

Biodiversity Net Gain Assessment

Site Address:

Dalesdown, Honeybridge Lane, Dial Post, Horsham, Chichester, RH13 8NX

Client:

Family Foundations Trust Ltd

Assessment Date:

13th April 2026

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as:

The demolition of the static caravan and replacement construction of a storage building, with the creation of a new adventure play area

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
Final	1.0	Harry Brindle, BSc (Hons), Consultant Ecologist	13/04/2026
Updated	2.0	Harry Brindle, BSc (Hons), Consultant Ecologist	30/06/2026

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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 site is located in Horsham, Chichester at the National Grid Reference TQ 16387 17826 and has an area of approximately 0.83ha. The site comprises of a static caravan, small shed, storage containers, developed land, gravel surface, grassland, ditch, hedgerow and a line of trees along the north boundary and southern boundary. The immediate surrounding area consists of the occasional building, residential and commercial, and a collection of solar farms just south of the site. The wider landscape consists mainly of arable land, fields, watercourses, the occasional residential area and an ancient deciduous woodland to the west.

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

- ❖ Statutory BNG Metric - Dalesdown, RH13 8NX – v2 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (2026)
- ❖ Preliminary Ecological Appraisal (PEA) - Dalesdown, RH13 8NX – v1 (Arbtech Consulting Ltd., 2026)

Executive Summary

The current landscaping proposal generates a net gain of area-based habitat units (+15.33%) and a net gain of linear-based habitat units (+42.26%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.

All trading conditions have been satisfied.

A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	9th May 2025
	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 April 2020 and 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%

National Character Area (NCA)	107 - Cotswolds
Strategic Significance	In advance of approval of the LNRS, scheduled for winter 2025-2026, alternative documents have been used for assigning high, medium and low strategic significance levels, including limited to: • Draft Local Nature Recovery Strategy • Local Plans and Neighbourhood Plans • Local Planning Authority Ecological Networks • Tree Strategies and Woodland Strategies • National Landscape Management Plans • Biodiversity Action Plans • Species conservation and protected sites strategies • Green Infrastructure Strategies • River Basin Management Plans • Catchment Plans and Catchment Planning System
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.0092	There is one static caravan onsite (B1)	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance
Developed land; sealed surface	0.015	There is a small area of hardstanding along the northern site boundary.		
Other neutral grassland	0.0248	There is an area of vegetated garden surrounding the B1, with a predominantly homogenous sward. The area along the northern boundary is subject to frequent management, with a short sward height	Poor: passes 2 of 6 criteria excluding essential criterion A	

Linear-Based Habitats (B-1)

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Native hedgerow	0.02	There is a native hedgerow along the northern site boundary, that is solely comprised of hornbeam	Moderate: passes 6 of 8 criteria	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Developed land; sealed surface	0.015	Retained car park area.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance
	Other neutral grassland	0.0169	Retained grassland.	Poor: passes 2 of 6 criteria excluding essential criterion A	
Created (A-2)	Developed land; sealed surface	0.0079	Proposed building.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement	
	Other neutral grassland	0.0092	Proposed grassland where previous static caravan existed.	Poor: passes 2 of 6 criteria excluding essential criterion A	
	Urban tree	0.0041	Proposed scattered tree.	Moderate: passes 3 of 6 criteria	
Linear-Based Habitats					
Created (B-2)	Native hedgerow	0.034	Proposed native hedgerow.	Moderate: passes 6 of 8 criteria	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.10 units	0.08 units	N/A
	Post-Development	0.11 units	0.11 units	N/A
	Net Change	0.02 units (+15.33%)	0.03 units (+42.26%)	N/A
Off-Site	Baseline	N/A	N/A	N/A
	Post-Development	N/A	N/A	N/A
	Net Change	N/A	N/A	N/A
Overall Net Change		0.02 units (+15.33%)	0.03 units (+42.26%)	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+15.33%) and a net gain of linear-based habitat units (+42.26%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

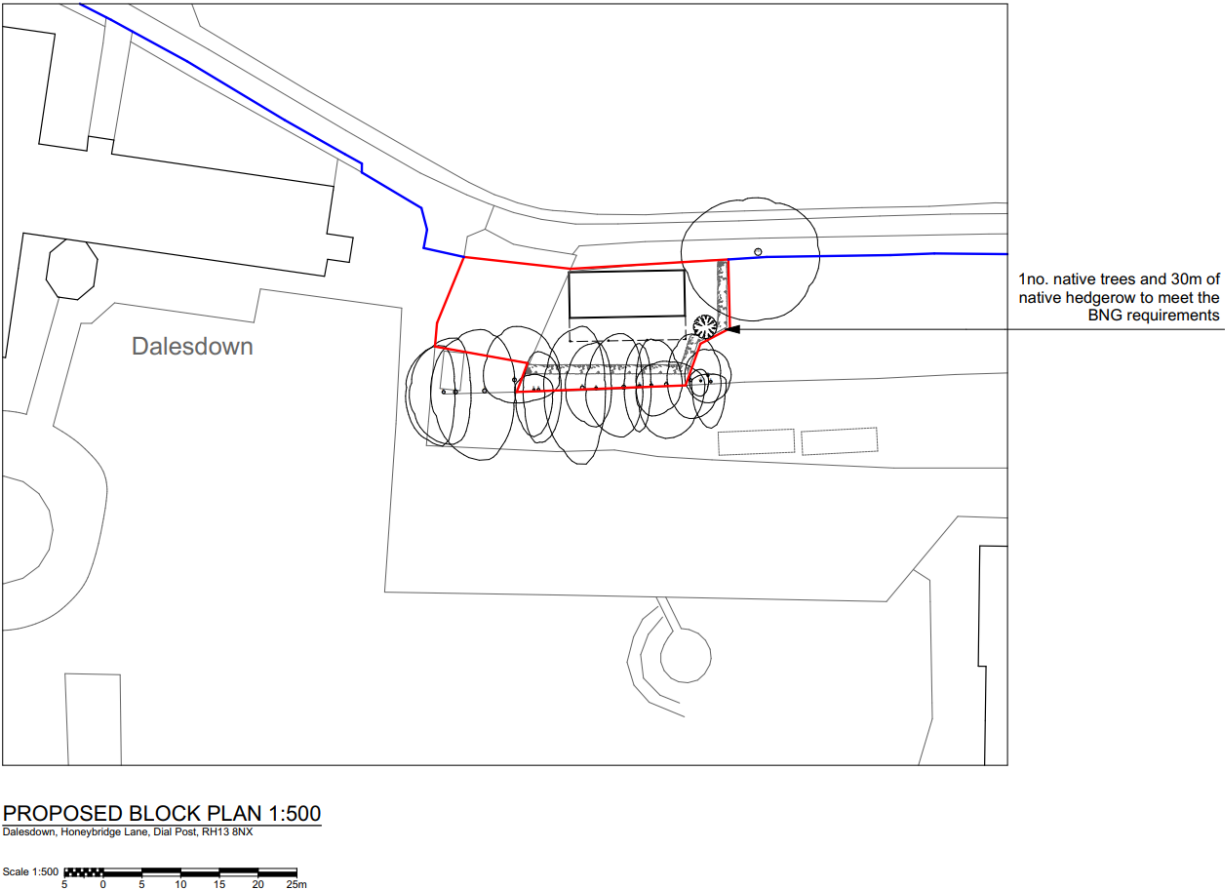
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Development Plan





DALESDOWN
Honeybridge Lane, Dial Post, West Sussex, RH13 8NX

Notes

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

North



Client

FAMILY FOUNDATIONS TRUST LTD.

Drawing

Proposed Block Plan

Drawing Scale

1:500@A3

Drawing ID

PL-03

Project ID	Rev
1326	B

Appendix 4: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)			Area habitat units	0.02
			Hedgerow units	0.03
			Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			Area habitat units	15.33%
			Hedgerow units	42.26%
			Watercourse units	0.00%
Trading rules satisfied?			Yes ✓	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.10	0.11	0.00
Hedgerow units	10.00%	0.08	0.09	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)		
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	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 insects, birds and small mammals to live and breed.	no	
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	no	
D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> spp.) is less than 5%.	yes	
E Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	yes	
Additional Criterion – must be assessed for all non-acid grassland types		
F There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	no	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		
Number of criteria passed		
Condition Assessment Result	Condition Assessment Score	Score Achieved x/4
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
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)	Yes

Condition sheet: HEDGEROW Habitat Types

Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria – the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups – applicable to all hedgerow types				
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	yes	
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Rhus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	yes	
B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >30% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	yes	
B2. Gap – hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	yes	
C1. Undisturbed ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	no	
C2. Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	no	
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁶ .	yes	
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	yes	

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		Moderate

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)		
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	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 insects, birds and small mammals to live and breed.	no	
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	no	
D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	yes	
E Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 3 of WCA⁵) are present, this criterion is automatically failed.	yes	
Additional Criterion – must be assessed for all non-acid grassland types		
F There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	no	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		
Number of criteria passed		
Condition Assessment Result	Condition Assessment Score	Score Achieved %/
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
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)	Yes

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	yes	
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).	no	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	no	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	no	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	yes	
Number of criteria passed			
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	yes	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Condition sheet: HEDGEROW Habitat Types

Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria – the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups – applicable to all hedgerow types				
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	yes	
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Rhus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	yes	
B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >30% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	yes	
B2. Gap – hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	yes	
C1. Undisturbed ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	no	
C2. Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	no	
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁶ .	yes	
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	yes	

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		Moderate