



Biodiversity Net Gain Feasibility Assessment

Land at New Salts Farm Barns, Shoreham

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CONTENTS

1.0	INTRODUCTION.....	3
2.0	STATUTORY BIODIVERSITY METRIC.....	4
3.0	CONCLUSIONS	11

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Rodway Planning to undertake a Biodiversity Net Gain (BNG) feasibility assessment for the application for the development to Land at New Salts Farm Barns, Shoreham, BN43 5FE, hereafter referred to as the 'site' (Figure 1).

1.2 The site (TQ 20361 04682) is located in Shoreham-by-sea, south of New Salts Farm Road. It covers an area of approximately 0.69ha and consists of hardstanding and buildings with areas of grassland and scrub. The surrounding area features agricultural fields to the north, south and west, as well as some residential properties to the east.



Figure 1: Site application boundary (red line).
Satellite imagery obtained from Google Satellite on 14/11/2025

2.0 Statutory Biodiversity Metric

- 2.1 BNG principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).
- 2.2 In order to determine the on-site habitat baseline, habitats were mapped and subject to a condition assessment on 4th September 2025. This work was undertaken by Principal Ecologist Matthew Pendry BSc (Hons) MCIEEM, an experienced botanist who holds a Level 4 Field Identifications Skills Certificate (FISC).
- 2.3 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.
- 2.4 The Statutory Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.

On-Site Habitat Baseline

- 2.5 The habitats currently present on site have been identified and assessed. These are shown in Figure 3 and in Table 1, overleaf. A full condition assessment is presented in Appendix 1.

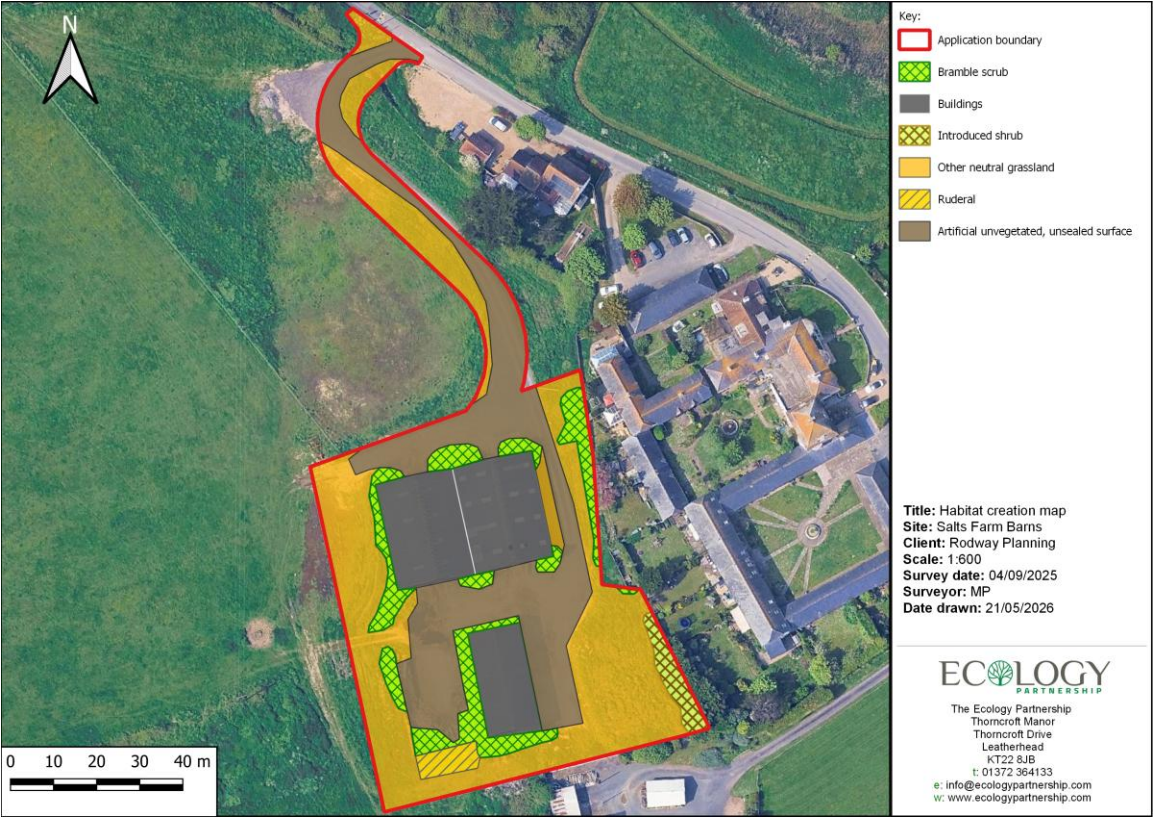


Figure 3: On-Site Habitat Baseline

Table 1. On-site habitat breakdown – Pre-Development

Habitat	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units	Area retained	Area enhanced	Units lost	Comments
Developed land; sealed surface	0.126	V.Low	N/A – Other	Low	0.00	0.00	0.00	0.00	Existing buildings
Bramble scrub	0.069	Medium	Condition Assessment N/A	Low	0.28	0.00	0.005	0.26	Areas of bramble surrounding buildings
Introduced shrub	0.013	Low	Condition Assessment N/A	Low	0.03	0.00	0.00	0.03	Leylandii shrubs in the south-east corner.
Other neutral grassland	0.26	Medium	Poor	Low	1.04	0.00	0.085	0.7	Species-poor grass
Ruderal/Ephemeral	0.008	Low	Moderate	Low	0.03	0.00	0.00	0.03	Area of sedum and other ruderals grown on concrete
Artificial unvegetated; unsealed surface	0.205	V.Low	N/A - Other	Low	0.00	0.00	0.00	0.00	Existing access track and other areas of unvegetated gravel.
Total area (excluding trees)	0.68	Total units/area			1.37	0.00	0.09	1.01	

On-Site Habitat Creation

- 2.6 The proposed development is largely centred on land used by the farm for storage of livestock and hay, with vegetated areas largely limited to the edges. A vegetated buffer of native shrubs, trees, and wildflower grassland will be developed around the perimeters of the site as well as on the central verges, and use of flowering lawns in areas of grassland to be managed to a shorter sward around the play space. The proposed habitat areas are detailed in Tables 2 & 3, and Figure 4 below.



Figure 4. Proposed habitats

Table 2. On-site habitat breakdown – Post-Development Creation

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Other neutral grassland	0.016	Medium	Moderate	Low	5	Low	0.11	SUDS Basin seeded with wildflower grassland
Developed land; sealed surface	0.208	V.Low	N/A Other	Low	0	Low	0.00	Buildings, paths and roads
Other green roof	0.085	Low	Condition Assessment – N/A	Low	1	Low	0.16	Green roofs on buildings
Mixed scrub	0.012	Medium	Poor	Low	1	Low	0.05	Shrub planting in centre of site using native species or cultivars of native species.
Modified grassland	0.002	Low	Poor	Low	1	Low	0.00	Grass in the centre of the play space
Mixed scrub	0.046	Medium	Moderate	Low	5	Low	0.31	Mixed native shrub planting around the edges of site.
Other neutral grassland	0.049	Medium	Moderate	Low	5	Low	0.33	Wildflower grassland to be created around the periphery of the site
Other neutral grassland	0.009	Medium	Poor	Low	2	Low	0.03	Flowering lawn area to be created outside the play space in the north-east of the site
Artificial unvegetated; unsealed surface	0.007	V.Low	N/A – Other	Low	0	Low	0.00	Play space in the northeast of the site, likely comprised shredded rubber or woodchip.
Vegetated garden	0.166	Low	Condition Assessment – N/A	Low	1	Low	0.34	Private garden areas.
Urban tree	0.1425	Medium	Poor	Low	10	Low	0.4	35 new trees throughout the site.
Total area	0.74	<u>Total units</u>					1.71	

Table 3. On-site habitat breakdown – Post-Development Enhancement

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Mixed scrub	0.076	Medium	Poor to Moderate	Low	5	Low	0.04	Bramble scrub to be cut back and replanted with a mix of native shrub species.
Other neutral grassland	0.261	Medium	Poor to Moderate	Low	10	Low	0.58	Areas of existing grassland to be enhanced to moderate condition through appropriate management and supplementary seeding with appropriate wildflowers.

2.7 The final results are shown in table 4 below.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.95
	<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>	69.23%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Table 4. Final results

2.8 The calculations confirm that the development has the potential to result in a **69.23% net gain** in habitat units, based on the current proposal and all trading rules have been satisfied.

2.9 If any changes to landscaping occur post approval, this assessment would need to be revised.

2.10 A detailed Habitat Management & Maintenance Plan will be developed at the detailed design stage to detail the long-term management of the proposed habitats to achieve the targeted habitat conditions, over a 30 year timespan.

3.0 Conclusions

- 3.1 The baseline value of the site is **1.37 area units**.
- 3.2 Post-development the proposed value of the site is currently predicted to be **2.33 area units**, equating to a change of **69.23%** in habitat units.
- 3.3 All trading rules have been satisfied.
- 3.4 As a condition of planning approval an update BNG assessment will be required based on the detailed landscape plans once finalised post approval. A Habitat Management and Maintenance Plan (HMMP) will also likely be required to detail the necessary management required to achieve the targeted net gain, over a 30 year timespan.

Appendix 1: Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)		
Condition Assessment Criteria		Other neutral grassland
1	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Fail Considered poor example of its type owing to dominance of grasses and indicators of high nutrients
2	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.	Fail All greater than 7cm
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens (Footnote 1)	Fail Bare ground <1%
4	Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%.	Pass
5	Combined cover of species indicative of sub-optimal condition (Footnote 2) 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 species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Fail > 5% cover of thistles, nettles, docks and white clover
Additional Criterion - must be assessed for all non-acid grassland types		
6	There are 10 or more vascular plant species per m* present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). <i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i>	Fail c.4.8 species per m²
Condition		Poor
Condition Assessment Result		
Good	Passes 5 of 6 criteria, including essential criterion 1 and 6	
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion 1	
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion 1 and 6	
Footnote 1. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.		
Footnote 2. Species indicative of sub-optimal condition for this habitat type include: Creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover, cow parsley.		

Condition Sheet: URBAN - NON PRIORITY Habitat Type		
UKHab Habitat Type(s): Sparsely vegetated land - Ruderal/ephemeral and Tall forbs; Urban – Allotments/Bioswale/Cemeteries and churchyards/Open mosaic habitats on previously developed land(OMH)/Rain garden/SUDs/bare ground/all green walls and roofs		
Condition Assessment Criteria		Ruderal/ephemeral
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.	Fail <i>(Small areas of sedums and mosses on concrete)</i>
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.	Fail <i>(Small areas of sedums and mosses on concrete)</i>
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).	Pass
Condition		Poor
Condition Assessment Result		
Good	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3	
Moderate	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	
Poor	Passes 0 or 1 of 3 core criteria	
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).		
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: Home » NNSS (nonnativespecies.org) And Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)		
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.		
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.		

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