Hawthorn Ecology Ltd

1 Parsonage Cottages

Bury Water Lane

Newport

Saffron Walden

CB11 3UB

29/09/2026

Dear Nick,

Re: Biodiversity Net Gain Assessment at Warboys Road, Old Hurst

Following a recent site visit undertaken on 28th September 2026 I have reviewed the site and the proposed development in relation to the statutory Biodiversity Net Gain (BNG) requirements.

Since the site visit, the proposed development boundary has been reduced by the project architect. The revised development area is now less than 0.2 hectares.

As part of the site review, historical mapping from 2020 was also considered. This indicated the presence of a hedgerow along the eastern part of the site boundary. However, the hedgerow was not identified as a priority habitat for the purposes of the relevant BNG assessment. The hedgerow comprises a mixture of species, including non-native species, and does not meet the criteria for classification as a native hedgerow priority habitat.

Accordingly, based on the revised development boundary and the habitat information available, the proposal is considered to fall outside the scope of the mandatory statutory BNG requirements.

This conclusion is based on the information and site conditions available at the time of assessment, together with the revised development boundary. Should the site boundary, proposed works or affected habitats change materially, the BNG position should be reviewed.

Yours sincerely,

Kind regards,



Rosie McLaughlin

Director
Hawthorn Ecology Ltd