



BIODIVERSITY NET GAIN DESIGN STAGE REPORT

Client: John Coles of Bury Hill Landscape Supplies
Ltd

Site: Lower Broadbridge Farm, Horsham

22.06.2026

Version 001



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Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

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The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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1. Summary

Site Details
- Site Address: Lower Broadbridge Farm, Horsham, RH12 3LR. - OS grid reference: TQ 1427 3145. - Approximate Area of Site: 4359 m² (0.4359 ha).
Scope of Works
- aLyne Ecology Ltd was commissioned by John Coles of Bury Hill Landscaper Supplies Ltd to undertake a Biodiversity Net Gain (BNG) Assessment, based on the Statutory Biodiversity Metric (DEFRA, 2025). This included the area within the Planning Application Boundary (hereafter referred to as 'on-site') (see Figure 1). - The baseline biodiversity units for on-site habitats have been based on the Preliminary Ecological Appraisal (PEA) carried out by aLyne Ecology Ltd. in 2026 (see Figure 2) (aLyne Ecology Ltd, 2026). - Post-intervention biodiversity units have been based on the Proposed Site Plan (see Figure 3) (GT Brace CAD Services, 2026) and the PEA report by aLyne Ecology Ltd (aLyne Ecology Ltd, 2026) and are displayed in map form in Figure 4. - A biodiversity retention, loss/creation and enhancement plan is provided in Figure 5.
Development Proposals & Impacts
As shown in the BNG Post-Intervention Map (see Figure 4), the proposals are for the following: The development proposals are for the following: - The development proposals include submitting a retrospective full planning application for an existing bund. - There will be no proposed further impacts to the bund through the retrospective application. The bund will be fully retained in its' current location with no amendments or changes proposed.
Biodiversity Net Gain Assessment
Habitats - Prior to the works to construct the bund, the lost habitat was assessed as exclusively non-cereal crop at baseline stage. The bund has now established both modified grassland in 'moderate' condition and ruderal/ephemeral habitats in 'good' condition. As the bund will be retained and not be amended or altered through the application. This will result in a biodiversity net gain of +112.21% (1.08 units). - Therefore, a biodiversity net gain for broad habitats and compliance with trading rules (i.e., habitats proposed should be like-for-like or better) can be achieved under the current proposals.

The site does not contain irreplaceable habitats (i.e., ancient woodland and veteran trees) and there are no Priority Habitats on site.

The watercourse and hedgerow modules were not triggered for this project as they are absent from the site.

Recommendations & Conclusions

Mitigation Hierarchy

- As the development proposals are for the retrospective planning application of an existing bund which will not be amended or altered, no recommendations for avoidance/mitigation are required.

Outline Habitat Management and Monitoring Plan (HMMP)

- See Section 6 for details.

2. Introduction

2.1 BNG: Good Practice Principals

BNG has been defined as ‘*development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation*’ (DEFRA, 2026).

The system of biodiversity units used to measure biodiversity before and after site development is a quantitative assessment, demonstrating the change in biodiversity in a robust, consistent, and transparent way.

BNG, Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019) sets out the principles for achieving net gain. Key principles include:

- Apply the ‘Mitigation Hierarchy’ (in line with CIEEM Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2024) and be ‘additional’ by achieving outcomes that exceed existing obligations.
- Avoid losing biodiversity which cannot be off set elsewhere (e.g., irreplaceable habitats).
- Address risk (e.g., difficulty of achieving habitat creation / enhancement for net gain).
- Make a ‘measurable’ net gain contribution (e.g., calculated using an appropriate metric) and ensure that calculations consistent and transparent (i.e., limitations and assumptions are clearly identified).
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

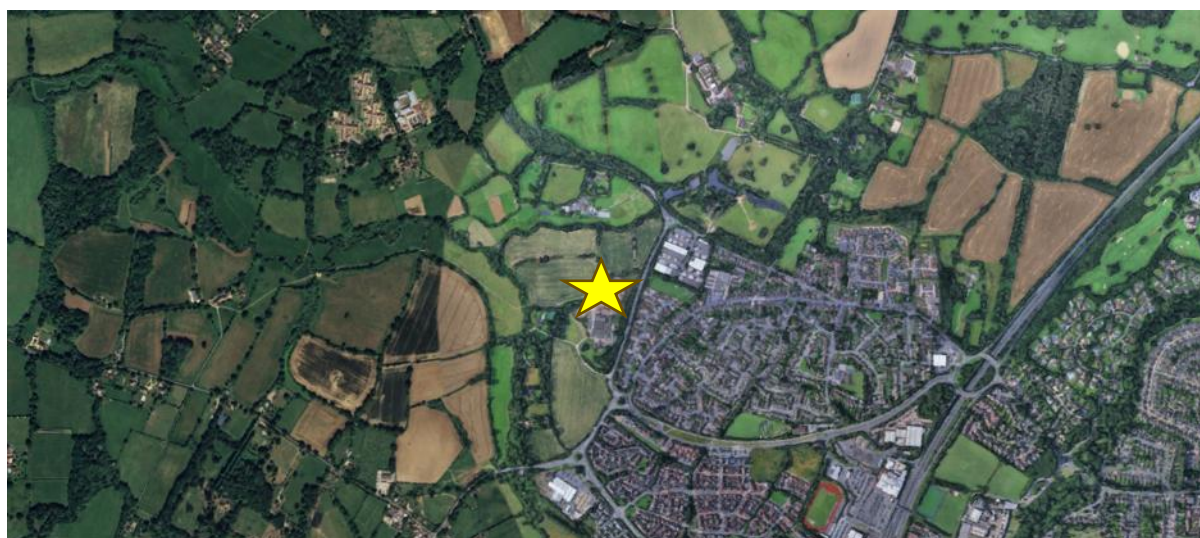
2.2 Site Details

Table 1 provides details of the site, intended as a summary of key features, as provided in aLyne Ecology’s Preliminary Ecological Appraisal report (aLyne Ecology Ltd, 2026).

Table 1. Site Details

Site Name	Lower Broadbridge Farm, Horsham
Site Address	Lower Broadbridge Farm, Horsham, RH12 3LR
OS Grid Reference	TQ 1427 3145
Approximate Total Area	(0.4359 ha) 4,359 m ²
Landowner and Local Authority	John Coles of Bury Hill Landscape Supplies Ltd, Horsham District Council
Geology and Soils	Slightly acid loamy and clayey soils with impeded drainage
Hydrology	Slightly impeded drainage
Nature Conservation Designations	None on site
Other Designations	None on site
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	None on site
National Habitat Network	Network Expansion Zone: Land beyond the Network Enhancement Zones with potential for expanding, linking/joining networks across the landscape i.e. conditions such as soils are potentially suitable for habitat creation for the specific habitat in addition to Enhancement Zone 1. Action in this zone to improve connections between existing habitat networks can be targeted here (Natural England, 2020).
Current Land Use	Land associated with a landscaping supplies yard

An aerial plan showing the location of the site is provided below.



Site Location (© Google Earth Pro, accessed 10th June 2026).

2.3 Site Context

Table 2 provides details on the context of the site in terms of habitats, land use and connectivity to the wider landscape.

Table 2. Site Context

Surrounding Habitats and Land Use	Rural location comprising mixed agricultural land adjacent to the northern and western boundaries of the site. The eastern boundary is bordered by residential dwellings on the opposite side of the A281. The southern boundary comprises the landscaping supplies yard. Numerous areas of deciduous woodland are located within 1km of the site. The wider landscape is characterised by scattered residential and agricultural fields.
Urban Context / Locality	The site is located off the A281, approximately 2km to the west of the town of Slinfold. Broadbridge Heath is located approximately 400m to the east of the site. The A24 is located approximately 1.4km to the east of the site.
Connectivity to Wider Landscape	The site has connectivity through hedgerows and scattered trees in the wider landscape. The site is not bordered by any deciduous woodland, and the nearest parcel of deciduous woodland is located approximately 150 m from the site.
Priority Habitats within 1 km	• Deciduous woodland. • Ponds. • Traditional orchards
Ancient Woodland within 1 km	None
Statutory Designated Sites within 1 km	None
European Designated Sites within 5 km	None
EPSLs within 2 km	The following EPSLs for roosting bats are located within 2 km of the site: • Destruction of a resting place for common pipistrelle (<i>Pipistrellus pipistrellus</i>), and soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) located approximately 560m to the south-east.

	• Three licences for the damage and destruction of a resting place for common pipistrelle, brown long-eared bat (<i>Plecotus auritus</i>), Natterer's bat (<i>Myotis nattereri</i>) and soprano pipistrelle located approximately 890m to the south-west. • Two licences for the destruction of a resting place for common pipistrelle, brown long-eared bat, Nathusius' pipistrelle (<i>Pipistrellus nathusii</i>) and soprano pipistrelle located approximately 1.4 km to the north-east.
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2.4 Project Background

Full details on ecological surveys carried out at the site are provided in the following reports produced by aLyne Ecology:

- aLyne Ecology's Preliminary Ecological Appraisal Report (aLyne Ecology Ltd, 2026).

2.5 Proposed Development

As shown in the Proposed Site Plan (Figure 3) (GT Brace CAD Services, 2026) and BNG Post-Intervention Map (see Figure 4), the development proposals are for the following:

- The development proposals include submitting a retrospective full planning application for an existing bund.
- There will be no proposed further impacts to the bund through the retrospective application. The bund will be fully retained in its' current location with no amendments or changes proposed.

2.6 Aims and Objectives

The objectives of this BNG Assessment are as follows:

- Establish the baseline biodiversity units for the site, classifying the type, distinctiveness, condition, and strategic significance of habitats present prior to development. The baseline biodiversity units have been based on the Preliminary Ecological Appraisal (PEA) carried out by aLyne Ecology Ltd. in 2026 (see Figure 2) (aLyne Ecology Ltd, 2026).
- Establish the post-intervention biodiversity units for the proposed scheme, based on the habitats to be retained, enhanced, and created as detailed in the Proposed Site Plan (GT Brace CAD Services, 2026) (Figure 3) and BNG Post-Intervention Map (see Figure 4).
- Determine whether the proposed scheme will result in a net loss or net gain for biodiversity (habitats).
- Make recommendations for maximising net gain, in accordance with the NPPF, 2024 (HM Government, 2024) and Horsham District Planning Framework (excluding South Downs National Park), Horsham District Council (adopted November 2015) (Horsham District Council, 2015).
- Clearly identify limitations and assumptions.

The Statutory Biodiversity Metric (DEFRA, 2025) has been used to calculate biodiversity units before and after development.

2.7 Survey Limitations and Assumptions

2.7.1 Survey Limitations

The field survey (UK Habitat Classification) was carried out in 2026, which is within 12 months of preparing this assessment. Therefore, the use of this data is concluded to be appropriate, in accordance with current guidelines set out by CIEEM concerning the lifespan of ecological data.

The site was visited over the period of one day, as such seasonal variations cannot be observed and only a selection of all species that potentially occur within the site have been noted. Therefore, the survey provides a general assessment of potential nature conservation value.

There were no limitations to the field survey in terms of the following:

- Optimal time of year for habitat condition assessments (April-October).
- The site could be fully accessed.
- Weather conditions (dry and sunny).
- Personal competence (qualifications, training, skills, and experience).
- Time spent surveying.

2.7.2 BNG Assumptions

The following sections provide information on assumptions and rules relating to the Statutory Biodiversity Metric (DEFRA, 2025) as detailed in the most up to date user guide documentation (DEFRA, 2026).

Biodiversity Gain Hierarchy

There are three ways in which a project can deliver BNG.

1. In the first instance, biodiversity units should be delivered on-site (within the red line boundary of a development site) where possible.
2. If all of a project's unit deficit cannot be delivered on-site, they can be delivered through a mixture of on-site and off-site units or solely off-site. Off-site biodiversity gains can be made by the client outside of their red line boundary but within their land ownership. Alternatively, off-site biodiversity units can be bought on a range of BNG markets.
3. If BNG cannot be achieved on-site or off-site, statutory biodiversity credits can be purchased from the government as a last resort. The government will use the revenue to invest in habitat creation in England.

All three options can be combined but must follow the steps in order. This order of steps is called the biodiversity gain hierarchy.

Appropriate Targets

The classification of created and enhanced habitat, hedgerow and watercourse types (where present) have been selected based on those most closely matching the habitats outlined in the Proposed Site Plan (GT Brace CAD Services, 2026) (Figure 3).

Appropriate targets have been set when assigning the post-intervention habitat types and conditions (created and enhanced) in line with the metric rules and principles. This means they are considered to be achievable and viable for the context of the site, taking into account the current and proposed land uses, time taken to reach target condition and environmental factors.

Supplementary Planning Documents (SPD's) & Local Nature Recovery Strategies (LNRS's)

Where available, local planning authority SPD's and/or LNRS's will be used to inform the selection of habitat, hedgerow and watercourse types to be retained, created or enhanced.

Irreplaceable Habitats

Impacts to on-site or off-site irreplaceable habitats (i.e. ancient woodland and veteran trees) should be avoided in line with planning policy. Impacts to these habitats cannot be calculated by the metric as they are deemed too difficult to recreate once destroyed or degraded. Bespoke compensation must be agreed for any losses or impacts to these habitats.

Where irreplaceable habitats are present but are not being impacted by the development proposals, enhancement of these habitats can contribute to the generation of post-intervention biodiversity units.

Habitat Clearance/Degradation

If evidence that habitat clearance or degradation has taken place to reduce the pre-development biodiversity value of the site prior to aLyne Ecology's involvement in the project, then the pre-degradation habitat type/condition will be used for the baseline. If a baseline date cannot be agreed, then the habitats present on 30th January 2020 will be selected as default (this is the day the Environment Bill entered parliament). A combination of historic data records, satellite imagery and field surveys (where available) will be used to help classify the type/condition of cleared habitats and a precautionary approach will be taken.

Private Gardens

For the purposes of BNG, a private garden is defined as any garden within the curtilage of a privately owned or tenanted dwelling house. The biodiversity value of private gardens should not be undervalued and therefore individual habitat parcels should be mapped where appropriate. This might include:

- Higher distinctiveness grassland habitats.
- Woodland.
- Dense scrub.
- Individual trees (medium, large and very large sized trees only).
- Hedgerows.
- Ponds.

However, as any created or enhanced habitats cannot be legally secured for 30 years post-development, all proposed habitats must be entered into the metric as either:

- Urban – vegetated garden; or
- Urban – unvegetated garden.

Any other habitats that are created or enhanced within the curtilage of a proposed dwelling cannot contribute towards BNG, including individual planted trees and hedgerows. However, any habitats within a private garden that are not proposed to be lost or impacted by the proposals can be recorded as retained.

Individual Trees

The tree helper located within the Statutory Biodiversity Metric (DEFRA, 2025) has been used to calculate the area of all individual trees on site. Tree helper values are a representation of canopy biomass, and are based on the root protection area formula, derived from BS 5837:2012 (BSI, 2012).

The following rules apply to individual trees:

Baseline:

- The area of the tree canopy as well as the area of habitat beneath it are included in BNG calculations.

- Only medium, large and very large sized trees should be recorded within private gardens at baseline.
- Trees within overgrown, non-native hedges (e.g. Leylandii) should be classified as non-native and ornamental hedgerows.
- Linear formations of trees within the urban environment should not be recorded as lines of trees in the hedgerow module, but as individual trees.

Post-Intervention:

- Any trees planted within private gardens cannot count towards BNG.
- Any trees planted as part of hedgerow creation and/or enhancement cannot count towards BNG.
- Natural size increases of retained and planted trees cannot count towards BNG.
- All proposed trees should be input as 'small', unless 'medium' sized at the time of planting.

3. Relevant Legislation and Planning Policy

3.1 National Planning Policy

3.1.1 Environment Act 2021

Under The Environment Act 2021 (HM Government, 2021), all granted planning applications in England will be required to deliver at least a 10% biodiversity net gain. This policy became mandatory as of February 2024.

3.1.2 National Planning Policy Framework (2024)

The NPPF, 2024 (HM Government, 2024) sets out policies for, *inter alia*, biodiversity and geological conservation directing that schemes should seek to protect and enhance, where possible, designated, and non-designated nature conservation sites and features.

Chapter 15 (Conserving and enhancing the natural environment), Paragraph 187 (d) states: “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.*”

Paragraph 192(b) states: “*promote the conservation, restoration, and enhancement of Priority Habitats, ecological networks and the protection and recovery of Priority Species and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

3.2 Local Planning Policy

3.2.1 Horsham District Planning Framework, Adopted November 2015

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

“The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.

The Council will support development proposals which:

- 1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
- 2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
- 3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*
- 4. Conserve and where possible enhance the setting of the South Downs National Park.*

Policy 31- Green Infrastructure and Biodiversity

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

- 1) Special Protection Area (SPA) and Special Areas of Conservation (SAC)*
- 2) Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)*
- 3) Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in 1 & 2 above.*

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

- 1) The reason for the development clearly outweighs the need to protect the value of the site; and,*
- 2) That appropriate mitigation and compensation measures are provided.*

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan."

4. Methods

The following industry recognised best practice methods have been followed:

- The Statutory Metric User Guide, updated June 2026 (DEFRA, 2026).
- Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide (Baker, Hoskin, & Butterworth, 2019).
- Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021)
- BS42020 – Biodiversity Code of Practice for Planning and Development (BSI, 2013).
- BS8683 – Process for designing and implementing Biodiversity Net Gain – Specification (BSI, 2021).

Horsham District Planning Framework (Adopted November 2015) has been taken into account.

4.1 Baseline Biodiversity Units Calculation

The extent of habitat loss, retention, creation and enhancement has been calculated using the Statutory Biodiversity Metric (DEFRA, 2025). All habitat mapping has been conducted using QGIS 3.34.4 'Pirzren' and the Natural England QGIS Template.

Given the application is a 'retrospective' full application, the baseline value has been recorded according to the site conditions prior to the construction of the bund. It is demonstrated through aerial imagery that the site was previously cropland of likely 'non-cereal crop' definition. Appendix 3 shows dated aerial imagery evidencing the previous land use prior to construction of the bund which has been used to provide a realistic assessment of the pre-works habitat type.

The habitat condition assessments for all on-site habitats have been based on data collected during the original field survey and PEA carried out by aLyne Ecology in 2026 (see Figure 1 and Figure 2). Post-development habitat condition assessment sheets have been included in Appendix 4.

Specific habitat parcel reference codes have been included in brackets throughout Section 5.1, which correspond to those displayed in Figure 2. A species list for each parcel habitat has been provided in Appendix 2.

Strategic significance has been set at 'medium' for all habitats within the boundary of the site in line with guidance provided by Horsham District Council (Horsham District Council, 2026) as the Local Nature Recovery Strategy (LNRS) for Sussex has not yet been published. The site is outside of any biodiversity opportunity area (BOAs), statutory and non-statutory designated sites, river corridors and features, and the Biodiversity Action Plan (BAP) habitats (Priority Habitats) but the habitats on site have a biodiversity value greater than zero.

4.2 Post-Intervention Biodiversity Units Calculation

The calculation of post-intervention biodiversity units has been based on the Proposed Site Plan (GT Brace CAD Services, 2026) (see Figure 3) and are displayed in map form in Figure 4.

4.3 Change in Biodiversity Units

The change in biodiversity units is calculated by subtracting the baseline biodiversity units from post-intervention biodiversity units. A 10% net gain in biodiversity units for habitats, hedgerows and watercourses (where present) are required for the project to achieve biodiversity net gain. A biodiversity retention, loss/creation, and enhancement plan is provided in Figure 5.

5. BNG Assessment

The habitat distinctiveness for each habitat is auto populated in the Statutory Biodiversity Metric (DEFRA, 2025). The following sections provide information on how the habitat condition and the strategic significance have been scored.

Further information on scoring habitat distinctiveness, habitat condition, and strategic significance is provided in Appendix 1. Specific habitat parcel reference codes have been included in brackets throughout Section 5.1, which correspond to those displayed in Figure 2.

5.1 Baseline Habitat Biodiversity Units

The on-site biodiversity baseline habitats are presented in map form in Figure 2 and the calculation of baseline biodiversity units includes all habitats on site, recorded as follows:

Habitats:

- Non-cereal crops – 0.436 ha.

5.1.1 Non-cereal Crops

Given the application is a 'retrospective' full application, the baseline value has been recorded according to the site conditions prior to the construction of the bund, in terms of the UKHab classification system 'non-cereal crops' habitat (NCC) comprises habitats classified to Level 3 of the UKHab hierarchy. These include arable and horticulture (Level 3).

HCA

Habitat condition for non-cereal crops is auto populated as 'Condition Assessment N/A' in the Statutory Biodiversity Metric.

5.2 Post-Intervention Biodiversity Units

5.2.1 Habitat Creation

The following sections provide information on how the habitat condition and the strategic significance have been scored for habitats to be created on site. The habitat distinctiveness for each habitat is auto-populated in the Statutory Biodiversity Metric (DEFRA, 2025).

5.2.2 Modified Grassland

The grassland (MG1) on site has been classified as modified grassland because it comprises species-poor vegetation (<9 species per square metre), dominated by fast-growing grasses on fertile, neutral soils and does not meet the definitions of acid grassland, calcareous grassland or neutral grasslands. Modified grassland totals approximately 0.2182 ha of the site area.

The habitat condition has been set as 'moderate' condition as the habitat passes four of the seven condition criteria including essential criteria A.

5.2.3 Ruderal/Ephemeral

Areas of tall ruderal vegetation (RUD1, RUD2 & RUD3) on the sides of the bund have been assessed as ruderal/ephemeral land as they occur on previously disturbed land. Ruderal/ephemeral total approximately 0.2178 ha.

The habitat condition for ruderal/ephemeral vegetation has been assessed as 'good', as the habitat passes three of the three condition criteria.

5.3 Baseline Biodiversity Units Calculation

Table 3 below provides the baseline biodiversity units for the site.

Table 3. Baseline Biodiversity Units

Site Habitat Baseline	Area (ha)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Suggested Action to Address Habitat Losses	Baseline Biodiversity Units	Area Retained	Area Enhanced	Baseline Units Retained	Baseline Units Enhanced	Area Lost	Units Lost
Non-cereal crops	0.436	Low	N/A	Medium	Same distinctiveness or better habitat required	0.96	0	0	0.00	0.00	0.44	0.96
Total Habitat Baseline Units						0.96	0	0	0.00	0.00	0.44	0.96

5.4 Post-Intervention Biodiversity Units Calculation

Table 4 below provides the post-intervention biodiversity units for created habitats on site.

Table 4. Biodiversity Units for Created Habitats

Created Habitat	Area (ha)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Habitat Units Delivered
Modified Grassland	0.2182	Low	Moderate	Medium	0.83
Ruderal/Ephemeral	0.2178	Low	Good	Medium	1.20
Total Habitat Post-Intervention Units					2.04

5.5 Conclusions & Recommendations

5.5.1 Mitigation Hierarchy

As the development proposals are for the retrospective planning application of an existing bund which will not be amended or altered, no recommendations for avoidance/mitigation are required.

5.5.2 BNG Assessment

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.08
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	112.21%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Habitats

Prior to the works to construct the bund, the lost habitat was assessed as exclusively non-cereal crop at baseline stage (see Figure 5). The bund has now established both modified grassland in 'moderate' condition and ruderal/ephemeral habitats in 'good' condition. As the bund will be retained and not be amended or altered through the application. This will result in a biodiversity net gain of +112.21% (1.08 units).

Therefore, a biodiversity net gain for broad habitats and compliance with trading rules (i.e., habitats proposed are like-for-like or better) can be achieved under the current proposals.

6. Outline Habitat Management and Monitoring Plan (HMMP)

The management and monitoring of habitats to be retained, created, and enhanced is crucial to achieving biodiversity net gain. An outline HMMP is provided below which details the measures required for the successful creation and establishment of habitats to be created and enhanced as described in Section 5.2. The management and monitoring methods in this outline HMMP could be subject to changes following planning permission being granted. The full HMMP and companion document which are likely to be requested as a pre-commencement planning condition should be referred to for ongoing management and monitoring of the habitats to be retained, created and enhanced on site.

Management and monitoring will be the responsibility of the landscape contractor and a suitably qualified ecologist, appointed by the client.

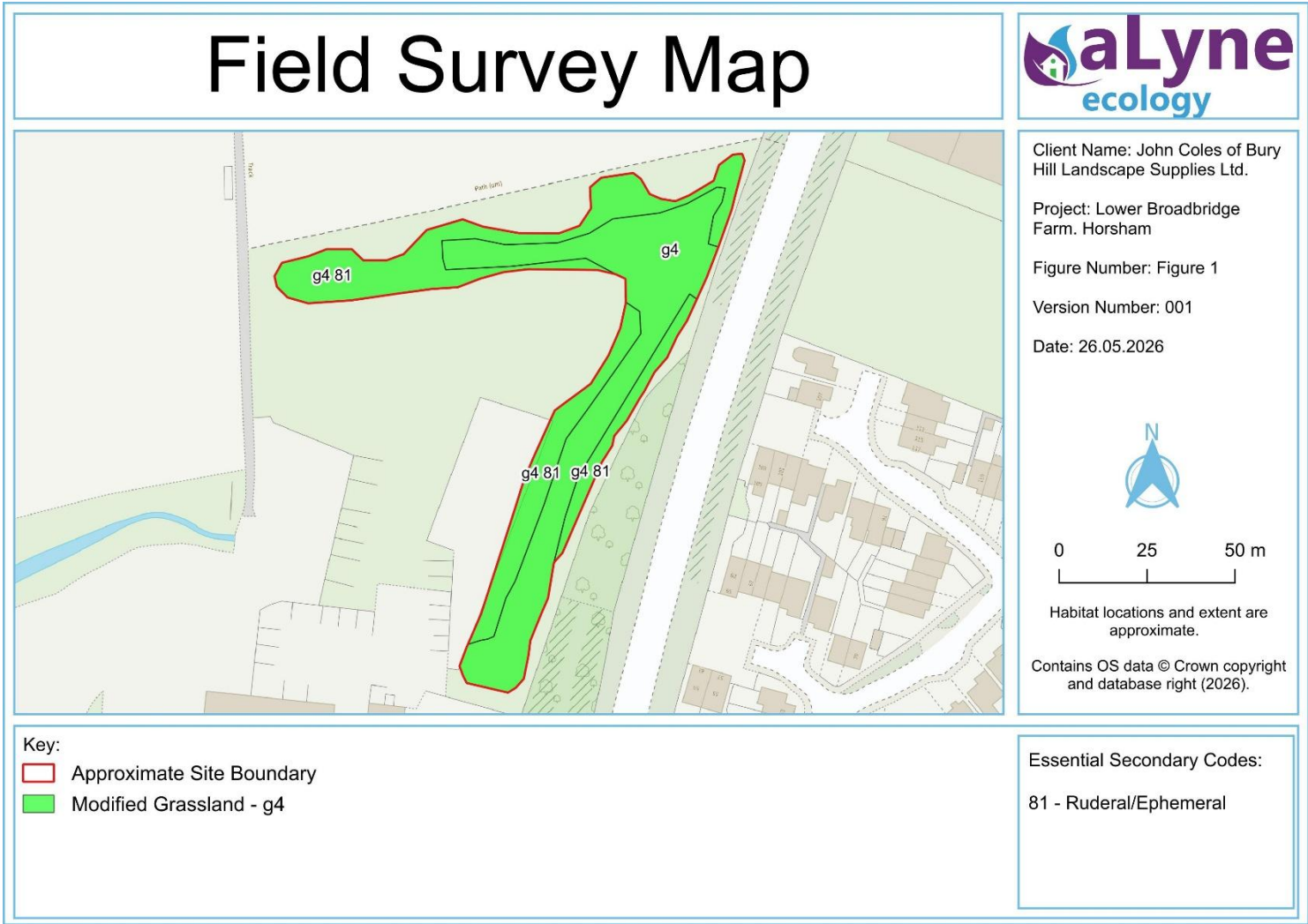
Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
Modified Grassland	Maintain existing grassland areas on the bund by annual mowing/cutting. Remove any undesirable species such as broadleaved dock and common sorrel from dominating. Suitably qualified Ecologist to monitor habitat condition.	Maintain existing grassland areas on the bund by annual mowing/cutting. Remove any undesirable species such as broadleaved dock and common sorrel from dominating. Suitably qualified Ecologist to monitor habitat condition.	Maintain existing grassland areas on the bund by annual mowing/cutting. Remove any undesirable species such as broadleaved dock and common sorrel from dominating. Suitably qualified Ecologist to monitor habitat condition.
Ruderal/ephemeral	Remove any undesirable species such as emerging scrub. Re-seed any bare ground areas. Suitably qualified Ecologist to monitor habitat condition.	Remove any undesirable species such as emerging scrub. Re-seed any bare ground areas. Suitably qualified Ecologist to monitor habitat condition.	Remove any undesirable species such as emerging scrub. Re-seed any bare ground areas. Suitably qualified Ecologist to monitor habitat condition.

7. References

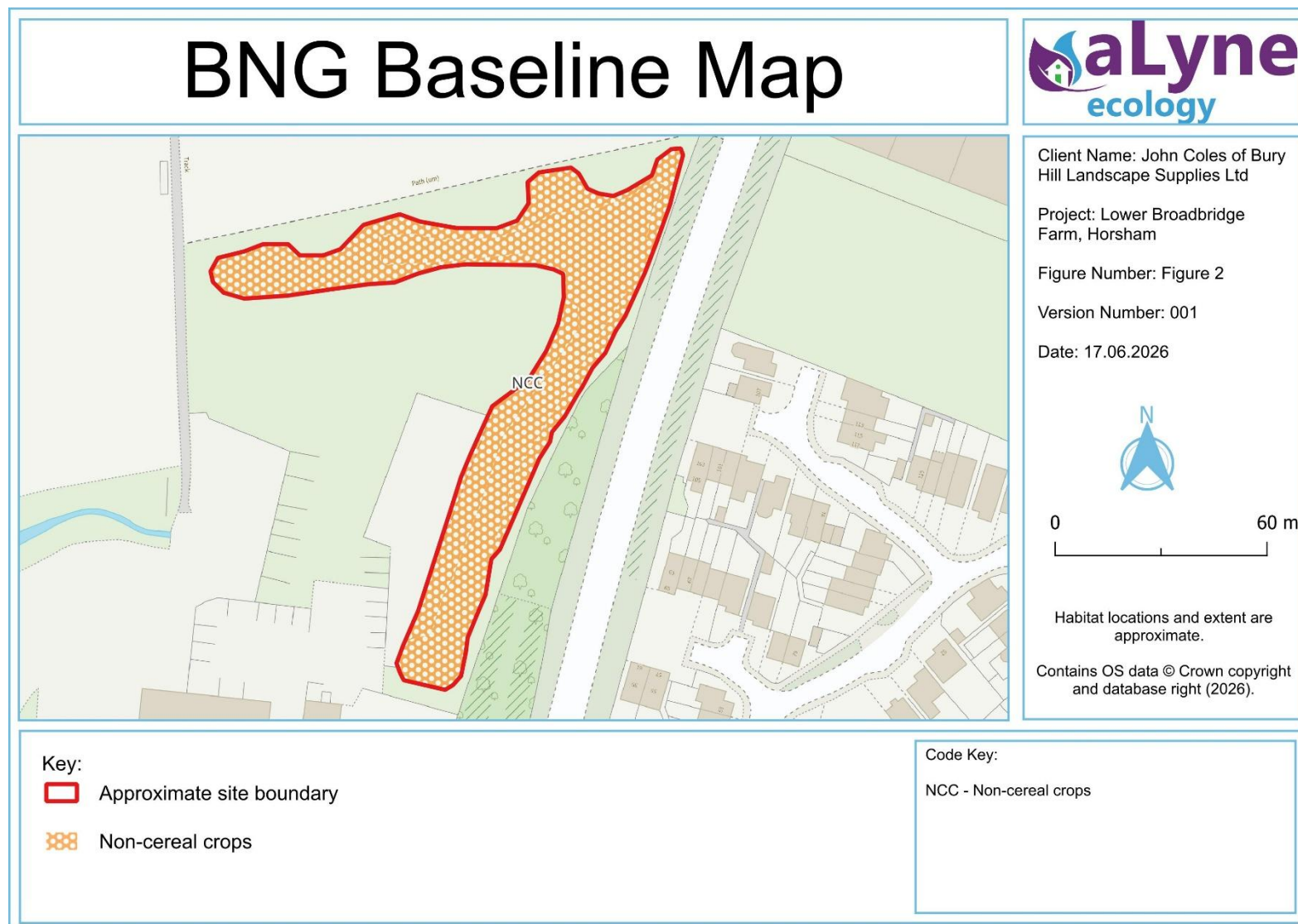
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8. Figures

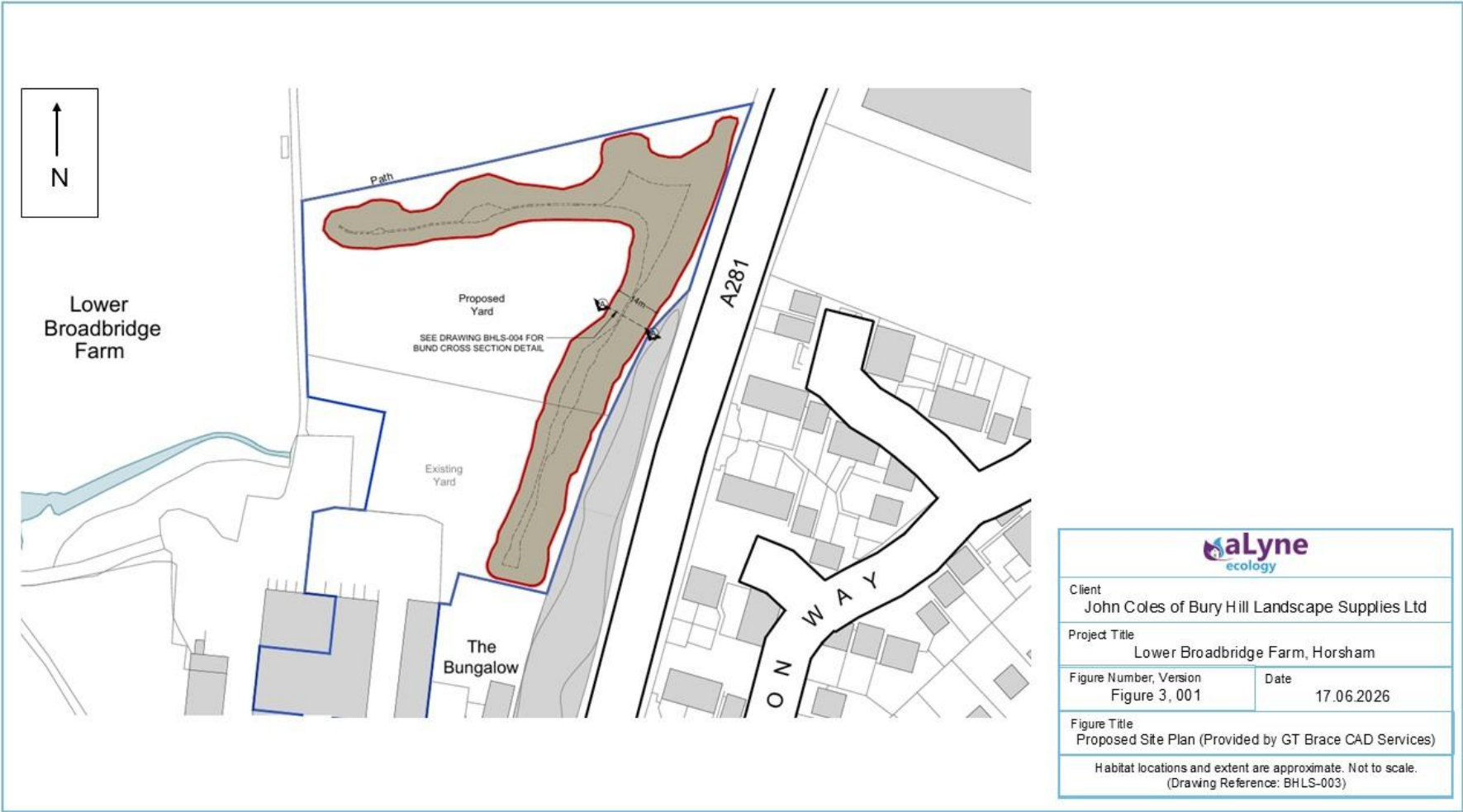
8.1 Figure 1: Results of Field Survey



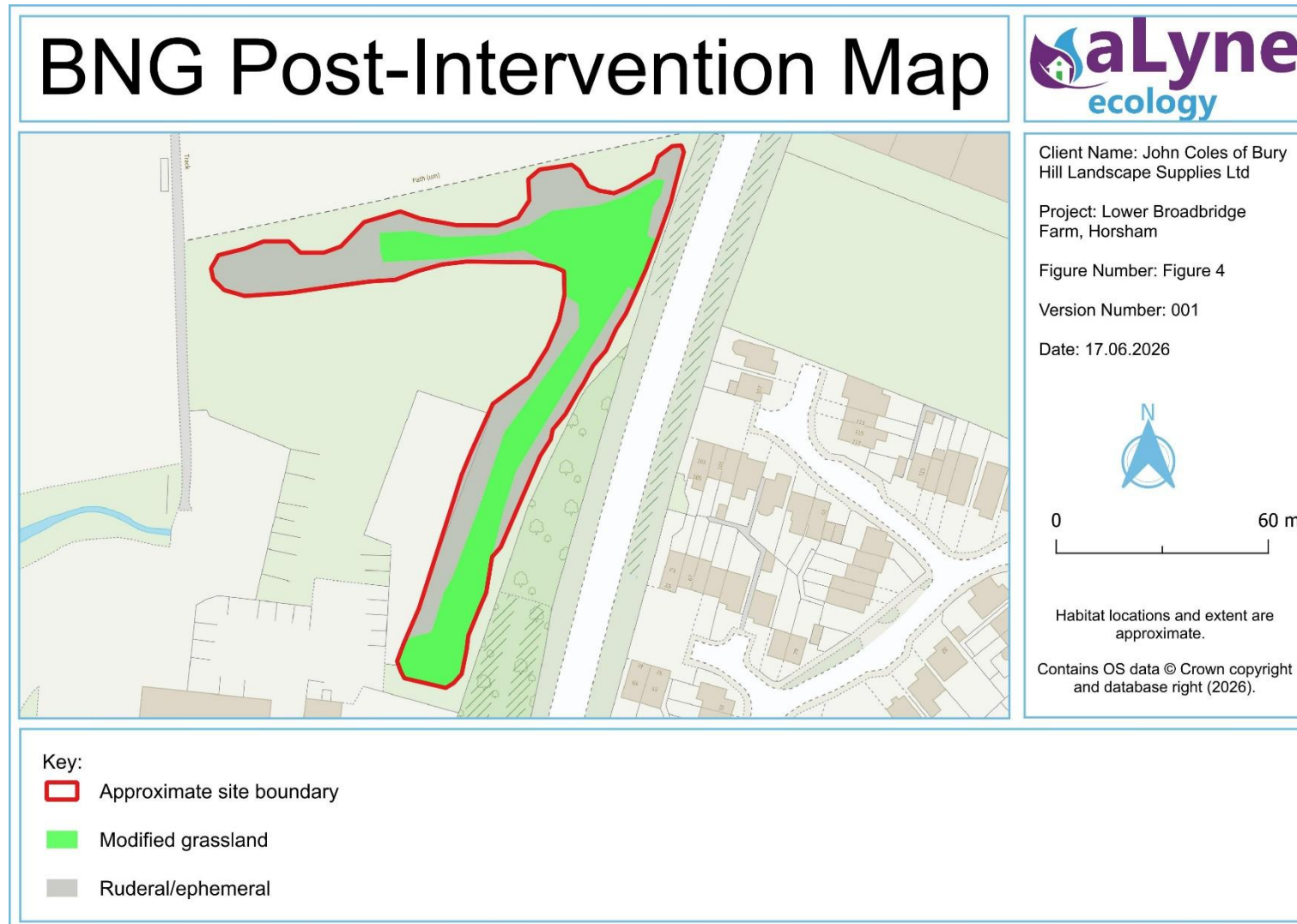
8.2 Figure 2: BNG Baseline Map



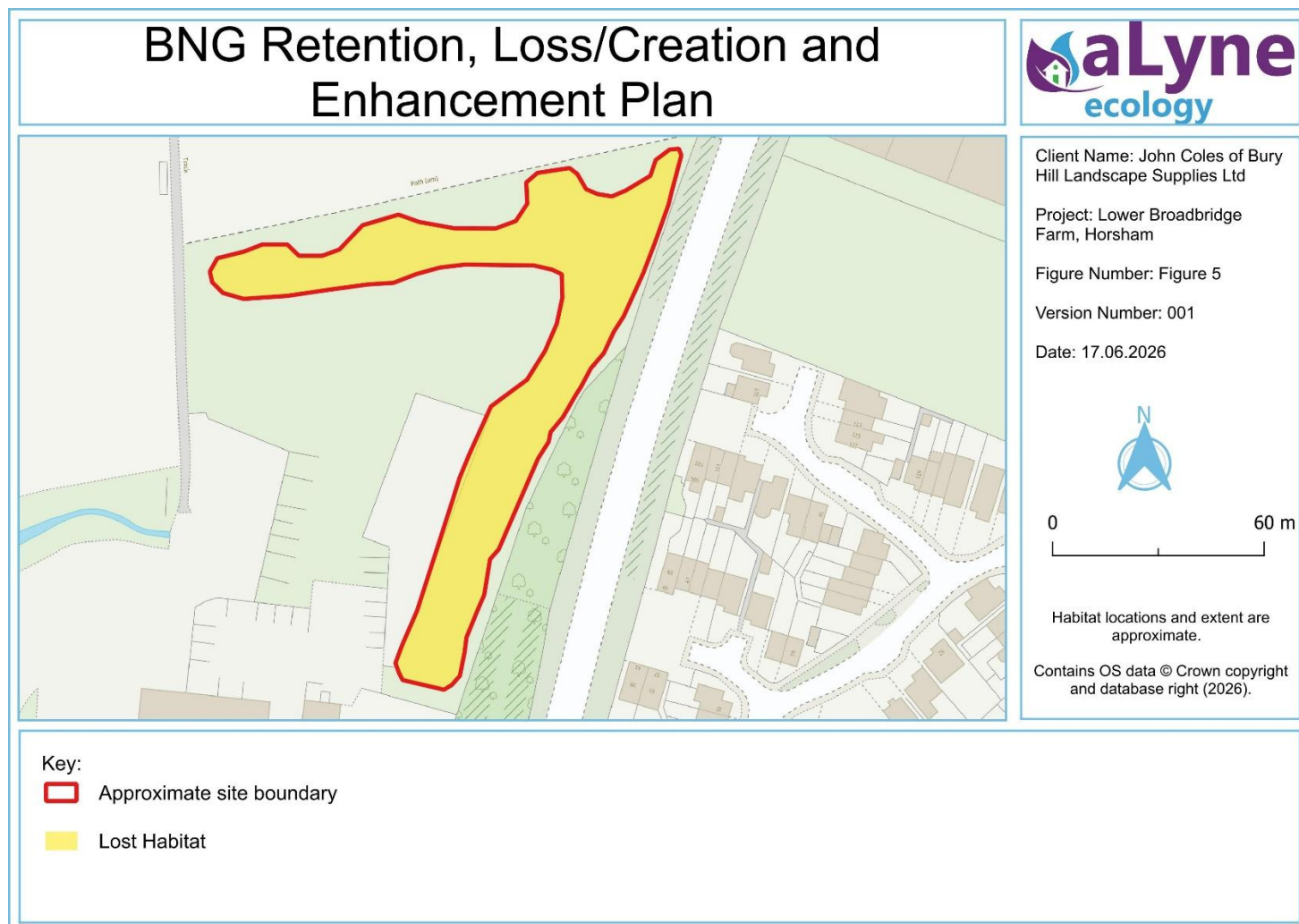
8.3 Figure 3: Proposed Site Plan



8.4 Figure 4: BNG Post-Intervention Map



8.5 Figure 5: BNG Retention, Loss/Creation, and Enhancement Plan



9. Appendix 1 – BNG

9.1 Introduction

9.1.1 What is Biodiversity Net Gain?

Biodiversity Net Gain is defined as: “*Development that leaves biodiversity in a better state than before, and an approach where developers works with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation*” (Baker, Hoskin, & Butterworth, 2019). The UK’s Good Practice Principles for Biodiversity Net Gain provides a framework for development projects to show that they are following good practice (Baker, Hoskin, & Butterworth, 2019).

Biodiversity Net Gain has been described as a measurable target for development projects, where impacts on biodiversity are outweighed by a clear mitigation hierarchy approach to first avoid and then minimise impacts, including through restoration and/or compensation. Adhering to these Biodiversity Net Gain principles will help in underpinning good practice for achieving and sustaining Biodiversity Net Gain. Biodiversity compensation should be planned for a sustained net gain over at least the lifetime of the development (often 25-30 years), with the objective of Biodiversity Net Gain management continuing in the future.

Biodiversity Net Gain should be proportionate to the scale of the development and scale of biodiversity impact, fit in with the project’s lifespan and have the appropriate level of detail for the complexity of the Biodiversity Net Gain targets.

9.2 Legislation and Policy Drivers

For some time, the requirement to include ecological enhancements in development projects has been supported by the National Planning Policy Framework (HM Government, 2024) and the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Both place a requirement on Local Planning Authorities to thread ecological enhancement requirements through regional and local planning policy.

The forthcoming Environment Bill will make the implementation of Biodiversity Net Gain mandatory for development projects. Part 3(1) of Schedule 15 of the Environment Bill makes it clear that planning authorities will only approve a Biodiversity Net Gain plan if they are satisfied with the following:

1. The existing pre-development biodiversity value of the site is identified.
2. The proposed post-development biodiversity value of the site is as specified in the Biodiversity Net Gain plan.
3. That any required off-site Biodiversity Net Gain is formally registered and allocated and delivers sufficient gain.
4. That any biodiversity credits specified in the plan have been purchased.
5. Overall, the Biodiversity Net Gain objective has been met.

Local Planning Authorities will be required to prepare Local Nature Recovery Strategies (LNRS), which will provide the local framework for the delivery of Biodiversity Net Gain and inform the development planning process. In the meantime, Biodiversity Net Gain plans should be aligned to existing local plan biodiversity targets and Supplementary Planning documents.

9.3 Biodiversity Net Gain Principles

The following principles are taken from Biodiversity Net Gain. Good Practice Principles for Development (Baker, Hoskin, & Butterworth, 2019).

9.3.1 Principle 1 – Applying the Mitigation Hierarchy

Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.

9.3.2 Principle 2 – Avoid Losing Biodiversity that cannot be Offset by Gains Elsewhere

Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve No Net Loss or Net Gain.

9.3.3 Principle 3 – Be Inclusive and Equitable

Engage stakeholders early, and involve them in designing, implementing, monitoring, and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.

9.3.4 Principle 4 – Address Risks

Mitigate difficulty, uncertainty, and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.

9.3.5 Principle 5 – Make a Measurable Net Gain Contribution

Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

9.3.6 Principle 6 – Achieve the Best Outcomes for Biodiversity

Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when:

- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.
- Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.
- Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional, and national levels.
- Enhancing existing or creating new habitat.
- Enhancing ecological connectivity by creating more bigger, better, and joined areas for biodiversity.

9.3.7 Principle 7 – Be Additional

Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e., do not deliver something that would occur anyway).

9.3.8 Principle 8 – Create a Net Gain Legacy

Ensure Net Gain generates long-term benefits by:

- Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity.
- Planning for adaptive management and securing dedicated funding for long-term management.

- Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
- Mitigating risks from other land uses.
- Avoiding displacing harmful activities from one location to another.
- Supporting local-level management of Net Gain activities.

9.3.9 Principle 9 – Optimise Sustainability

Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.

9.3.10 Principle 10 – Be Transparent

Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

9.4 Exclusions

Biodiversity Net Gain does not apply to statutory designated sites (i.e., Sites of Special Scientific Interest – SSSIs) or irreplaceable habitats (i.e., ancient woodlands).

9.5 Biodiversity Net Gain Processes and Pathways

The following is a summary of the process of designing a Biodiversity Net Gain plan, once the feasibility of the plan has been tested, the mitigation hierarchy has been applied to the project and the pre and post development baseline biodiversity of a sites' individual features have been measured.

- Consider and justify choices for delivering Biodiversity Net Gain, including whether to deliver the same or different type of habitat, locating either within or outside of the site, enhancing existing habitats, or creating new habitats, creating more, bigger and better linked habitats, improving the quality of local wildlife sites, optimising social and economic benefits and being additional.
- Deliver like-for-like or better (trading in kind, trading between low distinctiveness habitats, trading carefully between moderate distinctiveness habitats, trading up where possible and appropriate and not trading between high distinctiveness habitats).
- Designing enhancement measures to deliver local biodiversity objectives and achieve net gains in features affected by the development in ways which contribute towards strategic policies.
- Avoid or minimise time-lags between losses and delivery.
- Avoid or minimise risks to delivering Biodiversity Net Gain.
- Measure the predicted net gain for individual habitats using the same metrics throughout.
- Specify timescales for the long-term.
- Develop a Biodiversity Net Gain management and monitoring plan.

9.6 Measuring Biodiversity Net Gain

Defra have produced the Statutory Biodiversity Metric (DEFRA, 2025) to measure Biodiversity Net Gain. The metric is based on the following parameters. Full details can be found in Natural England Joint Publication JP029 – The Statutory Biodiversity Metric Technical Supplement.

- Habitat condition.
- Distinctiveness.

A summary of these parameters is provided in the following sections:

9.6.1 Habitat Condition

The 'condition' component of quality measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat. It is – therefore – a means of measuring variation in quality of patches of the same habitat type (i.e., an 'intra-habitat' quality measure) rather than a measure of quality between habitat types (i.e., an 'inter-habitat' quality measure) – which is assessed through the 'distinctiveness' of habitats. Full details of how habitat condition is assessed is provided in Natural England Joint Publication JP029.

9.6.2 Distinctiveness

In the Statutory Biodiversity Metric habitats have been assigned to distinctiveness bands based on the following criteria of distinguishing features:

- Total amount of remaining habitat in England (its rarity).
- Percentage of habitat protected in SSSI: where less is protected in SSSI's, it is considered of higher distinctiveness.
- UK Priority Habitat Status: Priority Habitats area classed as High or Very High.
- European Red List Categories for the habitat.

Distinctiveness categories are as follows:

Distinctiveness Band	Criterion Threshold
Very High Distinctiveness	Small amount of remaining habitat with a lot of it unprotected by designation. Endangered or Critical European red List habitats.
High Distinctiveness	Remaining Priority Habitats not in very high distinctiveness band & other red list of habitats.
Medium Distinctiveness	Non-Priority Habitats with significant wildlife benefit and 1 replaceable Priority Habitat (Arable field Margins).
Low Distinctiveness	Agricultural and Urban land use of lower biodiversity value.
Very Low Distinctiveness	Urban – with artificial structure which are un-vegetated, unsealed surface or built linear features of very low biodiversity value.

9.6.3 Strategic Significance

The following options are available in the Statutory Biodiversity Metric for Strategic Significance:

- Within area formally identified in local strategy (high strategic significance).
- Local ecologically desirable, but not in local strategy (medium strategic significance).
- Area/compensation not in local strategy/no local strategy (low strategic significance).

9.7 Management and Monitoring

Costed management and monitoring plans are essential to the success of Biodiversity Net Gain. Plans should keep track of timing, extent, quality, and condition.

The purpose of monitoring is to determine success or failure, gives an early warning system when aspects of management are not working and provides an opportunity to plan for remedial measures (adaptive management). Monitoring needs to take into consideration frequency, duration, timing, and costs. The results of monitoring need to be clearly documented.

Management and monitoring plans should set out activities over at least 5 years, with objectives for the longer-term.

The responsibility for management can fall to the main contractor, a broker, a local stakeholder, or a third-party company

10. Appendix 2 – Species Lists

Habitat (post-development)	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
Modified Grassland	MG1	Blackgrass	<i>Alopecurus myosuroides</i>	O
		Borage	<i>Borago officinalis</i>	O
		Bramble	<i>Rubus fruticosus</i> agg.	R
		Bristly oxtongue	<i>Helminthotheca echioides</i>	O
		Broad-leaved dock	<i>Rumex obtusifolius</i>	O
		Buddleia	<i>Buddleja davidii</i>	R
		Bulbous buttercup	<i>Ranunculus bulbosus</i>	O
		Burdock	<i>Arctium</i> spp.	O
		Cock's-foot	<i>Dactylis glomerata</i>	O
		Common bent	<i>Agrostis capillaris</i>	O
		Common nettle	<i>Urtica dioica</i>	A
		Common sorrel	<i>Rumex acetosa</i>	O
		Common vetch	<i>Vicia sativa</i>	O
		Cow parsley	<i>Anthriscus sylvestris</i>	O
		Creeping buttercup	<i>Ranunculus repens</i>	A
		Creeping cinquefoil	<i>Potentilla reptans</i>	O
		Creeping soft-rush	<i>Juncus effusus</i>	O
		Creeping thistle	<i>Cirsium arvense</i>	O
		Crested dog's-tail	<i>Cynosurus cristatus</i>	O
		Cut-leaved cranesbill	<i>Geranium dissectum</i>	O
		Dandelion	<i>Taraxacum officinale</i> agg.	O
		Dove's-foot cranesbill	<i>Geranium molle</i>	O
		Grass vetchling	<i>Lathyrus nissolia</i>	O
		Green alkanet	<i>Pentaglottis sempervirens</i>	O
		Hanging sedge	<i>Carex pendula</i>	O
		Lesser stitchwort	<i>Stellaria graminea</i>	O
		Lesser trefoil	<i>Trifolium dubium</i>	O
		Mallow	<i>Malva</i> spp.	R

Habitat (post-development)	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
		Meadow buttercup	<i>Ranunculus acris</i>	O
		Prickly lettuce	<i>Lactuca serriola</i>	O
		Rabbit-foot grass	<i>Polypogon monspeliensis</i>	O
		Ragwort	<i>Jacobaea vulgaris</i>	O
		Red clover	<i>Trifolium pratense</i>	O
		Ribwort plantain	<i>Plantago lanceolata</i>	O
		Rough meadow-grass	<i>Poa trivialis</i>	R
		Scentless mayweed	<i>Tripleurospermum inodorum</i>	O
		Sisyrinchium sp.	<i>Sisyrinchium spp.</i>	O
		Soft brome	<i>Bromus hordeaceus</i>	O
		Sow-thistle	<i>Sonchus spp.</i>	O
		Spear thistle	<i>Cirsium vulgare</i>	O
		Tall fescue	<i>Festuca arundinacea</i>	R
		Teasel	<i>Dipsacus fullonum</i>	A
		White clover	<i>Trifolium repens</i>	O
		White dead-nettle	<i>Lamium album</i>	R
		Willowherb	<i>Epilobium spp.</i>	O
		Wood dock	<i>Rumex sanguineus</i>	O
		Yarrow	<i>Achillea millefolium</i>	O
		Yorkshire fog	<i>Holcus lanatus</i>	O
		Wetted thistle	<i>Carduus crispus</i>	O
Ruderal/Ephemeral	RUD1	Blackgrass	<i>Alopecurus myosuroides</i>	O
		Borage	<i>Borago officinalis</i>	O
		Bramble	<i>Rubus fruticosus agg.</i>	O
		Bristly oxtongue	<i>Helminthotheca echioides</i>	O
		Broad-leaved dock	<i>Rumex obtusifolius</i>	A
		Buddleia	<i>Buddleja davidii</i>	O
		Bulbous buttercup	<i>Ranunculus bulbosus</i>	O
		Burdock	<i>Arctium spp.</i>	O

Habitat (post-development)	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
		Cock's-foot	<i>Dactylis glomerata</i>	O
		Common bent	<i>Agrostis capillaris</i>	O
		Common nettle	<i>Urtica dioica</i>	O
		Common sorrel	<i>Rumex acetosa</i>	A
		Common vetch	<i>Vicia sativa</i>	O
		Cow parsley	<i>Anthriscus sylvestris</i>	O
		Creeping buttercup	<i>Ranunculus repens</i>	O
		Creeping cinquefoil	<i>Potentilla reptans</i>	O
		Creeping soft-rush	<i>Juncus effusus</i>	O
		Creeping thistle	<i>Cirsium arvense</i>	A
		Crested dog's-tail	<i>Cynosurus cristatus</i>	O
		Cut-leaved cranesbill	<i>Geranium dissectum</i>	O
		Dandelion	<i>Taraxacum officinale agg.</i>	O
		Dove's-foot cranesbill	<i>Geranium molle</i>	O
		Grass vetchling	<i>Lathyrus nissolia</i>	O
		Green alkanet	<i>Pentaglottis sempervirens</i>	O
		Hanging sedge	<i>Carex pendula</i>	O
		Lesser stitchwort	<i>Stellaria graminea</i>	O
		Lesser trefoil	<i>Trifolium dubium</i>	O
		Mallow	<i>Malva spp.</i>	O
		Meadow buttercup	<i>Ranunculus acris</i>	O
		Perennial ryegrass	<i>Lolium perenne</i>	O
		Prickly lettuce	<i>Lactuca serriola</i>	O
		Rabbit-foot grass	<i>Polypogon monspeliensis</i>	O
		Ragwort	<i>Jacobaea vulgaris</i>	O
		Red clover	<i>Trifolium pratense</i>	O
		Ribwort plantain	<i>Plantago lanceolata</i>	O
		Rough meadow-grass	<i>Poa trivialis</i>	O
		Scentless mayweed	<i>Tripleurospermum inodorum</i>	O

Habitat (post-development)	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
		Sisymbrium sp.	<i>Sisymbrium spp.</i>	O
		Soft brome	<i>Bromus hordeaceus</i>	O
		Sorrel	<i>Rumex acetosa</i>	O
		Sow-thistle	<i>Sonchus spp.</i>	O
		Spear thistle	<i>Cirsium vulgare</i>	A
		Tall fescue	<i>Festuca arundinacea</i>	O
		Teasel	<i>Dipsacus fullonum</i>	O
		White clover	<i>Trifolium repens</i>	O
		White dead-nettle	<i>Lamium album</i>	O
		Willowherb	<i>Epilobium spp.</i>	O
		Wood dock	<i>Rumex sanguineus</i>	O
		Yarrow	<i>Achillea millefolium</i>	O
		Yorkshire fog	<i>Holcus lanatus</i>	O
		Wetted thistle	<i>Carduus crispus</i>	O
	RUD2	Bramble	<i>Rubus fruticosus</i> agg.	O
		Broad-leaved dock	<i>Rumex obtusifolius</i>	A
		Bulbous buttercup	<i>Ranunculus bulbosus</i>	O
		Cleavers	<i>Galium aparine</i>	O
		Common dock	<i>Rumex obtusifolius</i>	A
		Common nettle	<i>Urtica dioica</i>	D
		Common vetch	<i>Vicia sativa</i>	O
		Cut-leaved cranesbill	<i>Geranium dissectum</i>	O
		Poison hemlock	<i>Conium maculatum</i>	O
		Prickly lettuce	<i>Lactuca serriola</i>	O
		Ribwort plantain	<i>Plantago lanceolata</i>	O
		Sow-thistle	<i>Sonchus spp.</i>	O
		Spear thistle	<i>Cirsium vulgare</i>	O
		Teasel	<i>Dipsacus fullonum</i>	A
		Wood sorrel	<i>Oxalis acetosella</i>	O

Habitat (post-development)	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
		Yorkshire fog	<i>Holcus lanatus</i>	O
	RUD3	Common Nettle	<i>Urtica dioica</i>	D

11. Appendix 3. Pre-Works Aerial Imagery



Photograph 1. Aerial imagery as of September 2018. Images provided by Google Earth Pro.



Photograph 2. Aerial imagery as of March 2020. Images provided by Google Earth Pro.

12. Appendix 4. Habitat Condition Assessment

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; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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).			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site, Lower Broadbridge Farm, Horsham	Survey date and Surveyor name	22nd May 2026 - Charlie Gardiner BSc (Hons) ACIEEM and Tess Blair BSc (Hons)
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	
Grid reference	TQ1436631570	Habitat parcel reference	MG1
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y	7 spec ; common vetch, lesser stichwort, sorrel, cut leaved, bulbous buttercup, rough meadow grass, ragwort, york fog.
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	Sward height over 7cm for the majority
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scrub present
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	Ruderal areas in places damaged by site operations.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	Overall bare ground in parcel exceeds 10%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No INNS Sch9
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			4
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved %/✓	
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; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. 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).			

Condition Sheet: URBAN Habitat Type													
Habitat Types Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground													
Habitat Description													
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: ukhab - UK Habitat Classification													
On-site or off-site, site name and location		On-site, Lower Broadbridge Farm, Horsham		Survey date and Surveyor name		22nd May 2026 - Charlie Gardiner BSc (Hons) ACIEEM and Tess Blair BSc (Hons)							
				Survey reference (if relating to a wider survey)									
Limitations (if applicable)		None		Habitat parcel reference RUD1 RUD2 RUD3									
				Grid reference TQ14297 TQ1433 TQ1435 31569 631517 131516									
Condition Assessment Criteria				Criterion passed (Yes or No) Notes (such as justification)									
Core Criteria - must be assessed for all urban habitat types.													
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	Y	Y									Vegetation varied on the banks with different flowering species
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	Y	Y									Yes, different species present covering wider niches
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	Y	Y									INNS Sch9, Not present
Essential criteria relevant for habitat type achieved (Yes or No)		Y	Y	Y									
Number of criteria passed		3	3	3									
Condition Assessment Result		Condition Assessment Score		Score Achieved *1/									
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):													
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)		Y	Y	Y							
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)											
• Passes 0 or 1 of 3 core criteria.		Poor (1)											