



**Crossman  
Ecology**  
Ecological Consultants

Mr S Hazell  
Broadbridge Parish Council

By email

27 March 2026

Our ref: B1256.001\_BNG

Dear Sam

**Biodiversity Net Gain Assessment: Land Charrington Way, Broadbridge Heath**

The National Planning Policy Framework (2021) states that development should deliver measurable net gains in biodiversity. In addition, many local planning authorities have set requirements for biodiversity net gain within their local plans.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

The Defra Statutory Metric, which has been used in this assessment, is the standard method in England for measuring biodiversity change from major development in order to demonstrate that this policy has been met.

The purpose of this assessment is as follows:

1. To compare and quantify the value of the existing habitats with the projected value of habitats post development; and
2. To identify the requirement for additional off-site compensation to achieve net-gain for the proposed development.

**Net gain calculation**

The habitat survey for this assessment was undertaken in March 2026. This assessment has been completed by Alex Crossman MCIEEM.

Details of the pre-development and post-development conditions are detailed in the tables below and are shown on the appended figures.

#### Unauthorised habitat degradation

Paragraph 6 of the Act clarifies that if any habitat degradation occurred after 15 October 2019 without the necessary planning permission or other consent, the baseline must revert to the pre-degradation condition.

**There has not been any unauthorised habitat degradation.**

#### On-site irreplaceable habitat

**There are no irreplaceable habitats within the red-line boundary.**

#### Site habitats

##### *Pre-development*

The site comprises the eastern extent of an area of public parkland and covers approximately 0.4478 hectares. The baseline habitat is dominated by modified grassland of moderate condition, which is subject to regular mowing and frequent disturbance associated with dog walking and other recreational activities. As a result, the sward is species-poor and of limited ecological value.

The site includes planted trees along the northern boundary and a small group of trees in the south-east corner, with a total of 27 trees present on site. Details of the species composition, size and condition of these trees are provided in Appendix 3.

In addition to vegetated habitats, the site contains areas of hardstanding, including both circular and square surfaced areas, as well as a network of informal and formal paths.

The pre-development layout is illustrated in Appendix 1, with representative site photographs provided in Appendix 2.

##### *Post development*

The proposed development retains all existing trees on site, ensuring the continued presence of established arboricultural features and their associated biodiversity value.

Areas of existing hardstanding will be expanded, resulting in a minor increase in sealed surfaces. However, this is offset through habitat enhancement measures elsewhere on site.

A new area of wildflower grassland will be created, classified within this assessment as 'other neutral grassland', providing an uplift in habitat diversity and ecological value compared to the existing modified grassland.

In addition, 12 new trees will be planted on site, comprising:

- 6 × Field Maple (*Acer campestre*)
- 6 × Crab Apple (*Malus sylvestris* / *Malus domestica* types)

To ensure that the development achieves the required 10% Biodiversity Net Gain, a further 15 trees will be planted on site. These additional trees will contribute to increased canopy cover, habitat connectivity and long-term biodiversity value.

Table 1: Pre and post-development habitats

| Habitat                                                    | Area (ha) | Units       |
|------------------------------------------------------------|-----------|-------------|
| On-site habitat baseline                                   |           |             |
| Developed land; sealed surfaces                            | 0.0425    | 0           |
| Modified grassland (moderate condition)                    | 0.4053    | 1.62        |
| Trees (19 small trees, moderate condition)                 | 0.0744    | 0.062       |
| Trees (7 medium trees, moderate condition)                 | 0.114     | 0.91        |
| Trees (1medium size tree, good condition)                  | 0.0163    | 0.20        |
| <b>Total</b>                                               |           | <b>3.35</b> |
| On-site habitat creation/retention/enhancement             |           |             |
| Developed land; sealed surfaces                            | 0.053     | 0.00        |
| Modified grassland (moderate condition) <b>Retained</b>    | 0.3748    | 0.05        |
| Trees (19 small trees, moderate condition) <b>Retained</b> | 0.0744    | 0.062       |
| Trees (7 medium trees, moderate condition) <b>Retained</b> | 0.114     | 0.91        |
| Trees (1medium size tree, good condition) <b>Retained</b>  | 0.0163    | 0.20        |
| Other neutral grassland                                    | 0.02      | 0.13        |

|                            |  |             |
|----------------------------|--|-------------|
| Trees (27 new small trees) |  | 0.034       |
| <b>Total</b>               |  | <b>3.70</b> |

### Summary of units gained/lost

| Habitat type | Pre-development value (units) | Post development value (units) | Units required to achieve 10% gain | Unit deficit                      |
|--------------|-------------------------------|--------------------------------|------------------------------------|-----------------------------------|
| Habitats     | 3.35                          | 3.70                           | <b>3.68</b>                        | <b>0 (10% net gain achieved).</b> |

### Recommendations

#### *Wild Flower Grassland Establishment and Management*

To ensure the successful establishment and long-term ecological value of the proposed wildflower grassland, the following measures are recommended:

- Seed Mix: A native, species-rich wildflower mix appropriate to local soil conditions should be used.
- Establishment: Ground should be appropriately prepared (e.g. removal of nutrient-rich topsoil if necessary, light cultivation) prior to sowing.
- Cutting Regime:
  - During the first year, the grassland should be cut regularly (every 6–8 weeks) to a height of 50–75mm to control competitive grasses.
  - Once established, adopt a traditional hay-cut regime, with:
    - One cut in late summer (July–August), with arisings removed.
    - A possible second cut in early autumn if required.
- Nutrient Control: All cuttings should be removed to reduce soil fertility and encourage wildflower diversity.
- Disturbance Management: Measures should be considered to reduce excessive trampling (e.g. informal path routing if necessary).

### *Tree Planting Methodology*

All tree planting should follow best practice (e.g. BS 8545:2014 or latest guidance), including:

- Planting Season: Trees should be planted during the dormant season (November to March).
- Planting Specification:
  - Use native or near-native species of local provenance where possible.
  - Trees should be planted with adequately sized planting pits.
- Support and Protection:
  - Install stakes and ties to secure young trees.
  - Use tree guards or shelters where there is risk of damage (e.g. from vandalism or herbivory).
- Aftercare:
  - Regular watering during the first two growing seasons.
  - Weed control around the base (e.g. mulch application).
  - Inspection and adjustment of stakes and ties.

### *Management Plan*

A Landscape and Ecological Management Plan (LEMP) should be produced and implemented to ensure that:

- The proposed grassland and tree planting establish successfully;
- Habitats reach and maintain their target condition as defined within the biodiversity metric;
- Management prescriptions are clearly defined for a minimum period (typically 30 years in line with BNG requirements);
- Monitoring and remedial actions are included to address any failures in establishment.

Please let me know if you require any additional information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A Crossman', with a long, flowing horizontal stroke extending to the right.

Alex Crossman BSC (Hons) MCIEEM  
*Managing Director*

## Appendix I – Site Figures



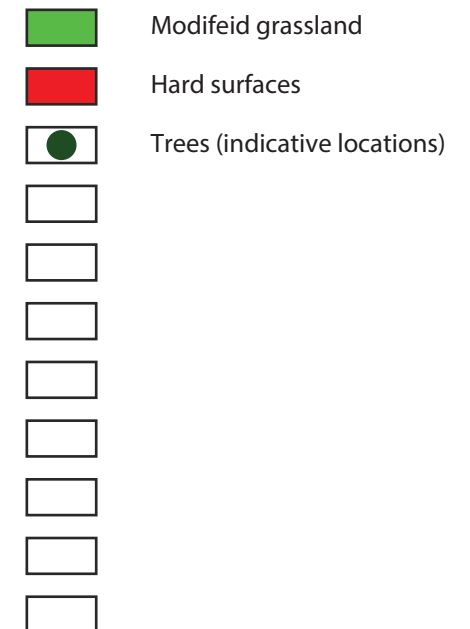
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Client Broadbridge DC  
Title Habitat plan  
Site Charrington Way  
Figure 1  
Date 28 March 2026  
Scale 1:1000



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-  Modified grassland
-  Hard surfaces
-  Trees (indicative locations)
-  Other neutral grassland (wildflower meadow)

Client Broadbridge DC

Title Habitat plan

Site Charrington Way

Figure 2

Date 28 March 2026

Scale 1:1000

## Appendix II – Site Photographs



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## Photographs 1- 3



Photograph 1:



Photograph 2:



Photograph 3:

# Photographs 4 - 6



Photograph 4:

## Appendix III – Condition sheets



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|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------|--|--|--|--|--|--|--|--|-------------------------------|
| Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| UK Habitat Classification (UKHab) Habitat Type                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| Grassland - Modified grassland                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| Habitat Description                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| <a href="#">ukhab – UK Habitat Classification</a>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| On-site or off-site, site name and location                                        | On-site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Survey date and Surveyor name                    | March 2026 (Miguel Cnovas Cenv) |  |  |  |  |  |  |  |  |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Survey reference (if relating to a wider survey) |                                 |  |  |  |  |  |  |  |  |                               |
| Limitations (if applicable)                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Habitat parcel reference                         |                                 |  |  |  |  |  |  |  |  |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Grid reference                                   |                                 |  |  |  |  |  |  |  |  |                               |
| Condition Assessment Criteria                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Criterion passed (Yes or No)                     |                                 |  |  |  |  |  |  |  |  | Notes (such as justification) |
| A                                                                                  | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b><br><br>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 <sup>2</sup> (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. | N                                                |                                 |  |  |  |  |  |  |  |  |                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N                                                |                                 |  |  |  |  |  |  |  |  |                               |
| 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).<br><br>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Y                                                |                                 |  |  |  |  |  |  |  |  |                               |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N                                                |                                 |  |  |  |  |  |  |  |  |                               |
| E                                                                                  | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y                                                |                                 |  |  |  |  |  |  |  |  |                               |
| F                                                                                  | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Y                                                |                                 |  |  |  |  |  |  |  |  |                               |
| G                                                                                  | There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y                                                |                                 |  |  |  |  |  |  |  |  |                               |
| Essential criterion achieved (Yes or No)                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| Number of criteria passed                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Y                                                |                                 |  |  |  |  |  |  |  |  |                               |
| Passes 3 or fewer criteria;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| Suggested enhancement interventions to improve condition score                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |
| Footnotes                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                  |                                 |  |  |  |  |  |  |  |  |                               |

**Footnote 1** – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

**Footnote 2** – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

**Footnote 3** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

**Footnote 4** – *Wildlife and Countryside Act 1981 (as amended)*

| Tree<br>number | Species          | Diameter (m) | Size     | Proposal | Condition | Score | Native sp<br>A | Tree canopy<br>B | Mature<br>C | Human impact<br>D | Ecological niches<br>E | Ground vegetation<br>F |
|----------------|------------------|--------------|----------|----------|-----------|-------|----------------|------------------|-------------|-------------------|------------------------|------------------------|
| 21             | Field maple      | 250          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 22             | Field maple      | 200          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 23             | Pedunculate oak  | 500          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 24             | Field maple      | 250          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 25             | Field maple      | 250          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 26             | Pedunculate oak  | 250          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 27             | Pedunculate oak  | 450          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 28             | Pedunculate oak  | 500          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 29             | Field maple      | 200          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 30             | Field maple      | 300          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 31             | Field maple      | 400          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 32             | Field maple      | 400          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 33             | Pedunculate oak  | 600          | moderate | Retain   | Good      |       | 5 Y            | Y                | Y           | Y                 | N                      | Y                      |
| 34             | Pedunculate oak  | 500          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 35             | Field maple      | 400          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 36             | Pedunculate oak  | 300          | small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 37             | Field maple      | 250          | Small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 38             | Crackwillow      | 400          | medium   | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 39             | Common ash       | 200          | Small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 40             | Blue gum         | 200          | Small    | Retain   | Moderate  |       | 3 N            | Y                | N           | Y                 | N                      | Y                      |
| 49             | Sorbus lutescens | 150          | Small    | Retain   | Moderate  |       | 3 N            | Y                | N           | Y                 | N                      | Y                      |
| 50             | Sorbus lutescens | 150          | Small    | Retain   | Moderate  |       | 3 N            | Y                | N           | Y                 | N                      | Y                      |
| 51             | Sorbus lutescens | 150          | Small    | Retain   | Moderate  |       | 3 N            | Y                | N           | Y                 | N                      | Y                      |
| 52             | Hornbeam         | 150          | Small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 53             | Field maple      | 150          | Small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 54             | Field maple      | 150          | Small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |
| 55             | Field maple      | 150          | Small    | Retain   | Moderate  |       | 4 Y            | Y                | N           | Y                 | N                      | Y                      |