

Biodiversity Net Gain

Down Park Place, Crawley Down

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Executive Summary

Contents	Summary
Site Location	The site is situated at Down Park Place, Crawley Down.
Proposal	Demolish pre-existing outbuilding and then build new an ancillary building that includes garage, storage, gym, home office, shower room and garden store workshop.
Scope of Survey	The aim of this BNG assessment is to: • Quantify the pre-development baseline habitat units; • Quantify the post-development habitat units on site; and • Calculate the likely change in biodiversity units for habitat units from pre- to post-development (including off-site) to provide an indication of the biodiversity losses / gains that may occur should the proposed development proceed.
Results and Evaluation	The site has priority habitat (lowland deciduous woodland) within the site boundary and is within 208m of an Ancient and Semi Natural Woodland. Though the designation of the priority habitat on site isn't accurate, and was done from aerial photography, which couldn't pick up the presence of the large amount of rhododendron. A baseline assessment of the site found it to have 0.18ha and biodiversity units equalling 1.20. Following development, habitat units were calculated 0.16. This gives a Net change of 10.07%, meeting the minimum 10% net gain required.
Recommendations	Though the site is within 500m of ancient and semi natural woodland, it is over 200m away at the closet section of woodland, therefore no stages of the developments air quality is anticipated to impact the habitats site's status. The proposed works on site currently meet 10% net gain for habitat units and meets the Metric's trading rules, therefore meeting the requirements of current local and national planning policy.

1. Introduction

1.1 Background

Echological Ltd (Echological) was commissioned by Mark Tuppen on 15/01/2025 to undertake a Biodiversity Net Gain (BNG) Assessment of Down Park Place, Crawley Down, hereafter referred to as “the site”.

This report has been prepared by Principal Ecologist Dave Byett MSc BSc (Hons) MCIEEM and the conditions pertinent to it are included within Appendix A.

1.2 Site Description

The site is located just north of Crawley Down, RH10 4HQ and is centred at British Grid Reference TQ 33903 38515. The site is a small area that had a large amount of rhododendron around a disused dilapidated outbuilding. Two ash trees were removed due to ash die back, with the timber still on site. The wider landscape of the site is heavily wooded and lots of trees as well as pastures, with the Town of Crawley Down to the south. See Figure 1 for site boundary.

1.3 Development Proposals

The current proposed plans are to demolish an old corrugated metal shed, then build new an ancillary building that includes garage, storage, gym, home office, shower room and garden store workshop.

1.4 Purpose of Report

The purpose of this report is to:

- Quantify the pre-development baseline habitat and hedgerow biodiversity and linear units present on site.
- Quantify the post-development habitat, hedgerow biodiversity and linear units on site which will be retained, reinstated or created under the proposed landscape mitigation plan.
- Calculate the likely change in biodiversity units from pre- to post-development to determine whether the proposed development will result in a net loss, no net loss or a net gain for biodiversity, with a focus on Habitats of Principal Importance (HPI).

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

1.4.1 Validity

The details of this report will remain valid for a period of twelve months from the date of the survey (January 2026), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

1.5 Legislation

In order to adhere to national and local planning policy, developments should strive to protect and enhance natural resources where possible. This policy is further strengthened within the Environment Act 2021, which makes it a legal requirement to demonstrate a gain in the biodiversity value attributable to the development of a minimum of 10% on site.

This document does not include details relating, legislative context, mitigation and enhancement recommendations, outside the remit of BNG.

The BNG Assessment is required to meet Local and National Environment and Planning Policy with regards to biodiversity and development (Appendix B).



2. Methodology

2.1 Statutory Biodiversity Guidance

To fulfil the requirements of achieving a net gain, assessment of the site needs to be undertaken and scored under Defra's Biodiversity Statutory biodiversity metric tool. The proposals as noted in Section 1.3 means the site is defined as a not major development under the Town and Country Planning (Development Management Procedure) (England) Order 2015).

The Statutory Biodiversity Metric, version 1.0.3 (referred to as the metric) was used to calculate the score.

The metric will be used in conjunction with the user guide Biodiversity Net Gain: Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019). This comprises the following steps, described in Section 2.2, with detailed methodology provided in Appendix C.

2.1.1 Desktop Assessment

As part of the metric designated sites (Special Areas of Conservation, Special Protection Area, Ramsar or Site Special Scientific Interest) and priority habitat (ancient woodland, deciduous woodland, acidic grassland, etc.) are scoped within 500m of the site.

As well as if any protected species are on site.

2.2 Habitat Assessment

An extended Habitat Classification Survey and Condition Assessment was undertaken on the 19th January, 2025 by Principal Ecologist Dave Byett, MSc, BSc (Hons), MCIEEM in optimal weather conditions (no rain, temperature 4°C, wind light air, full cover cover). Site Photos are present in Appendix D

2.2.1 Habitat

Pre-development

The pre-development habitats were mapped and had an extended Habitat Classification Survey and Condition Assessment. The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd, 2023), hereafter referred to as 'UKHab'. The pre-development habitats are shown in Figure 2. The area of identified habitats are calculated in square meters (m²), ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features is measured separately in meters (m).

Post-Development

Each of the post-development habitats (as set out on the Post-Development Plan, Figure 3) have been inferred from the 'Proposed Site Plan' (Drawing Number. CD 24 02 203 A) (Paul Reed Architects Ltd, 2024). Due to the small scale of the development and simplicity of habitat creation within the site, the information provided was considered adequate to estimate change in habitat units.

Post-development habitats were based on created habitat. These habitats were assigned a UKHab category which was considered to best represent the habitat present post-development, this was then converted to a BNG Metric category. See Figure 3 for the post-development habitats.

2.2.2 Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a).

2.2.3 Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric -The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b). The site condition assessments can be found in Appendix D

2.2.4 Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:



- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published and the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

The responsible authority for LNRS where the site is located is West Sussex County Council (though not available at time of writing).

The local planning authority is the Mid Sussex District Council. The Mid Sussex District Plan¹ was formally adopted 2021 with DPN1: Biodiversity, Geodiversity and Nature Recovery stating the view of how to safe guard the environment and enhance it.

2.2.5 Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

2.2.6 Offsite Spatial Risk Multiplier

If using offsite land for biodiversity offsetting, an offsite spatial risk multiplier is used to factor in distances from the development site, with a negative multiplier applied to the units based on distance from the site.

2.3 Limitations

Best possible effort was made to make sure that all habitats identified and their coverage on site were mapped as accurately as possible. There is some margin of error due to the difficulty defining the continuous nature of habitat boundaries, though this is minimised as best as possible using professional opinion.

The assessment of habitats pre and post-development required conversion from UKHab habitat categories into the Metric categories. This information is then inputted into the Metric in terms of the habitat areas being retained, lost or enhanced. Whilst not a significant limitation, when using the Metric calculation tool to convert the UKHab types into Metric categories, the different habitat types do not exactly align. Therefore, some habitats were included within a more general habitat category under UKHab to allow the calculation tool to be applied, this also applies to the post development landscape plan used for the site.

Note that scores for any habitats, hedgerows and rivers are reported separately and therefore should not be summed or averaged to produce a final overall biodiversity value for the site.

The outputs of the Metric are not absolute values but provide a proxy for the relative biodiversity worth of a site pre and post-development. The calculations within this report should be reviewed and updated should there be any changes to the habitats on site pre-development. As the change in biodiversity units is determined by subtracting the number of pre-intervention biodiversity units (i.e. those originally existing on-site and off-site) from the number of post-intervention units (i.e. those projected to be provided), this report should be updated should the proposals for the site change.

The Metric does not override or undermine any existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the Metric is applied. Furthermore, the Metric does not change the protection afforded to biodiversity. Existing levels of protection afforded to protected species (such as for bats) and to habitats, are not changed by use of this or any other Metric.

The optimal time period to complete condition assessments is between April and September, this survey of the site was completed outside of this window in January 2025. This though is not considered a limitation of the assessment due to habitats on site being common and widespread, and the dominant species of the respective vegetation types were visible and identifiable.

¹ <https://www.midsussex.gov.uk/media/n1rddogj/district-plan-reg19-accessible-version.pdf>



3. Results

3.1 Desktop Assessment

There are no designated sites within 500m of the site. The following Priority Habitats were recorded:

- Six ancient and semi-natural woodland (ASNW) (closest being 206m)
- 20 Deciduous woodland (closest being on site)

3.2 Pre-development Baseline Units

The baseline conditions assessments for habitats units are provided in more detail in Appendix D.

The habitats present on site are shown in Figure 2, with the total habitats measured as:

- On-site habitat (including individual trees) baseline of 0.18ha and biodiversity units equalling 1.20.

3.3 Irreplaceable Habitats

Within the baseline habitat surveys, no irreplaceable habitats have been recorded on site, therefore no bespoke mitigation for irreplaceable habitats is proposed.

3.4 Post-Development Units

3.4.1 Retention

Lowland mixed deciduous woodland shall be retained as well as the individual trees.

3.4.2 Creation

Habitat creation will include, building, sealed surface (gravel) mixed scrub and hazel scrub. A total habitat created will be:

- On-site habitat creation of 0.08ha and biodiversity units equalling 0.28.

All creation and enhancement proposals are displayed in Figure 3.

3.5 Headline Results

The data used to inform the Condition Assessments for the habitats pre- and post-development and calculations from the Statutory Biodiversity Metric are provided in Appendices C and D.

The site following post development will result in a net gain of approximately 0.12 habitat units giving a +10.07% as seen in Appendix E.

3.5.1 Trading Rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat. As per Rule 1 of the Statutory Biodiversity Metric (Defra, 2024a) "The trading rules of this biodiversity metric must be followed" and "if trading rules have not been satisfied, then a net gain in biodiversity cannot be claimed". The trading rules for habitats in this scenario are met.



4. Discussion

4.1 Priority Habitat.

The site has priority habitat which covers the whole site, which is lowland deciduous woodland. Though from site visit, it is clear that this designation is not accurate and a good portion of the site was rhododendron scrub cover, with an area of bare ground. The remaining habitat is considered to be true to lowland deciduous woodland, which isn't to impact the status of the habitat due to the proposed works. Though there are ANSW within 500m, they are over 200m to which air quality would not impact them from this development at any stage.

4.2 On-site and Off-Site Enhancements/Creation

There are no onsite enhancements or off site, with only habitat creation on site.

Habitat creation includes:

- Hazel scrub and mixed scrub.

The maintenance of these creations will be covered under the landscaping conditioning.



5. Conclusion

Though the site has priority habitat within it, the original assessment was deemed not sufficient. No priority habitat will be removed as part of this development. There will be no impacts ANSW due to distance and air quality, it is considered that the site will have no impact upon their status.

The current pot development proposal is set to achieve a 10.07% BNG increase, which means trading rules have been met for the site. It is considered that this meets the current national (e.g. NPPF (National Planning Policy Framework) and Environment Act 2021) and local policy relating to BNG (see Appendix F).

It is recommended that given the nature of the site and proposed habitat to be created that management be undertaken in accordance with the landscaping conditioning, which includes management aims to achieve and to maintain the target condition for each habitat type set out in the Metric.

Should there be any changes to the on-site habitats, off-site habitats or landscape proposals on site, these will need to be reflected within an update to this BNG assessment.



6. References

Baker, J., Hoskin, R., & Butterworth, T. (2019). *Biodiversity Net Gain. Good practice principles for development: A practical guide*. Retrieved from <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>

Defra. (2024b). *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology*.

Paul Reed Architects Ltd. (2024). *Proposed Site Plan*.

UKHab Ltd. (2023). *UK Habitat Classification Version 2.0*. Retrieved from <https://www.ukhab.org>



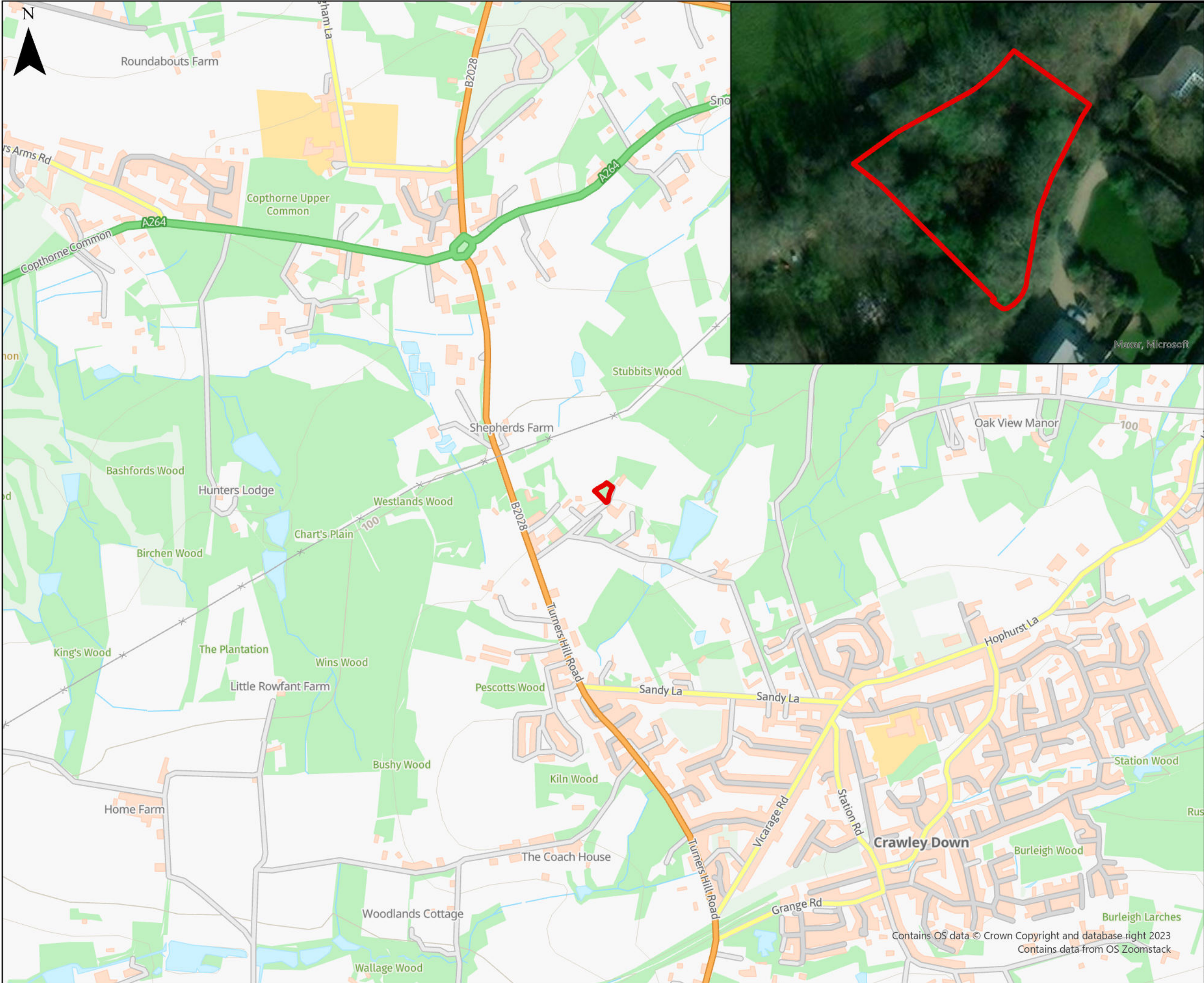
7. Figures

Figure 1 - Site Location Plan (007-01a)

Figure 2 – Pre-Development Habitat Plan (007-02a)

Figure 3 – Post-Development Habitat Plan (007-03a)





Legend

 Site Boundary

Notes

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Ordnance Survey
100024198

 Ecological Ltd

Client

Mark Tuppen

Site

Down Park Place, Crawley Down

Title

Biodiversity Net Gain
Site Location

01	28/01/2025	DB	For Issue
Rev	Date	Drawn	Description
Drawing Number			
007-01a			



Legend

Site Boundary

Habitat

h3g - Rhododendron scrub

u1b5 - Building

w1f - Low land mixed deciduous woodland

Bare ground

Rural tree

Notes

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Ordnance Survey
100024198



Ecological Ltd

Client

Mark Tuppen

Site

Down Park Place, Crawley Down

Title

Biodiversity Net Gain
Pre Development

01	04/02/2025	DB	For Issue
Rev	Date	Drawn	Description

Drawing Number

007-02a



Legend

Site Boundary

Habitat

u1b5 - Building

u1b6 - Sealed surface

w1f - Lowland mixed deciduous

h3h - Mixed scrub

h3b - Hazel scrub

Rural Tree

Notes

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Ordnance Survey
100024198



Ecological Ltd

Client

Mark Tuppen

Site

Down Park Place, Crawley Down

Title

Biodiversity Net Gain
Post Development

01	04/03/2025	DB	For Issue
Rev	Date	Drawn	Description

Drawing Number

007-03a

8. Appendices



Appendix A Conditions

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The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

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The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Echological accepts no liability for issues with performance arising from such factors.



Appendix B Detailed Methodology

HABITAT ASSESSMENT

Habitats

Pre-Development

The pre-development habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition V2 (UKHab Ltd., 2023), hereafter referred to as UKHab. These habitats were assessed during the site survey and, where necessary, were updated to reflect the habitats as currently present on site. The pre-development habitats are shown in Figure 2. The area of identified habitats are calculated in meters square(m2) to two decimal places, ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features (hedgerows and watercourses) were measured separately in kilometres (km) to two decimal places.

The habitats were converted into the Statutory Biodiversity Metric (Defra, 2024c) from the UKHab classification (UKHab Ltd, 2023), as shown in Table 1.

Table 1 UKHab Code and Conversion into The Metric Category

UKHab Code and Secondary Codes	Corresponding BNG Metric Category
32 - Scattered Trees	Rural Trees
Bare ground	Bare ground
h3g – Rhododendron scrub	Rhododendron scrub
u1b5 – buildings	Developed land sealed surface
u1b6 - developed land sealed surface	

Post-Development

The proposals for this site were minimal with only an extension to a hardstanding carpark and building proposed. These translate to 'Developed land; sealed surface within the Metric and are shown on the Post Development Plan (Figure 3) which is based off the Site Plan.

Habitat Distinctiveness

Each habitat is assigned a score for distinctiveness. Distinctiveness includes parameters such as species richness, diversity, rarity (at local, regional, national and international scales) and the degree to which a habitat supports species rarely found in other habitats (Defra, 2024a). The categories for distinctiveness within the Statutory Biodiversity Metric are shown within Table 6.

Table 2 Categories and Scores for Distinctiveness

Distinctiveness Category	Categories	Score
Very high	Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, for example blanket bog. Small amount of remaining habitat with a high proportion unprotected by designation. Critically Endangered European Red List habitats. Species-rich native hedgerow with trees - associated with bank or ditch.	8
High	Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action, for example lowland fens. Remaining Priority Habitats not in very high distinctiveness band and other Near Threatened and Vulnerable Red List habitats. Species-rich native hedgerow with trees; Species-rich native hedgerow - associated with bank or ditch; or Native hedgerow with trees - associated with bank or ditch.	6



Medium	Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit, for example mixed scrub. Arable field margins (Priority Habitat only). Species-rich native hedgerow; Native hedgerow - associated with bank or ditch; Native hedgerow with trees; Ecologically valuable line of trees; or Ecologically valuable line of trees - associated with bank or ditch.	4
Low	Habitat of limited biodiversity value for example temporary grass and clover ley. Agricultural and urban land of lower biodiversity value. Native hedgerow; Line of trees; or Line of trees - associated with bank or ditch.	2
Very low (Hedgerow module)	Non-native and ornamental hedgerow	1
Very low (area and watercourse module)	Little or no biodiversity value for example hard standing or sealed surface	0

Habitat Condition

The condition of each habitat is assessed using the methods set out in the Statutory Biodiversity Metric -The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

This approach determines how many of the condition criteria descriptions for each habitat type are met or are not met. For each habitat type, thresholds then apply for the numbers of condition criteria that must be met.

Conditions and associated scores in the Statutory Biodiversity Metric are as follows:

- Good: 3
- Fairly Good: 2.5
- Moderate: 2
- Fairly Poor: 1.5
- Poor: 1
- Conditiona Assessment N/A: 1
- N/A – Other: 0

Hedgerows and Line of Trees have a simplified condition assessment of Good, Moderate or Poor.

A number of lower distinctiveness habitats such cropland, urban habitats and bramble scrub are assigned default values and do not require a detailed condition assessment. The details of all habitats, hedgerows and rivers which are automatically assigned a poor condition value are set out within the Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology November 2023 (Defra, 2024b).

The baseline condition assessment data can be found in Appendix D.

Strategic Significance

The strategic significance of a site within the Statutory Biodiversity Metric is based upon several factors such as but not limited to:

- If the site is identified within a Local Nature Recovery Strategy (LNRS) area.
- If an LNRS has not yet been published, if the site is identified within a local planning policy as a biodiversity and nature or green infrastructure improvement areas.

Strategic significance scores in the Statutory Biodiversity Metric are detailed in Table 3.

Table 3 Strategic Significance and Corresponding Scores

Condition	Criteria Met	Score
High strategic significance	Where there is a published LNRS: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential	1.15



	measure has been proposed to help deliver the priorities of that LNRS; and • The intervention is consistent with the potential measure proposed for that location. or Where there is no published LNRS and the habitat type is mapped and described as locally ecologically important within a specific location, within documents specified by the relevant planning authority.	
Medium strategic significance	This category cannot be applied where the LNRS is published, or where the habitat and location is included within other strategic documents specified by the relevant planning authority. Users should: • Explain how the habitat type is ecologically important within a specific location • Demonstrate the importance of that habitat in providing ecological linkage to other strategically significant locations • Use professional judgement	1.1
Low Strategic Significance	Where the definitions for high and medium strategic significance are not met.	1

The responsible authority for LNRS where the site is located is Hampshire County Council. At the time of writing, a Hampshire LNRS was in development, but not yet available.

Risk Factors

As part of any proposed habitat creation and enhancement, risk factors must be considered to correct for disparity, delay or risk; these are:

- Time to target condition;
- Difficulty of restoration / creation; and
- If habitat created is undertaken in advance or delayed prior to the development.

To take this into account, creation of a habitat which will take many years to get to target condition or is difficult to recreate would have a reduced biodiversity value compared to the same habitat already in situ. Therefore, to compensate for loss of that original habitat a larger area would be required as an offset.

Default values are provided for a range of habitats as part of the Statutory Biodiversity Metric. These may be altered if informed by knowledge of the site and proposed management prescriptions, as detailed within the habitat assessment tables. The habitat creation in advance or delay can be changed based on proposed timelines of the development, but this must be secured by a Habitat Management and Monitoring Plan (HMMP) and with agreement with the consenting authority.



Appendix C Site Photos

Photo 1

Showing cleared rhododendron that is regrowing since the clearing



Photo 2

Showing ash trees timber cut and stacked when removed due to ash die back disease



Photo 3

Showing site boundary, which has a ditch along, though doesn't fit the criteria sated within the UKHabs. The priority woodland extends past the site boundary into the adjoining property.





Appendix D Baseline Condition Assessment Data



Condition Sheet: INDIVIDUAL TREES Habitat Type						
Limitations (if applicable)		Habitat parcel reference				
		T1	T2	T3	T4	T5
Condition Assessment Criteria		Grid reference				
		Criterion passed (Yes or No)				
A	The tree is a native species (or at least 70% within the block are native species).	y	y	Y	y	y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	y	Y	y	y
C	The tree is mature (or more than 50% within the block are mature) ¹ .	y	y	Y	n	n
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.	N	N	N	y	y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	y	N	n	n
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	n	n
Number of criteria passed		4	5	4	3	3
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓				
Passes 5 or 6 criteria	Good (3)		Y			
Passes 3 or 4 criteria	Moderate (2)	Y		y	y	y
Passes 2 or fewer criteria	Poor (1)					

Appendix E Statutory Biodiversity Metric Calculations

Down Park Place, Crawley Down		Return to results menu	
Headline Results			
Scroll down for final results ▲			
On-site baseline	Habitat units	1.20	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.33	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.12	10.07%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.12
	Hedgerow units	0.00
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.12
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.07%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Appendix F Biodiversity Net Gain Legislation

Environment Act 2021 - Schedule 7A – Part 1

“(1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of:

- (a) The post-development biodiversity value of the onsite habitat.*
- (b) The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development.*
- (c) The biodiversity value of any biodiversity credits purchased for the development.*

(3) The relevant percentage is 10%.”

National Planning Policy Framework 2023

Para 180(d) *“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”;*

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

Para 186 (d) *“development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.*

