



BIODIVERSITY NET GAIN STATEMENT

Paw Paddock, Kingscote, East Grinstead

On behalf of: Paw Paddock Ltd

Client:	Paw Paddock Ltd			
Project:	Paw Paddock, Kingscote, East Grinstead			
Reference:	LLD3492-ECO-REP-002-00-BNG			
Revision:	Date:	Author	Proof	Approved
00	28/04/2024	Joseph Peterson MSc BSc (Hons)	Catherine O'Reilly MCIEEM	Catherine O'Reilly MCIEEM

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Validity:

This report is valid for 18 months from the date of the final survey visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, to inform whether surveys should be updated.



LIZARD

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L I Z A R D

Landscape Design and Ecology

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to provide a Biodiversity Net Gain Statement for the Paw Paddock, Kingscote, East Grinstead. This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).
- 1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Information

- 1.3 The site covers an area of c. 1.1 hectares (ha) and consists of a roughly rectangular shaped plot within the southern end of a field, comprised entirely of modified grassland. Immediately adjacent to the western and southern boundaries of the site is a native hedgerow, with an unregistered accessway road running parallel to the western hedgerow, separating the site from ancient woodland, and a dry drainage ditch running alongside the southern hedgerow. Immediately south of the southern hedgerow is another area of ancient woodland called Kingscote Shaw, which includes a section of bramble scrub and a small stream running close to the site boundary. A recreational railway track called The Bluebell Railway runs parallel to the eastern side of the site, and the field continues north of the red line boundary

Surrounding Landscape

- 1.4 The site is located within a rural setting near Kingscote Station, West Sussex, with the settlements of Crawley Down and East Grinstead located c. 3km north-west and north-east respectively. The surrounding landscape is dominated by woodland and arable land connected by a network of hedgerows and streams, with a small number of residential and farm dwellings interspersed throughout. The River Medway is located c. 300m east of the site and is connected to a series of ponds and lakes in the area. The underlying substrate is described as “slightly acid loamy and clayey soils with impeded drainage” (Cranfield University).

Development Proposals

- 1.5 It is understood that the proposals are for the creation of an exclusive, enclosed and secure dog walking area. The area will comprise of grassland with a footpath running around the perimeter, a small car park suitable for two cars and a small field shelter, with the site encompassed by deer-proof fencing. The only existing habitat to be removed is a small area of poor condition modified grassland.

2.0 METHODOLOGY**2.1 Assigning Strategic Significance**

- 2.1.1 Due to the lack of Local Nature Recovery Strategy (LNRS) within Sussex, strategic significance has been assessed as per table 8 of the User Guide (DEFRA, 2023). This included assessing whether the site was located within a Biodiversity Opportunity Area (BOA) or Area of Outstanding Natural Beauty (AONB), as well as examining the local plan for any specific targets regarding creation or retention of certain habitat types.
- 2.1.2 Where sites were found to be located within any designated area, such as an AONB, policy statement and management plans for the relevant area were examined. High strategic significance was then assigned to any habitat identified as a priority within these documents.
- 2.1.3 Buglife B-Lines maps were examined and any suitable habitat for invertebrates within any identified zone was assigned medium strategic significance. For any sites not located within a designated area, all other habitats were generally assigned low strategic significance, unless they were considered to provide important ecological linkages in which case they were assigned medium strategic significance.

2.2 Biodiversity Net Gain Assessment

- 2.2.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on the 13th of March 2025 by Joseph Peterson MSc BSc (Hons). No habitat degradation had taken place prior to the survey and the baseline data is considered to be an accurate reflection of the ecological value of the site. Full details of the habitats present are contained within the Ecological Impact Assessment (LLD3492-ECO-REP-001-00-PEA) and summarised herein.
- 2.2.2 All area based and linear habitats were mapped on site with the aid of aerial imagery and topographical survey where available. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).
- 2.2.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.
- 2.2.4 The proposed habitats areas and linear habitat lengths was calculated, and target condition determined based upon the existing and proposed management regimes of the site, in consideration with what could realistically be expected to be achieved. Once input into The Biodiversity Metric Calculation, the overall change in value of the site could then be determined.

2.3 Survey Constraints / Considerations

- 2.3.1 Areas and linear lengths have been rounded to the nearest 10m² and measurements input to the metric using three decimal places. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Strategic Significance and Irreplaceable Habitat

- 3.1.1 The site is not within any ecological designation, such as a *Biodiversity Opportunity Area* or *Nature Improvement Area* and no habitats on site are directly referenced in any local plan or other such document. Existing habitats on site have therefore been classified as being of low strategic significance.
- 3.1.2 The site lies within one of the Buglife B-Lines, a series of connected insect movement pathways that create a network of habitats for pollinators. As such, proposed habitats that may offer suitable habitat for invertebrate species have been assigned medium strategic significance.
- 3.1.3 There is no irreplaceable habitat within or immediately adjacent to the site.

3.2 Baseline Habitat Value

Habitat Degradation

- 3.2.1 No site clearance or habitat degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

On-Site Habitats

- 3.2.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **2.45** Habitat Units, consisting of:
- 1.113ha of modified grassland in poor condition providing 2.45 habitat units.
- 3.2.3 A total of 0.912ha of modified grassland is proposed to be retained within its current condition for a total of **2.01** habitat units retained.
- 3.2.4 A full condition assessment for each existing habitat type is detailed in Appendix A.

3.3 Baseline Hedgerow Value

- 3.3.1 No linear habitats are present on site.

3.4 Baseline Watercourse Value

- 3.4.1 No watercourses are present on site.

3.5 Proposed Habitat Creation

- 3.5.1 Proposals are to result in the creation of new habitat on site including:
- 0.022ha of developed land, sealed surface which includes the proposed barn, store and glasshouse.
 - 0.061ha of artificial unsealed surface to include access pathways to and around the walled garden.
- 3.5.2 Condition assessment of all proposed habitats is not applicable and a standard score has been assigned to these habitats.
- 3.5.3 Proposed habitats would deliver **0.0** habitat units.

3.6 Proposed Hedgerows / Watercourses

- 3.6.1 No new hedgerows or watercourses are proposed within the scheme.

3.7 Proposed Habitat Enhancements

- 3.7.1 A total of 0.118ha of modified grassland within the site shall be enhanced from modified grassland, poor condition to other neutral grassland in moderate condition. This shall be achieved by removal of the existing turf, followed by cultivation of the seed bed and sowing with a suitable wildflower seed mix such as Emorsgate EM2 to pass criteria A, ensuring the site has indicator species present and areas total cover of bracken, scrub and bare ground is retained at current levels.
- 3.7.2 Enhancement measures shall result in the delivery of **0.80** habitat units.

3.8 Trading Summary

- 3.8.1 All trading rules have been satisfied.

3.9 Overall Results

- 3.9.1 Once all retention, enhancement and habitat creation measures are taken into the account, the scheme shall result in **2.81** habitat units, resulting in a net increase of **0.36** units and a **14.82% Biodiversity Net Gain** in Habitat Units across the site with all trading rules satisfied.

4.0 Conclusion

- 4.1 Metric calculations have identified that the proposed scheme would result in over +10% Biodiversity Net Gain, complying with the current Local Planning policy.
- 4.2 To ensure the above habitats are managed into the future, a suitable management plan shall be produced. This shall include management prescriptions for new habitat areas including aspects such as mowing regimes, which shall ensure the target conditions are achieved.

5.0 REFERENCES

CIEEM. (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM. (2019). Biodiversity Net Gain: Good Practice Principles for Development. Winchester

Department for Environment Food and Rural Affairs (2023). The Statutory Biodiversity Metric Calculation Tool.

Department for Environment Food and Rural Affairs (2023). The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology.

UKHab Ltd (2023). UK Habitat Classification Version 2.1

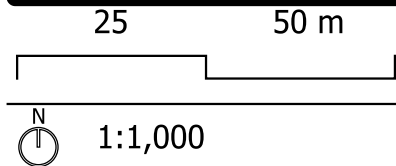
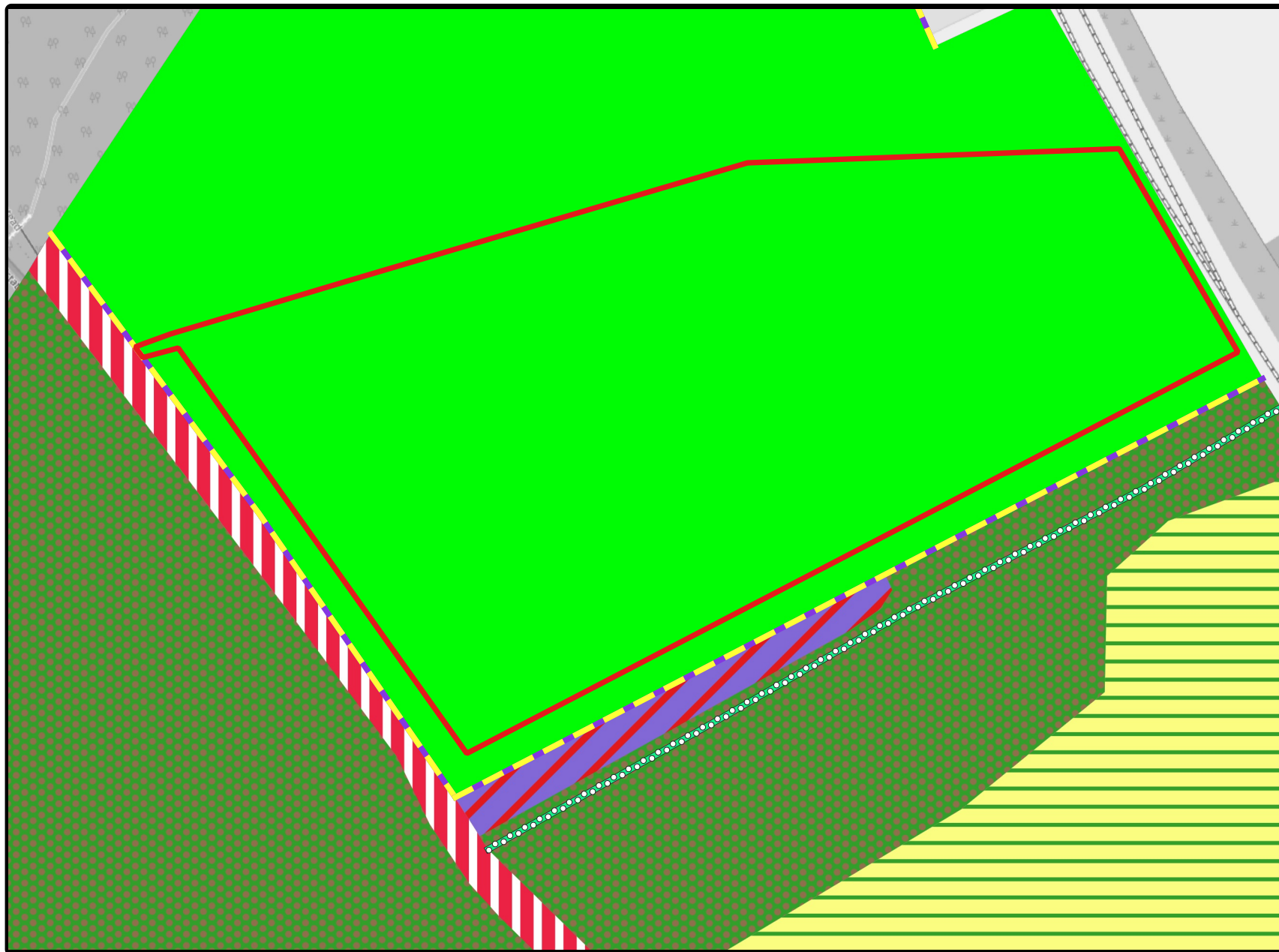


Figure No. 01 - Baseline Habitat Plan

Legend

HEDGEROWS

 Native hedgerow

WATERCOURSES

 Other rivers and streams

HABITATS

 Developed land; sealed surface

 Mixed scrub

 Modified grassland

 Other coniferous woodland

 Other woodland; broadleaved



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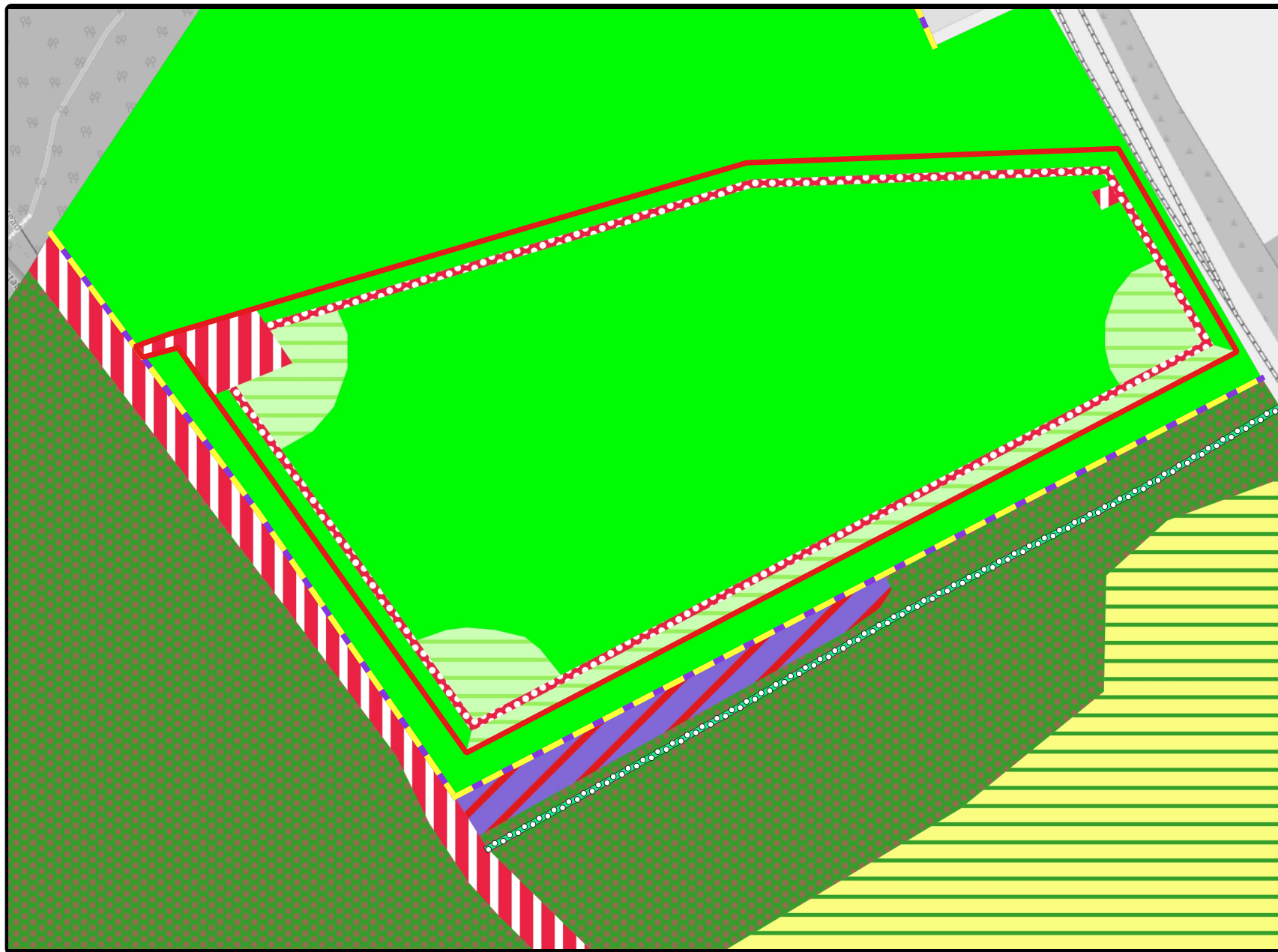
Client

Paw Paddock Ltd

Project Title & Location

Paw Paddock, Kinscote,
East Grinstead

Drawn by	Approved by	Rev	Date
JP	CO	00	28/04/25



25 50 m

N 1:1,000

Figure No. 02 - Proposed Habitat Plan

Legend

HEDGEROWS

Native hedgerow

WATERCOURSES

Other rivers and streams

HABITATS

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Mixed scrub

Modified grassland

Other coniferous woodland

Other neutral grassland

Other woodland; broadleaved



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Appendix A – Condition Assessment for Existing Habitats

Modified Grassland in Poor Condition:

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.	No	less than 5 on average
	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.		
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.	No	Some areas of varied sward height, Under 20%
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.	Yes	No scrub present
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.	Yes	No damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Areas of bare ground between 1-10%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No Bracken
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No Invasive Present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
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)	X	

Appendix B – Target Condition Assessment for Proposed Habitats

Enhanced Other Neutral Grassland = Moderate Condition

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Aim to introduce species to achieve this criterion
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 insects, birds and small mammals to live and breed.	No	Site will be managed by an annual cut
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	No	Management will not include bare ground
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Continue to keep bracken and scrub under 20% and 5%
E	Combined cover of species indicative of suboptimal condition³ 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. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes	Site will be fenced off and only walked through. Invasive species to be removed when identified.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Average species density might be <10
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		3	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		