25th November 2026

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

Worthing Road, Horsham, West Sussex

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

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

This updated assessment was informed by the following documents:

- Biodiversity Statement. May 2024. Lizard Landscape Design and Ecology. *Biodiversity Statement.*
- Landscape Plan. September 2026. Root3 Associates. *R3-942-03-LA-01D.* Updated in accordance with the new layout now including retaining, drainage and other services.
- Baseline Habitats Condition Assessments. February 2024. Lizard Landscape Design and Ecology. *LLD3042-ECO-BNG-002-01-Condition Assessments.*
- Ecological Appraisal. March 2024. Lizard Landscape Design and Ecology. *LLD3042-ECO-REP-001-00-EA.*

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

Baseline Habitats

The baseline comprises predominantly modified grassland, with smaller areas of bramble scrub and developed land. Two individual trees are also included within the baseline assessment,

T25 assessed as a medium sized tree in moderate condition, and T1, assessed as a large tree in moderate condition.

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

Table 1: Summary of On-site Baseline Habitats.

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

One non-native ornamental hedgerow is present along the southern boundary. This is to be retained within the proposed development. Table 2 summarises the baseline hedgerow habitats.

Table 2: Summary of On-site Baseline hedgerows

Habitat Type	Length (km)	Distinctiveness	Score	Condition	Score	Watercourse units
Non-native and ornamental hedgerow	0.016	V.Low	1	Poor	1	0.02

A drainage ditch is present immediately beyond the northern site boundary. As the red line boundary lies within 5 m of the top of the ditch bank, the ditch has been included within the BNG calculation. The watercourse baseline is summarised in Table 3.

Table 3: Summary of off-site watercourse

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

Post-development Habitats

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

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

Habitat Creation

Habitats to be created include shrub planting, wetland grassland, species rich lawn meadow, native scrub, SUDs features, tree planting and the development footprint. Please refer to Table 4 for a summary of the habitat creation.

Table 4: Summary of On-site Habitat Creation

Proposed Habitat	Area (hectares)	Distinctiveness		Target Condition		
		Distinctiveness	Score	Condition	Score	Habitat units delivered
Developed land; sealed surface	0.4734	V.Low	0	N/A – Other	0	0.00
Introduced shrub	0.0288	Low	2	Condition Assessment N/A	1	0.06
Sustainable drainage system	0.0434	Low	2	Poor	1	0.06
Modified grassland	0.0906	Low	2	Poor	1	0.17

Other neutral grassland	0.0032	Medium	4	Poor	1	0.01
Mixed scrub	0.054	Medium	4	Poor	1	0.21
Rural tree	0.2687	Medium	4	Moderate	2	0.82

Proposed hedgerow creation includes native mixed hedgerows composed of a minimum of five species. Please refer to Table 5 for the summary of the proposed hedgerow creation.

Table 5: Summary of On-site Hedgerow Creation

Proposed Habitat	Area (hectares)	Distinctiveness		Target Condition		
		Distinctiveness	Score	Condition	Score	Hedge units delivered
Species-rich native hedgerow	0.128	Medium	4	Poor	1	0.49

Habitat Enhancement

A total of 0.1764 ha of poor-condition modified grassland will be enhanced to other neutral grassland through the establishment of an appropriate species-rich grassland seed mix and subsequent management to increase botanical diversity and achieve the target habitat condition. Please refer to Table 6 for a summary of the proposed habitat enhancement.

Enhancement of the drainage ditch located beyond the site boundary is also proposed, with the ditch targeted for an uplift from Poor to Fairly Poor condition. The existing riparian zone is affected by Winter Heliotrope, which limits the diversity and condition of the bankside vegetation. Enhancement will therefore include the control and eradication of Winter Heliotrope, together with supplementary planting of a range of native species suited to seasonally wet conditions. This will increase the diversity and structural quality of the riparian vegetation and improve the ecological condition of the ditch and its associated riparian zone. Appropriate ongoing management will be required to prevent the re-establishment of Winter Heliotrope and support establishment of the proposed vegetation. Please refer to Table 7 for a summary of the proposed watercourse enhancement.

Two precast headwalls resulting in 2.6 m of engineered bank revetment, equal to 1.37% of the 190 m ditch bank length, which is below the 5% threshold. The headwalls are recessed into the bank and do not encroach into the channel. However, headwalls are given as an

example of Minor encroachment in Table 14 of the Metric User Guide, so the post-development watercourse encroachment for the ditch has been assigned as Minor (multiplier 0.8) as a precaution.

Table 6: Habitat enhancement (Area)

Baseline habitat	Area enhanced (ha)	Proposed habitat	Target condition
Modified grassland	0.1764	Other neutral grassland	Poor

Table 7: Watercourse enhancement (Linear)

Baseline habitat	Length enhanced (km)	Baseline condition	Target condition
Ditches	0.1874	Poor	Fairly Poor

Strategic significance

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

Summary

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

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

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.27
	Hedgerow units	0.49
	Watercourse units	0.10
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	12.98%
	Hedgerow units	3088.00%
	Watercourse units	13.33%
Trading rules satisfied?	Yes ✓	

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

The landscape plan (Doc ref: R3-942-03-LA-01D), baseline and post-development habitat plans are provided on Pages 7, 8 and 9 respectively.

Figure 2: Landscape Plan. Document reference: R3-942-03-LA-01D.

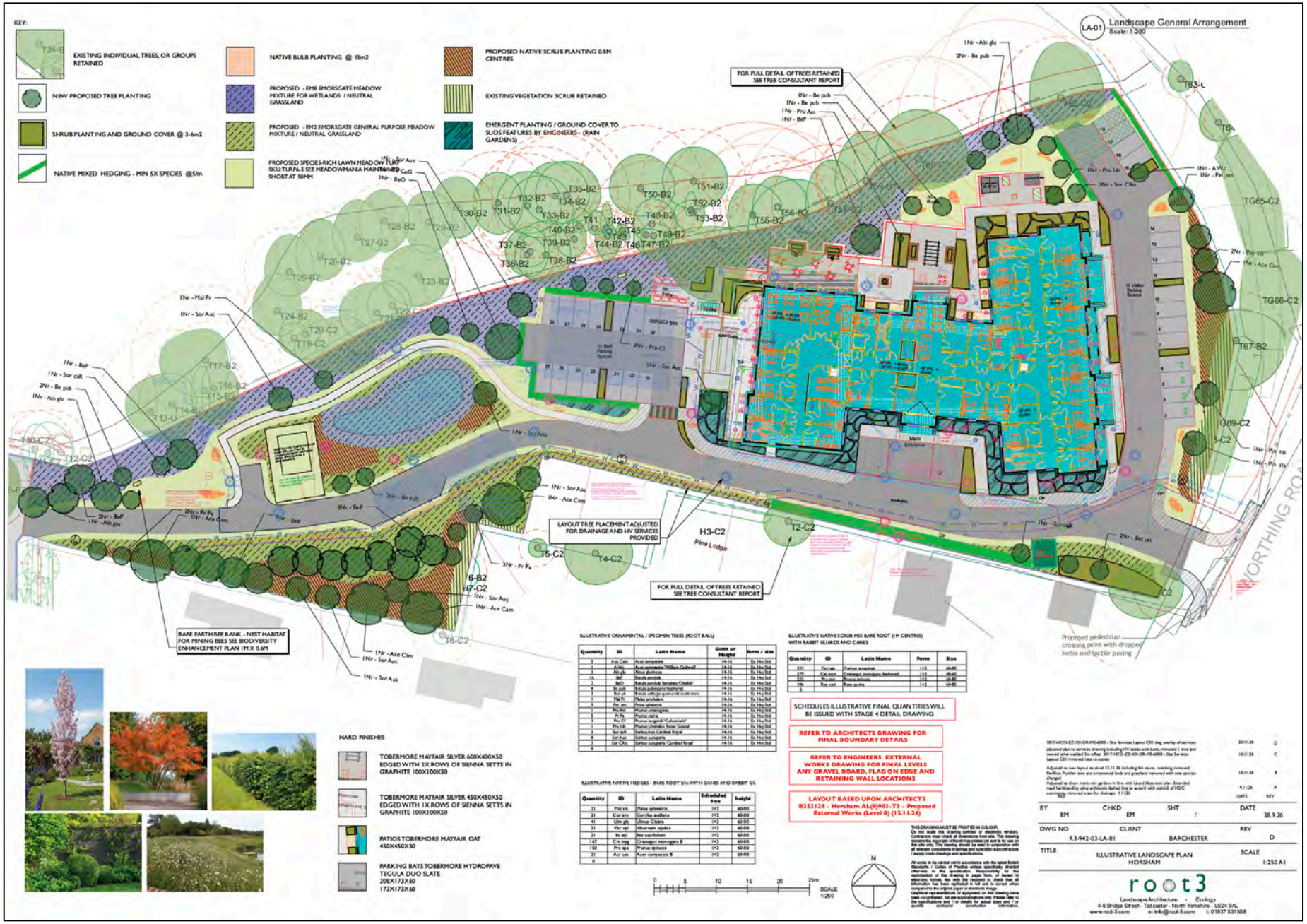
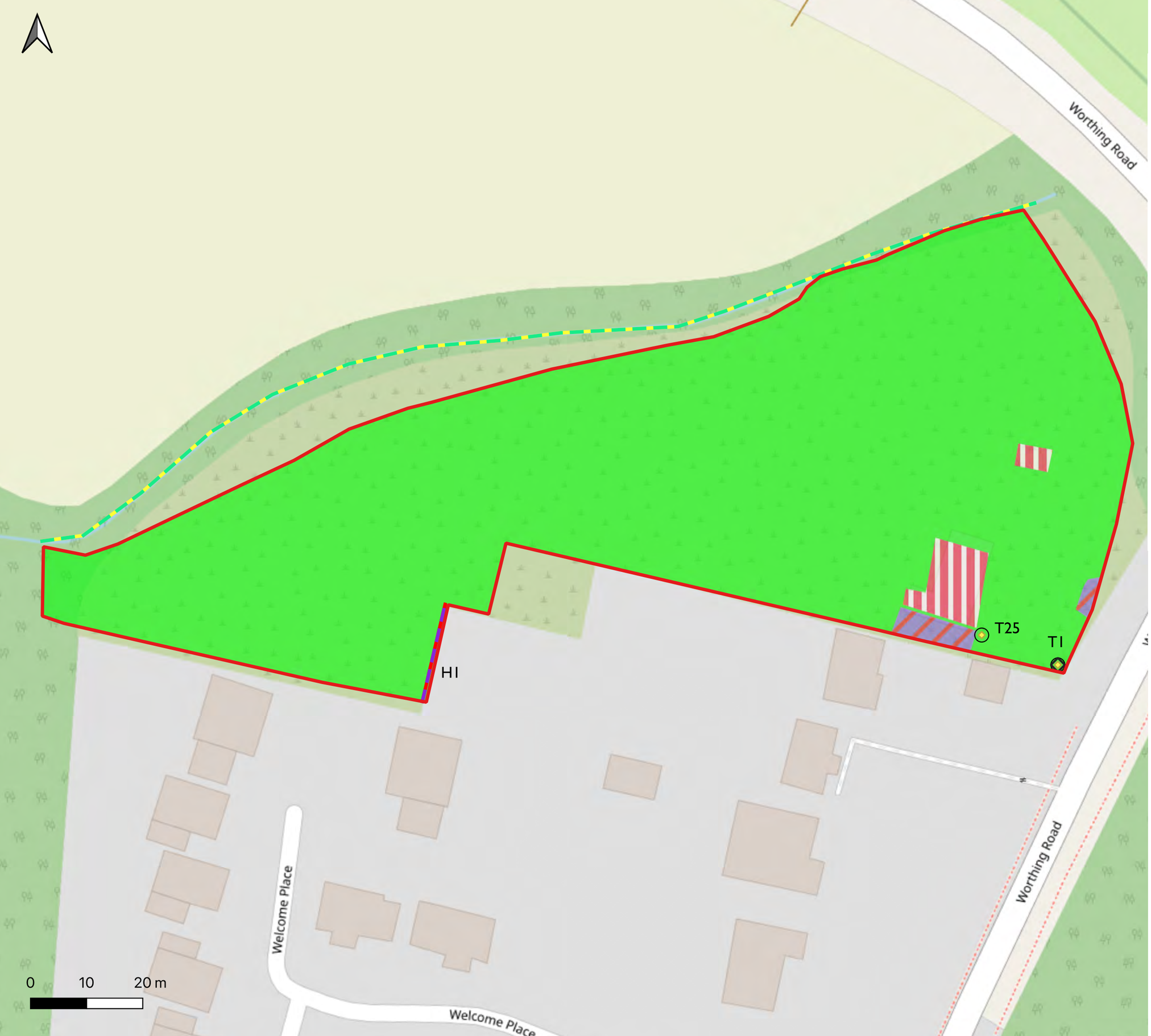


Figure 3: Baseline Habitat Plan



Red Line Boundary

INDIVIDUAL TREES

Individual tree Baseline

- Existing Large Urban Tree
- Existing Medium Urban Tree

Individual tree Graphics

Baseline Individual tree Condition

- Moderate

HEDGEROWS

Hedgerow Baseline

- Non-native and ornamental hedgerow

Baseline Habitats

- Bramble scrub
- Developed land; sealed surface
- Modified grassland

WATERCOURSES

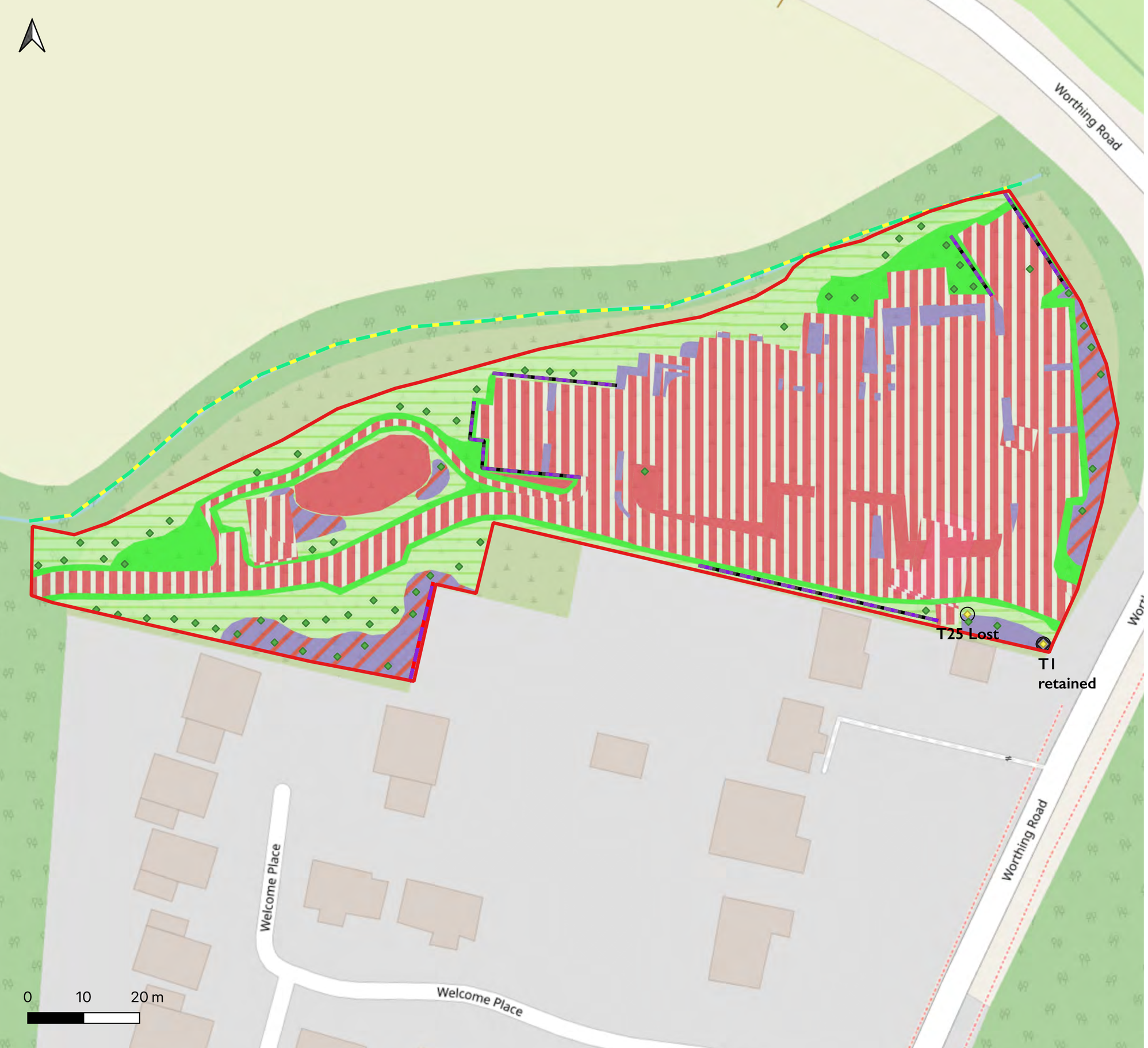
Watercourse Baseline

- Ditches

OSM Standard

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

Figure 4: Post-development Habitat Plan



Red Line Boundary

INDIVIDUAL TREES

Individual tree Baseline

- Existing Large Urban Tree
- Existing Medium Urban Tree

Individual tree Proposed

- Proposed Medium Urban Tree
- Proposed Small Urban Tree

Individual tree Graphics

Baseline Individual tree Condition

- Moderate

HEDGEROWS

Hedgerow Baseline

- Non-native and ornamental hedgerow
- To be created

Hedgerows Proposed

- Non-native and ornamental hedgerow
- Species-rich native hedgerow

Proposed Habitats

- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Sustainable drainage system

WATERCOURSES

Watercourse Baseline

- Ditches

OSM Standard

Site: Worthing Road, Horsham
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Scale: 1:600 @ A3