



BIODIVERSITY NET GAIN DESIGN STAGE REPORT

Client: Antler Homes

Site: Selsfield Road, Ardingly

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Version 002





aLyne Ecology Ltd.

The Cabin
54 Woodlands Road
Bookham
Leatherhead
Surrey, KT23 4HH

www.aLyneecology.co.uk

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Author	Josh Brown BSc (Hons) ACIEEM Senior Ecologist NE Great Crested Newt Class Licence: WML-CL08 Registration Reference: 2025-82167-SCI-CL08 Accredited Agent, NE Bat Class Licence: WML-CL18 Registration Reference: 2026-88146-CL18-BAT Accredited Agent, NE Hazel Dormouse Licence: WML-CL10a Registration Reference: 2021-55169-CLS-CLS		
Approver	Sarah Lyne CEnv BSc (Hons) MCIEEM Managing Director and Principal Ecologist NE Bat Class Level 2 Licence: WML-CL18 Registration Reference: 2026-88146-CL18-BAT European Protected Species Possession Licence Registration Reference: 2022-60725-SCI-SCI NE Great Crested Newt Licence: WML-CL08 Registration Reference: 2025-81304-SCI-CL08		
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Report	This report remains valid for 12 to 18 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should this change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
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: Selsfield Road, Ardingly, RH17 6UF, West Sussex. - OS grid reference (Central Point): TQ 34534 29898. - Approximate Area of Site: 26,100 m² (2.61 ha).
Scope of Works
- aLyne Ecology Ltd was commissioned by Antler Homes 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 Habitat Condition Assessment (HCA) carried out by aLyne Ecology Ltd. in 2026 (see Figure 2). - Post-intervention biodiversity units have been based on the Landscape Strategy (see Figure 3) (Huskinson Brown Associates, 2026) and are displayed in map form in Figure 4. - A biodiversity retention, loss & creation map is provided in Figure 5.
Development Proposals & Impacts
As shown in the Proposed Site Plan (Figure 3) and BNG Post-Intervention Map (see Figure 4), the development proposals are for the following: - Loss of trees T22, T23, T24, T25, G2a-d & T34. - Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary. - Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points. - Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface. - Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period. - Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period.
Biodiversity Net Gain Assessment
Habitats Under current proposals, it has been assumed that all area habitats on site will be lost and recreated with the exception of the hard standing access road and modified grassland verges

to the north of the site. The creation of 35 dwellings and associated hard standing and vegetated gardens will be offset via the creation of a significant area of other neutral grassland, mixed scrub, SUDS, ground level planters, vegetated gardens and the planting of individual trees. This will result in a biodiversity net gain of +20.75% (+1.26 units).

Hedgerows

- Under current proposals, approximately 15m of line of trees habitat will be lost to facilitate a new access road on the northern site boundary. Approximately 4m of native hedgerow habitat will also be lost on the eastern boundary to facilitate two new footpath access points. All native hedgerow with trees will be retained. This will be off-set via the planting of 0.186 km of native hedgerows within the front gardens of residential dwellings as well as the planting of 0.292 km of species-rich native hedgerows around site boundaries. This will result in a biodiversity net gain of +85.60% (+2.27 units).

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

The watercourse module was not triggered for this project as they are absent from the site.

Recommendations & Conclusions

Mitigation Hierarchy

- As the site lies within the 7km zone of influence around the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), and is for the construction of residential development leading to a net increase in dwellings, Mid Sussex District Council should be consulted on the potential requirements for Suitable Alternative Natural Greenspace (SANG) or Strategic Access Management and Monitoring (SAMM) contributions.
- Any removal of vegetation should be undertaken outside of the bird breeding season (March to August inclusive) to avoid destruction/disturbance of nesting birds.
- A sensitive lighting plan should be adopted, to ensure that outside lighting at night does not adversely affect habitats and wildlife, particularly bats when foraging and commuting.
- An Ecological Clerk of Works (ECOW) should be present on site during any site clearance activities, which are likely to involve the removal/disturbance of any vegetation.

Further Ecological Enhancements

- Installation of bat and bird boxes.
- Installation of Insect, Hedgehog and Frog & Toad Houses.
- Installation of Reptile Hibernacula.

BNG Assessment

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

Outline Habitat Management and Monitoring Plan (HMMP)

- See Section 6 for full 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, 2025).

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 (EclA) (CIEEM, 2019) 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.

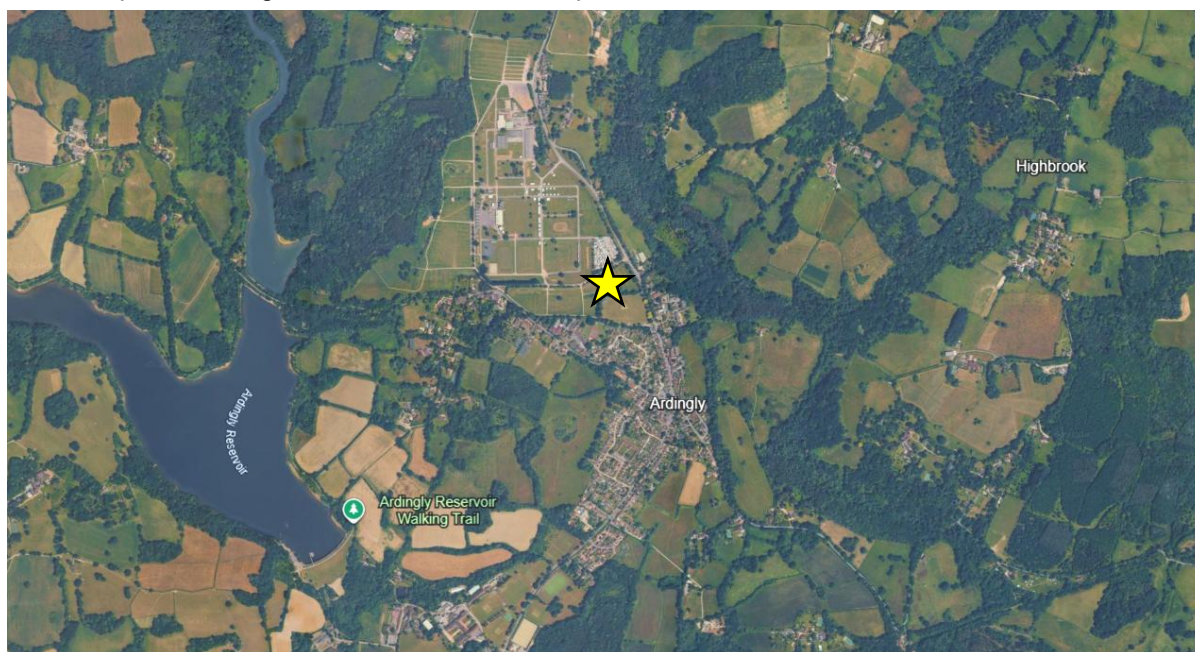
2.2 Site Details

Table 1 provides details of the site, intended as a summary of key features.

Table 1. Site Details

Site Name	Selsfield Road, Ardingly
Site Address	Selsfield Road, Ardingly, RH17 6UF, West Sussex
OS Grid Reference (Central Point)	TQ 34534 29898
Approximate Total Area of Site	2.61 ha (26,100 m ²)
Landowner and Local Authority	Antler Homes, Mid Sussex District Council
Geology and Soils	Slightly acidic, loamy and clayey soils with impeded drainage
Hydrology	Slightly impeded drainage
Nature Conservation Designations	None on site
Other Designations	• High Weald Area of Outstanding Natural Beauty (AONB) • Within 7km Ashdown Forest SPA and SAC zone of influence
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area (BOA)	None on site
National Habitat Network	• Network Enhancement Zone 1 (Natural England, 2020) • Network Enhancement Zone 2 (Natural England, 2020)
Current Land Use	The site is currently a peripheral part of the South of England Agricultural Showground and there is no existing built form on the site. Given its location in relation to the wider showground, the site is infrequently utilised, with use as a car parking and dog walking area

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



Site Location (© Google Earth Pro, accessed 13th April 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	Surrounding habitats comprise a mixture of existing residential development associated with Ardingly village, agricultural and pasture fields, parcels of woodland, reservoirs and scattered residential and industrial buildings
Urban Context / Locality	Land west of Selsfield Road, Ardingly is located to the north of the settlement of Ardingly. The site constitutes approximately 2.5 ha of land, bounded to the north by the South of England Agricultural Showground, to the east by the B2028, to the west by Street Lane, and to the south by the existing settlement of Ardingly village. Ardingly Reservoir Local Nature Reserve (LNR) is located approximately 1. km to the west of the site
Connectivity to Wider Landscape	The site has good connectivity via existing lines of trees to areas of Priority Habitat woodland and waterbodies in the wider landscape
Priority Habitats within 1 km	• Deciduous woodland • Traditional orchards • Woodpasture & parkland • Lowland heathland • Lakes and Ponds • Rivers/streams
Ancient Woodland within 1 km	There are 22 parcels of ancient semi-natural or replanted woodland located within 1 km of the site, the nearest being approximately 110 m to the east associated with Hapstead and Moorlands Woods
Non-Statutory Designated Sites within 1 km	Unknown

Statutory Designated Sites within 1 km	None
European Designated Sites within 5 km	None within 5km but site lies within the 7km zone of influence around the Ashdown Forest
EPSLs within 2 km	Three granted EPSLs in total: • Destruction of a resting place for common pipistrelles (<i>Pipistrellus pipistrellus</i>), located approximately 280 m to the south • Destruction of a breeding and resting place for hazel dormice (<i>Muscardinus avellanarius</i>) and common pipistrelles, located approximately 1.66 km to the south • Damage of resting place for common pipistrelles, Daubenton's (<i>Myotis daubentonii</i>) and whiskered bats (<i>Myotis mystacinus</i>), located approximately 2 km to the south-west

2.4 Project Background

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

- Greenlink Ecology Ltd.'s Preliminary Ecological Appraisal Report (Greenlink Ecology Ltd., 2022).
- Greenlink Ecology Ltd.'s BNG Letter (Greenlink Ecology Ltd., 2022).

2.5 Proposed Development

As shown in the Landscape Strategy (Figure 3) and BNG Post-Intervention Map (see Figure 4), the development proposals are for the following:

- Loss of trees T22, T23, T24, T25, G2a-d & T34.
- Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary.
- Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points.
- Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface.
- Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, native hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period.
- Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period.

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 and hedgerows present prior to development.

The baseline biodiversity units have been based on the HCA carried out by aLyne Ecology Ltd. in 2026 (see Figure 2).

- Establish the post-intervention biodiversity units for the proposed scheme, based on the habitats and hedgerows to be retained, enhanced, and created as detailed in the Landscape Strategy (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 and hedgerows).
- Make recommendations for maximising net gain, in accordance with the NPPF, 2024 (HM Government, 2024) and Mid Sussex District Plan (adopted March 2018) (Mid Sussex District Council, 2018).
- 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 on 23rd March 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:

- The site could be fully accessed.
- Weather conditions (dry and sunny).
- Personal competence (qualifications, training, skills, and experience).
- Time spent surveying.

The survey was undertaken at a sub-optimal time of year for conducting habitat condition assessments. However, the HCA was completed on 23rd March 2026, only a few days before the optimal survey season begins. The habitats on site are also common and widespread and therefore easily identifiable at any time of year by an experienced ecologist.

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, 2025).

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 Landscape Strategy (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 (SDP'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. Leyland Cypress) 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 Mid Sussex District Plan, Adopted March 2018

Policy DP16: High Weald Area of Outstanding Natural Beauty

Policy DP16 states that ‘*Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;*

- *the identified landscape features or components of natural beauty and to their setting; • the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.’

Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Policy DP17 states that ‘*In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.*

Within a 400 metres buffer zone around Ashdown Forest, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted.

Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:

- 1. The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and*
- 2. A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.*

Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation for the SPA. Such proposals for development will be dealt with on a case-by-case basis. Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.'

Policy DP38: Biodiversity

Policy DP38 states that *'Biodiversity will be protected and enhanced by ensuring development:*

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- Promotes the restoration, management and expansion of priority habitats in the District; and*
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas (BOA's), and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites. '

4. Methods

The following industry recognised best practice methods have been followed:

- The Statutory Metric User Guide, updated July 2024 (DEFRA, 2025).
- 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).

Mid Sussex District Council, Adopted March 2018 (Mid Sussex District Council, 2018) 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 3.40.8 'Bratislava' and the Natural England QGIS Template.

The habitat condition assessments and baseline biodiversity units for all on-site habitats, hedgerows and watercourses (where appropriate) have been based on data collected during the HCA carried out by aLyne Ecology in March 2026 (see Figure 1 and Figure 2).

The habitat condition assessments for each habitat parcel are provided in Appendix 2. 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 3.

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

The watercourse module was not triggered for this project as they are absent from the site.

Strategic significance has been set at 'low' for all habitats and hedgerows within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

4.2 Post-Intervention Biodiversity Units Calculation

The calculation of post-intervention biodiversity units has been based on the Landscape Strategy (see Figure 3) (Huskisson Brown Associates, 2026) and are displayed in map form in Figure 4. Exact habitat areas in this assessment may differ from those in the Landscape Strategy due to the way that area and linear habitats are mapped in BNG.

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 map is provided in Figure 5.

5. BNG Assessment

The habitat distinctiveness for each habitat and hedgerow 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. The habitat condition assessments for each habitat parcel are provided in Appendix 2. 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:

- Modified Grassland – 2.0775 ha.
- Bramble Scrub – 0.1584 ha.
- Tall Forbs – 0.1012 ha.
- Bare Ground – 0.027 ha.
- Developed Land; Sealed Surface – 0.1891 ha.
- Artificial Unvegetated; Unsealed Surface – 0.0547 ha.
- Individual Trees (Rural Trees) – 0.0856 ha.

5.1.1 Modified Grassland

The grassland 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.

HCA (Section 5.1.1)

Parcels MG01-04 of modified grassland have been set as 'Poor' condition. This is because although the grassland parcels pass either three or four of the seven condition criteria, they both fail essential criteria A, which states that the habitat must comprise at least 6-8 species per square metre (including at least two forbs).

Parcels MG05-07 of modified grassland have been set as 'Moderate' condition. This is because the red line boundary was changed to include these parcels post site visit and therefore the condition has been bumped up as a precautionary approach despite them likely matching the condition of the other existing modified grassland on site. These areas will also be retained post-development and therefore this is not considered to have impacted this assessment. Parcels MG05-07 have therefore been assumed to pass essential criteria A, which states that the habitat must comprise at least 6-8 species per square metre (including at least two forbs) and a total of 5 condition criteria.

Strategic Significance

Strategic significance has been set at 'low' for all habitats within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.1.2 Bramble Scrub

Parcels BS01-05 of dense scrub which are dominated by more than 80% cover of bramble, have been classified as bramble scrub.

HCA

The condition for the parcels (BS01-05) of bramble scrub is auto populated as 'Condition Assessment N/A' in the Statutory Biodiversity Metric.

Strategic Significance

Strategic significance has been set at 'low' for all habitats within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.1.3 Tall Forbs

Areas of tall forb vegetation (parcels TF01-07) are located on the two vegetated bunds on site. These habitats have been classified as ruderal/ephemeral habitat as they comprise vegetation located on previously disturbed land.

HCA (Section 10.1.2)

The condition for all parcels of tall forbs (TF01-07) habitat has been set as 'Moderate' as they pass two of the three condition criteria. All parcels fail the criteria which requires a varied vegetation structure as a single habitat component accounts for more than 80% of the total habitat area, namely common nettle (*Urtica dioica*).

Strategic Significance

Strategic significance has been set at 'low' for all habitats within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.1.4 Bare Ground

A small bare ground track which is beginning to turf over is located along the northern edge of the two vegetated bunds on site. This has been classified as bare ground habitat as it comprises unvegetated, bare soil.

HCA (Section 10.1.2)

The condition for the single parcel of bare ground (BG01) on site has been set as 'Poor' as it passes only one of the three condition assessment criteria.

Strategic Significance

Strategic significance has been set at 'low' for all habitats within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.1.5 Developed Land; Sealed Surface

Developed land; sealed surface (DL01) habitat comprises all hard standing on site including the main access road off Selsfield Road as it is sealed by impervious materials.

HCA

Habitat condition for developed land; sealed surface is auto populated as 'N/A - Other' in the Statutory Biodiversity Metric.

Strategic Significance

Strategic significance has been set at 'low' for all habitats within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.1.6 Artificial Unvegetated; Unsealed Surface

The gravel footpaths that intersect the site along the western and southern site boundaries have been classified as artificial unvegetated; unsealed surface as they comprise land that has no or very low cover of vegetation through direct or indirect human activity, and the soil surface is not sealed with impervious materials.

HCA

Habitat condition for artificial unvegetated; unsealed surface is auto populated as 'N/A - Other' in the Statutory Biodiversity Metric.

Strategic Significance

Strategic significance has been set at 'low' for all habitats within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.1.7 Individual Trees (Rural Trees)

All individual trees on site have been classified as 'rural' trees rather than 'urban' trees as they occur outside the boundary of a residential or commercial property/site, comprising naturally seeded trees which are located within a rural undeveloped context.

HCA (Section 10.1.3)

Tree T24 was assessed as 'good' condition as it passed five of the six habitat condition assessment criteria for individual trees.

Trees T22, T23, T25, T34, G2a, G2b and G2c were assessed as 'moderate' condition as they passed either three or four of the six habitat condition assessment criteria.

Tree G2d was assessed as 'poor' condition as it passed two condition assessment criteria.

Strategic Significance

Strategic significance has been set at 'low' for all trees within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.2 Baseline Hedgerow Biodiversity Units

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

Hedgerows:

- Native Hedgerow – 0.13 km.
- Native Hedgerow with Trees – 0.251 km.

- Line of Trees – 0.183 km.

5.2.1 Native Hedgerow

A single native hedgerow (H1) is located along the eastern boundary of the site abutting Selsfield Road. It has been classified under this habitat as it comprises a line of shrubs at least 20 metres in length and less than or equal to 2 metres in height from the ground. The hedgerow also comprises more than 80% canopy cover of UK native or archaeophyte woody species. This habitat has not been classified as species-rich as it contains less than or equal to 4 UK native or archaeophyte woody species.

HCA (Section 10.2.1)

The native hedgerow (H1) was set as 'Poor' condition as fail more than four condition criteria and fails both attributes in more than one functional group.

Strategic Significance

Strategic significance has been set at 'low' for all hedgerows and lines of trees within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.2.2 Native Hedgerow with Trees

Two native hedgerows with trees (H2 and H3) are located on site. H2 is present along the southern site boundary where it abuts the recreation ground to the south and H3 abuts the western boundary of the recreation ground to the south.

These have been classified under this habitat type as they comprise a line of shrubs at least 20 metres in length and less than or equal to 2 metres in height from the ground with scattered mature trees present. The hedgerow also comprises more than 80% canopy cover of UK native or archaeophyte woody species. This habitat has not been classified as species-rich as it contains less than or equal to 4 UK native or archaeophyte woody species.

HCA (Section 10.2.1)

Both native hedgerows with trees (H2 and H3) were set as 'Moderate' condition as they do not fail more than five condition criteria in total or fail both attributes in more than one functional group. However, the hedgerow fails more than two condition criteria and therefore cannot achieve good condition.

Strategic Significance

Strategic significance has been set at 'low' for all hedgerows and lines of trees within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.2.3 Line of Trees

A single line of trees (LOT1) is located along the northern boundary of the site which has been classified under this habitat type as it comprises mature trees that are more than 20 m in length and less than 5 m at the base. The canopy base is also more than 2 m in height and there is open habitat on each side. This habitat includes a mixture of both native and non-native tree species.

HCA (Section 10.2.2)

The condition for the line of trees (LOT1) has been set as 'Poor' as it passed two of the five condition assessment criteria, namely because it comprises less than 70% native species and lacks a continuous canopy or undisturbed naturally vegetated strip of vegetation of at least 6m on either side.

Strategic Significance

Strategic significance has been set at 'low' for all hedgerows and lines of trees within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

5.3 Post-Intervention Biodiversity Units

5.3.1 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).

Strategic significance has been set at 'low' for all proposed habitats and hedgerows within the boundary of the site. This is in line with the previous BNG assessment conducted by Greenlink Ecology (Greenlink Ecology Ltd., 2022) as the site does not fall within a BOA or published Local Nature Recovery Strategy (LNRS).

Other Neutral Grassland

The communal areas of grassland surrounding the proposed new development as well as areas of some front gardens (0.3772 ha) will comprise other neutral grassland. These areas, which will be created and managed by a landscape contractor for the 30-year management period and will be seeded with Weald Meadow Seed Mix (or similar approved) Sown at 4g/m² which is suitable for the geology of the site.. It is considered that this habitat will most closely match the UKHab definition for other neutral grassland once target condition has been reached taking into account the proposed seed mix, existing seedbank and proposed management regimes for the site.

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'medium' distinctiveness. The habitat condition has been set as 'moderate' as any proposed seed mix should realistically be able to pass 3-5 of the six condition criteria including essential criteria A, which states that the habitat must be a good representation of other neutral grassland (as defined in the UKHab 2.0 description) Essential criteria F, which states that there must be 10 or more vascular plant species present per square metre, will not be targeted as a precautionary approach.

Mixed Scrub

The proposed mixed scrub planting areas (0.2509 ha) will comprise larger communal scrub parcels around the boundaries of the site as well as smaller ornamental areas within the front gardens of a private dwelling. This has been assessed as mixed scrub in 'poor' condition because the planting will include native species or ornamental varieties of native species only but is only likely to pass two of the five condition criteria taking into account the site context and proposed management regimes for the site.

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'medium' distinctiveness.

The shrub and herbaceous planting will include areas planted with a 'Nectar-rich Mix', 'Native Scrub Mix' and 'Augmented Native Shrub Mix'. The mixes will comprise the following species.

Nectar-rich Mix 7/m²

- *Geranium 'Rozanne'* 15%
- *Nepeta faassenii* 15%
- *Pulmonaria officinalis 'Sissinghurst White'* 20%
- *Sarcococca confuse* 20%
- *Viburnum opulus 'Compactum'* 15%
- *Vinca minor* 15%

Native Scrub Mix 4/m²

- *Cornus sanguinea* 20%
- *Corylus avellana* 20%
- *Ligustrum vulgare* 10%
- *Malus sylvestris* 10%
- *Rhamnus cathartica* 10%
- *Rosa canina* 10%
- *Sambucus nigra* 10%
- *Viburnum opulus* 10%

Augmented Native Shrub Mix 4/m²

- *Cornus sanguinea 'Anny's Winter Orange'* 20%
- *Cornus sanguinea 'Arctic Sun'* 20%
- *Cornus sanguinea 'Midwinter Fire'* 20%
- *Ligustrum vulgare* 20%
- *Rosa arvensis* 10%
- *Viburnum opulus 'Compactum'* 10%

Sustainable Urban Drainage System (SUDS)

A large SUDS feature (0.121 ha) is proposed on an area of existing grassland, scrub and tall forbs habitat which has been classified as a sustainable drainage system.

The SUDS grass mix will comprise the **Emorsgate EM8 Meadow Mixture for Wetlands** (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (Emorsgate Seeds, 2024). Species mix will comprise the following:

Wildflowers 20%

- 1.00% *Achillea Millefolium* – Yarrow
- 0.40% *Agrimonia eupatoria* – Agrimony
- 0.10% *Angelica sylvestris* – Wild Angelica
- 2.00% *Betonica officinalis* – Betony
- 3.00% *Centaurea nigra* – Common Knapweed
- 0.80% *Filipendula ularia* – Meadowsweet
- 1.60% *Galium verum* – Lady's Bedstraw
- 0.40% *Lathyrus pratensis* – Meadow Vetchling
- 0.20% *Leontodon hispidus* – Rough Hawkbit
- 1.60% *Leucanthemum vulgare* – Oxeye Daisy (Moon Daisy)
- 0.20% *Lotus corniculatus* – Bird's-foot Trefoil
- 0.10% *Lotus pedunculatus* – Greater Bird's-foot Trefoil
- 0.40% *Plantago lanceolata* – Ribwort Plantain
- 2.00% *Primula veris* – Cowslip
- 2.00% *Prunella vulgaris* – Selfheal

- 2.00% *Ranunculus acris* – Meadow Buttercup
- 0.60% *Rumex acetosa* – Common Sorrel
- 1.00% *Silene flos-cuculi* – Ragged Robin
- 0.40% *Taraxacum officinale* – Dandelion
- 1.00% *Vicia cracca* – Tufted Vetch

Grasses 80%

- 8.00% *Agrostis capillaris* – Common Bent
- 4.80% *Carex echinata* – Star Sedge (w)
- 36.00% *Cynosurus cristatus* – Crested Dogstail
- 3.20% *Deschampsia cespitosa* – Tufted Hair-grass (w)
- 20.00% *Festuca rubra* – Red Fescue
- 1.60% *Phleum bertolonii* – Smaller Cat's-tail (w)
- 6.40% *Poa pratensis* – Smooth-stalked Meadow-grass

The SUDS basin edge will also be planted with a **SUDS edge mix** at 5/m² comprising the following species:

- *Alchemilla mollis* 10%
- *Caltha palustris* 10%
- *Carex acutiformis* 15%
- *Carex riparia* 10%
- *Deschampsia cespitosa* 10%
- *Filipendula ulmaria* 10%
- *Iris pseudacorus* 10%
- *Juncus effusus* 10%
- *Lysimachia vulgaris* 10%
- *Mentha aquatica* 5%

The SUDS basin area will also be planted with a **SUDS Shrub mix** which will comprise the following species planted at 3/m²:

- *Cornus sanguinea* 25%
- *Salix purpurea* 25%
- *Sambucus nigra* 25%
- *Viburnum opulus* 25%

The SUDS basin area will also be planted with the following **tree** species:

- *Alnus glutinosa* 50%
- *Salix caprea* 50%

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'low' distinctiveness. The habitat condition has been assessed as 'good' because this is the highest achievable outcome for the site providing the feature is created, managed and maintained effectively.

Tree Planting (Individual Trees - Urban Trees)

One-hundred and thirty-three (175) scattered trees will be planted on site, with a Root Protection Area totalling 0.7125 ha. The broad habitat type 'Individual trees' has been selected for all proposed individual trees as they will be larger than 7.5 cm in DBH when target condition has been reached. All proposed individual trees on site have been classified as 'urban' trees rather than 'rural' trees as they will occur within the boundaries of the new housing development and will comprise planted trees which

are located in proximity to hard standing paths and roads. Planted trees should all be native species and should include but not be limited to the following:

- *Acer campestre* 'Huibers Elegant'
- *Acer platanoides* 'Fairview'
- *Alnus glutinosa*
- *Amelanchier lamarckii*
- *Carpinus betulus*
- *Carpinus betulus*
- *Magnolia Kobus*
- *Malus* 'Professor Sprenger'
- *Malus baccata* 'Street Parade'
- *Malus sylvestris*
- *Malus sylvestris*
- *Prunus avium*
- *Prunus avium*
- *Prunus serrula*
- *Pyrus calleryana* 'Chanticleer'
- *Salix caprea*
- *Tilia cordata*

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'medium' distinctiveness. The habitat condition has been assessed as 'moderate' condition as this is consistent with the condition of the majority of existing individual trees on site.

Artificial Unvegetated; Unsealed Surface

Gravel Front Gardens

Small ornamental gravel gardens (0.0468 ha) will be created within the front gardens of some of the new dwellings which have been classified as artificial unvegetated; unsealed surface as they will comprise land that has no or very low cover of vegetation through direct or indirect human activity, and the soil surface will not be sealed with impervious materials.

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'very low' distinctiveness. The habitat condition is auto populated by the Biodiversity Metric as 'N/A'.

Developed Land; Sealed Surface

Buildings and Hardstanding

The construction of the proposed new housing development including 35 dwellings, roads, parking, pavements and pumping station (1.0207 ha) have been classified as developed land; sealed surface because the soil surface will be sealed with impervious materials.

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'very low' distinctiveness. The habitat condition is auto populated by the Biodiversity Metric as 'N/A'.

Ground Level Planters

Ornamental planting (0.0284) will be created within the front gardens of some of the new dwellings which has been classified as ground level planters as they will comprise a mixture of native and non-native species within 2L containers. The species mixes will differ dependent on orientation of the front garden.

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'low' distinctiveness. The habitat condition is auto populated by the Biodiversity Metric as 'N/A'.

Vegetated Garden

All proposed rear garden spaces (0.518 ha) within the boundary of a private dwelling, including lawns, ornamental planting and tree planting have been classified as vegetated garden. This is based on published best practice guidance which states that all post-development habitats within the curtilage of private dwellings should be classified as either vegetated or unvegetated garden.

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'low' distinctiveness. The habitat condition is auto populated by the Biodiversity Metric as 'N/A'.

5.3.2 Hedgerow Creation

Native Hedgerow

Hedgerows proposed within the front gardens of some dwellings on site totalling 0.186 km have been classified as native hedgerows as they will comprise the following species:

- *Carpinus betulus* (30%)
- *Cornus sanguinea* (30%)
- *Ilex aquifolium* (10%)
- *Ligustrum vulgare* (30%)

Species-Rich Native Hedgerow

The proposed species-rich native hedgerows that will be planted around the site boundaries will total a length of 0.292 km. These have been classified under this habitat as they will comprise a line of shrubs at least 20 metres in length and less than or equal to 2 metres in height from the ground. The hedgerow will also comprise more than 80% canopy cover of UK native or archaeophyte woody species. The hedgerows will qualify as species-rich as they will contain more than or equal to 5 UK native or archaeophyte woody species. Species to be planted should include but not be limited to:

- *Acer campestre* 10%
- *Corylus avellana* 10%
- *Crataegus monogyna* 40%
- *Malus sylvestris* 5%
- *Prunus spinosa* 15%
- *Rosa canina* 10%
- *Viburnum opulus* 10%

The habitat distinctiveness is auto populated by the Biodiversity Metric as 'medium' distinctiveness. The habitat condition has been assessed as 'moderate' condition as the hedgerow will likely pass between six and eight of the ten condition criteria.

5.4 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
Modified Grassland	0.0558	Low	Moderate	Low	Same distinctiveness or better habitat required	0.22	0.0558	0	0.22	0	0	0
Modified Grassland	2.0217	Low	Poor	Low	Same distinctiveness or better habitat required	4.04	0	0	0	0	2.02	4.04
Bramble Scrub	0.1584	Medium	N/A	Low	Same broad habitat or a higher distinctiveness habitat required	0.63	0	0	0	0	0.16	0.63
Tall Forbs	0.1012	Low	Moderate	Low	Same distinctiveness or better habitat required	0.40	0	0	0	0	0.10	0.40
Bare Ground	0.027	Low	Poor	Low	Same distinctiveness or better habitat required	0.05	0	0	0	0	0.03	0.05
Developed Land; Sealed Surface	0.1891	Very low	N/A	Low	Compensation Not Required	0	0.1891	0	0	0	0	0

Site	Habitat	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
Artificial Unvegetated; Unsealed Surface		0.0547	Very low	N/A	Low	Compensation Not Required	0	0	0	0	0	0.05	0
Individual Trees (Rural Trees)		0.0163	Medium	Good	Low	Same broad habitat or a higher distinctiveness habitat required	0.20	0	0	0	0	0.02	0.20
Individual Trees (Rural Trees)		0.0489	Medium	Moderate	Low	Same broad habitat or a higher distinctiveness habitat required	0.39	0	0	0	0	0.05	0.39
Individual Trees (Rural Trees)		0.0163	Medium	Moderate	Low	Same broad habitat or a higher distinctiveness habitat required	0.13	0	0	0	0	0.02	0.13
Individual Trees (Rural Trees)		0.0041	Medium	Poor	Low	Same broad habitat or a higher distinctiveness habitat required	0.02	0	0	0	0	0	0.02
Total Habitat Baseline Units							6.09	0.24	0	0.22	0	2.45	5.87
Site	Hedgerow	Length (km)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Suggested Action to Address Habitat Losses	Baseline Biodiversity Units	Length Retained	Length Enhanced	Baseline Biodiversity Units Retained	Units Enhanced	Length Lost	Units Lost
Native Hedgerow		0.13	Low	Poor	Low	Same distinctiveness band or better	0.26	0.126	0	0.25	0	0.004	0.01

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
Native Hedgerow with Trees	0.251	Medium	Moderate	Low	Same distinctiveness band or better	2.01	0.251	0	2.01	0	0	0
Line of Trees	0.183	Low	Poor	Low	Same distinctiveness band or better	0.37	0.168	0	0.34	0	0.015	0.03
Total Hedge Baseline Units						2.65	0.55	0	2.61	0	0.02	0.04

5.5 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

Proposed Habitat	Area (ha)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Habitat Units Delivered
Other Neutral Grassland	0.3772	Medium	Moderate	Low	2.53
Mixed Scrub	0.2509	Medium	Poor	Low	0.97
Artificial Unvegetated; Unsealed Surface	0.0468	Very low	N/A	Low	0
Developed Land; Sealed Surface	1.0207	Very low	N/A	Low	0
Ground Level Planters	0.0284	Low	N/A	Low	0.05
Sustainable Drainage System	0.121	Low	Good	Low	0.41
Vegetated Garden	0.518	Low	N/A	Low	1.00
Individual Trees (Urban Trees)	0.7125	Medium	Moderate	Low	2.18
Total Habitat Post-Intervention Units					7.13
Proposed Hedgerow	Length (km)	Habitat Distinctiveness	Habitat Condition	Strategic Significance	Hedgerow Units Delivered
Native Hedgerow	0.185	Low	Poor	Low	0.36
Species-rich Native Hedgerow	0.292	Medium	Moderate	Low	1.95
Total Hedgerow Post-Intervention Units					2.31

5.6 Conclusions & Recommendations

5.6.1 Mitigation Hierarchy

Designated Sites

As the site lies within the 7km zone of influence around the Ashdown Forest SPA and SAC, and is for the construction of residential development leading to a net increase in dwellings, Mid Sussex District Council should be consulted on the potential requirements for SANG or SAMM contributions.

Nesting Birds

Nesting bird habitat within the trees, scrub and hedgerows on site should be retained where possible. Any removal of vegetation should be undertaken outside of the bird breeding season (March to August inclusive) to avoid destruction/disturbance of nesting birds. However, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nests sites are identified, works to that feature should be delayed until the nest site becomes inactive (species specific, but approximately 4-6 weeks maximum).

Bats

Recommendations to minimise the potential impacts of artificial external lighting on bat activity, are provided below (Bat Conservation Trust, 2023):

- Avoid prolonged use of outside lighting during the period dusk to dawn, particularly during the bat active season (April to October).
- Security lighting should be on a motion sensor and short duration timer (1 minute).
- Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps.
- Red light bulbs should be used, where possible.
- LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than 550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used.
- Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane (<90°).
- Internal luminaires should be recessed where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers with a low output and with cowls should be used to delineate path edges.
- Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., hedgerows and line of trees.

Reptiles and Hedgehogs

An Ecological Clerk of Works (ECoW) should be present on site during any site clearance activities, which are likely to involve the removal/disturbance of any vegetation, particularly on the bunds on site. Any reptiles or hedgehogs (*Erinaceus europaeus*) found should be allowed to move away into adjacent habitats unharmed, of their own accord.

5.6.2 BNG Assessment

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)			Area habitat units	1.26
			Hedgerow units	2.27
			Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)			Area habitat units	20.75%
			Hedgerow units	85.60%
			Watercourse units	0.00%
Trading rules satisfied?			Yes ✓	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	6.09	6.70	0.00
Hedgerow units	10.00%	2.65	2.92	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Habitats

Under current proposals, it has been assumed that all area habitats on site will be lost and recreated with the exception of the hard standing access road and modified grassland verges to the north of the site. The creation of 35 dwellings and associated hard standing and vegetated gardens will be offset via the creation of a significant area of other neutral grassland, mixed scrub, SUDS, ground level planters, vegetated gardens and the planting of individual trees. This will result in a biodiversity net gain of +20.75% (+1.26 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.

Hedgerows

Under current proposals, approximately 15m of line of trees habitat will be lost to facilitate a new access road on the northern site boundary. Approximately 4m of native hedgerow habitat will also be lost on the eastern boundary to facilitate two new footpath access points. All native hedgerow with trees will be retained. This will be off-set via the planting of 0.186 km of native hedgerows within the front gardens of residential dwellings as well as the planting of 0.292 km of species-rich native hedgerows around site boundaries. This will result in a biodiversity net gain of +85.60% (+2.27 units).

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

5.6.3 Further Ecological Enhancements

Further ecological enhancements for the site could be implemented, where possible, as detailed below.

Bat Boxes

The specifications and locations of the tree and wall-integrated bird boxes on 30% of the new buildings will also be identified in the Landscape and Ecological Management Plan (LEMP) and Biodiversity Enhancement Strategy (BES).

The boxes should be installed on suitable trees, at least 3 m above ground, facing a southerly direction.

Bird Boxes

The specifications and locations of the tree and wall-integrated bat boxes on 30% of the new buildings will also be identified in the LEMP.

In order to minimise disturbance and effects of adverse weather, the boxes should be positioned 3 to 4 m high, facing between north and east. Ideally, the nest boxes should be installed in the autumn, ready for the nesting bird season (March to August, inclusive).

Invertebrate, Amphibian, and Hedgehog Refugia

Insect Houses could be installed on a suitable retained tree.

Hedgehog Houses and access points could be installed on site within suitable communal spaces.

Hibernaculum

Hibernaculum for reptiles, amphibians, and small mammals could be constructed on site. The hibernaculum will be constructed from logs and rocks and positioned in a lattice formation. The hibernaculum can then be turfed over and seeded with native wildflowers.

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 and hedgerows to be created and enhanced as described in Section 5.3. 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 developer.

Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
Other Neutral Grassland	Suitable qualified landscape contractor to carry out management in years 1-3 to include the following. Ground Preparation Prepare seed by removing weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. Area of enhanced modified grassland will be scarified before overseeding. Sowing Seed to be sown in autumn to allow species such as yellow rattle to germinate. To be applied by machine or hand. To get an even distribution divide the seed into two or more parts and sow in overlapping sections. Firm	Remove any undesirable species including fast-growing grass species or emerging scrub, Re-seed any bare ground areas. Suitably qualified Ecologist to monitor habitat condition.	Remove any undesirable species including fast-growing grass species or emerging scrub, Re-seed any bare ground areas. Suitably qualified Ecologist to monitor habitat condition.

Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
	in with a roll, or by treading, to give good soil/seed contact. First Year Management Most sown meadow species are perennial and slow to establish. The initial flush of annual weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. First cut should be in following spring, and arisings removed and composted. The young meadow can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks. Water to aid establishment as and when required. Second and Third Years To be managed via traditional meadow management comprising an annual main summer hay cut in combination with autumn and possibly spring mowing. The grassland should not be cut from spring through to late July/August to		

Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
	allow wildflowers to set seed. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol trimmer or tractor mower to c50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed. Re-seed any bare ground areas. Suitably qualified Ecologist to monitor habitat condition.		
Tree Planting	Hedgerow planting to be carried out by suitably qualified landscape contractor in first year from October to February. Trees will be well-watered to aid establishment, for at least one year following planting. In the initial maintenance period (the first three years), the planting area will be kept weed-free using herbicides approved by Natural England, or by hand. All new trees will be checked annually for damage/disease. At the end of the first growing season, the landscape contractor will mark all dead, dying, and diseased whips,	All established trees will be checked by suitably qualified landscape contractor for damage/disease and replaced on a like-for-like basis. Suitably qualified Ecologist to monitor habitat condition.	All established trees will be checked by suitably qualified landscape contractor for damage/disease and replaced on a like-for-like basis. Suitably qualified Ecologist to monitor habitat condition.

Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
	which will be replaced during the following planting season. Dead/dying/diseased specimens will be replaced each year. Protective fencing/guards will be checked bimonthly for damage/adjustments. Hedgerow plants will be pruned annually at the end of the growing season (winter months, avoiding the bird breeding season), to facilitate healthy and bushy growth. Suitably qualified Ecologist to monitor habitat condition.		
Hedgerow Planting	Hedgerow planting to be carried out by suitably qualified landscape contractor in first year from October to February. Whips will be well-watered to aid establishment, for at least one year following planting. In the initial maintenance period (the first three years), the planting area will be kept weed-free using herbicides approved by Natural England, or by hand. All new whips will be checked annually for damage/disease. At the end of the first growing season, the landscape contractor will mark all dead, dying, and diseased whips,	All established hedgerow plants will be checked by suitably qualified landscape contractor for damage/disease and replaced on a like-for-like basis. Suitably qualified Ecologist to monitor habitat condition.	All established hedgerow plants will be checked by suitably qualified landscape contractor for damage/disease and replaced on a like-for-like basis. Suitably qualified Ecologist to monitor habitat condition.

Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
	which will be replaced during the following planting season. Dead/dying/diseased specimens will be replaced each year. Protective fencing/guards will be checked bimonthly for damage/adjustments. Hedgerow plants will be pruned annually at the end of the growing season (winter months, avoiding the bird breeding season), to facilitate healthy and bushy growth. Suitably qualified Ecologist to monitor habitat condition.		
Mixed Scrub Planting & Ground Level Planters	Shrubs (comprising at least 60% native species) would be planted by suitably qualified landscape contractor in line with the planting strategy from October to February, avoiding frozen ground and using an organic peat-free compost. Plants will be checked regularly, particularly during the first growing season, to replace any dead/dying/diseased specimens.	All shrubs and flowers will be checked by suitably qualified landscape contractor for damage/disease and replaced on a like-for-like basis. Suitably qualified Ecologist to monitor mixed scrub habitat condition.	All shrubs and flowers will be checked by suitably qualified landscape contractor for damage/disease and replaced on a like-for-like basis. Suitably qualified Ecologist to monitor mixed scrub habitat condition.

Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
	Suitably qualified Ecologist to monitor mixed scrub habitat condition.		
SUDS	Creation and ongoing management and monitoring of the sustainable drainage feature should be carried out by suitably qualified landscape contractor following guidance provided in Chapter 22 and table 22.1 (Detention Basins) of The SUDS Manual (CIRIA, 2015). Suitably qualified Ecologist to monitor habitat condition.	Removal of litter and debris. Regular mowing in and around detention basins is only required along maintenance access routes, amenity areas (e.g. footpath across any embankment and across the main storage area). The remaining areas can be managed as meadow. Mowing should ideally retain grass lengths of 75-150 mm across the main 'treatment' surface to assist in filtering pollutants and retaining sediments and to reduce the risk of flattening during runoff events. Grass clippings should be disposed of off-site or outside the detention basin area to remove nutrients and pollutants. All vegetation management activities should take account of the need to maximise biosecurity and prevent the spread of invasive species. Suitably qualified Ecologist to monitor habitat condition.	Removal of litter and debris. Regular mowing in and around detention basins is only required along maintenance access routes, amenity areas (e.g. footpath across any embankment and across the main storage area). The remaining areas can be managed as meadow. Mowing should ideally retain grass lengths of 75-150 mm across the main 'treatment' surface to assist in filtering pollutants and retaining sediments and to reduce the risk of flattening during runoff events. Grass clippings should be disposed of off-site or outside the detention basin area to remove nutrients and pollutants. All vegetation management activities should take account of the need to maximise biosecurity and prevent the spread of invasive species. Suitably qualified Ecologist to monitor habitat condition.

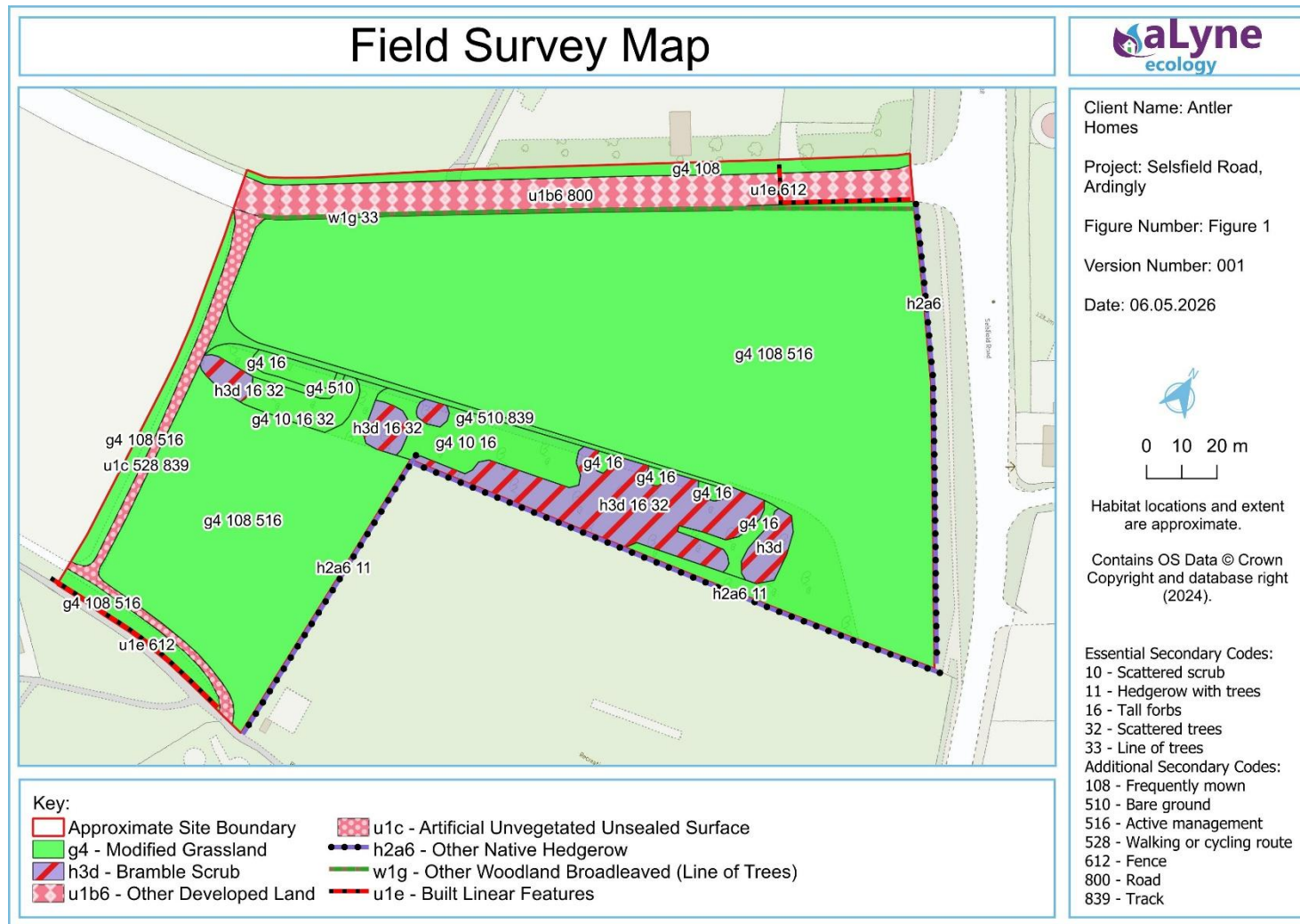
Biodiversity Enhancement	Management and Monitoring		
	Years 1-3	Years 5, 7 & 10	Every Subsequent 5 Years
Bat & Bird Box Installation	Installation in year one and only checked if needs replacing (to be carried out by licenced ecologist).	N/A	N/A
Hedgehog and Invertebrate Hibernacula Installation	Installation in year one then checked once annually to clean (outside nesting bird season)	N/A	N/A
Reptile Hibernacula Installation	Installation in year one then checked once annually by landscape contractor. Hibernacula to be constructed from any waste materials including logs and rocks and positioned in a lattice formation. The hibernaculum can then be turfed over and seeded with native wildflowers.	Single check by landscape contractor	Single check by landscape contractor

7. References

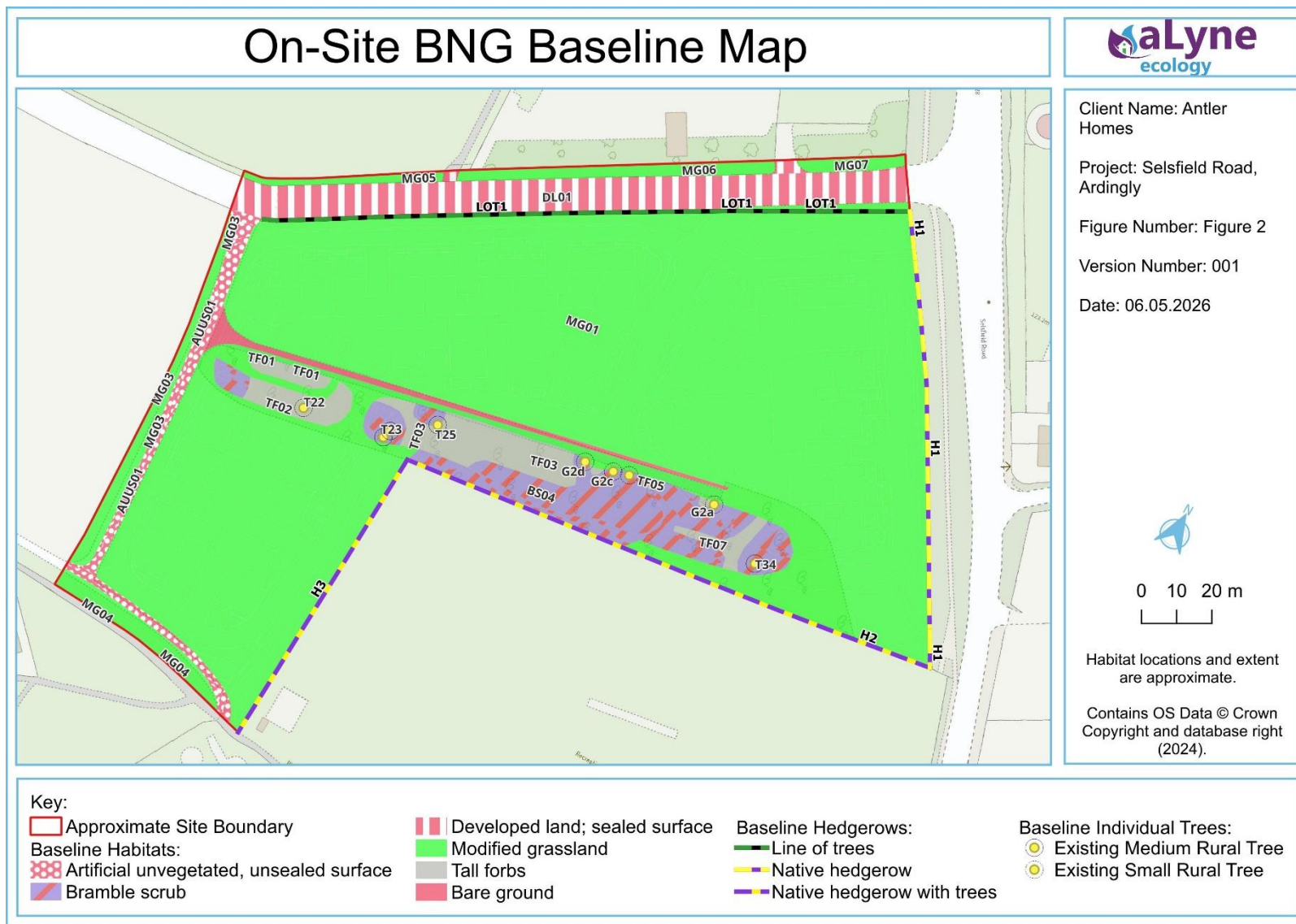
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8. Figures

8.1 Figure 1: Results of Field Survey



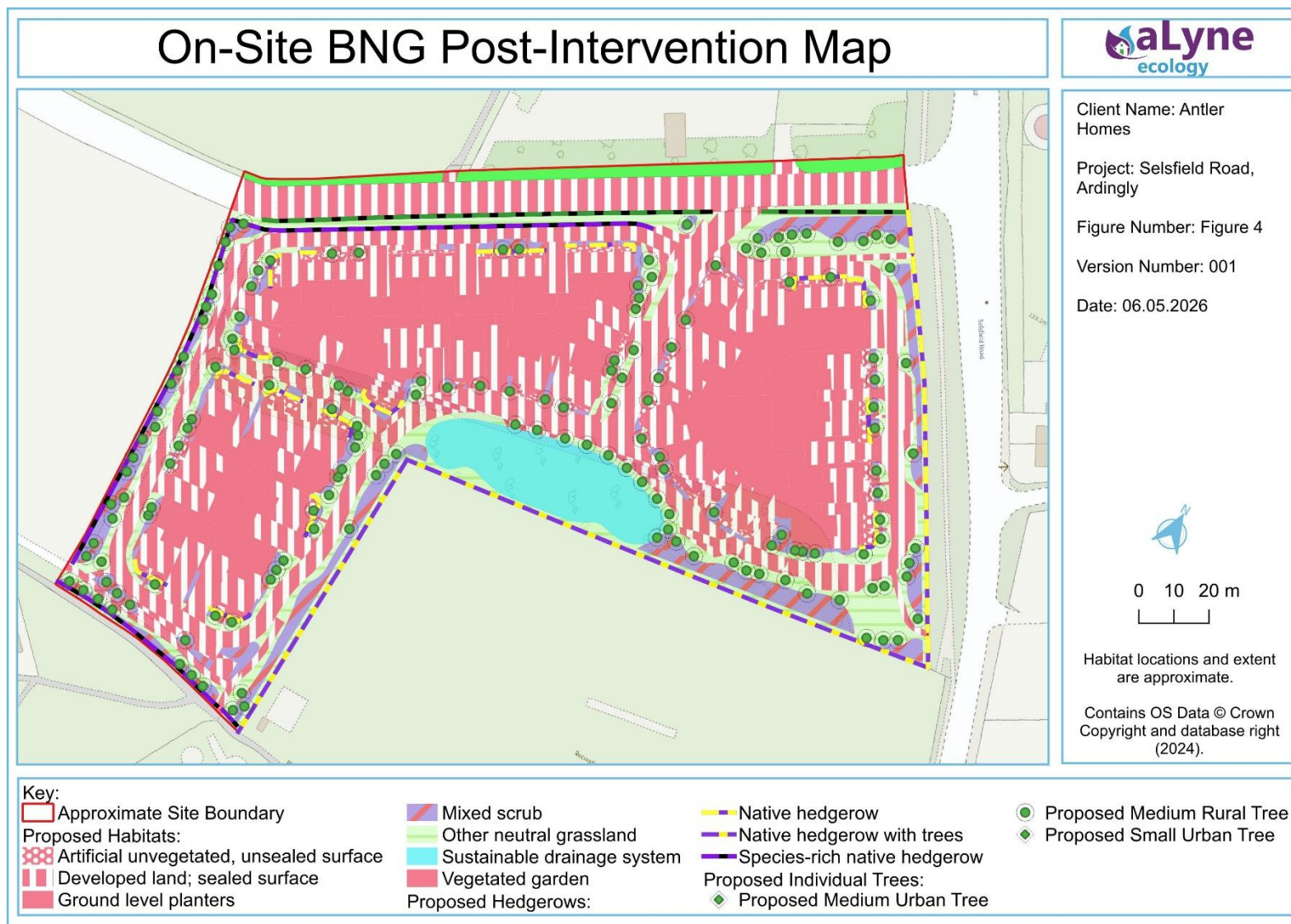
8.2 Figure 2: BNG Baseline Map



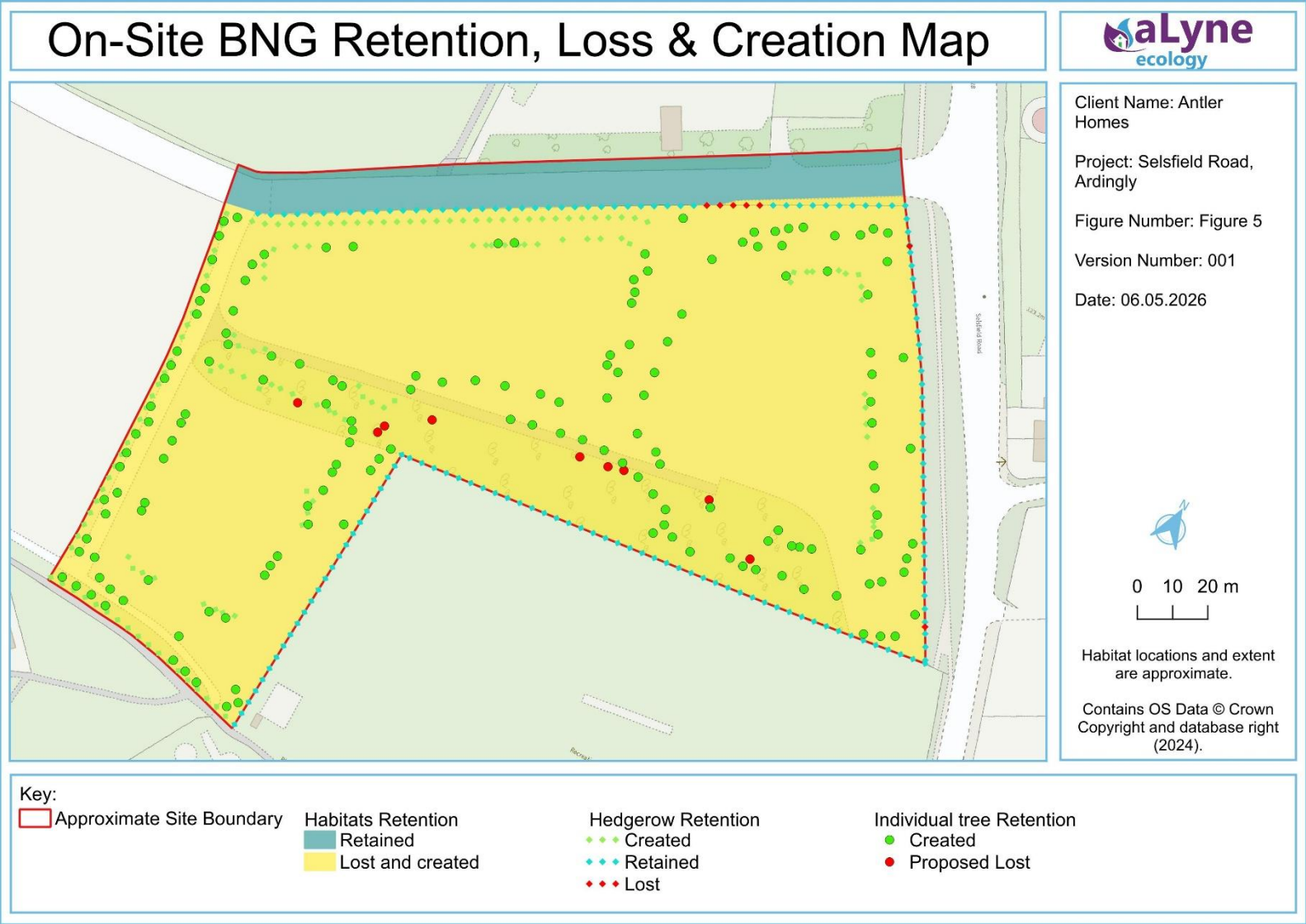
8.3 Figure 3: Landscape Strategy



8.4 Figure 4: BNG Post-Intervention Map



8.5 Figure 5: BNG Retention, Loss & Creation Map



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 – Habitat Condition Assessments

10.1 Habitats

10.1.1 Modified Grassland

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)														
UK Habitat Classification (UKHab) Habitat Type														
Grassland - Modified grassland														
Habitat Description														
Modified grassland - MG01-06														
UKHab – UK Habitat Classification														
On-site or off-site, site name and location	On-site - Selsfield Road, Ardingly			Survey date and Surveyor name	23/03/2026 - Josh Brown BSc (Hons) ACIEEM									
				Survey reference (if relating to a wider survey)	BNG Assessment									
Limitations (if applicable)	N/A			Habitat parcel reference										
				MG01	MG02	MG03	MG04	MG05	MG06	MG07				
Condition Assessment Criteria				Grid reference										
				TQ34532 990	TQ34462 984	TQ34432 982	TQ3446 2976	TQ3445 2990	TQ3445 12994	TQ345 72998				
				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.			N	N	N	N	Y	Y	Y				
	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.													
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	N	N	N	N	N	N				
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	Y	Y	Y	Y	Y	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	N	N	N	N	N	N				
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .			Y	N	Y	Y	Y	Y	Y				
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.			Y	Y	Y	Y	Y	Y	Y				
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).			Y	Y	Y	Y	Y	Y	Y				
Essential criterion achieved (Yes or No)				No	No	No	No	Yes	Yes	Yes				
Number of criteria passed				4	3	4	4	5	5	5				
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score			Score Achieved x/7										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)													
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)							X	X	X				
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)			X	X	X	X							
Suggested enhancement interventions to improve condition score														

10.1.2 Urban (Tall Forbs and Bare Ground)

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													
Tall forbs - TF01-07 Bare ground - BG01													
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 - Selsfield Road, Ardingly			Survey date and Surveyor name		23/03/2026 - Josh Brown BSc (Hons) ACIEEM							
				Survey reference (if relating to a wider survey)		BNG Assessment							
Limitations (if applicable)	N/A			Habitat parcel reference									
				TF01	TF02	TF03	TF04	TF05	TF06	TF07	BG01		
				Grid reference									
Condition Assessment Criteria				TQ34462	TQ3446	TQ3452	TQ3455	TQ3456	TQ3458	TQ3459	TQ3444		
				985	2984	2986	2987	2987	2988	2987	2985		
			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	N	N	N	N	N	N	N	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	Y	Y	Y	Y	Y	Y	N		
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	Y	Y	Y	Y	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:													

[illegible]

10.1.3 Individual Trees (Rural Trees)

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 <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.													
Habitat Description													
Individual Trees - Rural Trees													
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	On-site - Selsfield Road, Ardingly			Survey date and Surveyor name	23/03/2026 - Josh Brown BSc (Hons) ACIEEM								
				Survey reference (if relating to a wider survey)	BNG Assessment								
Limitations (if applicable)	N/A			Habitat parcel reference									
				T34 goat willow	G2a - sycamore	G2b - Ash	G2c - Ash	G2d - sycamore	T25 - oak	T23 - goat willow	T24 - goat willow	T22 - oak	
				Grid reference									
Condition Assessment Criteria				TQ34 60629 872	TQ34 5872 9881	TQ34 5622 9876	TQ34 55729 875	TQ34 54929 873	TQ34 5082 9861	TQ34 4962 9850	TQ34 49729 853	TQ34 47229 846	
	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	N	Y	Y	N	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .			Y - dbh 50	N - dbh 12.4	N - dbh 29.5	N - dbh 28	N - dbh 26	N - dbh 30.5	N - dbh 60	N - dbh 50	N - dbh 25	
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	Y	Y	Y	N	Y	Y	Y	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			N	N	N	N	N	N	N	Y	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			Y	Y	Y	Y	Y	Y	Y	Y	Y	
Number of criteria passed				4	3	4	4	2	4	4	5	4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score			Score Achieved x/√									
Passes 5 or 6 criteria	Good (3)										X		
Passes 3 or 4 criteria	Moderate (2)			X	X	X	X		X	X		X	
Passes 2 or fewer criteria	Poor (1)							X					

10.2 Hedgerows

10.2.1 Native Hedgerow & Native Hedgerow with Trees

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													
Native hedgerow - H1 Native hedgerow with trees - H2 and H3													
ukhab - UK Habitat Classification													
On-site or off-site, site name and location	On-site - Selsfield Road, Ardingly				Survey date and Surveyor name	23/03/2026 - Josh Brown BSc (Hons) ACIEEM							
Limitations (if applicable)	N/A				Survey reference (if relating to a wider survey)	BNG Assessment							
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										
			H1	H2	H3								
			Grid reference										
			TQ346 29299 30	TQ345 85298 59	TQ345 04298 03								
Core groups - applicable to all hedgerow types			Criterion passed (Yes or No)										Notes (such as justification)
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 = 1m 40cm	N = 1m 20cm	N = 1m 20cm							
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 <i>Prunus spinosa</i> 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 = 1m	Y = 1.70m	Y = 1.70m							
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).	Y	Y	Y							

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	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	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 <i>Urtica</i> spp., clovers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N												
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	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).	N	N	N												
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.		Y - middle aged and mature	Y - young, middle aged and mature												
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.		Y	Y												

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				Score achieved							
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 <u>Does not fail both attributes</u> 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:		H1 = Poor									
Condition categories for hedgerows with trees											
Category	Category Requirements	Metric score	Score achieved								
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:		H2 & H3 = Moderate									

10.2.2 Line of Trees

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees			
Line of trees – associated with bank or ditch			
Ecologically valuable line of trees			
Ecologically valuable line of trees – associated with bank or ditch			
Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.			
Habitat Description			
Line of trees			
See the Statutory Biodiversity Metric User Guide.			
This assessment is based on the Hedgerow Survey Handbook ¹ . For further clarifications please refer to the Handbook.			
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	On-site - Selsfield Road, Ardingly	Survey date and Surveyor name	23/03/2026 - Josh Brown BSc (Hons) ACIEEM
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	BNG Assessment
Grid reference	TQ 34518 29937	Habitat parcel reference	LOT1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	N	18/28 are native = N 64%
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	N	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	N	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.	Y	
		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)	X	

11. Appendix 3 – Species Lists

On-site Baseline Habitat	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
Modified Grassland	MG01-07	Broadleaved dock	<i>Rumex obtusifolius</i>	O
		Cleavers	<i>Galium aparine</i>	R
		Cock's-foot	<i>Dactylis glomerata</i>	O
		Common cat's-ear	<i>Hypochaeris radicata</i>	R
		Common daisy	<i>Bellis perennis</i>	F
		Common dandelion	<i>Taraxacum officinale</i> agg.	F
		Common nettle	<i>Urtica dioica</i>	R
		Common sorrel	<i>Rumex acetosa</i>	R
		Creeping buttercup	<i>Ranunculus repens</i>	F
		Creeping thistle	<i>Cirsium arvense</i>	R
		Cuckoo flower	<i>Cardamine pratensis</i>	R
		Field woodrush	<i>Luzula campestris</i>	R
		Greater plantain	<i>Plantago major</i>	R
		Lords and ladies	<i>Arum maculatum</i>	R
		Meadow buttercup	<i>Ranunculus acris</i>	R
		Perennial rye-grass	<i>Lolium perenne</i>	D
		Red dead-nettle	<i>Lamium purpureum</i>	R
		Ribwort plantain	<i>Plantago lanceolata</i>	R
		Sycamore (saplings)	<i>Acer pseudoplatanus</i>	O
		White clover	<i>Trifolium repens</i>	A
		Yorkshire-fog	<i>Holcus lanatus</i>	A
Bramble Scrub	BS01-05	Bramble	<i>Rubus fruticosus</i> agg.	D
		Elder	<i>Sambucus nigra</i>	R
Tall Forbs	TF01-02	Bramble	<i>Rubus fruticosus</i> agg.	F
		Broadleaved dock	<i>Rumex obtusifolius</i>	F
		Cleaver	<i>Galium aparine</i>	F
		Cock's-foot	<i>Dactylis glomerata</i>	A
		Colt's-foot	<i>Tussilago farfara</i>	R
		Common dandelion	<i>Taraxacum officinale</i>	A
		Common nettle	<i>Urtica dioica</i>	F
		Creeping thistle	<i>Cirsium arvense</i>	F
		English oak	<i>Quercus robur</i>	R
		Hairy bitter-cress	<i>Cardamine hirsuta</i>	F
		Hogweed	<i>Heracleum sphondylium</i>	R
		Lesser celandine	<i>Ficaria verna</i>	R
		Sycamore (saplings)	<i>Acer pseudoplatanus</i>	R
		Willowherb	<i>Epilobium</i> spp.	F
	TF03-07	Ash	<i>Fraxinus excelsior</i>	R
		Bramble	<i>Rubus fruticosus</i> agg.	A
		Broadleaved dock	<i>Rumex obtusifolius</i>	A
		Cleavers	<i>Galium aparine</i>	F
		Cock's-foot	<i>Dactylis glomerata</i>	A
		Colt's-foot	<i>Tussilago farfara</i>	O
		Common dandelion	<i>Taraxacum officinale</i>	F
		Common knapweed	<i>Centaurea nigra</i>	R
		Common nettle	<i>Urtica dioica</i>	A
		Creeping thistle	<i>Cirsium arvense</i>	F
		Cut-leaved crane's-bill	<i>Geranium dissectum</i>	R
		English oak	<i>Quercus robur</i>	R
		Goat willow	<i>Salix caprea</i>	R
		Hairy bittercress	<i>Cardamine hirsuta</i>	F
		Hogweed	<i>Heracleum sphondylium</i>	F
		Lesser celandine	<i>Ficaria verna</i>	O
		Ragwort	<i>Jacobaea vulgaris</i>	R
		Spear thistle	<i>Cirsium vulgare</i>	O
		Sycamore saplings	<i>Acer pseudoplatanus</i>	R
		Willowherb	<i>Epilobium</i> spp.	O
	T22	English oak	<i>Quercus robur</i>	N/A

On-site Baseline Habitat	Habitat Parcel Reference Number	Common Name	Species Name	DAFOR
Individual Trees (Rural Trees)	T23	Goat willow	<i>Salix caprea</i>	N/A
	T24	Goat willow	<i>Salix caprea</i>	N/A
	T25	English oak	<i>Quercus robur</i>	N/A
	T34	Goat willow	<i>Salix caprea</i>	N/A
	G2a	Sycamore	<i>Acer pseudoplatanus</i>	N/A
	G2b	Ash	<i>Fraxinus excelsior</i>	N/A
	G2c	Ash	<i>Fraxinus excelsior</i>	N/A
	G2d	Sycamore	<i>Acer pseudoplatanus</i>	N/A
Native Hedgerow	H1	Beech	<i>Fagus sylvatica</i>	D
		Bramble	<i>Rubus fruticosus</i> agg.	R
		Cherry Laurel	<i>Prunus laurocerasus</i>	R
		Cleavers	<i>Galium aparine</i>	F
		Common nettle	<i>Urtica dioica</i>	F
		Hawthorn	<i>Crataegus monogyna</i>	D
		Holly	<i>Ilex aquifolium</i>	O
		Ivy	<i>Hedera helix</i>	O
Native Hedgerow with Trees	H2	Beech	<i>Fagus sylvatica</i>	D
		Bramble	<i>Rubus fruticosus</i> agg.	O
		Cleavers	<i>Galium aparine</i>	A
		Common nettle	<i>Urtica dioica</i>	A
		English oak	<i>Quercus robur</i>	R
		Holly	<i>Ilex aquifolium</i>	O
		Ivy	<i>Hedera helix</i>	F
		Lesser celandine	<i>Ficaria verna</i>	O
		Lords-and-ladies	<i>Arum maculatum</i>	R
		Sycamore	<i>Acer pseudoplatanus</i>	R
	H3	Ash	<i>Fraxinus excelsior</i>	R
		Beech	<i>Fagus sylvatica</i>	D
		Bramble	<i>Rubus fruticosus</i> agg.	O
		Cherry laurel	<i>Prunus laurocerasus</i>	R
		Elder	<i>Sambucus nigra</i>	F
		English oak	<i>Quercus robur</i>	F
Line of Trees	LOT1	Holly	<i>Ilex aquifolium</i>	O
		Honeysuckle	<i>Lonicera periclymenum</i>	F
		Lords-and-ladies	<i>Arum maculatum</i>	O
		Apple	<i>Malus domestica</i>	O
		Cherry	<i>Prunus avium</i>	F
		Field maple	<i>Acer campestre</i>	O
		Lime	<i>Tilia × europaea</i>	R
		Norway maple	<i>Acer platanoides</i>	F
		Silver birch	<i>Betula pendula</i>	R
		Scot's pine	<i>Pinus sylvestris</i>	R
Sycamore	<i>Acer pseudoplatanus</i>	O		
Whitebeam	<i>Sorbus aria</i>	R		

12. Appendix 4 – Further Ecological Enhancements



Vivara Pro Barcelona WoodStone Open Nest Box (available from www.nhbs.com)



Vivara Pro Seville 32mm WoodStone Nest Box (available from www.nhbs.com)



Vivara Pro WoodStone Starling Nest Box (available from www.nhbs.com)



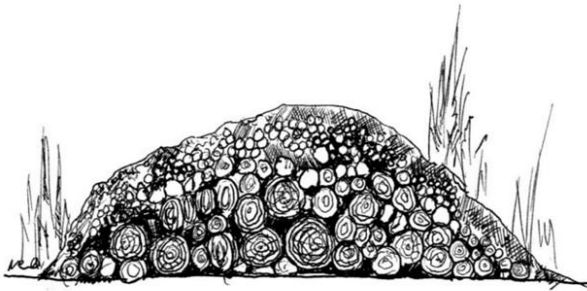
National Trust Apex Insect House
(available from www.nhbs.com)



Schwegler 1FF Bat Box (available
from www.nhbs.com)



Hedgehog House (available from www.nhbs.com)



Example of a reptile hibernaculum design (image provided by www.arguk.org)