
TITLE: Appendix I: On-Site and Off-Site Location Plan		
SCALE AT A4: 1:7,856	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 16/09/24	DATE: 11/11/25
DRAWING No: PJC/5938E/24/A1/V1		



Appendix II: Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)														
UK Habitat Classification (UKHab) Habitat Type														
Grassland - Modified grassland														
Habitat Description														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location	Juhring and Hobbs Fields, Saint Hill Manor			Survey date and Surveyor name		Naomi Cornwell BSc(Hons) MSc								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
				1	2	19								
				Grid reference										
Condition Assessment Criteria														
				Criterion passed (Yes or No)										Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.			N	N	N								
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.			N	N	N								
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.			Y	Y	Y								
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.			N	N	N								
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .			Y	Y	Y								
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.			Y	Y	Y								
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).			Y	Y	Y								
Essential criterion achieved (Yes or No)				N	N	N								
Number of criteria passed				4	4	4								
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score			Score Achieved x/✓										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)													
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)													
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)			Y	Y	Y								
Suggested enhancement interventions to improve condition score														
Footnotes														

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

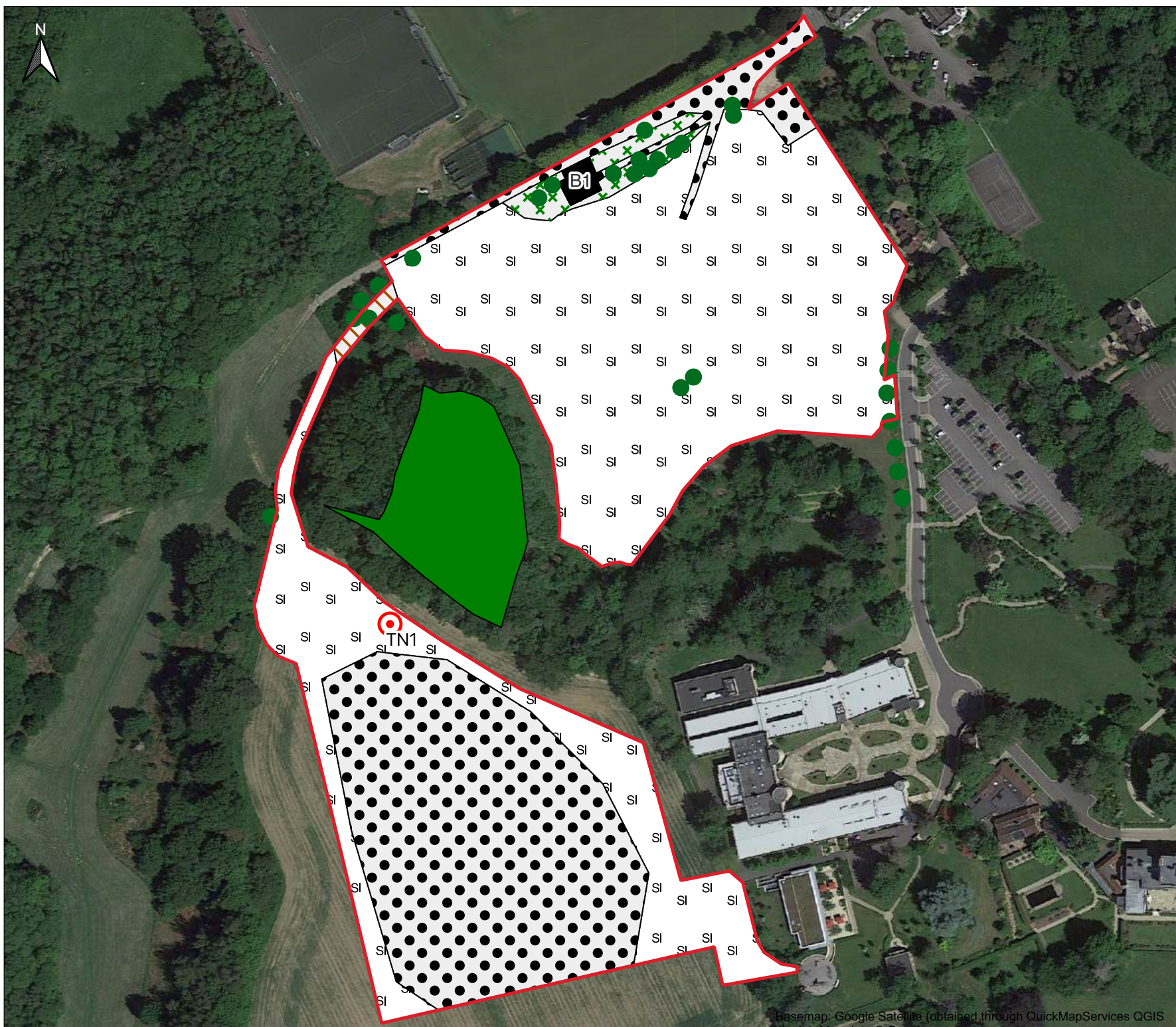
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – *Wildlife and Countryside Act 1981 (as amended)*

Condition Sheet: INDIVIDUAL TREES Habitat Type														
Habitat Types														
Individual trees – Urban trees														
Individual trees – Rural trees														
Complete a condition sheet for each tree or block of trees.														
Please see separate Line of trees condition sheet for a line of Rural trees.														
Habitat Description														
Individual trees (description applied to the urban or rural environment):														
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.														
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):														
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.														
On-site or off-site, site name and location		Juhring and Hobbs Fields, Saint Hill Manor		Survey date and Surveyor name		Naomi Cornwell BSc(Hons) MSc								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
Grid reference														
Condition Assessment Criteria														
				Criterion passed (Yes or No)										Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y												
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y												
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y												
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y												
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y												
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y												
Number of criteria passed			6											
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓										
Passes 5 or 6 criteria		Good (3)		Y										
Passes 3 or 4 criteria		Moderate (2)												
Passes 2 or fewer criteria		Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														
Suggested enhancement interventions to improve condition score ²														



Appendix III: Baseline Habitat Maps



LEGEND:

— Site Boundary

● Scattered Broadleaved Trees



A2.2 - Scrub - scattered

 B6 - Poor semi-improved grassland

 C3.1 - Other tall herb and fern
- ruderal

J3.6 - Buildings

 J4 - Bare ground

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CLIENT: CLO UK

PROJECT: Juhring & Hobbs Field
Saint Hill Manor
RH19 4JY

TITLE:

Appendix III: On-Site Baseline Map

SCALE AT A4:
1:2,130

DRAWN:	NC
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APPROVED:
TK

PROJECTION:
EPSG:27700

DATE:	16/09/24
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DATE:	18/12/24
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DRAWING No:
PJC/5938E/24/A3/V1



Appendix IV: Proposed Site Layout/Landscaping Plan



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- Notes
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 2. All drawings to be read in conjunction with relevant details and specification.
 3. Build up information show indicatively only. Construction details to be provided by Civil Engineer.
 4. All railing and gate footings/fixings to be Contractor's Design in accordance with Product Supplier's standard and recommendation.
 5. All works in proximity to existing trees to be carried out by hand.

- LANDSCAPE KEY
- Red line boundary
 - Site boundary ownership
 - P1 - Asphalt
 - P2 - Resin bound gravel to match existing
 - P3a - Ground reinforcement grid system with gravel suitable for HGVs
 - P3b - Ground reinforcement grid system with grass fill - suitable for HGVs
 - P4 - Ground reinforcement grid system with grass planting
 - Kerbs and edges
 - Existing tree to be retained
Root Protection Area
 - Proposed tree planting
 - Existing Tulip trees to be relocated or replanted with matching tree size
 - Ancient Woodland
 - Ancient Woodland - 15m buffer
 - PL1- Ornamental shrub and perennial planting
 - PL2 - Swale planting
 - PL3 - Low level shrub planting
 - PL4 - Native shrub planting
 - PL5 - Wildflower meadow planting
 - PL6 - Large shrub planting
 - PL7 - Wildflower meadow planting
 - PL8 - Woodland copse
 - PL9 - Green roof
 - PL10 - Grass

P07 27.03.2025 Layout revision for planning MN
P06 21.11.2025 Blue line update MN
P05 14.10.2025 Issued for planning MN
P04 30.09.2025 Issued for coordination MN
P03 10.03.2025 Issued for planning MN
P02 28.02.2025 Issued for planning MN
P01 31.01.2025 Draft Issue for comments MN
revision / date / description / issued by

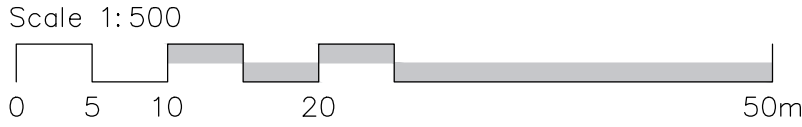
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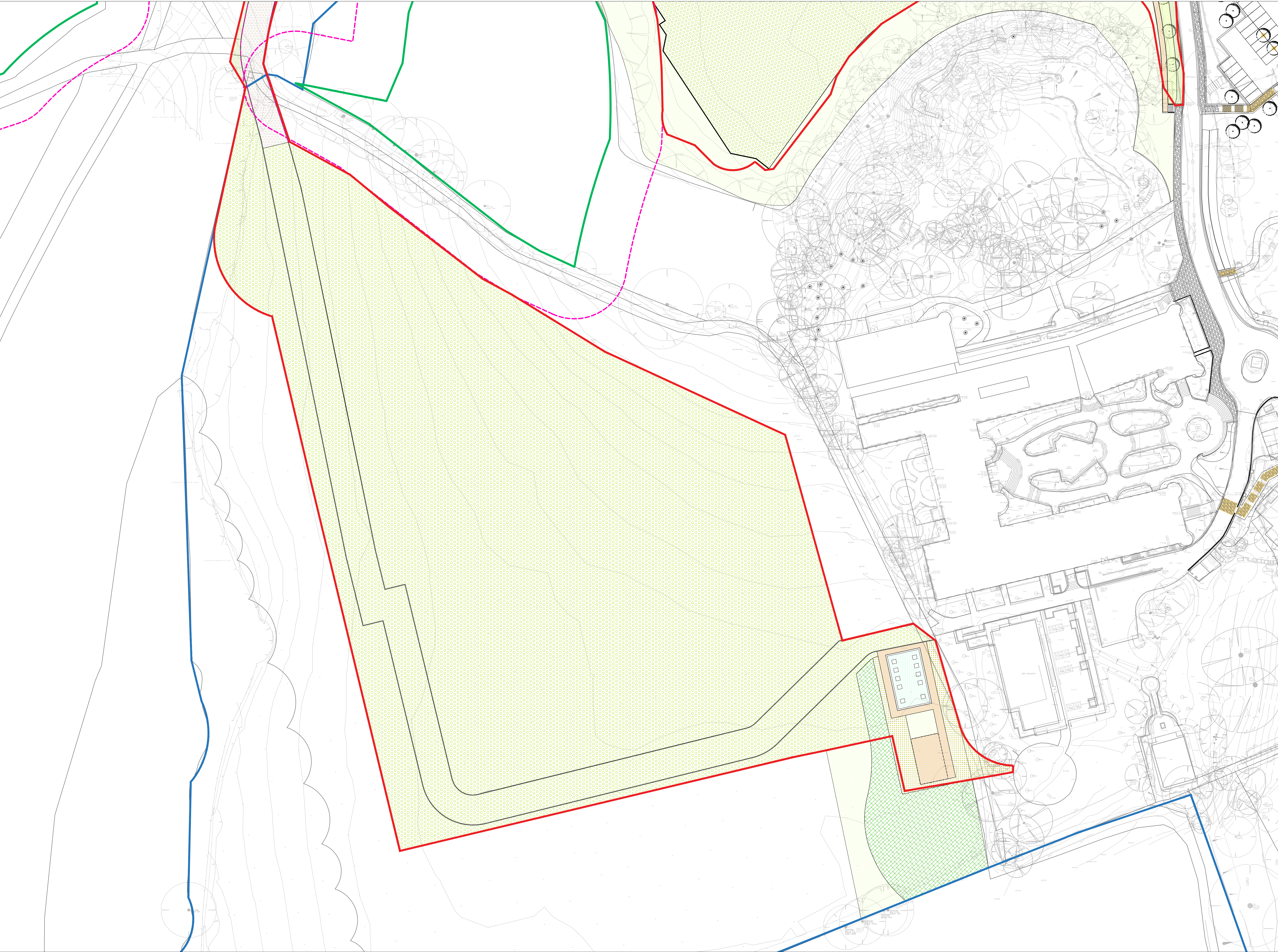


client	
COSRECI	
project	scale
Saint Hill Manor	1:500@A1
-	date
	25.10.2024
title	drawn
Landscape GA Plan	JW
Juhring Field	checked
	MN

drawing number	revision
1232-ENP-SI-00-DR-L-90103	P06

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P06 27.03.2026 Layout revision for planning MN
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P04 14.10.2025 Issued for planning MN
P03 30.09.2025 Issued for coordination MN
P02 10.03.2025 Issued for planning MN
P01 28.02.2025 Issued for planning MN
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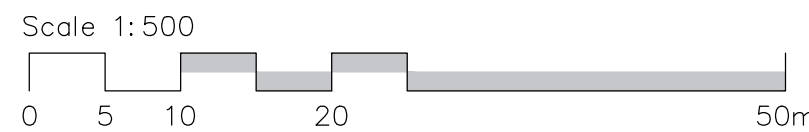
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P04 21.11.2025 Blue line update MN
P03 14.10.2025 Issued for planning MN
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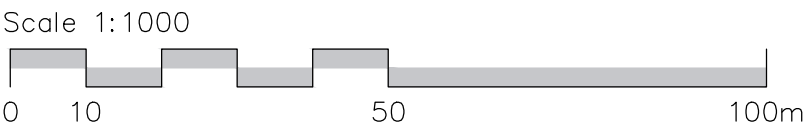
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Saint Hill Manor	1:1000@A1
-	date
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title	drawn
Landscape GA Plan	JW
Juhring and Hobbs Fields	checked
	MN

drawing number	revision
1232-ENP-SI-00-DR-L-90105	P05

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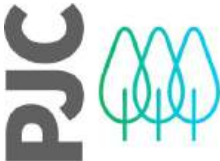




LEGEND:

- Site Boundary
- Off-Site Boundaries
- Mixed scrub - Moderate condition
- Other neutral grassland - Moderate condition

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CLIENT: CLO UK

PROJECT: Juhring & Hobbs Fields
Saint Hill Manor
RH19 4JY

TITLE: Off-Site Proposed Habitats -
Immediate Ownership Boundary

SCALE AT A4: 1:2,643	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 24/02/26	DATE: 24/02/26

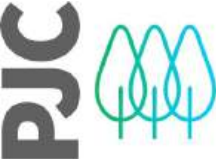
DRAWING No:
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LEGEND:

- Proposed rural tree
- Off-Site Boundary
- Other neutral grassland - Moderate Condition

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PROJECT: Juhring & Hobbs Fields
Saint Hill Manor
RH19 4JY

TITLE: Off-Site Proposed Habitats - Wider Ownership

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PROJECTION: EPSG:27700	DATE: 24/02/26	DATE: 24/02/26

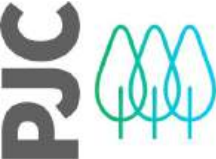
DRAWING No: PJC/6866E/Off-Site/26/V1

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin). Map data © Google



LEGEND:

-  Proposed rural tree
-  Off-Site Boundary
-  Other neutral grassland - Moderate Condition

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CLIENT: CLO UK		
PROJECT: Juhring & Hobbs Fields Saint Hill Manor RH19 4JY		
TITLE: Off-Site Proposed Habitats - Wider Ownership		
SCALE AT A4: 1:1,427	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 24/02/26	DATE: 24/02/26
DRAWING No: PJC/6866E/Off-Site/26/V1		



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