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13 August 2026

Dear Luigi

PROPOSED OFFICE AT NEW BARN FARM, CAPEL ROAD, HORSHAM
Biodiversity Net Gain Assessment and
Draft Habitat Management and Monitoring Report

We refer to the proposed development of a single office unit with associated access and soft landscaping area at the above site.

The above site was visited on 5 March 2026. The full extent of the site was found to be under hard cover as detailed within the Preliminary Ecological Appraisal prepared for this site, with the exception of the bund which lies along the northern boundary of the plot, which comprises sparsely vegetated ground with common nettle and other low growing common pioneer species of this area. There is an early mature Ash tree located to the north of the bund (close to but outside of the redline boundary). This tree is to be retained and is unlikely to be impacted by the proposed development. For these reasons, this tree has been excluded from the Metric.

A Baseline Habitat Map has been prepared for the site, together with a condition assessment sheet for the sparsely vegetated bund. The proposed plan No. P2521 (01)-001 revision B together with the Landscape Strategy has been used to prepare the Proposed Habitat Map.

It is proposed to deliver modified grassland in 'poor' condition. In this case, none (zero) of the condition criterion need to be met to achieve 'poor' condition. See attached proposed condition sheet for modified grassland. The existing bund habitat is to be retained in its current condition. The criterion to be met are to remain as existing (see attached Urban habitat type condition sheet). No further management or monitoring is deemed necessary in this case. There are no existing or proposed linear features within the site.

The habitat types, their area and other relevant factors have been input into the BNG Metric. The metric confirms that there is a net gain of 73.44% and the Trading Rules are all passed.



In this case, biodiversity net gain will be delivered under the current proposal.

Yours sincerely



Lucy Monday BSc ACIEEM
Director



STEVE LAMB
PROPOSED REPLACEMENT OFFICE AT NEW BARN FARM,
CAPEL ROAD, HORSHAM

Baseline Habitat Map

	Artificially Unvegetated, Unseeded Surface - Sum 752.13 m ² Condition - NA	
	Seeded Surface - Sum 69.5 m ² Condition - NA	15 m ² Storage Unit 1 30 m ² Office 24.5 m ² Storage Unit 2
	Sparsely Vegetated Land - Ruderal/Epheumeral - 130.89 m ² Condition - Moderate	

Total Site Area - 952.32 m²

1 Existing Site Plan
1 : 500



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			
Road side bund - Sparsely vegetated land - Ruderal/Ephemeral - This bank comprises sparse, low growing, pioneer species common to disturbed land in this area.			
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 - New Barn Farm, Capel Road, Horsham - Porposed office site.	Survey date and Surveyor name	5 March 2026 (revisited 8 May 2026) - Lucy Monday
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
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.	No	Vegetation low growing and consistent.
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.	Yes	The bund includes common nettle and other common forbs of benefit to invertebrates.
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).	Yes	None identified.
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			Two
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
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)	
• 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)	Tick
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

STEVE LAMB

PROPOSED REPLACEMENT OFFICE AT NEW BARN FARM,
CAPEL ROAD, HORSHAM

Proposed Habitat Map



Sealed Surface - 586.11 m2

Condition - N/A



Sparsely Vegetated Land - Ruderal/Ephemeral - 96.57 m2

Condition - Moderate



Modified grassland - 269.64 m2

Condition - N/A

Total Site Area - 952.32 m2

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 - New Barn Farm, Capel Road, Horsham	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Modified grassland / lawn to be provided within the garden area of the proposed office.			
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.	Not targeted	
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.	Not targeted	
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.	Not targeted	
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.	Not targeted	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Not targeted	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Not targeted	

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Not targeted	
Essential criterion achieved (Yes or No)			
Number of criteria passed			None targeted
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)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Tick	
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).			