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Biodiversity Net Gain plan

Old Fire Station Horsham



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1. Submission details

1.1 Date

14th May 2025

1.2 Planning application reference number

1.3 Local planning authority (LPA)

Horsham District Council

1.4 Development site Address

Old Fire Station
Hurst Road
Horsham
RH12 2DN

1.5 Brief description of the development

Leigh Ecology were commissioned in March 2025 by Zephyr X, to undertake a Habitats Condition Assessment to inform a biodiversity baseline value calculation of the proposed development site at The Old Fire Station for the construction of, residential care home.

The site consists of the old buildings associated with the Fire Station, sealed surface and two small areas of modified grassland each with an individual ornamental tree.

Prior to this appointment, the Application Site had been subject to a preliminary ecological appraisal and protected species survey.

A 10% Biodiversity Net Gain will be achievable on site.

This document should be read in conjunction with the ecological reports provided in support of this planning application. This supersedes any previous BNG reports and BNG metrics calculations for this site.

2. Consultancy Details

2.1 Name of Responsible Person

Chris Pickering

2.2 Company name

Leigh Ecology Ltd.

2.3 Address

8 Hall Drive
Marston
Northwich
Cheshire
CW9 6DT

2.4 Contact number

01606 892032

3. Methodology

Statutory Biodiversity Metric Calculation Tool

3.1 Biodiversity Net Gain was calculated using the statutory Biodiversity Metric Calculation tool.

- The onsite habitat baseline calculations are measured on MapInfo GIS software using the Phase 1 Habitat map.
- The Phase 1 habitat classifications are translated to UK Habitat Regulations using the translation tool in the Biodiversity Metric.
- All habitat conditions are based on the condition assessments listed in the habitat condition sheets excel document.
- The strategic significance is determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
- The areas to be retained or enhanced habitats are calculated using the Proposed Landscaping Masterplan.
- The proposed off-setting site habitat baseline calculations are measured on MapInfo GIS software using a Phase 1 Habitat map.
- The site proposed habitats and associated scores are calculated using measurements and habitat information provided by Wharf Planning Ltd, as well as over-laying site plans onto the MapInfo GIS software and taking area measurements.

3.2 The change in biodiversity is calculated by subtracting the baseline unit values from the post-development values of the broad habitat types. This is combined with any off-site gains or losses to give a final Biodiversity Unit Value for the scheme.

4. Biodiversity Net Gain Strategy

4.1 How will the proposal minimise impacts to habitats?

Mitigation will far exceed the 10% requirement and will include planting of individual tree units, creation of Other Neutral Grassland and other lawned areas. And the creation of hedgerows.

4.2 Is the net gain percentage being achieved On-site, Off-site or Both?

On-site

4.3 How many biodiversity units are required to meet the 10% net gain requirement?

Habitat Units 0.09
Hedgerow Units 0.00

4.4 Is there a habitat management and monitoring plan?

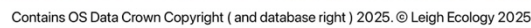
Yes, supplied upon planning consent.

4.5 Has the statutory biodiversity metric tool been used?

Yes – The Staututory Biodiversity Metric Calculation Tool

4.6 Reference Number of pre-development habitat survey report and map

Old Fire Station - Horsham - Baseline Habitats



5. Irreplaceable Habitats

5.1 Does the development impact any irreplaceable habitats?

No

5.2 If yes, what habitats?

N/A

5.3 Has a compensation plan been submitted?

N/A

6. On-site Baseline Habitats

6.1 Survey Date

31/03/2025

6.2 Survey Constraints (access issues, weather etc.)

None

6.3 Total pre-development biodiversity value

Number of area habitat biodiversity units

0.08 Red Line Boundary

Number of hedgerow biodiversity units

0.00 Red Line Boundary

Number of watercourse biodiversity units

0

6.4 On-site habitat images and descriptions



Picture 1; Looking southeast over the front of the site



Picture 2; The front of the building.



Picture 3; The rear of the site – old buildings and sealed surface.



Picture 4 The interior of the current site.

6.5 On – Site Habitat Condition Assessments

Habitat

G4 Modified Grassland - red line

Score

6 (excluding criterion A)

Condition

Poor

UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On site - The Old Fire Station - Horsham	Survey date and Surveyor name	31/03/2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	The Old Fire Station BNG Report
Grid reference	TQ175313	Habitat parcel reference	Red Line Boundary
Habitat Description g4 modified grassland.			
UKHab – UK Habitat Classification			
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. 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.		NO	
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.		YES	
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	
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	
E Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .		YES	
F Cover of bracken <i>Pteridium aquilinum</i> less than 20%.		YES	
G There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).		YES	
Essential criterion achieved (Yes or No)		No	
Number of criteria passed		6	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
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	

6.6 Description of proposed habitat creation/enhancements

The mitigation will not be possible, within the red line boundary.

Mitigation on site will include 24 individual native and ornamental tree habitat units <30DBH planted.

Lawn amenity areas are to be created and classified as g4 - Modified Grassland.

Other Grassed areas will be created and developed in to g3 - Other Neutral Grassland utilising the following planting recommendations:

Forbs

Primrose (*Primula vulgaris*)
Foxglove (*Digitalis purpurea*)
Honeysuckle (*Lonicera* spp.)
Ox-eye Daisy (*Leucanthemum vulgare*)
Bugle (*Ajuga reptans*)
Viper's Bugloss (*Echium vulgare*)
Vervain (*Verbena officinalis*)
Betony (*Stachys officinalis*)
Yarrow – *Achillea millefolium*
Ribwort Plantain – *Plantagolanceolata*
Creeping thistle – *Cirsium arvense*
White Clover – *Trifolium pratense*
Red Clover – *Trifolium pratense*
Meadow Buttercup – *Ranunculus acris*
Creeping Buttercup *Ranunculus repens*
Common Nettle - *Urtica dioica*
Hogweed – *Heracleum sphondylium*
Daisy – *Bellie perennis*

Grasses

Common Bent – *Agrostis capillaris*
False Oat Grass – *Arrhenatherum elatius*
Yorkshire Fog – *Holcus lanatus*
Perrenial Rye-Grass – *Lolium perenne*
Common Bent – *Agrostis capillaris*
Rough Meadow Grass – *Poa trivialis*
Cock's-foot – *Dactylis glomerata*

The sealed surface and new housing do not attract any score within the statutory metric.

6.7 Total post-development biodiversity value

Number of area habitat biodiversity units

0.40 Red Line Boundary

Number of hedgerow biodiversity units

0.05 Red Line Boundary

Number of watercourse biodiversity units

0.00

6.8 Total net change in biodiversity units

Number of area habitat biodiversity units

+0.31 Red Line Boundary

Number of hedgerow biodiversity units

+0.05 Red Line Boundary

Number of watercourse biodiversity units

0

Trading Summary

6.9 Have the trading rules been satisfied?

YES

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.31
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	379.60%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	
Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required =	Yes ✓
High	Like for like or better	Yes ✓
Medium	Same distinctiveness or better habitat required	Yes ✓
Low	Same distinctiveness or better habitat required	Yes ✓
Very Low	Same distinctiveness or better habitat required	Yes ✓

Cumulative Habitat Unit Summary.

The development Has excess Habitat and Hedgerow units

- +0.22 Habitat units
- +0.05 Hedgerow units

7. References

JNCC. Phase 1 Habitat Survey – a technique for environmental audit. JNCC, Updated 2010.

The UK Habitat Classification Working Group 2014-2018 were: W.G. Butcher, P.D. Carey, R.A.C. Edmonds, L.R. Norton & J.R. Treweek.

MAGIC mapping: Defra, London

QGIS- Google Satellite, OS Maps. Contains OS Data © Crown copyright and database right (2024)

National Planning Policy Framework (February 2019). Ministry of Housing, Communities & Local Government