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Biodiversity Net Gain Assessment

Site Address:

The Daisy Croft, Henfield, West Sussex, BN5 9RN

Client:

Bruckland Developments Ltd

Survey date:

15th October 2025

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as: The construction of an estimated 10 residential dwellings.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: BNG Methodology and Legislation – 2025.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Rachel Cole, Graduate Ecologist	15/10/2025
Final	1.0	Anya White BSc, Consultant Ecologist	16/10/2025
Revised	2.0	Anya White BSc, Consultant Ecologist	23/10/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference TQ 21838 15817 and has an area of approximately 0.55ha. The site consists primarily of neutral grassland, with a non-native hedgerow along part of the northern boundary, and four scattered trees (two mature oaks, one immature willow, one immature beech), there is one building on site. Surrounding land comprises scattered woodland and grasslands. The site is relatively flat, surrounded by residential dwellings to the south and west, with two trees protected by Tree Preservation Orders which abuts Henfield Conservation Area. Deciduous woodlands occur in the wider landscape approximately 25–264 m from the site, with traditional orchards ~275 m to the northeast.

This report should be read in conjunction with the following documents:

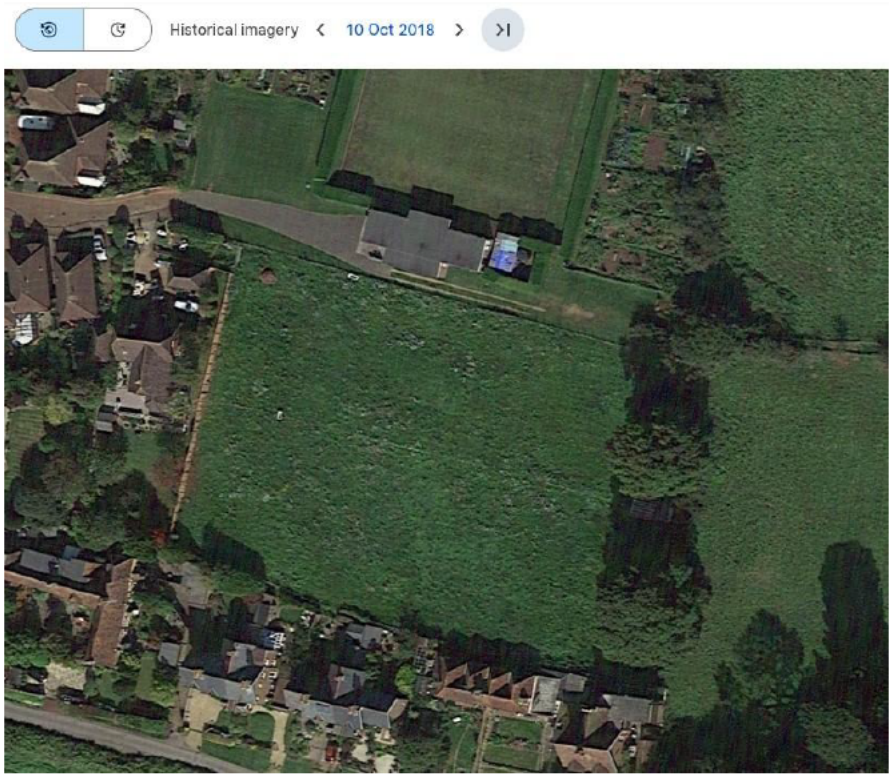
- Statutory Metric - The Daisy Croft, Henfield, West Sussex, BN5 9RN - V1 - 43701830 - 15-10-25 (Arbtech Consulting Ltd., 2025)
- PEA - The Daisy Croft, BN5 9RN - v1 - 43701830 - 02-10-25 (Arbtech Consulting Ltd., 2025)

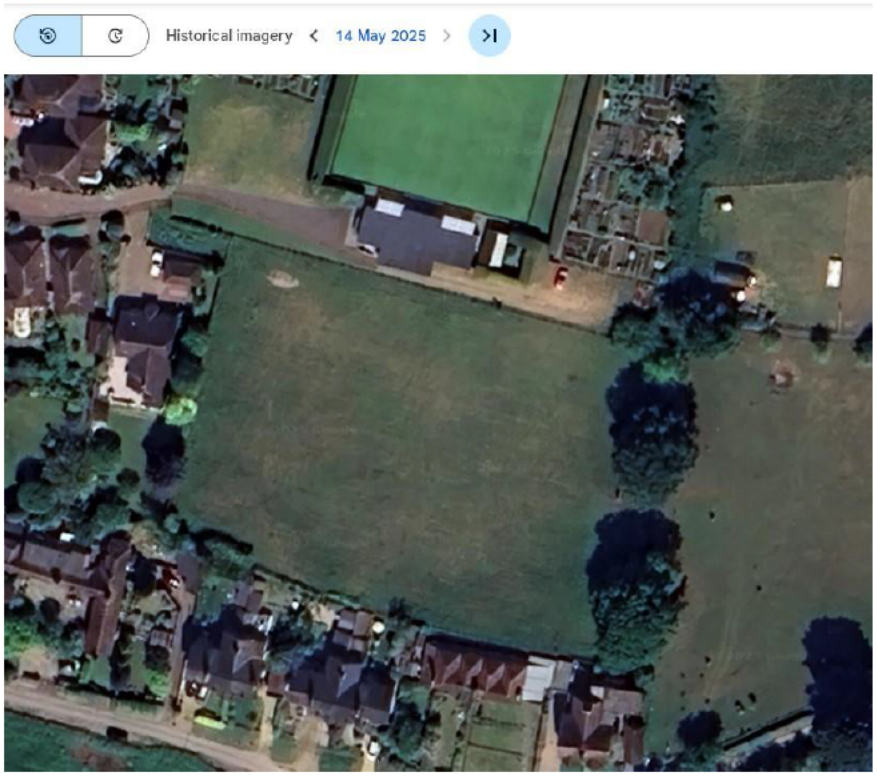
Executive Summary

- The site generates 5.17 area-based habitat unit on the baseline, and 0.01 linear based habitat units on the baseline. Note the habitat types are calculated separately and must independently achieve net gain; any excess of one cannot be used to offset any deficits of the other. To achieve a minimum +10% uplift for both, a minimum of 5.69 area-based habitat and 0.01 linear based habitat units are required.
- Trading rules are foreseen to be a constraint: the removal of other neutral grassland and hedgerow must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of other neutral grassland and hedgerow are proposed, the site will generate a trading error for the loss of these habitat types.
- Given the proposed vegetation clearance of the site to facilitate the provisioning of residential infrastructure, including residential dwellings and vegetated gardens, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	15th October 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 10th October 2018 and 14th May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	





<table>
<tr><td>Irreplaceable Habitat Statement</td><td colspan="3">No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020</td></tr>
<tr><td>Metric Version & Publication Date</td><td colspan="3">Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025.</td></tr>
<tr><td>BNG Target Uplift</td><td colspan="3">+10%</td></tr>
<tr><td>National Character Area (NCA)</td><td colspan="3">121 – Low Weald</td></tr>
<tr><td rowspan="6">Strategic Significance</td><td colspan="3">The Horsham District Nature Recovery Network Report (2021) was used to determine strategic significance.</td></tr>
<tr><td>Habitat</td><td>Baseline / Post-Development</td><td>Justification</td></tr>
<tr><td>Other Neutral Grassland</td><td>Medium</td><td>Is not a priority habitat or part of a local strategy, but retains moderate ecological value.</td></tr>
<tr><td>Building</td><td>Low</td><td>Built areas have negligible ecological value.</td></tr>
<tr><td>Scattered trees</td><td>Medium</td><td>Individual trees contribute to local amenity and minor ecological connectivity.</td></tr>
<tr><td>Non-native Hedgerow</td><td>Low</td><td>Non-native hedgerows do not form significant local connectivity corridors and are not priority habitat.</td></tr>
<tr><td colspan="4">Limitations</td></tr>
<tr><td colspan="4">There were no specific limitations to the assessment.</td></tr>
</table>

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Other neutral Grassland	0.537492	The site is dominated by neutral grassland with an even and closely mown sward, suggesting recent cutting. The uniform sward height and limited structural diversity indicate intermittent management, though the presence of some nutrient-tolerant species suggests the land may have previously been subject to enrichment. Occasional tussocks and broader-leaved herbs provide some minor variation, offering foraging and shelter opportunities for invertebrates. The grassland also has some mole hills present, [redacted]	***Moderate**: passes 3 of 6 criteria* Assessed using the 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet.	**Medium** Strategic Significance
Building	0.003	One building (shed) is located east of site along the site boundary.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Individual trees	0.032	Two large mature oak trees located east of the site boundary.	***Good**: passes 5 of 6 criteria* Assessed using the 'individual trees' habitat type condition sheet.	**Medium** Strategic Significance
Individual trees	0.008	Medium sized willow tree located southwest of site.	***Moderate:** passes 4 of 6 criteria* Assessed using the 'individual trees' habitat type condition sheet.	**Medium** Strategic Significance
Individual trees	0.004	Small beech tree located northeast of site.	***Moderate**: passes 4 of 6 criteria* Assessed using the 'individual trees' habitat type condition sheet.	**Medium** Strategic Significance

Linear-Based Habitats (B-1)				
Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Non-native hedgerow	0.013	The site contains a non-native hedgerow running along part of the north boundary. The hedgerow is predominantly composed of ivy, laurel, garden privet and cotoneaster. The hedgerow appears unmanaged but is intact, forming a dense, low-growing structure that provides some visual screening. It offers limited structural diversity and minimal native species representation.	Habitat condition pre-determined as '***Poor***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Baseline Biodiversity Value

	Habitat Type	Biodiversity Units Generated
Area-Based	Other neutral grassland	4.73
	Individual trees	0.44
	Building	0
	Total	**5.17**
Linear-Based	Non-native ornamental hedgerow	0.01
	Total	**0.01**

Results, Discussion, and Next Steps

BNG Informative	
Results and Discussion	The site generates 5.17 area-based habitat units, and 0.01 linear-based habitat units. Note the habitat types are calculated separately and must independently achieve net gain; any excess of one cannot be used to offset any deficits of the other. To achieve a minimum +10% uplift for both, a minimum of 5.69 area-based habitat units and 0.01 linear-based habitat units are required. A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
General Recommendations	Trading rules are foreseen to be a constraint: the removal of the other neutral grassland and hedgerow must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of the other neutral grassland and hedgerow are proposed, the site will generate a trading error for the loss of these habitat types. No habitats can be created in BNG within any areas proposed to be private residential gardens. This includes any trees, green roofs, or wildflower meadows which may be proposed within such residential curtilages. Semi-natural habitats such as mixed scrub and trees should therefore be provisioned within communal areas under central management. Given the proposed vegetation clearance of the site to facilitate the provisioning of residential infrastructure, including large amounts of sealed surface and vegetated garden, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required, and can be done by: ❖ creating the required habitats off-site (i.e. outside the red line boundary) *N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government*; ❖ purchasing biodiversity units from existing habitat banks *N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA;* or ❖ purchasing statutory biodiversity credits from the government *N.B. metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit.*

	The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG.

Appendix 1: Baseline Habitat Plan

Appendix 2: Proposed Development Plan

Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-5.17	
	Hedgerow units	-0.01	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-100.00%	Total net gain achieved is less than target set ▲
	Hedgerow units	-100.00%	Total net gain achieved is less than target set ▲
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Area created must match area lost for both onsite and offsite ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	5.17	5.69	5.69	
Hedgerow units	10.00%	0.01	0.01	0.01	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)			
		T1	T2	T3	T4
A	The tree is a native species (or more than 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N	Y	Y	N
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y
	Number of criteria passed	4	5	5	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria	Good (3)	✓
Passes 3 or 4 of 6 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 6 criteria	Poor (1)	

Other neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. **Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.**	Y
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition 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 species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). **Note – this criterion is essential for achieving good condition for non-acid grassland types only.**	F
	Number of criteria passed	3

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
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)	✓
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F	Poor (1)	