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05 June 2025

Henry Wagstaff
Wilbury Planning Ltd.
No.5 61 Wilbury Road
Hove
East Sussex
BN3 3PB

Ref: 22054

Biodiversity Net Gain Assessment (Revision 2): Land at Twineham Court Farm, Bob Lane, Twineham RH17 5NH.

Introduction

CT Ecology was commissioned by Telbridge Properties to undertake an updated biodiversity net gain assessment in relation to the proposed re-development scheme for the above site to inform the planning application.

Current proposals are for the demolition of a series of former agricultural and storage buildings and erection of a new events venue. No trees will require removal to facilitate the works. Associated access will remain the same, with a new parking area created to the north of the proposed events venue. A series of two attenuation ponds will be created adjacent to the entrance of the site. Boundary scrub and trees will be retained and incorporated into the proposals.

Site Description

The site is within a rural location within the north-western extent of Twineham, in the Mid Sussex District of West Sussex at National Grid Reference TQ245 208. Twineham Court Farm is dominated by a series of derelict agricultural buildings with associated fields, boundary features and a pond. Vehicular access is via an unmade track extending from Bob Lane to the south. The area included in the survey comprises the wider farm estate covering approximately 3 hectares (ha) although the proposed development area will be restricted to 1.39ha; situated in the central and southern extents of the wider farm estate.

Twineham Court Farm is bounded by a combination of grazed fields and a large electricity substation to the north, grazed fields to the east and west and south beyond Bob Lane. A woodland block is also to the west. In the wider surrounds, a combination of pasture and arable fields are located in all directions together with areas of woodland and residential properties. The town of Burgess Hill is approximately 5km to the south-east.

Methodology

The biodiversity value of the site has been quantified applying the Statutory Biodiversity Metric (DEFRA 2024). The metric uses habitats to describe biodiversity, which is converted into

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measurable 'biodiversity units' according to the area of each type of habitat. The metric scores different habitat types according to their relative biodiversity value and adjusts this according to the condition and location of the habitat. Where new habitat is created or existing habitat is enhanced then the associated risks of doing so are factored into the metric. The metric can then be used to quantify the biodiversity value of habitats and it can be used to calculate the losses and gains in biodiversity from proposed activities including development or site management.

The biodiversity 'value' of each habitat type is evaluated using the area and the relative 'quality' of the habitat. This assessment of quality comprises four components:

* Distinctiveness
* Condition
* Strategic significance
* Habitat connectivity

The calculation then gives a number of biodiversity units that represents the baseline biodiversity value of that habitat parcel.

A further calculation is then obtained to provide a post development score (to include measures to retain, enhance or create additional biodiversity features) and additional factors to account for the risk associated with these actions are also taken into account to include:

* Difficulty of creating or restoring a habitat
* Temporal risk
* Spatial Risk

The post development biodiversity units are then deducted from the baseline units to provide a value for 'the extent of change'. If a net gain is achieved then there is no need to consider additional potential off-site measures however if the calculation does not result in a sufficient net gain in biodiversity units, proposals may need to be revised or additional enhancement measures employed or off-site enhancement measures may need to be considered.

The current biodiversity net gain assessment has been based on existing habitat areas and proposed habitat types post development, based on a landscape strategy plan compiled for the submission (Fern and Pine, 2024: Drawing Reference: 260_P001_Landscape General Arrangement; 260_P002_Soft Landscape Plan; and 260_P003_Tree planting plan).

Results

The total net % change for the proposed development area is **+34.96%** (habitat units) and **+623.75%** (hedgerow units) which indicates a net gain in biodiversity as a result of the Scheme in line with current guidance.

The total area of habitat to be lost equates to 0.48ha which includes 0.02ha ruderal/ephemeral vegetation; 0.13ha scrub; 0.12ha modified grassland. A single, ornamental hedgerow measuring 8m in length will also be removed.

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The following habitat features will be incorporated post development:

- a minimum of 0.3ha existing grassland will be enhanced through overseeding with a wildflower grassland mix with on-going management;
- the on-site pond will be enhanced through management and aquatic planting;
- a minimum of 0.075ha mixed native scrub will be planted around the site to include in the north of the site to extend areas of retained scrub;
- a minimum of 0.079ha grassland will be created, comprising a mix of species-rich grassland, and wildflower meadow areas;
- two attenuation ponds will be created in the south of the site. These will be constructed with wildlife mind, to include associated marginal and emergent planting;
- planting will include at least 10 new (small) trees to include native specimens comprising focal and open space trees; and
- new hedgerow planting in the north of the site to include at least one native hedge.

A summary of the biodiversity metric score is shown in the table below.

Table 1.2: Statutory Biodiversity Metric Headline Results Summary

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	2.02
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	34.96%
	Hedgerow units	623.75%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Conclusions and Recommendations

The total net % change for the proposed development area when applying the Statutory Biodiversity Metric is **+34.96%** (habitat units) and **+623.75%** (hedgerow units) which indicates a net gain in biodiversity as a result of the Scheme due to the incorporation of a range of biodiverse planting with a focus on scrub and grassland planting within the post development landscaping.

In addition, a series of targeted enhancement measures in relation to protected species will be integrated into the proposals which will serve to improve the overall biodiversity value of the site post development. Although these cannot be factored into the Biodiversity Metric, these features will also add to the overall biodiversity value to the site. These measures will include (but will not be limited to):

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Bird Boxes

A series of bird boxes will be installed at the site. These will include the following specifications:

* Schwegler 1MR x 6; and
* Schwegler Sparrow Terrace 1SP x 1

Bat Boxes

A series of bat boxes will be installed at the site. These will include the following:

* Cavity Bat Box (i.e. the Eco Crevice cavity box) x 2.

Log Piles

A total of two log piles will be constructed to the south of the existing pond in order to provide habitat/feeding opportunities for a range of species including invertebrates, birds and bats and sheltering opportunities for reptiles and amphibians.

In order to ensure the success of implementation and establishment of the biodiversity net gain measures, habitats should be subject to monitoring for a 30-year period, in accordance with current BNG guidelines.

I trust the above information relating to Twineham Court Farm is satisfactory however if you have any queries, please do not hesitate to contact me.

Yours sincerely

Carly Teague BSc (Hons) MSc MCIEEM

Director

References

* CIEEM – Chartered Institute of Ecology and Environmental Management (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal.* Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf [Accessed on 28/09/2024].

* CIEEM – Chartered Institute of Ecology and Environmental Management (2013). *Guidelines for Preliminary Ecological Appraisal.* Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/ Resource Library/ Technical Guidance Series/GPEA/GPEA_April_2013.pdf [Accessed on 27/09/2024].

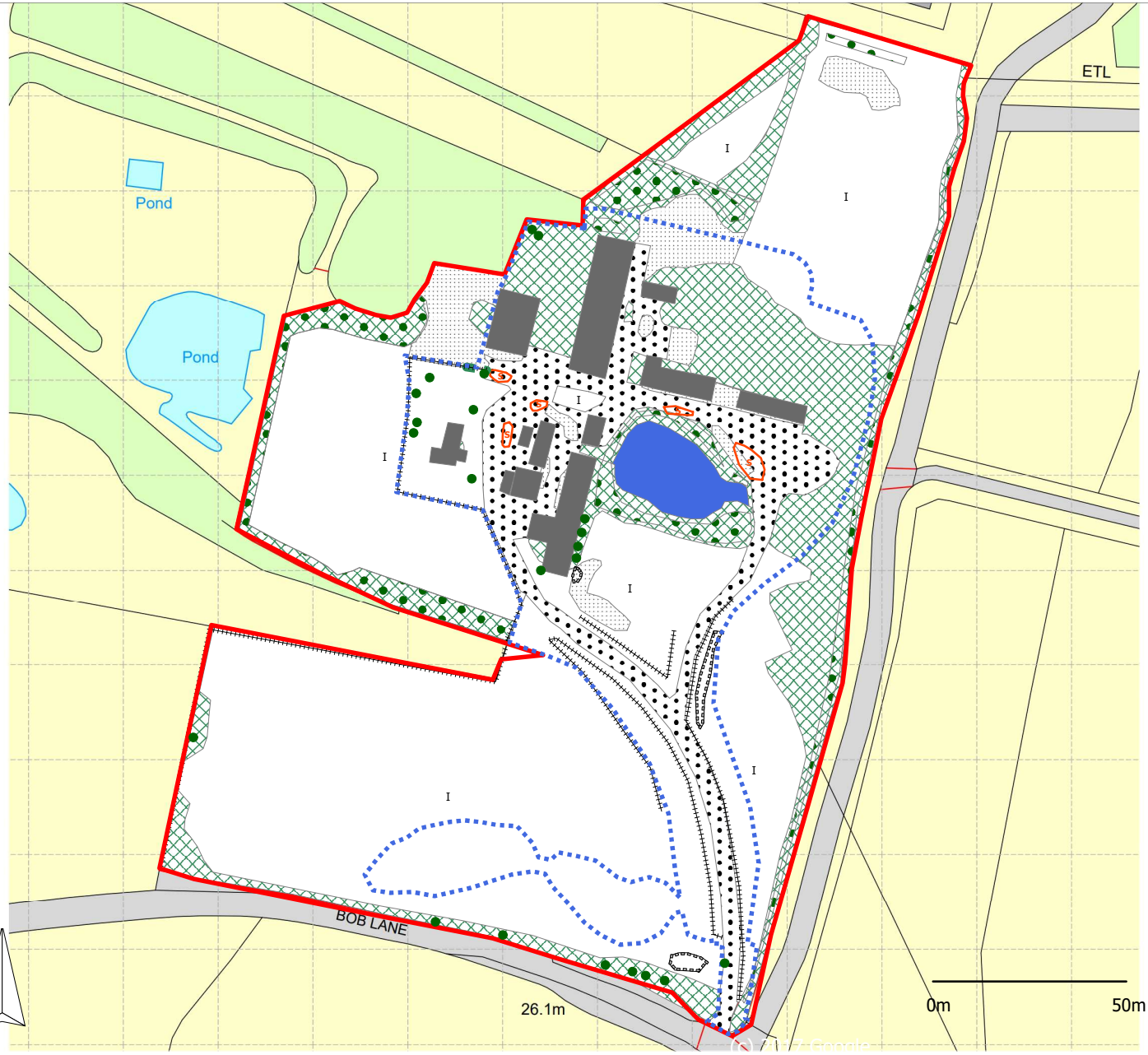
* CT Ecology Ltd (2023a). *Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment: Land at Twineham Court Farm.* Unpublished report for Wilbury Planning Ltd. Brighton, East Sussex: CT Ecology Ltd.

* CT Ecology Ltd (2023b). *Protected Species Survey Report: Land at Twineham Court Farm.* Unpublished report for Wilbury Planning Ltd. Brighton, East Sussex: CT Ecology Ltd.

* Department for Environment and Rural Affairs (2024). Statutory Biodiversity Metric [on-line]. Available from Statutory biodiversity metric tools and guides - GOV.UK (www.gov.uk) [Accessed on 27/09/2024].

* UKHab Ltd (2023). UK Habitat Classification Version 2.0 [On-line]. Available from https://www.ukhab.org [Accessed on 27/09/2024].

Appendix A
Site Maps



Legend

- **Landownership Boundary**
  - Areas
- **Proposed Application Boundary**
  - Areas
- **Building**
  - Areas
- **Improved Grassland**
  - Areas
  - I
- **Ruderal/Short Perennial**
  - Areas
- **Bare Ground/Hardstanding**
  - Areas
- **Scattered Trees**
  - Areas
- **Scrub**
  - Areas
- **Standing Water**
  - Areas
- **Spoil Pile**
  - Areas
  - S
- **Fence**
  - Lines
- **Earth Mound**
  - Areas
- **Non-Native Hedgerow**
  - Lines
- **Tree (Approximate Location)**
  - Points

Figure 1: Twineham Court Farm Baseline Habitat Map

Drawn by: CT
Date: 25/01/2024
Scale: See Map

CT Ecology

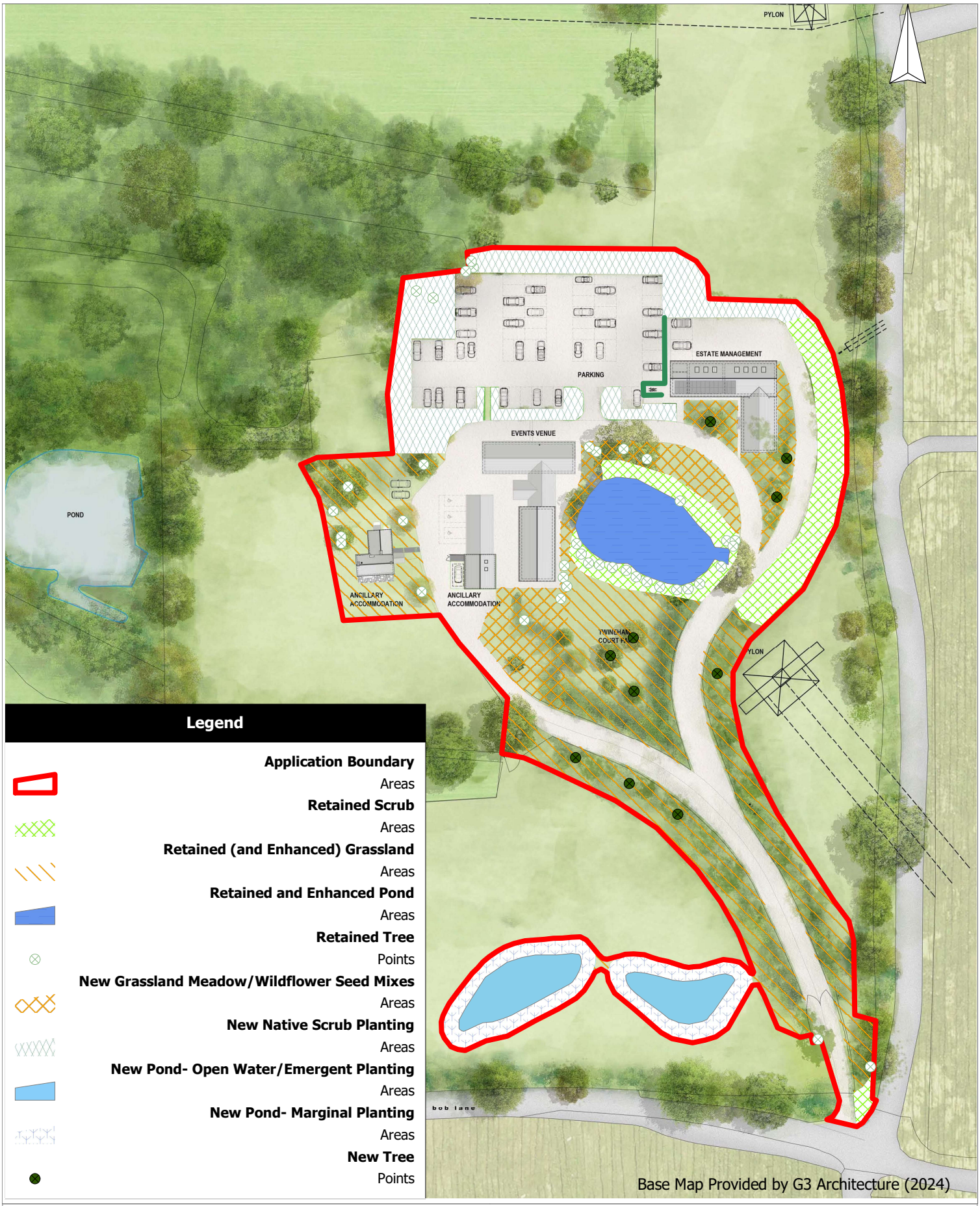


Figure 1: Twineham Court Farm Habitat Enhancement

Drawn by: CT
Date: 05/06/2025
Scale: 1:500 @ A1

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Appendix B
Baseline Condition Assessment Sheets

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

Relatively recently colonised ruderal/ephemeral species were associated with the central site extent; developing around the buildings and on top of areas of concrete. Species included speedwells (Veronica sp.), bristly oxtongue (Picris echioides), thistles (Cirsium sp.), common nettle (Urtica dioica), knapweed (Centaurea sp.) and docks (Rumex sp.). Sparse cover of vegetation.

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	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**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.	N	
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	
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	
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)	NO
		Number of criteria passed	1

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
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)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	YES
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

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub **Heathland and shrub - Gorse scrub** **Heathland and shrub - Hawthorn scrub** **Heathland and shrub - Hazel scrub** **Heathland and shrub - Mixed scrub** **Heathland and shrub - Dunes with sea buckthorn (H2160)** **Heathland and shrub - Willow scrub**			
Habitat Description			
Areas of dense and scattered scrub had formed along the site boundaries, around the pond and throughout the northern site extent. Species included bramble, alder, blackthorn, hazel and elder. No single species was dominant within the scrub.			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens* , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
	Number of criteria passed		2

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓	

Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	YES	
Suggested enhancement interventions to improve condition score			

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	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

Habitat Description

Grassland fields extended around the periphery of the farm estate together with verges adjacent to the access road. The grassland showed signs of being subject to intensive grazing over a prolonged period. The sward was dominated by a small number of coarse grassland species which were indicative of regular, long-term management and included Yorkshire fog (Holcus lanatus), cock's-foot (Dactylis glomerata) and perennial ryegrass (Lolium perenne). Forbs were restricted throughout the sward and were mostly associated with the verges which have likely been subject to less intensive farm management and disturbance over time. Species included creping buttercup (Ranunculus repens), daisy (Bellis perennis), and toothed medic (Medicago polymorpha). Grassland also extended along the

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	
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	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
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	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	
	Essential criterion achieved (Yes or No)		Y
	Number of criteria passed		5

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)	YES	
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 *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

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: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

A number of semi-mature trees were present withi the sothern and central site extents. Species inlcuded silver birch (Betula pendula), hazel (Corylus avellana), oak (Quercus sp.), elder (Sambucus nigra), wild cherry (Prunus avium) and eucalyptus (Eucalyptus sp.). Many trees were showing signs of poor growth due to a lack of management. All trees being retained. 11 TREES TOTAL

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	Y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	YES
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

A number of young and self-seeded saplings were present around the pond including alder (Alnus glutinosa), silver birch (Betula pendula), elder (Sambucus nigra), wild cherry (Prunus avium). A small number of self-seeded trees were also present around the site boundaries. Many trees were showing signs of poor growth due to a lack of management. All trees being retained. 29 TREES TOTAL

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	
	Number of criteria passed	3	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	YES
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: POND Habitat Type

Habitat Type

Lakes - Ponds (priority habitat)
Lakes - Ponds (non-priority habitat)
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

Habitat Description

An irregular shaped pond was adjacent to Building 8 in the east of the site. This was heavily shaded by trees including alder (Alnus glutinosa), in addition to mixed scrub around the entire pond margins. As a result, the water appeared to be of low quality and supported a large amount of fallen dead wood. No aquatic plant species were observed within the water column at the time of the assessment.An oily film was present over the surface of the water.

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland[1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	N	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Y	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Y	
F	There is an absence of listed non-native plant and animal species[3].	Y	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	
Additional Criteria - must be assessed for all non-woodland ponds:			

H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep.	N	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	N	
	Number of criteria passed	5	

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	
Passes 5 or 6 criteria	Moderate (2)	
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	YES

Suggested enhancement interventions to improve condition score

Tree thinning to open up canopy, silt removal. Control of encroaching scrub. Removal of dead wood within water column, Planting of native aquatics inlcuding oxygenators.

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.

Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from:

Appendix C
Post Development Condition Assessment Sheets

Condition Sheet: POND Habitat Type

Habitat Type

Lakes - Ponds (priority habitat)
Lakes - Ponds (non-priority habitat)
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

Habitat Description

Two attenuation ponds will be created in the south of the site. A mix of native marginal and emergent plants will be included in the design. INNS will be avoided. The attenuation ponds will be designed for wildlife.

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023 May 2024
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - applicable to all ponds (woodland[1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Y	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Y	
F	There is an absence of listed non-native plant and animal species[3].	Y	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	
Additional Criteria - must be assessed for all non-woodland ponds:			

H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep.	N	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y	
	Number of criteria passed	7	

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	
Passes 5 or 6 criteria	Moderate (2)	
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	Y
Passes 5 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.

Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from:

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

New native trees (minimum 10) to be planted around the site. Although the score for the condition assessment is moderate, these trees are classed as low for the metric score, in accordance with guidance for new tree planting.

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023 May 2024
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature)[1].	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
	Number of criteria passed	3	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	YES
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

Habitat Description

Existing grassland overseeded with an appropriate wildflower seed mix which will inlcude yellow rattle. Grassland will be managed in a sympathetic way to promote flowering species during the growing season with one or two hay cuts per year.

ukhab – UK Habitat Classification

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Y	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	
E	Combined cover of species indicative of suboptimal condition[3] 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[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Y	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	N	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Y	
	Number of criteria passed	4	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* . There may be additional relevant species local to the region and or site.

Footnote 4 – 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, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

Habitat Description

Meadow grassland to be created in proximity to the new buildings. An appropriate grassland seed mix will be used which contains a proportion of wildflowers and inlcudes yellow rattle. Grassland will be managed in a sympathetic way to promote flowering species during the growing season with one or two hay cuts per year.

ukhab – UK Habitat Classification

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Y	
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y	
E	Combined cover of species indicative of suboptimal condition[3] 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[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Y	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	N	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Y	
	Number of criteria passed	4	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* . There may be additional relevant species local to the region and or site.

Footnote 4 – 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, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

A new native hedge to be planted within the car park. A minimum of five native species will be planted to inlcude at least three woody species. Hedgerow to be planted in a double row and fenced until established.

ukhab – UK Habitat Classification

On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										**Notes (such as justification)**
				1	2									
				Grid reference										
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	n	n									
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	n	n									
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	n	n									

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	y	y									
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	n	n									
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	y	y									
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	y	y									
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	y	y									
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.											
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.											

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2

Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Suggested enhancement interventions to improve condition score

Management over time to increase height and width once established. Enable ground flora to develop. Fence until established to control distrurbance by animals and humans

Condition Sheet: POND Habitat Type

Habitat Type

Lakes - Ponds (priority habitat)
Lakes - Ponds (non-priority habitat)
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

Habitat Description

The existing pond will be enhanced through: tree thinning to open up canopy; silt removal; clearance of scrub from western margins of pond; control of remaining encroaching scrub; removal of dead wood within water column; planting of native aquatics inlcuding oxygenators.

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	Twineham Court farm	**Survey date and Surveyor name**	Carly Teague. 5th January, 25th 2023, May 2024, May 2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference	TQ245 208	**Habitat parcel reference**	

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland[1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Y	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Y	
F	There is an absence of listed non-native plant and animal species[3].	Y	
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	
Additional Criteria - must be assessed for all non-woodland ponds:			

H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep.	Y	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y	
	Number of criteria passed	8	

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	
Passes 5 or 6 criteria	Moderate (2)	
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	YES
Passes 5 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.

Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from: