

Biodiversity Net Gain Assessment

Survey site:

9 Montpelier Gardens, Washington, Pulborough RH203BW

Client:

Richard Woodbridge

Report date:

19th March 2026

Project:

This report is prepared to inform a planning application with Horsham District Council. This proposal can be described as "Construction of two semi-detached 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	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Senior Ecologist	16/03/2026
Final	1.0	Chantae Bleakman-Wells BSc (Hons), MSc, MRSB – Senior Ecologist	18/03/2026

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Site Location and Context

A baseline and proposed habitat map is provided in **Appendix 1**, proposed plans in **Appendix 2** and condition assessments in **Appendix 3**.

The site is located at National Grid Reference TQ 12170 13875 and has an area of approximately 0.039ha comprising a residential building, two timber outbuildings, vegetated garden and developed land; sealed surface.

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

- ❖ Statutory BNG Metric – RH20 3BW (Arbtech Consulting Ltd, 2025)
- ❖ Proposed Plan
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA) (Arbtech Consulting Ltd, 2026)

Executive Summary

A summary as to what off-site units will be required is detailed in the table below.

	Area units	Linear Units	Watercourse Units
% Change	-3.5%	0%	N/A
Units required for a 10% net gain	0.01	0.01	N/A
Habitat Creation/Enhancement within land ownership (as alternative to purchasing units/credits)	N/A	3m of native hedgerow	N/A

Introduction

Arbtech Consulting Limited was instructed by Richard Woodbridge to undertake a Biodiversity Net Gain (BNG) Assessment at 9 Montpelier Gardens, Washington, Pulborough RH203BW (hereafter referred to as “the site”). The assessment was required to inform a planning application for ""Construction of two semi-detached dwellings".

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	16th March 2026

The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd, 2026). 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.



Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
BNG Target Uplift	+10%
Limitations	
The site survey was undertaken in March, which is sub-optimal for assessing vegetation and habitats. A habitat and its condition can vary massively between optimal and suboptimal times of year, and this is a limitation to the assessment. However, due to the nature of the habitats present on site (vegetated garden, developed land, sealed surface and buildings, this is not anticipated to impact the BNG assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.014	Hard standing pathways and patio areas	N/A	Low
Artificial, unvegetated, unsealed surface	0.002	Loose stone gravel	N/A	Low
Building	0.008	Residential dwellings	N/A	Low
Vegetated garden	0.017	Private garden	N/A	Low
Introduced shrubs	0.003	Shrubs within garden	N/A	Low

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Ornamental Hedgerow	0.006	Ornamental hedgerow	Poor	Low

Proposed

Proposed Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land, sealed surface	0.004	Hard standing car park and patio areas	N/A	Low
Building	0.022	Extension to existing building and erection of new building	N/A	Low
Vegetated garden	0.02	Private garden comprising grass lawn and introduced shrubs	N/A	Low

Proposed Biodiversity Value: On-Site

Linear-Based Habitats (B-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Ornamental Hedgerow	0.006m	Hedgerow Retained	Poor	Low

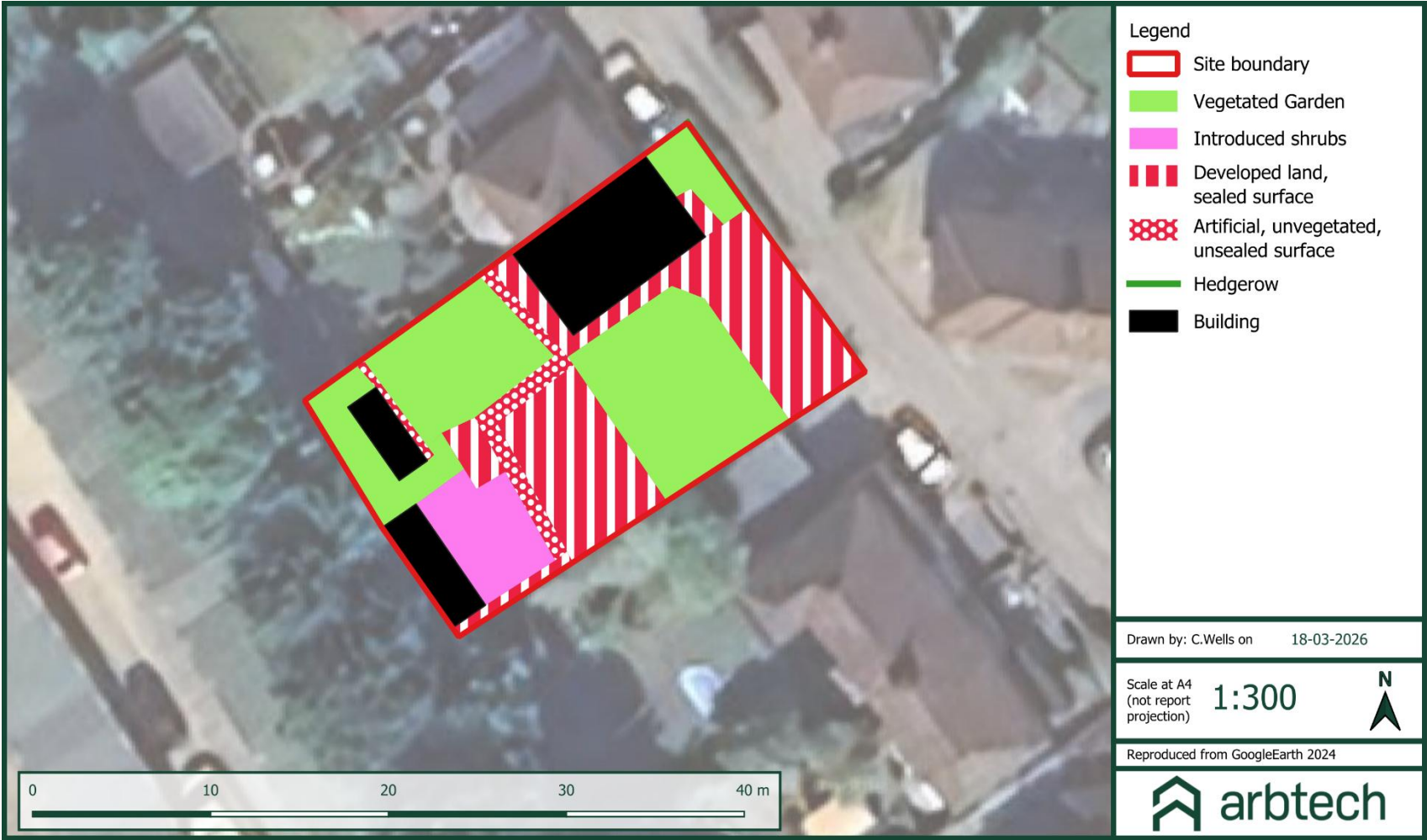
Results, Discussion, and Next Steps

BNG Informative	
Results	The baseline area/habitat units are 0.04 units, comprised of 0.03 units of vegetated garden and 0.01 units of introduced shrubs. The proposed area/habitat units are 0.04 units, comprised of 0.04 units of vegetated garden. Due to rounding within the metric, this results in -3.50% biodiversity net loss. In order to achieve 10% biodiversity net gain, 0.01 habitat/area units (low distinctiveness) are required. The baseline linear/hedgerow units are 0.01 units, comprised of 0.01 units of ornamental hedgerow The proposed linear/hedgerow units are 0.01 units, comprised of 0.01 units of retained hedgerow. This results in no net change in biodiversity. In order to achieve 10% biodiversity net gain, 0.01 linear units are required. Habitats within private curtilage of gardens should be recorded as ‘Vegetated garden’ within the metric under BNG user guidance. However, to follow the mitigation hierarchy, biodiversity net gain and habitat creation should be implemented on site in the first instance. As such, it is recommended that 3m of hedgerow is planted at the northern boundary of the site (bordering the private garden and the public pedestrian pavement) in order to achieve the required 0.01 unit. It is recommended that the hedgerow is comprised of native species, including species from the following list: hawthorn, hazel, blackthorn, field maple, elm, ash, English oak, dog rose, wild cherry, spindle. Some ways to enhance the site for protected species include: • Integrated bird and bat boxes within proposed buildings

	- Planting of small tree within garden - Hedgehog highways (gaps of 14cm x 14cm at bottom of boundary fences)																
Recommendations and Next Steps	Based on the proposed plans, it is unlikely that net gain of area/habitat units will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. The site is small in area and by the nature of the proposed development, the soft landscaping is all contained within the private curtilage of a vegetated garden. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. 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 must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below. <table><tr><td></td><td>Area units</td><td>Linear Units</td><td>Watercourse Units</td></tr><tr><td>% Change</td><td>-3.5%</td><td>0%</td><td>N/A</td></tr><tr><td>Units required for a 10% net gain</td><td>0.01</td><td>0.01</td><td>N/A</td></tr><tr><td>Habitat Creation/Enhancement within land ownership (as alternative to purchasing units/credits)</td><td>N/A</td><td>3m of native hedgerow</td><td>N/A</td></tr></table>		Area units	Linear Units	Watercourse Units	% Change	-3.5%	0%	N/A	Units required for a 10% net gain	0.01	0.01	N/A	Habitat Creation/Enhancement within land ownership (as alternative to purchasing units/credits)	N/A	3m of native hedgerow	N/A
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Habitat Creation/Enhancement within land ownership (as alternative to purchasing units/credits)	N/A	3m of native hedgerow	N/A														
Pre-Commencement	A Biodiversity Gain Plan (BGP) must be produced for the site. A Habitat Management and Monitoring Plan (HMMP) is not anticipated to be required, as no significant habitats will be created within the site.																

	These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site net gains or required units/credits sought.
BNG Mitigation Hierarchy	
Avoidance	Net gain is unlikely to be achievable within the red line boundary due to the proposed development being contained within the private curtilage of a garden. However, the creation of a hedgerow on the boundary of the garden and public pavement is feasible.
Minimisation	
Mitigation	
Offset	Measures such as addition of hedgehog highways, integrated bat and bird boxes, and planting of native tree or shrubs within the garden will increase biodiversity of the site, albeit not have an impact within the biodiversity net gain assessment. The client is able to offset the biodiversity loss by being willing to purchase the required units from a third-party provider in order to meet the requirements of 10% biodiversity net gain.

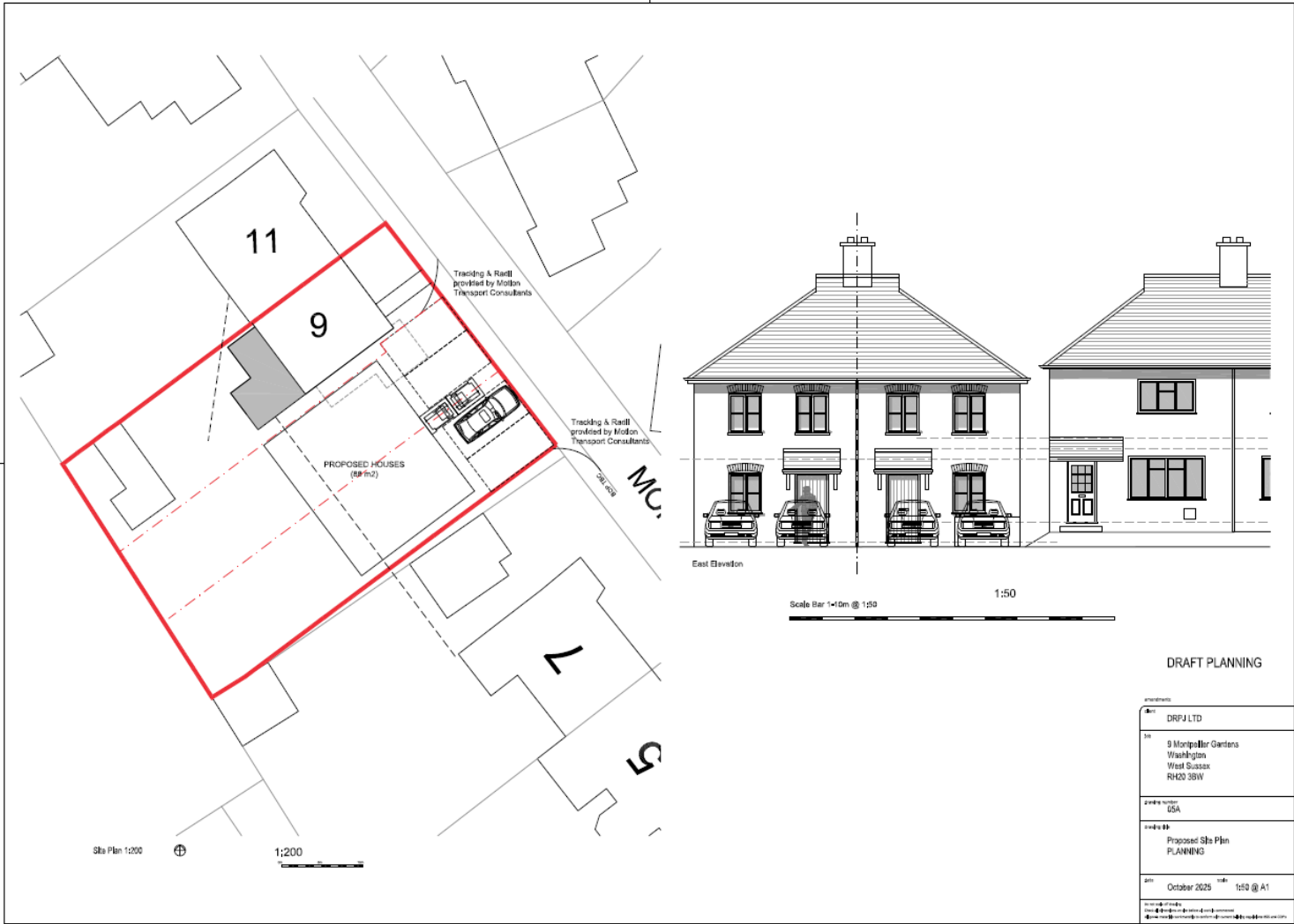
Appendix 1a: Baseline Habitat Plan



Appendix 1b: Proposed Habitat Plan



Appendix 2: Proposed plans



Appendix 3: Headline Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.00	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-3.50%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.04	0.04	0.01
Hedgerow units	10.00%	0.01	0.01	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional watercourse units required to meet target ✓