

**SUSSEX HOUSE, PERRYMOUNT ROAD,
HAYWARDS HEATH, WEST SUSSEX**

**BIODIVERSITY NET GAIN
DESIGN STAGE REPORT**

Final Document (Revision 2)

July 2025

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
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**SUSSEX HOUSE PERRYMOUNT ROAD,
HAYWARDS HEATH, WEST SUSSEX**

BIODIVERSITY NET GAIN DESIGN STAGE REPORT

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EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Aldi Stores Ltd to prepare a Biodiversity Net Gain Design Stage Report for Sussex House, Perrymount Road, Haywards Heath. The purpose of the assessment is to determine the proposals ability to deliver a net gain in biodiversity following development at the site. The site is located in the centre of Haywards Heath, West Sussex and comprises an area of small commercial properties and car parking facilities. The proposals entail the redevelopment of the site for a new foodstore with associated parking and landscaping.

The main findings of the Biodiversity Net Gain Design Stage report are:

- The site comprises modified grassland, developed land; sealed surface, line of trees, urban trees and non-native and ornamental hedgerows. The majority of the site comprises habitats of low distinctiveness and in poor condition. The pre-development on-site baseline units are 0.09 habitat units and 0.11 hedgerow units. The entirety of the line of trees habitat is to be retained as part of the development proposals.
- The scheme will create developed land; sealed surface, urban trees, modified grassland, other neutral grassland, urban trees, mixed scrub, introduced shrub and species-rich native hedgerows. The post-development on-site baseline units are 1.14 habitat units and 1.94 hedgerow units. This represents a net gain of 1.05 habitat units and 1.83 hedgerow units which is a gain of 1169.78% habitat units and 1,664.84% hedgerow units.
- The metric assessment complies with all metric rules and demonstrates compliance with best practice principles. The scheme will deliver a biodiversity net gain in excess of 10%. This will accord with the Environment Act 2021, the NPPF and Policy DP38 of the Mid Sussex District Plan and deliver a net gain in biodiversity at the site and for the local area.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Aldi Stores Ltd to prepare a Biodiversity Net Gain Assessment to support a planning application for the redevelopment of Sussex House, Perrymount Road, Haywards Heath, West Sussex, RH16 3DT (hereafter referred to as the site).

Ecological surveys have been undertaken by ECOSA in 2023 and 2024 of the site to inform an Ecological Impact Assessment (ECOSA, 2024).

This report presents the findings of the Biodiversity Net Gain Design Stage Assessment, based on calculations using the DEFRA Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024a).

1.2 The Site

The site is located in Haywards Heath, West Sussex centred on National Grid Reference (NGR) TQ 3324 2459 (**Map 1**).

The site itself is dominated by hardstanding which is predominantly used as car parking facilities for the on-site commercial buildings, notably Sussex House, Commercial House, and 54-56 Perrymount Road. Some small areas of grassland are present along the northern perimeter. The site is bound by further commercial and some residential properties to the north and south. A line of trees marks the eastern boundary which lies adjacent to Clair Park playing fields and woodland. The western boundary provides access to the site which leads directly onto Perrymount Road (B2028).

The site is situated within the centre of Haywards Heath and is largely surrounded by built-up urban areas. Haywards Heath train station is 90 metres west of the site boundary and the A272 is two kilometres south of the site. A number of Nature Reserves are found within Haywards Heath, including Blunts Wood, Paiges Meadow, Scrase Valley Nature Reserve and Eastern Road Nature Reserve. Beyond the extent of the town is a mosaic of agricultural land and blocks of woodland. Scrase Stream is approximately 900 metres east of the site boundary.

1.3 Aims and Scope of Report

The aim of this document is to establish whether the scheme design provides a measurable net gain in biodiversity. The net change in biodiversity value is determined by calculating the pre-development and post-development biodiversity units provided by the site using the DEFRA Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024a).

The document provides a summary of the scheme design and background ecological information which has been used to undertake the metric calculations. The metric calculations have been provided in a separate excel spreadsheet (ECOSA, 2025).

This document is a stand-alone assessment of the pre-development and post-development value of the site in terms of the biodiversity units. This does not supersede the Ecological Impact Assessment (ECOSA, 2024) and should be read in conjunction with that document.

1.4 Site Proposals

The proposals entail the demolition of the existing commercial and retail buildings on site and subsequent construction of a new foodstore with associated parking and landscaping.

This assessment made reference to the landscaping plan produced by Smeeden Foreman, dated September 2024 (Drawing No. 19971-SFW-XX-XX-DR-L-1001-Rev.PO4) (**Appendix 1**).

Planning permission is being sought during 2025 with construction anticipated to commence soon after permission has been granted.

2.0 LEGISLATIVE AND PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the legislative and planning policy as relevant to Biodiversity Net Gain within the Mid Sussex District Council administrative area. This information is then used to make necessary recommendations for mitigation and enhancements in order to ensure any future planning application accords with relevant planning policy.

2.2 Legislation

2.2.1 *Environment Act 2021*

The legislative driver for Biodiversity Net Gain comes through the Environment Act 2021. Schedule 14 of the Act sets out the following:

- Sets a measurable Biodiversity Net Gain¹ objective of 10% for all development for which planning permission is granted;
- The Biodiversity Metric to calculate the Biodiversity Value of the site is produced and published by the Secretary of State;
- The pre-development and post-development biodiversity value of the site should be calculated using the metric and based on the pre-development biodiversity value on the date of planning application. However, this may be agreed as being an alternative date by the local planning authority;
- All planning permissions (with a few exceptions) granted in England will be subject to a general condition requiring that a Biodiversity Net Gain Plan is submitted for approval to the planning authority prior to commencement of the development; and
- The post-development value must be calculated based on the development at completion and the obligation for maintaining the proposed Biodiversity Net Gain measures will be a minimum of 30 years.

The Act also states that where activities are undertaken on a given site on or after the 30th January 2020, which result in a lower biodiversity value than otherwise would have been achieved (e.g. site clearance), then the biodiversity value should be calculated based on the value of the site prior to the activity commencing. The only exception is where activities undertaken are in accordance with an otherwise consented² activity, In practice this puts an onus on the applicant and the ecologist who completed the

¹ Biodiversity Net Gain is defined as “development that leaves biodiversity in a better state than before” (CIEEM, 2016).

² For example a previous planning permission.

assessment to assume a “worst case scenario” approach where habitat clearance has been undertaken at the time of the site survey.

Where 10% Biodiversity Net Gain cannot be demonstrated on site the Act makes provision for offsite offsetting either through the purchase of biodiversity units on registered offsetting land or alternatively through the Government’s credit system.

The requirements under Schedule 14 came into force on 12th February 2024. Therefore, any planning permissions granted after this date are subject to a minimum requirement to demonstrate 10% Biodiversity Net Gain.

2.3 Planning Policy

2.3.1 National Policy

The National Planning Policy Framework (NPPF) sets out the government’s requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in December 2024. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF “*Plans and decisions should apply a presumption in favour of sustainable development*”. However, Paragraph 188 goes on to state that “*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.*”.

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 180 states that the planning system should contribute to and enhance the natural 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...*”.

A number of principles are set out in Paragraph 186, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection

of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph 186 also states “*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.*”. Paragraph 187 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states “*the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*”. Paragraph 99 states “*it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted*”.

2.3.2 Local Policy

Local planning policy for Mid Sussex District Council is provided by the Mid Sussex District Plan 2014-2031, adopted on 28th March 2018. A single policy makes reference to biodiversity net gain:

- **Policy DP38: Biodiversity**

This policy states that biodiversity will be protected and enhanced by ensuring that from development there is a net gain in biodiversity, there is no loss in biodiversity on site, minimises habitat and species fragmentation and avoids damage to, protects and enhances the special characteristics of designated sites and Ancient Woodland or to other areas identified as being of nature conservation including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

³ The NPPF defines irreplaceable habitats as “*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.*”

⁴ Natural England defines ancient woodland as “An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).”

An emerging Mid Sussex District Plan 2021 – 2039 is currently in for examination and is expected to be adopted in 2025. Within the emerging plan there is one policy related to biodiversity:

- **DPN2:** Biodiversity Net Gain

This policy states that new development will need to deliver Biodiversity Net Gain as set out in the Environment Act 2021. The minimum biodiversity net gain to be achieved will be 10% unless stated otherwise in other policies. A minimum percentage of biodiversity net gain of 20% will be required for Significant Sites and for the Significant Sites allocations set out in DPSC1 – DPSC3.

3.0 METHODOLOGY

3.1 Introduction

This section provides the methodology followed as part of the Biodiversity Net Gain Assessment.

3.2 Desk Study

The desk study was undertaken to provide information on the assigned strategic significance of land within the red line boundary (Paragraph 3.4.3) and to determine the baseline date of the assessment (Paragraph 4.3.1).

3.2.1 Strategic Significance

The local authority website was consulted most recently on 21st November 2024 for information on their Local Nature Recovery Strategy (LNRS), which is being prepared by Sussex Nature Recovery (Sussex Nature Recovery, 2024) or, where no LNRS was available, for details of any alternative documents for assigning strategic significance in the interim before a LNRS is published.

At the time this assessment was undertaken there was currently no LNRS in place (Paragraph 4.3.5). It is expected that a draft LNRS document covering West Sussex will be ready at the start of 2025 (Sussex Nature Recovery, 2024).

The details of the resources used in the desk study are provided in **Table 1**.

Table 1: Features used to determine strategic significance and resources consulted

Features	Description	Resource Consulted	Date of Most Recent Consultation
Conservation Management and Stewardship	A map within one kilometre of the site has been produced by the Sussex Biological Records Centre (SxBRC) as part of a desktop study. It shows areas that are subject to conservation management or stewardship schemes.	Data search requested from Sussex Biological Records Centre (SxBRC)	27 th September 2024
Non-statutory designated sites	Local Wildlife Sites (LWS)	Data search requested from Sussex Biological Records Centre (SxBRC)	27 th September 2024
Statutory designated sites	Special Protection Areas (SPAs); Special Areas of Conservation (SACs); Ramsar sites; Site of Special Scientific Interest (SSSIs); National Nature Reserves (NNRs); and Local Nature Reserves (LNRs)	Multi-Agency Geographic Information for the Countryside (MAGIC) database (DEFRA, 2024b)	4 th October 2024

3.2.2 Baseline Date

Given the requirement of the Environment Act that where operations have taken place which would decrease the unit value of the site after 30th January 2020, which are not otherwise part of a lawful operation, a review of publicly available aerial photography was undertaken to ensure that site conditions appear similar to those before the 30th January 2020.

3.3 Field Survey

3.3.1 Habitat Classification and Condition Assessment

Areas of existing habitat that make up the on-site baseline and their current condition were identified during a field survey undertaken by ECOSA on 25th September 2024.

The field survey followed UK Habitat Classification (UKHab) Version 2.0 methodology (UKHab Ltd, 2023). UKHab is the classification system used (with some minor modifications) within DEFRA's Statutory Biodiversity Metric Calculation Tool.

The field survey covered all accessible areas of the site within the defined red line boundary.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

The condition assessment was based on the criteria within the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024c). Some habitat types (for example most agricultural habitats and hardstanding) are not subject to assessment and are assigned default scores by the calculation tool.

3.3.2 Field Survey Details

The field survey was carried out by Hugh Turner, Principal Ecologist of ECOSA on 25th September 2024. The weather conditions were dry with approximately 10% cloud cover, an ambient temperature of 15°C and a light wind.

During the survey, the surveyor was equipped with 10x40 binoculars and a digital camera.

3.4 Biodiversity Net Gain Assessment Methods

The Biodiversity Net Gain Assessment was undertaken using DEFRA's Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024a).

The calculator provides a score which represents the biodiversity value of each area of habitat by applying multipliers, which can have a positive or negative effect on the

overall score, based on a number of components of biodiversity quality. These components are set out in the paragraphs below.

Once these calculations are completed a pre- and post-development biodiversity value of the site is provided, which allows an assessment to be made of the net biodiversity losses or gains at the site.

As standard, the pre-development situation is based on the current ecological baseline as recorded during the field survey (see Paragraph 3.3.1). However, the pre-development situation may be based on a historic ecological baseline if a review of aerial imagery indicates that activities have been undertaken at the site on or after the 30th January 2020 (Paragraph 3.2.2), which would have resulted in the site having a lower biodiversity value than otherwise would have been achieved (e.g. site clearance). In these instances, in accordance with the Environment Act (see Paragraph 2.2.1) the biodiversity value should be calculated based on the value of the site prior to the activity commencing.

3.4.1 Pre-Development Assessment

The site boundary on which this assessment was based was received by ECOSA in September 2024 provided by The Harris Partnership to be submitted as part of the planning application. The red line boundary on which the assessment is based is shown in **Map 1**.

The pre-development biodiversity value of the site is based on the baseline recorded in September 2024.

3.4.2 Post-Development Assessment

The post-development biodiversity value of the site is based on the landscaping plan produced by Smeeden Foreman, dated September 2024 (Drawing No. 19971-SFW-XX-XX-DR-L-1001-Rev.PO4) (**Appendix 1**).

3.4.3 Components of Biodiversity Quality

Habitat Type

The field survey followed UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023), to classify all habitats on site into specific habitat types. The UKHab classification system is used (with some minor modifications) within DEFRA's Statutory Biodiversity Metric Calculation Tool.

Habitat Area

Areas of existing, retained and proposed habitats were mapped and measured by ECOSA using QGIS. The extents of existing habitats are based on information

collected during the field survey and using aerial photography and Ordnance Survey (OS) mapping resources (**Map 2**).

The extents for retained and proposed habitats were based on the landscaping plan produced by Smeeden Foreman, dated September 2024 (Drawing No. 19971-SFW-XX-XX-DR-L-1001-Rev.PO4) (**Appendix 1**). This information was subsequently used to generate a Post-Development Habitat Map in QGIS (**Map 4**). Non-linear habitats are measured in hectares while linear features are measured by length in kilometres. Therefore, for the purposes of the calculation they are addressed separately with separate biodiversity units calculated for linear and non-linear features.

In both the pre-development and post-development mapping a Minimum Mapping Unit (MMU) is applied. This means that where individual habitats are smaller than the MMU these are not accounted for in the metric. The MMU for the baseline was the small-scale UKHab unit of five metres by five metres. For the post-development measurements this was based on plans provided by the design team which allowed mapping resolution to be increased to match the resolution of the plans provided.

In order to ensure that habitats can be tracked from pre-development through to post-development each polygon created is based on the final post-development layout. For example, if an individual area of developed land; sealed surface is being created on an area of modified grassland this polygon will be visible both before (as modified grassland) and after (as developed land; sealed surface). The measurements are all made in hectares with each individual polygon rounded to three decimal places (ten square metres).

When measuring habitat areas for the purposes of inputting into the metric these polygons are combined into a single measurement based on that habitats characteristics (i.e. habitat, condition and strategic significance). The polygon numbers which are associated with each metric entry are then referenced in the GIS reference number section of the metric to allow cross referencing back to the pre and post-development habitat maps.

Habitat Distinctiveness

The distinctiveness of a habitat represents its relative quality and importance compared to other habitat types, based on an assessment of the distinguishing features of a habitat, including consideration of species richness, rarity and the degree to which a habitat supports species rarely found in other habitats. The Habitat Distinctiveness scores are automatically assigned by the calculator in accordance with the assessment methodology detailed in the Statutory Biodiversity Metric Draft User Guide (DEFRA, 2024d).

Habitat Condition

The condition of a habitat represents its relative quality judged against the perceived ecological optimum state for that particular habitat type. Therefore, habitat condition is specific to the habitat type and not comparable between habitat types (unlike Habitat Distinctiveness).

The condition assessment was based on the criteria within the Statutory Biodiversity Metric Condition Assessments (DEFRA, 2024c). Some habitat types (for example most agricultural habitats and hardstanding) are not subject to assessment and are assigned default scores by the calculation tool.

For proposed habitat creation, retention and enhancement a 'Target Condition' is assigned, this is the condition that it is proposed the habitat will achieve post-development and is based on the same criteria as the condition assessment.

Strategic Significance

The Strategic Significance multiplier gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives. Strategic significance is the local significance of the habitat based on its location and habitat type. The strategic significance of an area may change between pre- and post-development scenarios, where the strategic value of the habitat features has changed post-development. For example, newly developed residential units may no longer be strategically significant compared to the pre-development situation, whereas a newly created ecological corridor or buffer may be deemed as more strategically significant if created post-development.

Where a Local Nature Recovery Strategy (LNRS) has been published, this will set out the descriptions to allow strategic significance to be assigned. Where no LNRS has yet been published, a relevant planning authority should specify alternative documents for assigning the strategic significance. Examples include, but not limited to, Local Plans, Tree Strategies, Biodiversity Action Plans, and Green Infrastructure Strategies (DEFRA, 2024d). Where a LNRS has not yet been published, nor documents from the Local Planning Authority (LPA) issued, further information from within the DEFRA User Guide (DEFRA, 2024d) must be followed.

There are three categories of strategic significance.

High (Formally Identified In Local Strategy)

Where an LNRS has been published, this category can be applied where the habitat in question falls within the parameters of the Local Habitat Map as an area with potential

to deliver the priorities of the LNRS. If this is true, then strategic significance is recorded as 'Low' in the baseline, and 'High' in the post-intervention.

Where an LNRS has not been published, to allow high strategic significance to be assigned, the habitat is mapped and described as locally ecologically important within a specific location in the documents supplied by the LPA. If the project delivers the actions set out within the document, it can be recorded as 'High' in the post-intervention scenario. If the LPA document identified existing habitat as locally important, then strategic significance can be assigned as 'High' in the baseline.

Medium (Location ecologically desirable but not in local strategy)

This category cannot be applied where an LNRS has been published. Where the LPA have not identified a suitable alternative document, 'Medium' significance can only be assigned where it can be explained how the habitat type is ecologically important, demonstrated that the habitat is important in providing ecological linkage to other strategically significant locations, or by using professional judgement.

Low (Area/compensation not in local strategy/no local strategy)

Low significance is assigned where the definition for High (in LNRS) or for High or Medium (without LNRS) are not met. Within a scheme where there is an LNRS available, if the project is a potential area, if it does not deliver the specific actions outlined in the LNRS then it must be recorded as 'Low'.

3.4.4 Additional Factors for Habitat Creation and Enhancement

In addition to the above components, several additional multipliers are assigned to habitats which are proposed to be created or enhanced post-development. These factors take into account the risks associated with attempting to establish new habitats and are detailed below.

Difficulty Risk

This is the risk associated with the delivery of biodiversity creation or enhancement due to uncertainty in the effectiveness of techniques to create or restore a particular habitat type. For some habitat types it is much more difficult to replicate habitat losses because of the unique physical and ecological features of the habitat.

Temporal Risk

For some habitat types, it can take a long time to achieve the Target Condition (see Habitat Condition paragraph above). If there is a significant time lag between initial habitat loss and establishing new habitats of adequate condition to compensate for this

loss, there will be lower levels of biodiversity for this period of time. The temporal risk multiplier reflects this temporary reduction in quality.

In addition, where habitat creation is delayed from the initial impact (for example if a landscaping scheme is delivered in the latter stages of a construction program) an additional temporal risk is applied to represent the time delay from the loss of biodiversity through to creation/enhancement of new habitats.

Spatial Risk

Where habitat creation is being undertaken to offset habitat loss as a result of the proposals, it is beneficial for such offsetting to be delivered in proximity to the original loss, ideally within the site itself, so that the ecosystem services provided by such habitat will benefit receptors that are affected by the proposals. Where this is not possible, it is considered that locating off-site compensation within the local planning authority area or the same National Character Area represents a minimal risk. For offsetting delivered further afield a negative multiplier is applied.

3.4.5 Metric Rules

The Statutory Biodiversity Metric User Guide (DEFRA, 2024d) sets out four rules that must be followed when undertaking a metric calculation. If the calculation does not adhere to these rules, a proposal cannot claim a biodiversity net gain (DEFRA, 2024d).

Rule 1

Rule 1 states ***“The trading rules of this biodiversity metric must be followed”***. Further information on trading rules is provided within the user guide to support this rule.

When undertaking habitat creation it is also necessary to take into account trading rules. This means that “trading down” must be avoided. Habitat losses need to be compensated for on a “like for like” or “like for better” basis. This means that newly created habitats should be similar (for example grassland type habitats being replaced by grassland type habitats) and new habitat should aim to achieve either a higher distinctiveness and/or better condition than those which are lost. The only exception applies where low distinctiveness habitats are lost these can be offset with different but higher distinctiveness habitats. Losses of irreplaceable or very high distinctiveness habitat cannot be adequately accounted for through the metric. This should be avoided or a bespoke compensation scheme would need to be devised and agreed with the relevant authority.

Rule 2

Rule 2 states: ***“Biodiversity unit outputs, for each type of unit, must not be summed, traded or converted between types. The requirement to deliver at least 10% net gain applies to each type of unit.”***

Rule 3

Rule 3 states: ***“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. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.”***

Rule 4

Rule 4 states: ***“In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.”***

3.4.6 Good Practice Principles

The Construction Industry Research and Information Association (CIRIA), the Institute of Environmental Management and Assessment (IEMA) and CIEEM have developed the first UK principles on good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development (CIEEM, 2016). The principles are listed in **Appendix 2**. This assessment has been undertaken in line with these best practice principles.

3.5 Assumptions and Limitations

The condition of post-development habitats will be subject to the specific long-term management measures carried out following the development of the site. It has been assumed that the management prescriptions will be suitable to achieve the conditions specified in this report.

It has been assumed that creation of habitats will be undertaken one year after the date of impact (i.e. commencement of construction).

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 Introduction

This section sets out a summary of the baseline ecological conditions at the site, including baseline habitat types and distinctiveness. It provides justification for the assigned conditions and strategic significance values. This section then establishes the baseline biodiversity units for the site.

4.2 Important Ecological Features

Following the completion of an Ecological Impact Assessment (ECOSA, 2024) the following Important Ecological Features were identified as being part of the current ecological baseline:

- Foraging and commuting bats; and
- Nesting birds.

These features have been considered as part of the design of the Biodiversity Net Gain solution on site in accordance with Principle 6 of CIEEMs Best Practice (see **Paragraph 3.4.6** and **Appendix 2** for details).

4.3 Baseline Habitats

4.3.1 Baseline Date

A review of historic aerial imagery as part of the desk study indicates that the land has been managed in its current use (agricultural) since before January 30th 2020, and as far back as 1999. There is no evidence of activities that would result in a lower biodiversity value at the site since this date, therefore the pre-development scenario has been based on the most recent field survey.

4.3.2 Habitat Type

Baseline habitat types are shown on **Map 2**. Detailed habitat descriptions, including justification for UKHab classification and species lists are provided in the accompanying Ecological Impact Assessment report (ECOSA, 2024).

The site is dominated by **developed land; sealed surface**. Small areas of well managed **modified grassland** is present on site with scattered **urban trees**. There is also a **line of trees** to the south-west of the site and **non-native and ornamental hedgerows** in the centre of the site.

Irreplaceable Habitats

No irreplaceable habitats are present on site.

4.3.3 *Habitat Distinctiveness*

Baseline habitat and hedgerow distinctiveness is shown on **Map 3** and summarised in **Table 2**.

Table 2: Baseline Habitat and Hedgerow Distinctiveness

Distinctiveness	Baseline Habitats and Hedgerows
Very Low	Developed land; sealed surface and non-native and ornamental hedgerows
Low	Modified grassland and line of trees.
Medium	Urban trees

4.3.4 *Condition Assessment*

Baseline habitat conditions are shown in **Map 3**. Details of the condition criteria met by each habitat and hedgerow are provided in **Appendix 3** and **Appendix 4** respectively. Baseline habitats are in poor to moderate condition (where condition is not assigned a default value by the metric) and on site hedgerows have all been assessed as being in moderate condition.

4.3.5 *Strategic Significance*

The desktop study determined that no Local Nature Recovery Strategy (LNRS) has been published.

No habitats on site are mapped within a statutory designated site or Conservation and Stewardship area.

As all on-site habitats are mapped and described as area/compensation not in local strategy/ no local strategy within the metric.

4.4 **Baseline Biodiversity Units**

The pre-development habitat units for the site have been assessed as being 0.09, and the hedgerow units as 0.11. The full calculation is provided within the accompanying statutory biodiversity metric calculation tool (ECOSA, 2025).

5.0 PROPOSED DESIGN

5.1 Introduction

This section sets out a summary of the proposed post-development ecological conditions at the site, including proposed habitat types and distinctiveness. It provides justification for the assigned conditions and strategic significance values. This section then establishes the post-development biodiversity units for the site.

5.2 Habitat Retention

No habitats will be retained as part of the proposals.

5.3 Post-Development Habitats

5.3.1 Habitat Type

Post-development habitat types are shown on **Map 4**.

The majority of the site will be developed for access, parking and the food stor and has been defined as '**Developed land; sealed surface**'. A number of trees are proposed to be planted within the grassland areas, and in planted '**introduced shrub**' and grassland 'islands' within the car park, and these have been defined as '**urban trees**'.

The remainder of the site will form a large area of open green space, predominantly comprising **modified grassland**, with an area of **other neutral grassland** to the north of the site and stands of **mixed scrub**. Native trees (classified as '**urban trees**') will be planted within the **mixed scrub**.

Species-rich native hedgerows and **native hedgerow** will be created around the boundaries of the site.

5.3.2 Habitat Distinctiveness

Post-development habitat and hedgerow distinctiveness is shown on **Map 5** and summarised in **Table 3**.

Table 3: Post Development Habitat and Hedgerow Distinctiveness

Distinctiveness	Post-Development Habitats and Hedgerows
Very Low	Developed land; sealed surface.
Low	Modified grassland and introduced shrub.
Medium	Other neutral grassland, mixed scrub, urban trees, species-rich native hedgerow and native hedgerow.

5.3.3 Condition Assessment

Post-development habitat conditions are shown in **Map 5**. Details of the condition criteria met by each anticipated post-development habitat and hedgerow are provided in **Appendix 5** and **Appendix 6** respectively.

5.3.4 Strategic Significance

The habitats have been assessed as area/compensation not in local strategy/ no local strategy within the metric.

5.4 Post-Development Biodiversity Units

The post-development habitat units for the site have been assessed as being 0.92, and the hedgerow units as 1.88. The full calculation provided within the accompanying statutory biodiversity metric calculation tool (ECOSA, 2025).

6.0 RESULTS AND CONCLUSIONS

6.1 Results

6.1.1 *Metric Output*

The baseline biodiversity units are 0.09 habitat units and 0.11 hedgerow units. The anticipated post-development biodiversity units are 1.14 habitat units and 1.94 hedgerow units. This represents a net gain of 1.05 habitat units and 1.83 hedgerow units which is a gain of **1169.78% habitat units and 1,664.84% hedgerow units**.

6.1.2 *Compliance with Metric Rules and Best Practice Principles*

The metric assessment complies with all metric rules and best practice principles. Evidence of this is provided in **Appendix 2**.

6.1.3 *Implementation*

In order to ensure that the proposed habitat types are established and maintained in the condition targeted within the metric, an appropriate plan for implementation of the measures set out in this document during the construction phase, as well as a management and monitoring plan for a minimum period of 30 years will be provided as a condition of any planning consent.

6.2 Conclusion

The metric calculation undertaken complies with all metric rules and best practice principles. Accounting for the conservative assumptions made as part of this outline application, the calculation indicates that the scheme will allow a measurable net gain in biodiversity value of greater than 10% to be secured. This accords with the Environment Act 2021, the NPPF and Policy DP38 of the Mid Sussex District Plan.

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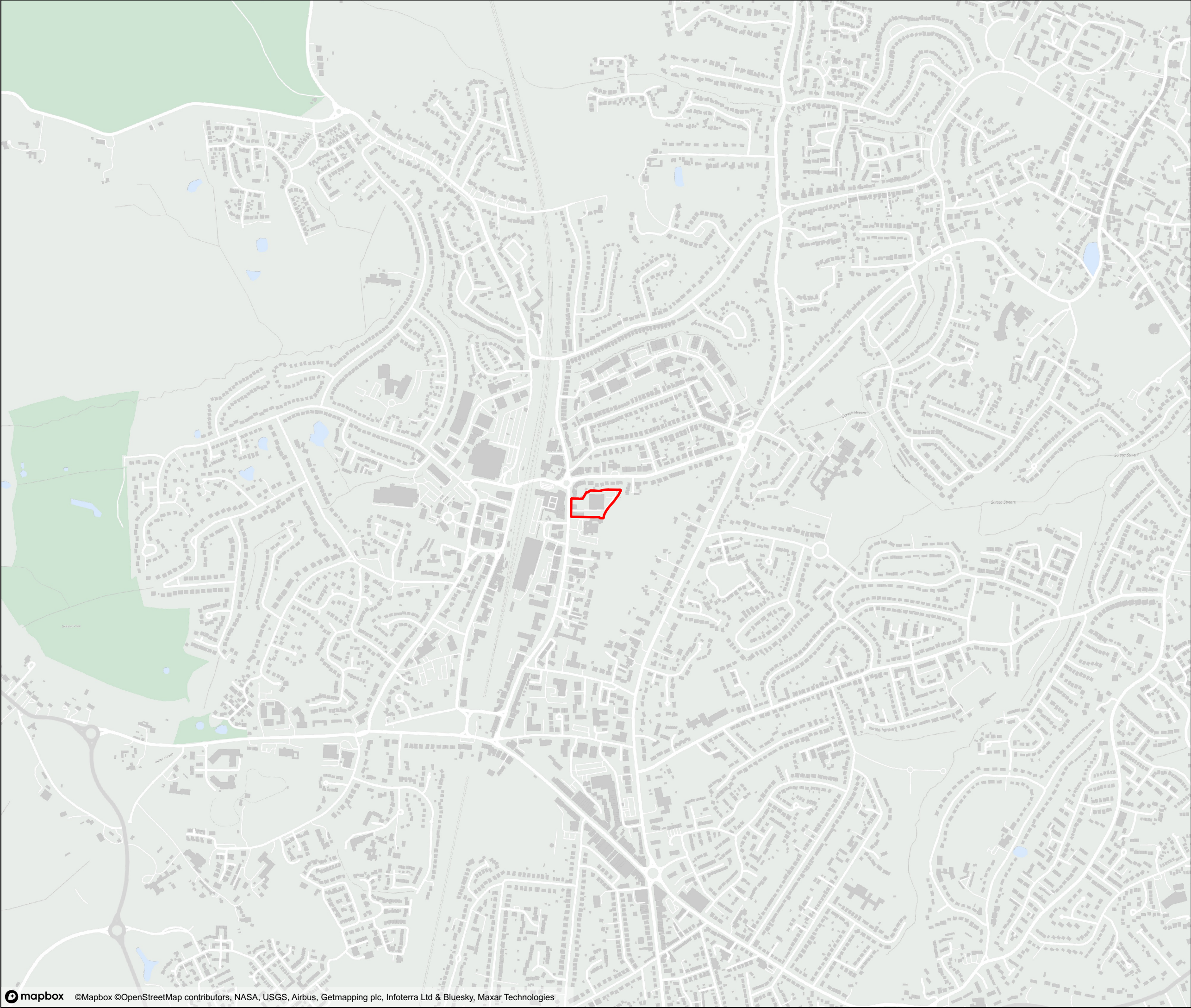
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Map 1 Site Location Plan



**PERRYMOUNT ROAD (52-56),
HAYWARDS HEATH, WEST
SUSSEX**

BIODIVERSITY NET GAIN ASSESSMENT

Map 1 - Site Location Plan

Client:	The Harris Partnership
Date:	July 2025
Status:	Draft

KEY

Site Boundary



Prepared by: KM	Date: 170725
Last amended by: KM	Date: 170725



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Map 2 Baseline Habitats



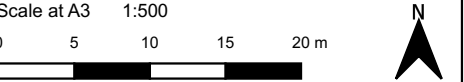
**PERRYMOUNT ROAD (52-56),
HAYWARDS HEATH, WEST
SUSSEX**

BIODIVERSITY NET GAIN ASSESSMENT

Map 2 - Baseline Habitats

Client:	The Harris Partnership
Date:	July 2025
Status:	Draft

- KEY**
-  Site Boundary
 -  Developed land; sealed surface
 -  Modified grassland
 -  Non-native and ornamental hedgerow
 -  Line of trees
 -  Existing Small Urban Tree



Prepared by: KM	Date: 170725
Last amended by: KM	Date: 170725

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Map 3 Baseline Condition and Distinctiveness



**PERRYMOUNT ROAD (52-56),
HAYWARDS HEATH, WEST
SUSSEX**

BIODIVERSITY NET GAIN ASSESSMENT

Map 3 - Baseline Habitats Condition and Distinctiveness

Client:	The Harris Partnership
Date:	July 2025
Status:	Draft

KEY

 Site Boundary

Condition

-  Poor
-  N/A - Other
-  Moderate
-  Poor
-  Moderate

Distinctiveness

-  Low
-  V.Low
-  Low
-  V.Low

Scale at A3 1:500
0 5 10 15 20 m



Prepared by: KM	Date: 170725
Last amended by: KM	Date: 170725

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Map 4 Post-Development Habitats



**PERRYMOUNT ROAD (52-56),
HAYWARDS HEATH, WEST
SUSSEX**

BIODIVERSITY NET GAIN ASSESSMENT

Map 4 - Post-development Habitats

Client:	The Harris Partnership
Date:	July 2025
Status:	Draft

- KEY**
- Site Boundary
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Line of trees
 - Native hedgerow
 - Species-rich native hedgerow
 - Proposed Small Urban Tree

Scale at A3 1:500
0 5 10 15 20 m

Prepared by: KM	Date: 170725
Last amended by: KM	Date: 170725

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Map 5 Post-Development Condition and Distinctiveness



PERRYMOUNT ROAD (52-56),
HAYWARDS HEATH, WEST
SUSSEX

BIODIVERSITY NET GAIN ASSESSMENT

Map 5 - Post-development Habitats Condition
and Distinctiveness

Client:	The Harris Partnership
Date:	July 2025
Status:	Draft

KEY

Site Boundary

Condition	Distinctiveness
 Moderate	 Medium
 Poor	 Low
 N/A - Other	 V.Low
 Condition Assessment N/A	 Medium
 Moderate	 Low
 N/A	 N/A
● Moderate	



Prepared by: KM	Date: 170725
Last amended by: KM	Date: 170725

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Appendix 1 Landscaping Plan

NOTE:
SURROUNDING CONTEXTUAL BUILDINGS
AND INFORMATION ARE
BASED ON RECEIVED ORDINANCE
SURVEY DRAWINGS AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.
ASSUMED SITE BOUNDARY IS
SUBJECT TO CONFIRMATION



General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed. CA to be informed immediately once this is available.



The North Green Ltd does not accept liability for any deviation to our drawings or specifications. No drawing is complete until it has been approved by the client.

Rev	Date	Description	Drawn	Checked
001	15/03/24	Issue for construction	AM	AM
002	15/03/24	Revised drawing to include the removal of certain trees to the site boundary as per the received site survey	AM	AM
003	15/03/24	Revised drawing to include the removal of certain trees to the site boundary as per the received site survey	AM	AM
004	15/03/24	Revised drawing to include the removal of certain trees to the site boundary as per the received site survey	AM	AM

SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

All subsoil should be free draining and well aerated and in accordance with BS 8601:2013
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm

Immediately before spreading topsoil, remove stones larger than 50mm.

Cultivated subsoil that is used for wildflower meadow grass & close mown grassland should be minimum 150mm depth.

TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with the parameters of a multi purpose topsoil as laid out in BS 3882 : 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

Areas for Ornamental Shrub Planting: minimum 400mm

Note: Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site and post planting as evidence that correct soil has been used.

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas (not to wildflower).

CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible - cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT

Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation. For ornamental planting a 50mm compost layer should be mixed into each whip planting pit only, not spread over the entire bed.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting detail. All tree planting and post maintenance regimes to comply with BS8545:2014 'Trees from Nursery to Independence in the Landscape' and transported to site in accordance with the HIA Plant Handling Guide: 19%. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail.

If the trees are planted outside of the planting season then containerised stock to be used in lieu of root balled but the same tree heights are still required - allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

ORNAMENTAL & SPECIMEN SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule.
Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost.
All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.
Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon delivery.
Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

MIXED SPECIES BUFFER MIX

Areas to be cleared and cultivated as described above. Rokavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to mulching.
MIXED SPECIES NATIVE HEDGE PLANTING
Areas to be cleared and cultivated as described above. All of all vegetation and cultivated as described above. Rokavate areas to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with an appropriate rabbit guard for the size and species and 500 x 500mm biodegradable GT Ecomat by Green-tech or similar approved. To be pruned / maintained as a hedge at a maximum height of 1.8 metres.

FORMAL HEDGE PLANTING

Areas to be cleared and cultivated as described above. Rokavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to mulching.

WILDFLOWER MEADOW

Wildflower mixes to be planted directly into cultivated low fertility subsoil in accordance with manufacturers recommendations @ 15g/m2 for everyday wildflower mix (see key for species mixture).
Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed. Cutting first season: Time of first cut - it sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.
Cutting second season: March/April - cut to 50-70mm then September/October - cut to 50mm after flowering. To be cut twice a year from then on as per above.
*NOTE - At time of each cut all cuttings to be removed from the bed to maintain reduced soil productivity.

CLOSE MOWN GRASS AREA

Flowering lawn mix WGS20 Species rich lawn mix by Germinal - to be sown directly into cultivated low fertility topsoil/subsoil in accordance with manufacturers recommendations at rate of 5g/m2
Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed. First year of management:
• Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
• Carefully dig out or spot treat any residual perennial weeds such as docks.
Management once established:
• Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.

*NOTE - At time of each cut all cuttings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING

Landscape works to be carried out during the first possible periods following completion of the building and associated engineering works / car park areas in accordance with the following:
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

WEEDING

Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only. Topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

MULCH

75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.



Website: www.smeadentertainment.co.uk
Client: ALDI STORES LTD

Project Site: PROPOSED DEVELOPMENT

PERRYMOUNT ROAD
HATFORDS HEATH
B11 6 1DN

Drawn By: DOWNES LANDSCAPE PLAN

Proposed: Checked: Scale: B40: A3 Date: 09/2024

Drawn By: AS Date: 1/250 Rev: 01 Project No: 19971

Planning: Rev: 01 Project No: 19971

Project No: 19971

Signature: XX XX DR L 1001

SOFT LANDSCAPE KEY:

- Existing trees and vegetation to be retained**
Retained and protected during construction and landscape works in accordance with BS5837:2012 guidance
- Proposed evergreen trees in soft landscape**
Refer to plant schedule for species & specification
- Proposed multi stem trees in soft landscape**
Refer to plant schedule for species & specification
- Proposed trees in soft landscape**
Refer to plant schedule for species & specification
- Proposed specimen shrub planting**
Refer to plant schedule for species & specification
- Proposed ornamental planting**
Refer to plant schedule for species & specification
- Proposed mixed species native buffer mix**
Refer to plant schedule for species & specification
- Proposed close mown grass area**
WF20 species rich grass mix by Germinal, to sown according to manufacturers recommendations.
- Proposed Wildflower meadow area**
To be Emerald seeds E11 Hedgecrop Mixture Refer to specification for sowing & maintenance requirements
- Proposed mixed species native hedge planting**
Refer to plant schedule for species & specification To be maintained at 1.8m high
- Proposed formal native hedge planting**
Refer to plant schedule for species & specification To be maintained at 1.2m high
- Proposed living screen**
To be pre-grown ivy screens
- Proposed ornamental bark mulch surface finish**
1m dia of ornamental bark mulch in accordance with BS8545 :2014 recommendations
500mm overrun margin
- Proposed aggregate surface finish**
To be laid over permeable geotextile membrane
- Proposed tree root barrier**
To be GreenBlue Urban ReRoot 1000 ribbed root barrier Installed in accordance with manufacturers spec
- Suspended modular paving system**
Dashed lines indicate extent of Silva Cell 2 units (below ground)
- Cricknet net**
- Proposed Ground recessed free uplighters**
Quantity: 5No.
Colour: Warm White (5 2700 Kelvin)
Refer to the M&E drawings for further details.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits:

December / January / February & March - 1no. visit each month
April to November - 2no. visits each month

Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area and wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the maintenance of the landscaping will be taken on by a professional commercial landscape maintenance contractor under a maintenance contract.

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES

Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree, below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe two times per week [40 litres in total]

PLANTING SCHEDULES

Tree Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre	Ac	Standard Heavy	12-14	300-350	min 200	B	3
Acer campestre 'Buxifolium'	AcE	Standard Extra Heavy	14-16	400-450	min 220	RB	3
Betula pendula	Bp	Standard Extra Heavy	14-16	400-450	min 220	B	3
Cornus 'Eddie's White Wonder'	CEW	Multi Stem	-	350-400	-	RB	1
Corylus avellana	Ca	Feathered	12-14	300-350	-	B	2
Ilex aquifolium	Ia	Standard selected	10-12	300-35	min 200	B	7
Liquidambar styraciflua 'Fastigiat'	LsF	Standard Extra Heavy	14-16	400-450	min 220	RB	1
Pinus sylvestris	Ps	Standard Extra Heavy	14-18	450-500	min 220	B	4
Pinus 'Bonsai'	TcR	Standard Extra Heavy	14-18	450-500	min 220	RB	2
Quercus robur 'Fastigiata Koster'	QrKf	Feathered	14-16	400-450	min 220	RB	4
Ulmus 'New Horizon'	UNH	Standard Heavy	12-14	300-35	min 200	B	1

Ornamental Shrub Planting:	Abb	Height (cm)	Root	Container	Habit	Density
Aster macrophyllus 'Twilight'	AmT	/	C	5L	V	4/m ²
Calluna heulandii 'Pumila'	CsP	/	C	3-4L	V	3/m ²
Eunymus fortunei 'Emerald & Gold'	EFG	30-40	C	5L	Bushy	4/m ²
Hebe 'Blue Gem'	HGB	30-40	C	5L	Bushy	4/m ²
Hebe 'Green Goddess'	HGG	30-41	C	5L	Bushy	4/m ²
Hebe 'Mrs Winder'	HW	30-40	C	5L	Bushy	4/m ²
Hebe 'Rakiaensis'	HR	30-40	C	5L	Bushy	4/m ²
Hebe 'Hedera' 'Glacier'	HNG	/	C	3L	Several shoots	5/m ²
Hebe 'Hedera' 'Glacier'	Ha	/	C	5L	V	4/m ²
Leucodermis angustifolia 'Hidacate'	LH	30-40	C	5L	Bushy	4/m ²
Ulmus 'mucron' Big Blue	LmBB	/	C	5L	V	4/m ²
Nepeta sibirica 'Alta'	NA	/	C	5L	V	4/m ²
Phlox russelliana	Pr	/	C	15L	Triple Crown	4/m ²
Phloxium 'Yellow Wave'	PW	/	C	15L	Triple Crown	4/m ²
Phloxium 'Pink Panther'	PP	/	C	5L	7 Leaves	3/m ²
Prunus laurocerasus 'Zabelliana'	PZ	30-40	C	5L	Bushy	4/m ²
Stipa arundinacea	Sa	/	C	3-4L	V	4/m ²
Rudbeckia fulgida var. sullivantii 'Goldstrum'	RTG	/	C	5L	V	4/m ²

Formal Hedge Planting:						
Name	Abb.	Height [cm]	Root	Form	Spacing	
Carpinus betulus	C	80-100	RB	Bushy, Clipped sides	50cm centres, 40cm between rows	
Note:						
* Hedge plants to be planted in doubled staggered rows at centres noted above. Maintained at 1.2m high						

Mixed Species Native Boundary Hedge Planting:							
Name	Abb	Height	Root	Container	Habit	Breaks	
Crataegus monogyna	Cm	100-125	B	/	Transplant - seed raised	/	

Ilex aquifolium	Ia	80-100	B	5L	Leader & Laterals	/
Lonicera periclymenum	Lp	60-80	B	/	Leader & Laterals	/
Prunus spinosa	Ps	60-80	B	/	Branched	3
Rosa canina	Rc	60-80	B	/	Branched	3
Viburnum lantana	Vi	80-100	B	/	Branched	3

*Hedge species to be planted in double staggered rows @ 450mm centres in groups of 5, 7, 9, 11, 13, 15 or 17 of a single species

*All planting and transplants to have exhibit quality (shorter shatter appropriate) to the species

*Native buffer mix to be planted at 1m centres in groups of no larger than 5 of a single species.

**All shrubs and transplants to have rabbit guards / shrub shelter appropriate to the species.

*** Shrubs to be sourced as local to the site as possible and "UK-Grown" in accordance with current bio-security best practice.

<i>Corylus avellana</i>	Cav	60-80	B	/	Branched	3
<i>Quercus monoegria</i>	Cm	100-125	B	/	Transplant - seed raised /	3
<i>Cornus sanguinea</i>	Cs	60-80	B	/	transplant - seed raised /	3
<i>Eucornutus europaeus</i>	Ee	60-80	B	/	Branched	5
<i>Prunus spinosa</i>	Ps	80-100	B	/	Branched	3

* Native shrub mix to be planted at 1m centres in groups of no larger than 5 of a single species.

* All shrubs and transplants have rabbit guards / shrub shelter appropriate to the species.

* Shrub to be sourced as local to the site as possible and "UK-Grown" in accordance with current bio-security best practice

**All shrubs and transplants to have rabbit guards / shrub shelter appropriate to the species.

*** Shrubs to be sourced as local to the site as possible and "UK-Grown" in accordance with current bio-security best practice.

Specimen Shrub Planting:							
Name	Abb	Height [cm]	Root	Container	Habit	Quantity	
Amelanchier lamarckii	Al	250-300	RB	/	Multi Stem	2	
Corfaderia seliana 'Pumila'	GP	/	C	3-4L	V	34	
Phormium 'Apical Queen'	PAQ	/	C	15L	Triple Crown	4	
Phormium 'Yellow Wave'	PYW	/	C	15L	Triple Crown	4	
Phormium 'Pink Panther'	PPP	/	C	5L	7 Leaves	4	

Appendix 2 Evidence of Compliance with Metric Rules and Good Practice Principles

Metric Rules

Table 4 provides evidence of compliance with the four metric rules (Paragraph 3.4.5).

Table 4: Evidence of Compliance with Metric Rules

Rule	Rule Detail	Evidence of Compliance
Rule 1	The trading rules of this biodiversity metric must be followed.	The metric calculation tool for this proposal confirms that all trading rules have been followed (ECOSA, 2025). Habitats created have either been the same broad habitat type as those which have been lost or alternatively have been offset with a higher distinctiveness habitat.
Rule 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.	The habitat types within the red line are Habitats and Hedgerows. No other habitat types are present within the red line boundary. The metric calculation tool confirms the proposals will deliver at least 10% net gain in each habitat type (ECOSA, 2025).
Rule 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. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.	DEFRA Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024a) was used to undertake the calculation.
Rule 4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.	No deviation from the biodiversity metric methodology was considered necessary in this case.

Biodiversity Net Gain Good Practice Principles for Development

The principles set out in **Table 5** are taken from CIEEM's Biodiversity Net Gain Good Practice Principles for Development (CIEEM, 2016) and set out the best practice principles that projects should adhere to where designing Biodiversity Net Gain and sets out how the principle has been applied in the design of these proposals.

Table 5: Biodiversity Net Gain Good Practice Principles for Development

Principle	Descriptor	Proposal Design
Principle 1. Apply the Mitigation Hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	It will be necessary for some baseline habitats (which classified as either medium, low or very low distinctiveness) to be cleared to facilitate the development. The majority of the habitats will be replaced with habitats of higher distinctiveness/better condition once the development has been completed.
Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.	No irreplaceable habitats will be lost as a result of the proposals.
Principle 3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.	The applicant has made a pre-application submission to Mid Sussex District Council in order to receive comments from relevant stakeholders and incorporate feedback into the design for the outline application. Further stakeholder engagement will be undertaken as the proposals move through the planning process.
Principle 4. Address risks	Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	We have targeted habitats which are realistic and achievable based on the proposed long-term management of the site.

Principle	Descriptor	Proposal Design
Principle 5. Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	A measurable net gain has been achieved as demonstrated by the Statutory Metric calculator.
Principle 6. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when: ▪ Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses ▪ Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation ▪ Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels ▪ Enhancing existing or creating new habitat ▪ Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity	Sussex Biological Records Centre was consulted for records of notable habitats and species in the local area. Compensatory measures are being delivered on site, meet trading rules in terms of Biodiversity Net Gain and will ensure impacts on Important Ecological Features are also compensated for, as set out in the accompanying Ecological Impact Assessment. Further ecological enhancement measures are set out in the accompanying Ecological Impact Assessment.
Principle 7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e., do not deliver something that would occur anyway).	The proposals deliver habitats of higher distinctiveness than the baseline habitats, creating a gain in biodiversity on site and creating habitats that would not have occurred on site or would have been necessary given the nature of the proposals
Principle 8. Create a Net Gain legacy	Ensure Net Gain generates long-term benefits by: ▪ Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity ▪ Planning for adaptive management and securing dedicated funding for long-term management ▪ Designing Net Gain for biodiversity to be resilient to external factors, especially climate change	A management plan will be prepared as part of a condition of the planning consent. The management plan will account for the operational use of the site.

Principle	Descriptor	Proposal Design
	- Mitigating risks from other land uses - Avoiding displacing harmful activities from one location to another - Supporting local-level management of Net Gain activities	
Principle 9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	The habitat creation measures proposed have been located to not only provide biodiversity gains but also to provide a positive enhancement to the sites landscape.
Principle 10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	The preparation of this report sets out transparently how biodiversity net gain has been designed and is proposed to be achieved at the site.

Appendix 3 Baseline Habitat Condition Assessment

Habitat Ref.	1	
Broad Habitat	Grassland (g)	
Habitat Type	Modified grassland (g4)	
	Indicator	Condition
A	There are 6-8 vascular plant species per m2 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 m2 (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.	FALSE
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	TRUE
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 shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	TRUE
D	Physical damage 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.	TRUE
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	FALSE
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	TRUE
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)	TRUE
Total Score		5
All Essential Criteria Met?		No
Condition		Poor

Habitat Ref.	2	
Broad Habitat	Individual Trees	
Habitat Type	Urban Trees	
Indicator		Condition
A	At least 70% of trees are native species.	TRUE

B	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 condition)	TRUE
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	FALSE
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	FALSE
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	TRUE
Total Score		3
Condition		Moderate

Habitat Ref.	3
Broad Habitat	Urban (u)
Habitat Type	Developed Land; Sealed Surface (u1b)
This habitat type is given a default condition score of 0.	

Appendix 4 Baseline Hedgerow Condition Assessment

Habitat Ref.	H1	
Broad Habitat	Urban (u)	
Habitat Type	Line of trees	
Indicator		Condition
A	At least 70% of trees are native species.	TRUE
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	TRUE
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	FALSE
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	FALSE
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	TRUE
Total Score		3
Condition		Moderate

Habitat Ref.	H2, H3
Broad Habitat	Hedgerow
Habitat Type	Non-native and ornamental hedgerow
This habitat type is given a default condition score of 1.	

Appendix 5 Post-Development Created Habitat Target Condition

Habitat Ref.	1	
Broad Habitat.	Grassland (g)	
Habitat Type	Modified grassland (g4)	
Treatment	Created	
Description	New areas of modified grassland will be sown around edges of hardstanding	
	Indicator	Condition
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.	FALSE
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	FALSE
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	TRUE
D	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.	FALSE
E	Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens.	FALSE
F	Cover of bracken less than 20%.	TRUE
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)	TRUE
Total Score		3
All Essential Criteria Met?		No
Condition		Poor

Habitat Ref.	2
Broad Habitat.	Grassland (g)
Habitat Type	Other neutral grassland (g3c)
Treatment	Created
Description	Newly created grassland will be seeded with a suitable wildflower seed mix which will provide a diverse range of native species within the sward. The grassland will be managed to ensure there is no bare ground and that the grassland does not become encroached with bracken or scrub, and so it will achieve a varied sward height throughout the year.

	Indicator	Condition
1	The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward.	TRUE
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	TRUE
3	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	FALSE
4	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	TRUE
5	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of undesirable species and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	TRUE
6	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	FALSE
Total Score		4
Condition		Moderate

Habitat Ref	3
Broad Habitat.	Heathland and shrub (h)
Habitat Type	Mixed scrub (h3h)
Treatment	Created
Description	To provide buffer planting.

	Indicator	Condition
1	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range): - At least 80% of scrub is native. - There are at least three native woody species. - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover)."	TRUE
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	FALSE
3	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	TRUE

4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	TRUE
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	FALSE
Total Score		3
Condition		Moderate

Habitat Ref	4
Broad Habitat.	Urban (u)
Habitat Type	Developed land; sealed surface (u1b)
Description	The new food store, parking and access roads will comprise sealed surface habitat. This is an urban habitat which has been given a default condition score of 0.

Habitat Ref	5
Broad Habitat.	Urban (u)
Habitat Type	Introduced shrub

Habitat Ref		6	
Broad Habitat.		Individual trees	
Habitat Type		Urban tree	
Treatment		Created	
Description		19 new native trees to be planted as part of the soft landscaping. The trees will frame the landscape and provide additional biodiversity opportunities.	
	Indicator		Condition
A	The tree is a native species (or at least 70% within the block are native species).		TRUE
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).		TRUE
C	The tree is mature (or more than 50% within the block are mature).		FALSE
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.		TRUE
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		FALSE
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		FALSE
Total Score			3
Condition			Moderate

Appendix 6 Post-Development Created Hedgerow Habitats Target Condition

Habitat Ref.	H4, H5 and H6	
Broad Habitat	Hedgerow	
Habitat Type	Species-rich native hedgerow	
Description	All newly created hedgerows/hedgerow sections will be established with a height of more than 1.5 metres, although it has been conservatively assumed that they may need to be managed so as not to achieve a width of 1.5 metres average along their lengths. Hedgerow will be managed to ensure there are no significant gaps in the hedge base or canopy and that the hedgerow bases are not subject to excessive nutrient enrichment and invasive species are not allowed to colonise. At outline stage it has been conservatively assumed that it may not be possible to achieve undisturbed ground on both sides of the hedgerows more than one metre and that the hedgerows may need to be damaged due to human activities or may be subject to degradation due to human activity.	
	Indicator	Condition
A1	Height >1.5m average along length	TRUE
A2	Width >1.5m average along length	FALSE
B1	Gap - Hedge Base Gap between ground and base of canopy <0.5m for >90% of length (unless line of trees)	TRUE
B2	Gap - Hedge Canopy Continuity Gaps make up <10% of total length, and no canopy gaps > 5m	TRUE
C1	Undisturbed Ground and Perennial Vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length/ Measured from outer edge of hedgerow; and /Is present on at least one side of the hedge	FALSE
C2	Undesirable Perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	TRUE
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	TRUE
D2	Current Damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	FALSE
Applicable to Hedgerows with Trees only		
E1	Tree Age At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	N/A
E2	Tree Health At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	N/A
Group A Score:		1
Group B Score:		2

Group C Score:	1
Group D Score	1
Group E Score:	N/A
No. of failures:	3
Number of functional groups where both attributes failed:	0
Condition	Moderate