



BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

**Hilgay Cottage
Birchwood Grove Road
Burgess Hill
West Sussex
RH15 0DL**

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on behalf of

Remmus Homes

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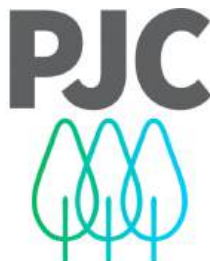
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Naomi is an Ecologist with six years' experience working in the ecological consultancy industry. She gained a BSc(Hons) in Animal Conservation and Biodiversity at Greenwich University in 2018 and an MSc in Oceanography (Ecological and Biological pathway) at the University of Southampton in 2021. In addition, Naomi is a Natural England class one licence holder for bats and accredited agent under a BTO Schedule 1 Disturbance Permit for nest recording of barn owl (and other birds).

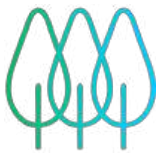
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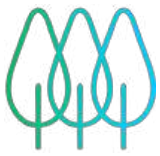


arboriculture . ecology . landscape



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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by Remmus Homes to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment in support of the proposed development at Hilgay Cottage, Birchwood Grove, Burgess Hill, East Sussex, RH15 0DL (hereafter referred to as the 'Site').

1.2 Document Objectives

- 1.2.1 The aim of this BNG Feasibility Assessment is to:
- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
 - Ascertain the anticipated biodiversity value of the Site post-development;
 - Provide a summary of the overall BNG calculations; and
 - Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

- 1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

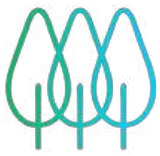
- 1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules.

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3	To accurately apply the biodiversity metric formula, you must use the 'Statutory Biodiversity Metric' calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles.

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any



Principle	Principle Detail
	other requirements. This includes consenting or licensing processes, for example woodlands.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: maintain habitat extent - supporting more, bigger, better and more joined up ecological networks; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

- 1.5.1 The Site, approximately 0.26ha in size, is located on Birchwood Grove Road, within the town of Burgess Hill (centred on OS grid reference: TQ 31843 18281). The Site is bordered by residential dwellings and associated gardens on all other aspects. More broadly, the Site is situated within a suburban landscape that comprises predominantly residential dwellings and associated gardens, which are intercepted by road infrastructure. The location of the Site within its environs is presented in Appendix I.
- 1.5.2 The Site comprised predominantly vegetated garden, with bramble scrub along the northern boundary, native hedgerow along the western boundary, and developed land/sealed surface.

1.6 Documents and Information Provided

- 1.6.1 Development proposals are anticipated to include the construction of two detached residential dwellings with associated access, parking and gardens.
- 1.6.2 This BNG Feasibility Assessment report should be read in conjunction with the initial preliminary ecological appraisal (PEA) report ref: 5661E/24/V2 (PJC Consultancy, 2024).



2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

- 2.1.1 This BNG Feasibility report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019).

2.2 Competency of Assessor

- 2.2.1 The author of this report, Naomi Cornwell BSc(Hons) MSc has been a practising ecologist in ecological consultancy since 2020. During this time, Naomi Cornwell has assisted on and completed multiple BNG Feasibility Assessments and accompanying reports, using both the Statutory Biodiversity Metric (and previous versions) and Small Sites Metric.

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area habitats (habitat units) and linear terrestrial and aquatic / riparian habitats (hedgerow and watercourse units) within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.
- 2.3.2 The DEFRA Statutory Biodiversity Metric uses habitat areas (in hectares (ha)) as its core measurement, except for hedgerow and watercourse habitats where habitat length is used (in kilometres (km)). For individual trees (which is considered area-based habitat), the DEFRA Statutory Biodiversity Metric tool contains a tree helper which automatically generates an area value based on the trees diameter at breast height.
- 2.3.3 The habitat type and area/length as well as the condition of each habitat parcel was informed from habitat data collected during the ecological walkover survey and habitat condition assessment undertaken on the 15th April 2024 by Naomi Cornwell BSc(Hons) MSc (see Appendix II).
- 2.3.4 In accordance with recognised good practice principles, the 'Statutory Biodiversity Metric' excludes protected and irreplaceable habitats (i.e. ancient woodland, ancient and veteran trees, blanket bog, sand dunes, salt marsh and lowland fen).
- 2.3.5 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.
- 2.3.6 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each distinct habitat, hedgerow and/or watercourse. The ecological baseline of the Site is calculated by totaling the units across all habitats, hedgerows and watercourses within the Site.

Habitat Distinctiveness

- 2.3.7 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.
- 2.3.8 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The DEFRA distinctiveness bands, and corresponding scores are as follows:



- Very high (8);
- High (6);
- Medium (4);
- Low (2); and
- Very low (0).

Habitat Condition

2.3.9 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

2.3.10 Habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheet as presented in the Statutory Biodiversity Metric Technical Supplement (Natural England, 2024). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5); and
- Poor (1).

Strategic Significance

2.3.11 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations for biodiversity and other environmental objectives.

2.3.12 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity action plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher strategic position multiplier than proposed developments that are not situated within areas of strategic significance.

2.3.13 The strategic significance and corresponding scores are as follows:

- High (1.15) - Where the location has been identified within a local plan, strategy or policy as being ecologically important for the specific habitat type or where that habitat has been identified as being locally ecologically important;
- Medium (1.10) - Where there is no relevant plan, strategy or policy in place, professional judgement may be used to justify the use of the medium strategic significance category; and
- Low (1) - If the habitat is not included in local plans, strategy or policy.

Measurement of Habitats

2.3.14 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.



2.4 Biodiversity Unit Calculation: Post-Development

- 2.4.1 The total number of biodiversity units of the Site post-development was calculated using the Landscape General Arrangement Plan ref: PJC/1520/001 (PJC Consultancy, 2026).
- 2.4.2 The area/length of retained and enhanced habitats, hedgerows and watercourses previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length of all newly created habitats was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitat, hedgerow and watercourse habitats are defined as the following:
- Retention: there is no loss of the habitat, hedgerow or watercourse and/or the habitat, hedgerow or watercourse is retained in its baseline condition;
 - Enhancement: the habitat, hedgerow or watercourse is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
 - Creation: the loss of a habitat, hedgerow or watercourse and replacement with another, and/or a change in the broad habitat, hedgerow or watercourse type.
- 2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

- 2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the extended phase 1 habitat survey, habitat condition assessment and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6.1 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.
- 2.5.2 In addition to aiming to achieve BNG within developments, developers must implement avoidance, mitigation, compensation and/or enhancement measures required to prevent harm to legally protected species (such as nesting birds). Achieving BNG does not override the legal protection of these species and their habitats. Further information about avoidance, mitigation, compensation and/or enhancement measures required, are included in the PEA report ref: 5661E/24/V2 (PJC Consultancy, 2024).



3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

- 3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

- 3.2.1 The habitat types recorded within the Site and associated units generated pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 2.14 habitat units are generated on-site. A map displaying the type and distribution of habitats on-site is also presented in Appendix III.

3.3 Hedgerows

- 3.3.1 The hedgerow types recorded within the Site and associated units generated pre-development (ecological baseline) is presented in Table 4 below. Overall, pre-development the Site generated a total of 0.27 hedgerow units. A map displaying the type and distribution of hedgerows on-site is also presented in Appendix III.

3.4 Watercourses

- 3.4.1 No watercourses were recorded within the Site as part of the initial extended phase 1 habitat survey and habitat condition assessment.

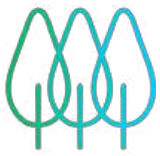


Table 3: On-site habitats pre-development.

Habitat ID	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Baseline Units Retained	Baseline Units Enhanced	Habitat Units Lost
1	Developed land; sealed surface	0.049	Very Low (0)	N/A (0)	Low (1)	0.00	0.00	0.00	0.00
2	Vegetated garden	0.201	Low (2)	N/A (1)	Low (1)	0.40	0.00	0.00	0.40
3	Urban tree	0.0163	Medium (4)	Good (3)	Medium (1.1)	0.22	0.22	0.00	0.00
4	Urban tree	0.0366	Medium (4)	Good (3)	Medium (1.1)	0.48	0.48	0.00	0.00
5	Urban tree	0.0765	Medium (4)	Good (3)	Medium (1.1)	1.01	1.01	0.00	0.00
6	Bramble scrub	0.0067	Medium (4)	N/A (1)	Medium (1.1)	0.03	0.03	0.00	0.00
TOTAL						2.14	1.74	0.00	0.40

Table 4: On-site hedgerows pre-development.

Habitat ID	Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Hedgerow Units	Baseline Units Retained	Baseline Units Enhanced	Hedgerow Units Lost
1	Native hedgerow	0.068	Low (2)	Moderate (2)	Low (1)	0.27	0.27	0.00	0.00
TOTAL						0.27	0.27	0.00	0.00



4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1.1 Assumptions have been made regarding the type and targeted condition of habitats that are proposed to be created and enhanced. These assumptions include:

- Retention of 0.068km of existing native hedgerow along the western Site boundary;
- Retention of 0.067ha of existing bramble scrub within the northern extent of the Site;
- Creation of 0.201ha of vegetated garden within Site;
- Retention of all medium and large trees within the Site;
- Creation of 0.133km of native hedgerow along the proposed curtilage boundaries which will be appropriately managed long-term to target 'moderate' condition.

4.2 Habitats

4.2.1 Post-development, habitat retention measures are anticipated to generate 1.74 habitat units (see Table 3) and habitat creation measures are anticipated to generate approximately 0.25 habitat units (see Table 5 below). A map displaying the extent of the habitat units expected to be created on-Site post-development, can be seen in Appendix IV.

4.3 Hedgerows

4.3.1 Post-development, hedgerow retention measures are anticipated to generate approximately 0.27 hedgerow units (see Table 4) and hedgerow creation measures are anticipated to generate approximately 0.45 hedgerow units (see Table 6). A map displaying the extent of the hedgerow units expected to be created on-Site post-development, can be seen in Appendix IV.

4.4 Watercourses

4.4.1 No watercourse habitats are proposed to be incorporated into the proposed development.

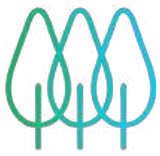


Table 5: Habitats created post-development.

Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
Developed land; sealed surface	0.1229	Very Low (0)	N/A (0)	Low (1)	0.00
Vegetated garden	0.1276	Low (2)	N/A (1)	Low (1)	0.25
TOTAL					0.25

Table 6: Hedgerows created post-development.

Hedgerow Type	Length (km)	Distinctiveness	Targeted Condition	Strategic Significance	Hedgerow Units Delivered
Native hedgerow	0.133	Medium (4)	Moderate (2)	Low (1)	0.45
TOTAL					0.45



5 CONCLUSION

- 5.1.1 Pre-development, the Site generates a total number of 2.14 habitat units and 0.27 hedgerow units.
- 5.1.2 Post-development, the Site is anticipated to generate approximately 1.98 habitat units and 0.72 hedgerow units through a combination of habitat retention and creation measures.
- 5.1.3 This represents a net-loss of -0.16 habitat units, but a net-gain of 0.45 hedgerow units which equates to a net % change of -7.28% habitat units and 163.67% hedgerow.
- 5.1.4 The overall net loss in habitat units equates to a unit deficit of 0.37 (or unit shortfall of 0.74 Tier A1 statutory units).
- 5.1.5 In addition, the trading rules, in particular '*Rule 1: The trading rules of this biodiversity metric must be followed. 'Trading down' must be avoided. Losses of habitat are to be compensated for on a "like for like" or "like for better" basis. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than those lost.*', have not been satisfied post-development.
- 5.1.6 Therefore, based on current detailed design information, the proposed development is not anticipated to deliver the minimum 10% BNG.

6 NEXT STEPS

- 6.1.1 Given the spatial constraints of the Site, achieving BNG targets through on-site habitat creation and enhancement measures is considered unrealistic.
- 6.1.2 BNG targets should therefore be met through off-site habitat creation and enhancement measures, for example by purchasing the relevant number of off-site units from a land manager / habitat bank provider. If the applicant chooses to purchase off-site units, they will need to explore the marketplace to find what is available to buy in order to meet your specific BNG requirements.
- 6.1.3 The land manager / habitat bank provider you buy from will need to register the gain site on the national biodiversity gain sites register before, at the same time as, or after you buy units on it. Sites on the register may be allocated to specific development projects to help them achieve their biodiversity gain target.
- 6.1.4 Any off-site gains will then need to be secured via a legal agreement (for example a S106 agreement or conservation covenant) which will set out who will do the BNG creation, enhancement and management work for 30 years (usually the land manager / habitat bank provider).
- 6.1.5 Once you have found and agreed a contract with a land manager / habitat bank provider, either the land manager or applicant / developer (with the land manager's permission) must apply to record the allocation of the biodiversity units to your development on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to your development will need to be recorded before the local planning authority can approve your biodiversity gain plan.
- 6.1.6 A Biodiversity Gain Plan can then be prepared and submitted to the local planning authority if the applicant / developer can meet their BNG requirements with off-site gains, and once the applicant / developer have recorded the allocation of any off-site biodiversity gains on the national biodiversity gain sites register.
- 6.1.7 If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort.



7 REFERENCES

CIEEM, CIRIA, IEMA (2019). Biodiversity Net Gain: Good practice principles for development [PDF] Available from: <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>

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8 APPENDICES

Appendix I: Site Location Plan



LEGEND:

Site Boundary

STATUS: FOR INFORMATION ONLY

Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
T: 01323 832120.

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W: <https://www.pjcoconsultancy.com>

CLIENT: Remmus Homes

PROJECT: Hilgay Cottage
Burgess Hill
RH15 0DL

TITLE: Appendix I: Site Location Plan

SCALE AT A4: 1:2,344	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 02/03/26	DATE: 03/03/26

DRAWING No: PJC/6791E/26/A1/V2

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google



Appendix II: Habitat Condition Assessment

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 separate Line of trees condition sheet for a line of Rural trees.														
Habitat Description														
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 must 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		Hilgay Cottage, Burgess Hill		Survey date and Surveyor name		15th April 2024 - Naomi Cornwell BSc(Hons) MSc								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
				☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Grid reference														
Condition Assessment Criteria														Notes (such as justification)
				Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	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									
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y									
Number of criteria passed														
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓										
Passes 5 or 6 criteria		Good (3)		Y	Y	Y	Y							
Passes 3 or 4 criteria		Moderate (2)												
Passes 2 or fewer criteria		Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														
Suggested enhancement interventions to improve condition score ²														

Condition sheet: 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				
See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Hilgay Cottage, Burgess Hill	Survey date and Surveyor name	15th April 2024 - Naomi Cornwell BSc(Hons) MSc	
Limitations (if applicable)		Survey reference (if relating to a wider survey)		
Grid reference		Habitat parcel reference		
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	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	Y	
A2.	Width	>1.5 m average along length	N	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	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).	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., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	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	
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	
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.	N	
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	
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.					
Condition categories for hedgerows without trees					
Category	Category Requirements	Metric Score			
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3			
Moderate	No more than 4 failures in total; AND <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 <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved:					
Condition categories for hedgerows with trees					
Category	Category Requirements	Metric score			
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3			
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> 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 <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved:					
Suggested enhancement interventions to improve condition score					
Supplementary planting of diverse native species and suitable management regime					

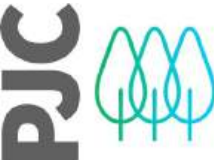


Appendix III: Baseline Habitat Map



LEGEND:

-  Site Boundary
-  Existing Large Urban Tree
-  Existing Medium Urban Tree
-  Native hedgerow
-  Bramble scrub
-  Developed land; sealed surface
-  Vegetated garden

STATUS: FOR INFORMATION ONLY		
 Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ. T: 01323 832120. Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE. T: 01233 225365 E: contact@pjcconsultancy.com W: https://www.pjcconsultancy.com		
CLIENT: Remmus Homes		
PROJECT: Hilgay Cottage Burgess Hill RH15 0DL		
TITLE: Appendix III: Baseline Habitat Map		
SCALE AT A4: 1:566.5	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 02/03/26	DATE: 03/03/26
DRAWING No: PJC/6791E/26/A3/V2		



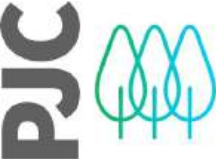
Appendix IV: Proposed Habitat Map



LEGEND:

-  Site Boundary
-  Retained Large Urban Tree
-  Retained Medium Urban Tree
-  Native hedgerow
-  Native hedgerow
-  Bramble scrub
-  Developed land; sealed surface
-  Vegetated garden

STATUS: FOR INFORMATION ONLY



Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
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Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford,
TN26 1AE.
T: 01233 225365
E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

CLIENT: Remmus Homes

PROJECT: Hilgay Cottage
Burgess Hill
RH15 0DL

TITLE:
Appendix IV: Proposed Habitat Map

SCALE AT A4: 1:550.9	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 02/03/26	DATE: 03/03/26

DRAWING No:
PJC/6791E/26/A4/V2



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Date: 3rd March 2026

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