



25th September 2026

Document reference: R3-942-EC-03-02

Job reference: 942

Worthing Road, Horsham, West Sussex

Root 3 Associates undertook an updated Biodiversity Net Gain (BNG) calculation on behalf of Barchester Healthcare in September 2026.

The updated calculation was required following material amendments to the proposed landscape design and changes to the red line boundary. The ecological baseline is based upon the habitat baseline and condition assessments previously undertaken by Lizard Landscape Design and Ecology. Baseline habitat areas have been recalculated where necessary to reflect the revised red line boundary, while the post-development assessment has been updated by Root3 Associates to reflect the current landscape proposals.

This updated assessment was informed by the following documents:

- Biodiversity Statement. May 2024. Lizard Landscape Design and Ecology. *Biodiversity Statement*.
- Landscape Plan. September 2026. Root3 Associates. *R3-942-03-LA-01*.
- Baseline Habitats Condition Assessments. February 2024. Lizard Landscape Design and Ecology. *LLD3042-ECO-BNG-002-01-Condition Assessments*.
- Ecological Appraisal. March 2024. Lizard Landscape Design and Ecology. *LLD3042-ECO-REP-001-00-EA*.

As the red line boundary has reduced in extent since the previous assessment, the habitat areas used within the updated baseline differ from those presented within the previous BNG assessment. The habitat classifications and condition assessments used to establish the ecological baseline have otherwise been derived from the previous assessment. The site was predominantly characterised by low-distinctiveness modified grassland. The baseline information has been reviewed alongside available site information and is considered to remain representative of the habitats present at the relevant date, with no known material changes to the on-site habitats identified.

Baseline Habitats

The baseline comprises predominantly modified grassland, with smaller areas of bramble scrub and developed land. Two individual trees are also included within the baseline assessment, T25 assessed as a medium sized tree in moderate condition, and T1, assessed as a large tree in moderate condition.

landscape architecture ecology arboriculture

t:01937 531558

4-6 Bridge Street, Tadcaster, North Yorkshire, LS24 9AL
w:www.root-3.com
Company No. 6127826

e:info@root-3.com

No information confirming the size of T25 could be sourced from the previous assessment. T25 has therefore been assigned as a medium sized tree for the purposes of the updated calculation, notwithstanding its comparatively small canopy extent visible on aerial imagery. The baseline habitats are summarised in Table 1.

Table 1: Summary of On-site Baseline Habitats.

Existing area habitats		Distinctiveness		Condition		Baseline habitat units
Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	
Modified grassland	0.8453	Low	2	Poor	1	1.69
Urban tree	0.0448	Medium	4	Moderate	2	0.33
Bramble scrub	0.0081	Medium	4	Condition Assessment N/A	1	0.03
Developed land; sealed surface	0.0168	V.Low	0	N/A – Other	0	0.00

A drainage ditch is present immediately beyond the eastern site boundary. As the red line boundary lies within 5 m of the top of the ditch bank, the ditch has been included within the BNG calculation. The watercourse baseline is summarised in Table 2.

Table 2: Summary of off-site watercourse

Watercourse Type	Length (km)	Distinctiveness	Score	Condition	Score	Watercourse units
Ditches	0.19	Medium	4	Poor	1	0.76

Post-development Habitats

The post-development habitat calculation has been updated using the September 2026 Landscape Plan prepared by Root3 Associates.

Within the communal garden of the proposed development, areas of developed land; sealed surface, introduced shrub, sustainable drainage system, modified grassland, other neutral grassland and mixed scrub will be created. New individual tree planting is also proposed throughout the development. T25 is to be lost to the development, while T1 is to be retained.

Habitat Creation

Please refer to Table 3 for a summary of the habitat creation.

Table 3: Summary of On-site Habitat Creation

Proposed Habitat	Area (hectares)	Distinctiveness		Target Condition		Habitat units delivered
		Distinctiveness	Score	Condition	Score	
Developed land; sealed surface	0.4569	V.Low	0	N/A – Other	0	0.00
Introduced shrub	0.0491	Low	2	Condition Assessment N/A	1	0.09
Sustainable drainage system	0.0242	Low	2	Poor	1	0.03
Modified grassland	0.1208	Low	2	Poor	1	0.23
Other neutral grassland	0.0032	Medium	4	Poor	1	0.01
Mixed scrub	0.058	Medium	4	Poor	1	0.22
Rural tree	0.3909	Medium	4	Moderate	2	1.20

Habitat Enhancement

A total of 0.1555 ha of poor-condition modified grassland will be enhanced to other neutral grassland through the establishment of an appropriate species-rich grassland seed mix and subsequent management to increase botanical diversity and achieve the target habitat condition. Please refer to Table 4 for a summary of the proposed habitat enhancement.

Enhancement of the drainage ditch located beyond the site boundary is also proposed, with the ditch targeted for an uplift from Poor to Moderate condition. The existing riparian zone is affected by Winter Heliotrope, which limits the diversity and condition of the bankside vegetation. Enhancement will therefore include the control and eradication of Winter

Heliotrope, together with supplementary planting of a range of native species suited to seasonally wet conditions. This will increase the diversity and structural quality of the riparian vegetation and improve the ecological condition of the ditch and its associated riparian zone. Appropriate ongoing management will be required to prevent the re-establishment of Winter Heliotrope and support establishment of the proposed vegetation. Please refer to Table 5 for a summary of the proposed watercourse enhancement.

Table 4: Habitat enhancement (Area)

Baseline habitat	Area (ha)	Proposed habitat	Target condition
Modified grassland	0.1555	Other neutral grassland	Poor

Table 5: Watercourse enhancement (Linear)

Baseline habitat	Length (km)	Baseline condition	Target condition
Ditches	0.19	Poor	Moderate

Strategic significance

Strategic significance was assigned using the West Sussex Local Nature Recovery Strategy (LNRS). At the time of this assessment, the LNRS had not been formally published. The *Statement of Biodiversity Priorities, Part 2 – Priorities, Measures and the Local Habitat Map* was therefore reviewed to determine whether the site falls within an identified area of strategic significance. The relevant mapping was reviewed, and the site does not fall within a mapped measure area. Low strategic significance has therefore been assigned to the relevant habitats at both baseline and post-development.

Biodiversity Net Gain

The updated biodiversity metric calculation identifies a baseline value of 2.05 area habitat units. Following implementation of the proposed habitat creation and enhancement measures, the development is calculated to a result in a net increase of 0.65 area habitat units, equivalent to 31.50% biodiversity net gain.

The development therefore exceeds the minimum 10% biodiversity net gain requirement for area habitats. The applicable habitat trading rules are also satisfied, with no additional area habitat units required.

The development therefore exceeds the minimum 10% BNG requirement for area habitats. The applicable habitat trading rules are also satisfied, with no additional area habitat units required.

No baseline hedgerow or watercourse units are present within the site and, consequently, no net percentage change is applicable to hedgerows and no change in watercourse units is proposed.

Summary

The updated BNG calculation has been undertaken to reflect amendments to the proposed landscape design and revised red line boundary. The ecological baseline has been derived from the previous habitat and condition assessments, with habitat areas adjusted to reflect the revised site boundary. Post-development habitat creation and enhancement have been updated to reflect the current landscape proposals.

Figure 1: BNG metric headline results (Root3 Associates. Sep 2026. R3-942-EC-03-01_Statutory_Metric).

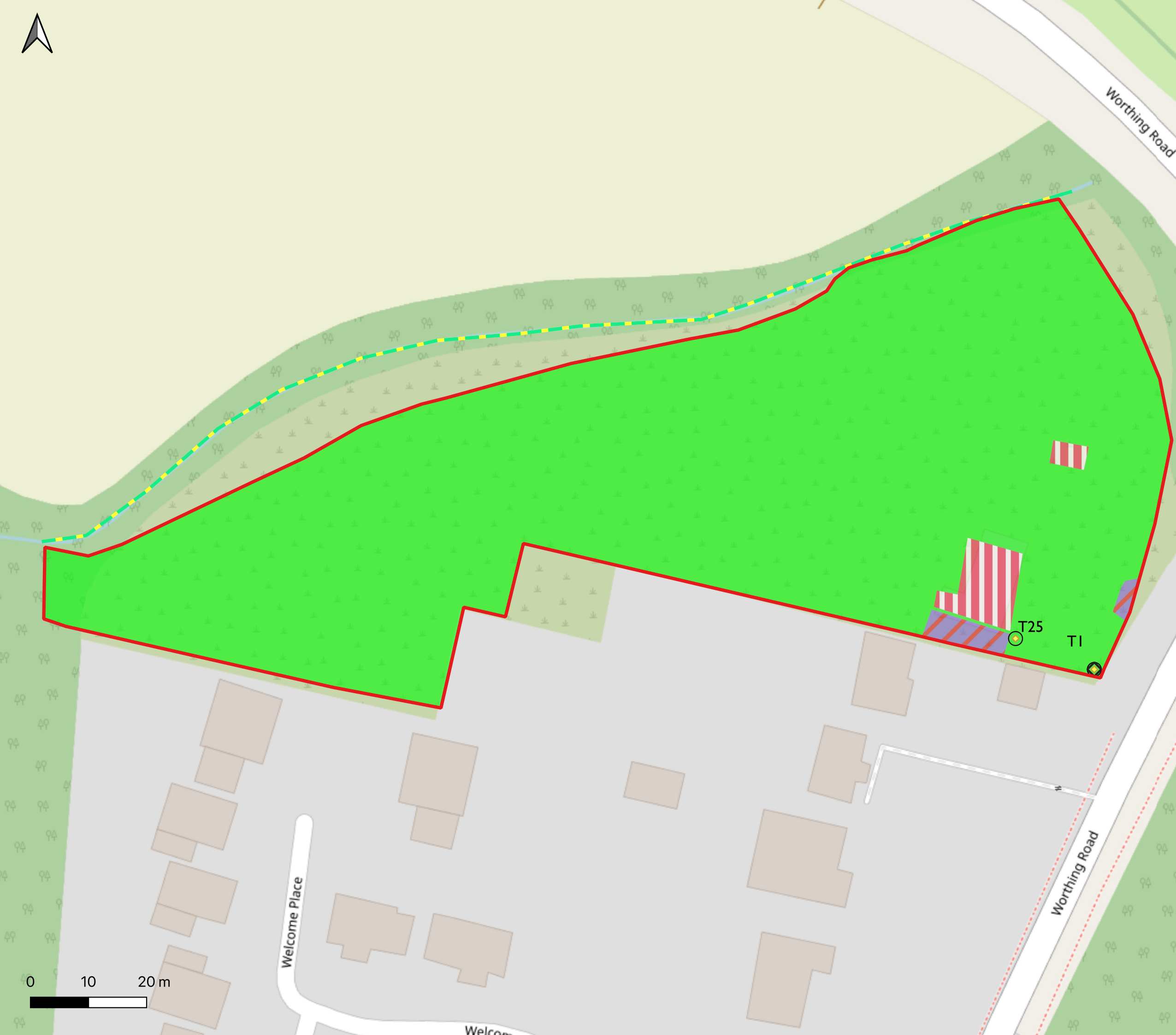
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.65
	Hedgerow units	0.49
	Watercourse units	0.63
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	31.50%
	Hedgerow units	N/A
	Watercourse units	82.98%
Trading rules satisfied?	Yes ✓	

A Habitat Management and Monitoring Plan (HMMP) will be prepared to secure the establishment, management and monitoring of habitats relied upon to deliver the proposed biodiversity gains. The HMMP will set out appropriate establishment and management prescriptions, monitoring requirements and remedial measures, where necessary, to ensure that the target habitat types and conditions specified within the Biodiversity Metric are achieved and maintained for the required 30-year period. This will include management of the proposed grassland and scrub habitats, new tree and shrub planting, and the enhanced ditch and associated riparian vegetation.

The baseline and post-development habitat plans are provided on Pages 6 and 7 respectively.



Figure 2: Baseline Habitat Plan



 Red Line Boundary

INDIVIDUAL TREES

Individual tree Baseline

 Existing Large Urban Tree

 Existing Medium Urban Tree

Individual tree Graphics

Baseline Individual tree Condition

 Moderate

Baseline Habitats

 Bramble scrub

 Developed land; sealed surface

 Modified grassland

WATERCOURSES

Watercourse Baseline

 Ditches

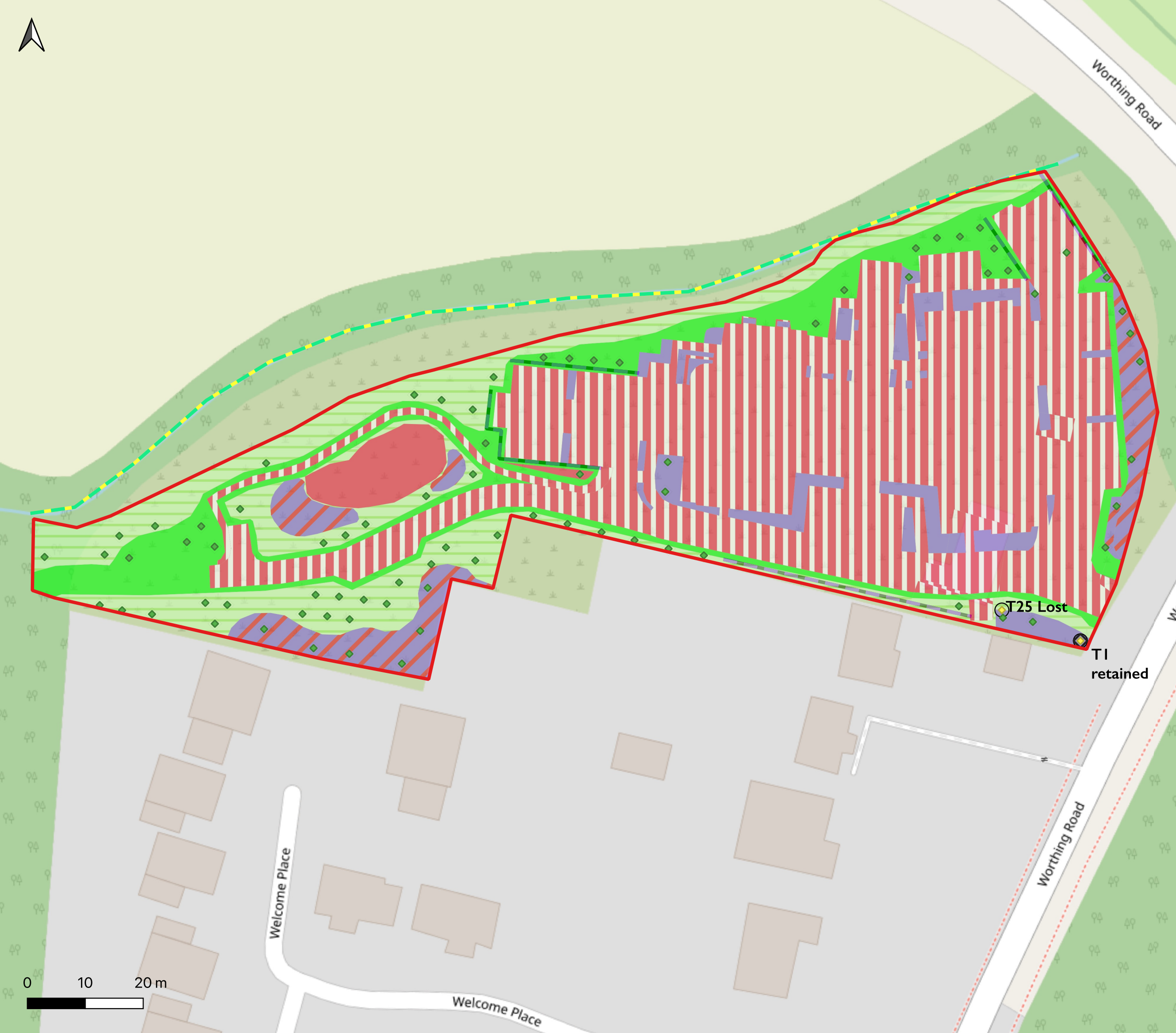
OSM Standard

Site: Worthing Road, Horsham
Originated: E Sudall, Sept 2026
Scale: 1:600 @ A3



**Figure 3: Post-development
Habitat Plan**

- Red Line Boundary
- INDIVIDUAL TREES
 - Individual tree Baseline
 - Existing Large Urban Tree
 - Existing Medium Urban Tree
 - Individual tree Proposed
 - Proposed Medium Urban Tree
 - Proposed Small Urban Tree
 - Individual tree Graphics
 - Baseline Individual tree Condition
 - Moderate
- Proposed Habitats
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
- HEDGEROWS
 - Hedgerows Proposed
 - Species-rich native hedgerow
- WATERCOURSES
 - Watercourse Baseline
 - Ditches
- OSM Standard



Site: Worthing Road, Horsham
Originated: E Sudall, Sept 2026
Scale: 1:600 @ A3