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## Biodiversity Impact Calculation

### Site Name

Land north of Balcombe  
Road, Haywards Heath

### Issue Date

4<sup>th</sup> December 2025

### Client

Fairfax

### Author

Holly Waters

**Project No: P3094**

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## Document Control

Issue No	Author	Reviewer	Issue Date	Additions/alterations	Notes
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## About the Author

This report has been prepared by Holly Waters, a Consultant Ecologist at The Ecology Co-op, with over 4 years' experience. She has a Level 2 bat survey licence, a Level 1 great crested newt survey licence and has prepared numerous reports for protected species. As an Associate member of the Chartered Institute for Ecology and Environmental Management (CIEEM), she is bound by their code of professional conduct.

## About the Reviewer

This report has been reviewed by Kate Priestman, who is a Principal Ecologist with over twenty years' experience. Kate has undertaken extensive survey work and reporting, encompassing a breadth of deliverables, and prepared European Protected Species licences for numerous schemes. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), she is bound by CIEEM's code of professional conduct.



## Report Summary

<b>Purpose</b>	The Ecology Co-operation was commissioned by Fairfax to undertake a Biodiversity Impact Calculation of a proposal to construct 125 dwellings and associated hard and soft landscaping on land north of Balcombe Road, using the Statutory Biodiversity Metric, to quantify net change in biodiversity.
<b>Summary of Losses and Gains</b>	<p>The proposed development scheme at this site will result in the loss of:</p> <p>On-site</p> <ul style="list-style-type: none"> <li>• Other neutral grassland – 5.78ha, moderate condition</li> <li>• Other neutral grassland – 0.13ha, good condition</li> <li>• Species-rich native hedgerow with trees – 0.06km, moderate condition.</li> </ul> <p>The proposed development scheme at this site will retain:</p> <p>On-site</p> <ul style="list-style-type: none"> <li>• Other neutral grassland – 2.582ha, moderate condition</li> <li>• Other neutral grassland – 0.172ha, good condition</li> <li>• Lowland mixed deciduous woodland – 0.541ha, moderate condition</li> <li>• Other broadleaved woodland – 0.192ha, poor condition</li> <li>• Non-priority pond – 0.037ha, moderate condition</li> <li>• Native hedgerow with trees – 0.3km, moderate condition</li> <li>• Species-rich native hedgerow with trees – 0.205km, good condition</li> <li>• Ecologically valuable line of trees associated with a bank or ditch – 0.387km, good condition</li> <li>• Other rivers and streams – 0.51km, fairly good condition</li> <li>• Developed land, sealed surface – 0.18ha, condition N/A.</li> </ul> <p>Off-site</p> <ul style="list-style-type: none"> <li>• Species-rich native hedgerow – 0.274km, good condition.</li> </ul> <p>The proposed development scheme at this site will enhance:</p> <p>Off-site</p> <ul style="list-style-type: none"> <li>• Modified grassland to other neutral grassland – 2.511ha poor to good condition</li> <li>• Other neutral grassland – 7.077ha poor to good condition.</li> </ul> <p>Post intervention the following habitats will be created:</p> <p>On-site</p> <ul style="list-style-type: none"> <li>• Developed land, sealed surface (buildings, play area, roads and paths) – 2.975ha, condition N/A</li> <li>• Vegetated garden – 2.586ha, condition N/A</li> <li>• Sustainable drainage system – 0.338ha, moderate condition</li> <li>• Urban tree – 0.4275ha, moderate condition</li> <li>• Pond – 0.011ha, moderate condition</li> <li>• Species-rich native hedgerow with trees – 0.394km, moderate condition.</li> </ul> <p>Off-site</p> <ul style="list-style-type: none"> <li>• Rural tree (small) – 0.1344ha, moderate condition.</li> </ul>
<b>Final Metric Results</b>	The Biodiversity Impact Calculation has demonstrated that the proposed scheme will result in a likely net gain of 7.94 habitat units (+ 10.03%). The linear feature calculation for the proposed scheme indicates a likely net gain of 3.10 hedgerow units (+ 23.79%). The watercourse calculation for the proposed scheme results in no net gain or loss,



*Land north of Balcombe Road – BIODIVERSITY IMPACT CALCULATION*

	with 0 units (+ 0%).  The current scheme satisfies trading rules within the Statutory Biodiversity Metric.
<b>Does the scheme meet net gain requirements?</b>	The current scheme meets and exceeds the 10% target for both habitats and hedgerows. The current scheme does not meet the 10% target for watercourse units and therefore must purchase credits elsewhere to meet the 0.88-unit deficit.



## **CONTENTS PAGE**

<b>1 INTRODUCTION.....</b>	<b>1</b>
1.1 Purpose of the Report .....	1
1.2 Background .....	1
1.3 Summary of Previous Survey Work.....	4
1.4 Policy and Legislation .....	5
<b>2 METHODOLOGY.....</b>	<b>6</b>
2.1 River Condition Assessment Methodology .....	6
2.2 Data Sources.....	8
<b>3 HABITAT AND HEDGEROW RESULTS .....</b>	<b>8</b>
3.1 Existing Habitats Assessment.....	8
3.2 Habitat Losses and Gains.....	9
<b>4 WATERCOURSE RESULTS .....</b>	<b>11</b>
4.1 Existing River Condition Assessment .....	11
<b>5 CONCLUSIONS.....</b>	<b>13</b>
<b>APPENDIX 1 – Habitat Condition Assessment Sheets .....</b>	<b>14</b>



# 1 INTRODUCTION

## 1.1 Purpose of the Report

There is a movement in planning policy and legislation towards a requirement for all new developments to demonstrate 'net gains' in biodiversity following the release of an updated National Planning Policy Framework<sup>1</sup> by the Department of Housing, Communities and Local Government. A mandatory value of 10% net gain for all developments has now also been outlined within the new Environment Act 2021<sup>2</sup>.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at land north of Balcombe Road. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified. This document also details a baseline 'River Condition Assessment' (RCA) for use in a Biodiversity Net Gain (BNG) calculation.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. Biodiversity Impact Calculations provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal for the construction of 125 new dwellings. Given the likelihood of proposed changes in the design scheme, some of the recommendations will potentially be subject to change. The results of the BIC are deemed accurate for the most recent layout plan.

This report was commissioned and produced at the request of Fairfax.

## 1.2 Background

The redline (application) boundary of the site measures 9.61ha in area, and comprises grassland, woodland, hedgerows, trees and a stream. The blueline (wider ownership) boundary encompasses 10.32ha of grassland and a hedgerow.

The site was subject to a range of species surveys, including bat, breeding bird, dormouse *Muscardinus avellanarius*, great crested newt *Triturus cristatus* and reptile surveys.

Habitats (UKHab) within the site and along the site boundaries are shown in (Figure 1), these include:

- Other neutral grassland – 8.352ha, moderate condition

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<sup>1</sup> HM Government (2023). National Planning Policy Framework. Department for Communities and Local Government. Available online at: [https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf)

<sup>2</sup> HM Government (2021). Environment Act 2021. Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

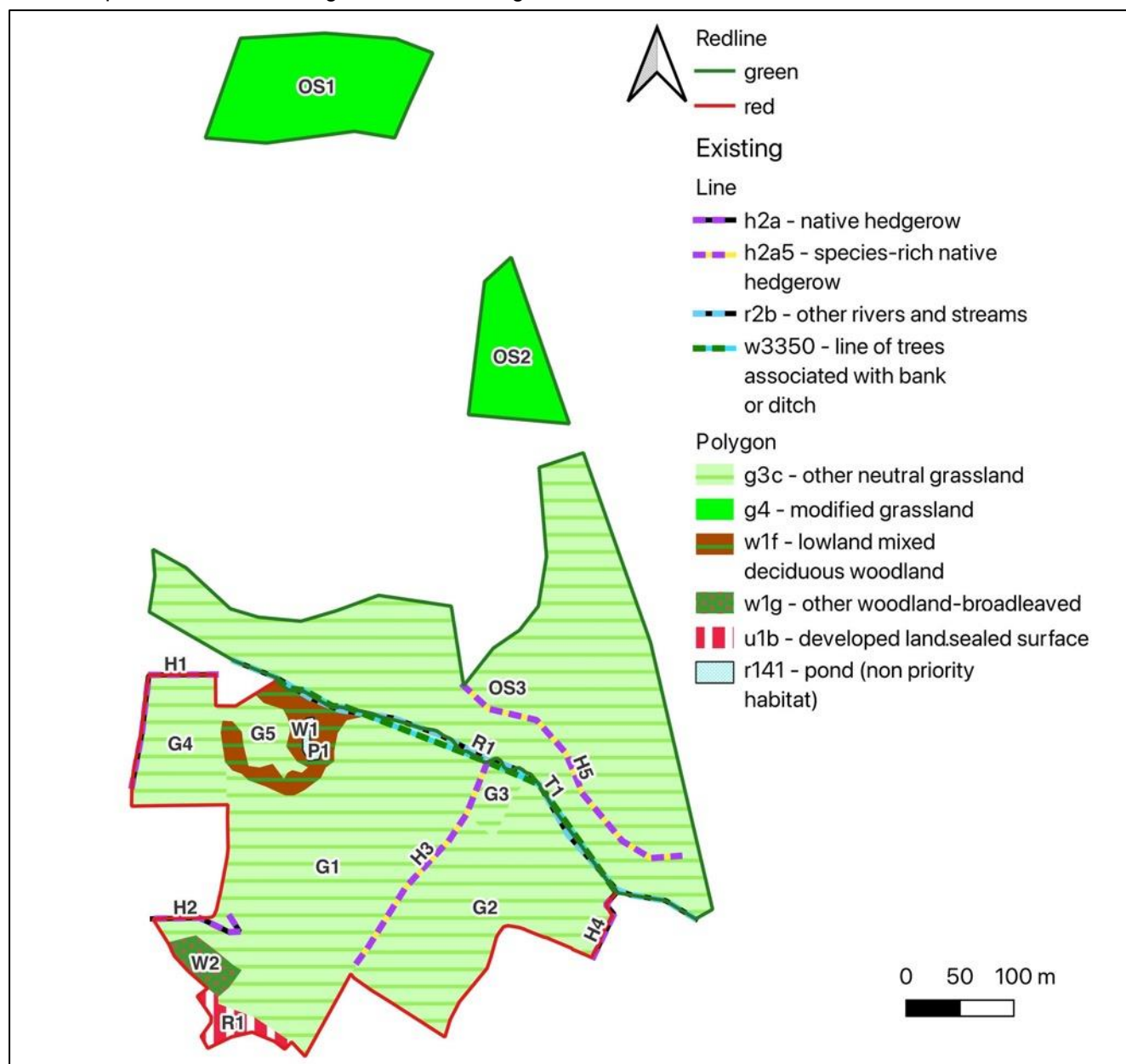




- Other neutral grassland – 0.303ha, good condition
- Lowland mixed deciduous woodland – 0.541ha, moderate condition
- Other broadleaved woodland – 0.192ha, poor condition
- Pond – 0.037ha, moderate condition
- Native hedgerows with trees – 0.246km, moderate condition
- Species-rich native hedgerows with trees – 0.223km, good condition
- Line of trees associated with a bank – 0.387km, good condition
- Stream – 0.51km, fairly good condition
- Developed land, sealed surface – 0.18ha

Habitats (UKHab) off site include:

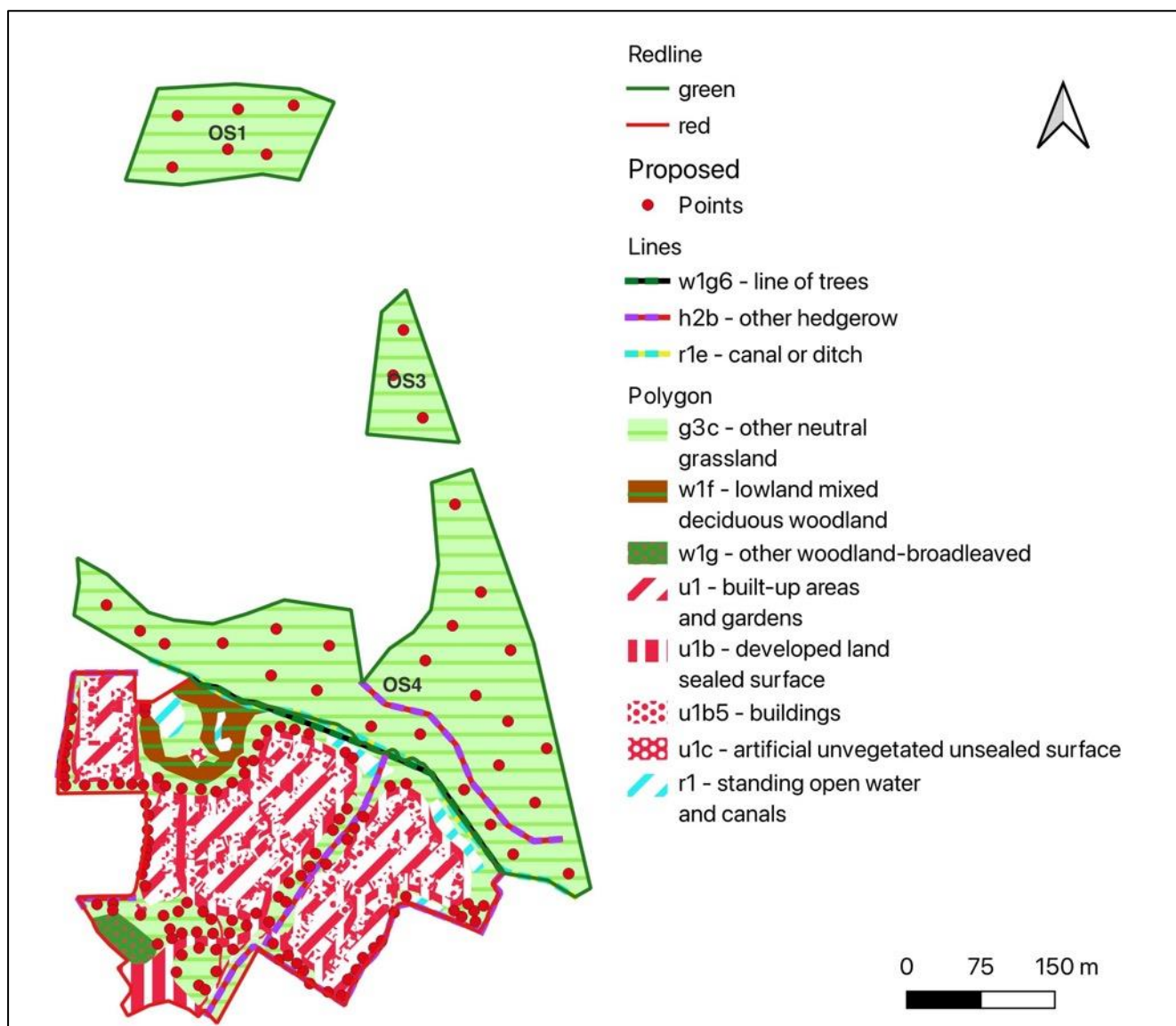
- Modified grassland – 2.511ha, poor condition
- Other neutral grassland – 7.877ha, poor condition
- Species-rich native hedgerow – 0.274km, good condition.



**Figure 1.** UKHAB map showing existing habitats within the site. Produced using QGIS software, version 3.40 - Bratislava.







**Figure 3.** Proposed habitats within the red and blue line boundaries for the development at land north of Balcombe Road. Produced using QGIS software, version 3.40 – Bratislava.

### 1.3 Summary of Previous Survey Work

An Ecological Impact Assessment<sup>3</sup> was completed by The Ecology Co-op in 2025, with surveys undertaken in 2024. The surveys identified:

- use of the site by commuting and foraging bats, including barbastelle *Barbastella barbastellus* and serotine *Cnephaeus serotinus*;
- presence of likely breeding birds within the hedgerows and trees, including one red listed species and four amber listed species;
- presence of dormouse;
- presence of slow worm *Anguis fragilis*, common lizard *Zootoca vivipara* and common toad *Bufo bufo*.

<sup>3</sup> The Ecology Co-op (2025). Ecological Impact Appraisal. – Land at Sugworth



## 1.4 Policy and Legislation

### NPPF (2024)

The NPPF sets out the Government's view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 180d, states that planning policies and decisions should contribute to and enhance the local environment by:

- “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*”

Paragraph 185b, states that to protect and enhance biodiversity and geodiversity, plans should;

- “*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.*”

Paragraph 186d, states that when determining planning applications, authorities should apply the following principle:

- “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*”

### Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.

### Water Framework Directive

The Water Framework directive (WFD ) seeks to establish and manage riparian buffer zones to enhance river corridor habitat. The framework focuses on ensuring good qualitative and quantitative health, i.e on reducing and removing pollution and on ensuring that there is enough water to support wildlife at the same time as human needs.

### Local Policy

Policy DP38 - Biodiversity (Mid Sussex District Plan 2014-2031<sup>4</sup>) notes that:

*“Biodiversity will be protected and enhanced by ensuring development contributes and takes opportunities to improve, **enhance, manage and restore biodiversity and green infrastructure**, including through creating new*

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<sup>4</sup> Mid Sussex District Council (2018) Mid Sussex District Plan 2014 - 2031. Available online at: <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>



*designated sites and locally relevant habitats, and incorporating biodiversity features within developments: [...]"*

## 2 METHODOLOGY

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England<sup>5</sup>. This is used to calculate 'habitat units' and 'hedgerow units' by multiplying the area (ha) or lengths (km), 'distinctiveness' (habitat type), 'condition' (quality), and strategic significance (location in relation to the authority's local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity 'net gain' respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity 'net loss' is calculated, this becomes an 'offset requirement'. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for 'trading down'; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a 'trading down correction' that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (high distinctiveness) will not be offset by a larger area of modified grassland (medium distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

### 2.1 River Condition Assessment Methodology

The River Condition Assessment involved a site visit, carried out on the 3<sup>rd</sup> July 2024 to conduct a MoRPH Pro<sup>6</sup> survey. This survey captures the morphology, sediments, physical features, human modifications and vegetation structure of the river channel, and margins within 10m of the bank top. The survey was conducted by Holly Waters and Rozel Hopkins; RCA accredited surveyors.

A river type desk study was also carried out. This determines a river type by assessing measurements of planform, confinement and valley gradient of an extended reach. Riverbed material from the MoRPH field survey is combined with the desk study and MoRPH Pro information to generate an indicative river type.

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<sup>5</sup> Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

<sup>6</sup> Modular River Survey's (2024) found at : <https://modularriversurvey.org/morph-citizen-science/>.





The river width is less than 5m, therefore each survey module was 10m. Two sub-reaches of 50m were surveyed with a total of 5 MoRPH surveys along each sub-reach. MoRPH data collected on-site was entered into the Cartographer.io online platform<sup>7</sup>, which generates a river type and final condition score for use within the Statutory Biodiversity Metric. The results now form one component of a suite of tools developed for assessing the condition of rivers, streams and canals as a part of the Watercourse Unit Module within the Statutory Biodiversity Metric used in calculating Biodiversity Net Gain.

It should be noted that the RCA does not consider the chemical status of a waterbody and the condition results for the purposes of BNG are primarily based on hydro-morphological regime and the degree of natural features found within the bank top, bank face, channel margin and channel bed. The RCA accounts for 32 separate indices to determine condition relevant to final river type, which are scored as positive (between 0 and 4) and negative (between -4 and 0) index scores for each sub-reach.

Figure 4 shows surveyed points and corresponding codes for each sub-reach surveyed.



**Figure 4.** Locations of MoRPH surveys along the sub-reaches of the River Sugworth. Map created with QGIS (version 3.34).

<sup>7</sup> Cartographer Online (2024) software for river surveys <https://cartographer.io/>



## 2.2 Data Sources

This calculation uses the most up to date survey information, using botanical data gathered during the site visit in July 2024 and specific condition assessments which were undertaken on this survey. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document<sup>8</sup> and the Statutory Biodiversity Metric: draft user guide<sup>9</sup>. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figure 1). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

## 3 HABITAT AND HEDGEROW RESULTS

### 3.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

**Overall, the on-site calculated baseline is 79.14 habitat units, 13.05 hedgerow units and 8.80 watercourse units. The off-site calculated baseline is 33.33 habitat units and 3.78 hedgerow units.**

**Table 1.** Existing habitat conditions for land north of Balcombe Road on-site.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Other neutral grassland	Central field – G1	Moderate
Other neutral grassland	East field, large parcel – G2	Moderate
Other neutral grassland	East field, small parcel – G3	Moderate
Other neutral grassland	West field – G4	Moderate

<sup>8</sup> Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

<sup>9</sup> Natural England (2023). *Statutory Biodiversity Metric draft user guide*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Other neutral grassland	North-west area partially surrounded by woodland – G5	Good
Lowland mixed deciduous woodland	Woodland in the north-west area of the site – W1	Moderate
Other broadleaved woodland	Woodland in the south-west area of the site – W2	Poor
Non-priority pond	Pond within woodland – P1	Moderate
Developed land, sealed surface	Road to the south of the site – R1	N/A
Native hedgerow with trees	West hedgerow – H1	Moderate
Native hedgerow with trees	South hedgerow – H2	Moderate
Native hedgerow with trees	East hedgerow – H4	Moderate
Species-rich native hedgerow with trees	Central hedgerow – H3	Good
Ecologically valuable line of trees – associated with a bank or ditch	Line of trees – T1	Good
Stream	R1	Fairly Good

**Table 2.** Existing habitat conditions for land north of Balcombe Road off-site.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Modified grassland	North parcel – OS1	Poor
Modified grassland	North-east lower parcel – OS2	Poor
Other neutral grassland	Large field – OS3	Poor
Species-rich native hedgerow	North-west area – H5	Good

## 3.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:

On-site

- Other neutral grassland – 5.78ha, moderate condition
- Other neutral grassland – 0.13ha, good condition
- Species-rich native hedgerow with trees – 0.06km, moderate condition.

The proposed development scheme at this site will retain:

On-site

- Other neutral grassland – 2.582ha, moderate condition
- Other neutral grassland – 0.172ha, good condition
- Lowland mixed deciduous woodland – 0.541ha, moderate condition





- Other broadleaved woodland – 0.192ha, poor condition
- Non-priority pond – 0.037ha, moderate condition
- Native hedgerow with trees – 0.3km, moderate condition
- Species-rich native hedgerow with trees – 0.205km, good condition
- Ecologically valuable line of trees associated with a bank or ditch – 0.387km, good condition
- Other rivers and streams – 0.51km, fairly good condition
- Developed land, sealed surface – 0.18ha, condition N/A.

Off-site

- Species-rich native hedgerow – 0.274km, good condition.

The proposed development scheme at this site will enhance:

Off-site

- Modified grassland to other neutral grassland – 2.511ha poor to good condition
- Other neutral grassland – 7.077ha poor to good condition.

Post intervention the following habitats will be created:

On-site

- Developed land, sealed surface (buildings, play area, roads and paths) – 2.975ha, condition N/A
- Vegetated garden – 2.586ha, condition N/A
- Sustainable drainage system – 0.338ha, moderate condition
- Urban tree (small) – 0.4275ha, moderate condition
- Species-rich native hedgerow with trees – 0.394km, moderate condition.

Off-site

- Rural tree (small) – 0.1344ha, moderate condition.

The overall results of the calculations are presented in Table 2. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

**Table 2.** Headline results of the Biodiversity Impact Calculation for the proposed development at land north of Balcombe Road

FINAL RESULTS		
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	7.94
	Hedgerow units	3.10
	Watercourse units	0.00
<b>Total net % change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.03%
	Hedgerow units	23.79%
	Watercourse units	0.00%
<b>Trading rules satisfied?</b>	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	79.14	87.06	0.00
Hedgerow units	10.00%	13.05	14.35	0.00
Watercourse units	10.00%	8.80	9.68	0.88

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓



## 4 WATERCOURSE RESULTS

### 4.1 Existing River Condition Assessment

The River Type assessment produced from Cartographer.io concluded the river is 'Type F' (Straight/sinuuous, coarsest CO, average GP). The final condition for the river is 'Fairly Good' with an average condition score of 2.061. The final index scores for the River Ouse are shown below in Table 4 below.

**Table 4.** River condition assessment indices for both sub-reaches pre-project and for the proposed post-project.



Index (negative indices are shown in <i>italics</i> )		Sub-reach 1	Sub-reach 2	Proposed sub-reach 1	Proposed sub-reach 2
<b>Bank top</b>					
B1	Bank top vegetation structure	4	3	4	3
B2	Bank top tree feature richness	2	2	2	2
B3	Bank top water-related features	0	0	0	0
B4	<i>Bank top NNIPS cover</i>	0	0	0	0
B5	<i>Bank top managed ground cover</i>	0	0	0	0
<b>Bank face</b>					
C1	Bank face riparian vegetation structure	4	4	4	4
C2	Bank face tree feature richness	4	4	4	4
C3	Bank face natural bank profile extent	3	3	3	3
C4	Bank face natural bank profile richness	4	4	4	4
C5	Bank face natural bank material richness	3	2	3	2
C6	Bank face bare sediment extent	3	4	3	4
C7	<i>Bank face artificial bank profile extent</i>	0	0	0	0
C8	<i>Bank face reinforcement extent</i>	0	0	0	0
C9	<i>Bank face reinforcement material severity</i>	0	0	0	0
C10	<i>Bank face NNIPS</i>	0	0	0	0
<b>Channel margin</b>					
D1	Channel margin aquatic vegetation extent	1	1	1	1
D2	Channel margin aquatic morphotype richness	0	1	0	1
D3	Channel margin physical feature extent	2	3	2	3
D4	Channel margin physical feature richness	2	3	2	3
D5	<i>Channel margin artificial features</i>	0	0	0	0
<b>Channel Bed</b>					
E1	Channel aquatic morphotype	0	0	0	0
E2	Channel bed tree features richness	3	3	3	3
E3	Channel bed hydraulic features richness	2	2	2	2
E4	Channel bed natural features extent	3	2	3	2
E5	Channel bed natural feature richness	1	2	1	2
E6	Channel bed material richness	3	3	3	3
E7	Channel bed siltation	-4	-4	-4	-4



Index (negative indices are shown in <i>italics</i> )		Sub-reach 1	Sub-reach 2	Proposed sub-reach 1	Proposed sub-reach 2
E8	<i>Channel bed reinforcement extent</i>	0	0	0	0
E9	<i>Channel bed artificial features severity</i>	0	0	0	0
E10	<i>Channel bed artificial features severity</i>	0	0	0	0
E11	<i>Channel bed NNIPS extent</i>	0	0	0	0
E12	<i>Channel bed filamentous algae extent</i>	0	0	0	0

## 5 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will results in a likely **net gain of 7.94 habitat units (+ 10.03%)**.

The linear feature calculation for the proposed scheme results in a **likely gain of 3.10 hedgerow units (+ 23.79%)**.

The watercourse calculation for the proposed scheme results in no net gain or loss, with 0 units (+ 0%). There is therefore a **deficit of 0.88 watercourse units**.

The current scheme satisfies trading rules within the Statutory Biodiversity Metric.

As no increase in the condition and therefore increase in biodiversity units for watercourses can be undertaken on the watercourse present on site, credits for the 0.88-unit deficit will be purchased.

**Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.**



## APPENDIX 1 – Habitat Condition Assessment Sheets

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	G1
Project / development name	Land north of Balcombe Road	SBM habitat type	Other neutral grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y
Habitat description			
Other neutral grassland dominated by greater bird's-foot-trefoil, false oat-grass and creeping bent. Also contains common knapweed, Yorkshire-fog, lesser stitchwort, ribwort plantain, cock's-foot, soft-rush, red clover.			
Score: 2		Result: Moderate	
Condition Criteria Assessment for Grasslandhigh			
A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.			TRUE
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.			TRUE
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.			TRUE
D. Cover of bracken Pteridium aquilinum less than 20% and cover of scrub (including bramble Rubus fruticosus agg) less than 5%.			TRUE
E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.			TRUE
F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).			FALSE



## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	G2
Project / development name	Land north of Balcombe Road	SBM habitat type	Other neutral grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y

### Habitat description

Other neutral grassland dominated by greater bird's-foot-trefoil *Lotus pedunculatus*, false oat-grass *Arrhenatherum elatius* and creeping bent *Agrostis stolonifera*. Also contains common knapweed *Centaurea nigra*, Yorkshire fog *Holcus lanatus*, lesser stitchwort *Stellaria graminea*, ribwort plantain *Plantago lanceolata*, cock's-foot *Dactylis glomerata*, red clover *Trifolium pratense*, soft-rush *Juncus effusus*, perennial rye-grass *Lolium perenne*, Timothy *Phleum pratense* and common vetch *Vicia sativa*.

Score: 2

Result: Moderate

### Condition Criteria Assessment for Grasslandhigh

A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.

TRUE

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.

TRUE

C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.

TRUE

D. Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg) less than 5%.

TRUE

E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.

TRUE

F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).

FALSE





## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	G3
Project / development name	Land north of Balcombe Road	SBM habitat type	Other neutral grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y

### Habitat description

Other neutral grassland dominated by greater bird's-foot-trefoil, false oat-grass and creeping bent. Also contains Yorkshire fog, common knapweed, clustered dock *Rumex conglomeratus*, broad-leaved dock *Rumex obtusifolius*, ribwort plantain, soft-rush, sweet vernal-grass *Anthoxanthum odoratum*.

Score: 2

Result: Moderate

### Condition Criteria Assessment for Grasslandhigh

A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.

TRUE

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.

TRUE

C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.

TRUE

D. Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg) less than 5%.

TRUE

E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.

TRUE

F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).

FALSE



## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	G4
Project / development name	Land north of Balcombe Road	SBM habitat type	Other neutral grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y

### Habitat description

Other neutral grassland dominated by greater bird's-foot-trefoil and false oat-grass. Also contains Yorkshire fog, sweet vernal-grass, curled dock *Rumex crispus*, marsh thistle *Cirsium palustre*, common knapweed, ribwort plantain, creeping buttercup *Ranunculus repens*, smooth meadow-grass *Poa pratensis* and dove's-foot crane's-bill *Geranium molle*.

Score: 2

Result: **Moderate**

### Condition Criteria Assessment for Grasslandhigh

A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.

TRUE

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.

TRUE

C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.

TRUE

D. Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg) less than 5%.

TRUE

E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.

FALSE

F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).

FALSE



## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	G5
Project / development name	Land north of Balcombe Road	SBM habitat type	Other neutral grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y

### Habitat description

Other neutral grassland dominated by soft rush. Also contains marsh thistle, Yorkshire fog, creeping buttercup, cleavers *Galium aparine*, common nettle *Urtica dioica*, greater bird's-foot-trefoil, common chickweed *Stellaria media*, clustered dock, meadow foxtail *Alopecurus pratensis*, rough meadow-grass *Poa trivialis*, sweet vernal-grass, common fleabane *Pulicaria dysenterica*, glaucous sedge *Carex flacca*, marsh stitchwort *Stellaria palustris*, vetch sp. *Vicia sp.*, creeping thistle *Cirsium arvense*, white clover *Trifolium repens* and cut-leaved crane's-bill *Geranium dissectum*.

Score: **3**

Result: **Good**

### Condition Criteria Assessment for Grasslandhigh

A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.

TRUE

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.

TRUE

C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.

TRUE

D. Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg) less than 5%.

TRUE

E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.

FALSE

F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).

TRUE



## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	W1
Project / development name	Land north of Balcombe Road	SBM habitat type	Lowland mixed deciduous woodland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y
<b>Habitat description</b>			
<p>Species composition; sycamore <i>Acer pseudoplatanus</i>, oak <i>Quercus robur</i>, ash <i>Fraxinus excelsior</i>, hawthorn <i>Crataegus monogyna</i>, bramble <i>Rubus fruticosus</i>, male-fern <i>Dryopteris filix-mas</i>, ground-ivy <i>Glechoma hederacea</i>, wood burdock <i>Arctium nemorosum</i>, cock's-foot, enchanter's nightshade <i>Circaea lutetiana</i>, red campion <i>Silene dioica</i>, alder <i>Alnus glutinosa</i>, common figwort <i>Scrophularia nodosa</i>, goat willow <i>Salix caprea</i>, remote sedge <i>Carex remota</i>, bluebell <i>Hyacinthoides non-scripta</i>, blackthorn <i>Prunus spinosa</i>, field maple <i>Acer campestre</i>, dog's mercury <i>Mercurialis perennis</i>, wood anemone <i>Anemone nemorosa</i>, primrose <i>Primula vulgaris</i>, common spotted-orchid <i>Dactylorhiza fuchsia</i>, cuckooflower <i>Cardamine pratensis</i>, wood speedwell <i>Veronica montana</i>, common dog-violet <i>Viola riviniana</i>, common nettle, smooth meadow-grass, wood meadow-grass <i>Poa nemoralis</i>, Yorkshire fog and hard rush <i>Juncus inflexus</i>.</p>			



Score: 2

Result: **Moderate**

## Condition Criteria Assessment for Woodland

Total Score: 31

**A. Age distribution of trees?**

Two age classes present

2

**B. Wild, domestic and feral herbivore damage?**

No significant browsing damage evident in woodland

3

**C. Invasive plant species?**

No invasive species present in woodland

3

**D. Number of native tree species?**

Five or more native tree or shrub species found across whole woodland

3

**E. Cover of native tree and shrub species?**

&gt; 80% of canopy trees and &gt;80% of understorey shrubs are native.

3

**F. Open space within woodland?**

10 – 20% (0-20% for woodland &lt;10ha.) of woodland has areas of temporary open space

3

**G. Woodland regeneration?**

No classes or coppice regrowth present in woodland

1

**H. Tree Health?**

Greater than 25% tree mortality and or any high risk pest or disease present

1

**I. Vegetation and ground flora?**

Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.

3

**J. Woodland vertical structure**

Two storeys across all survey plots

2

**K. Veteran trees?**

No veteran trees present in woodland

1

**L. Amount of Deadwood?**

50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.

3

**M. Woodland disturbance?**

No nutrient enrichment or damaged ground evident

3

**CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC**



(SBM)- AREA BASED HABITATS			
Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	W2
Project / development name	Land north of Balcombe Road	SBM habitat type	Other broadleaved woodland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y
Habitat description			
Species composition; sycamore, primrose, common nettle, dog's mercury, bramble, horse-chestnut <i>Aesculus hippocastanum</i> , ash, willow sp., wood avens <i>Geum urbanum</i> , male-fern <i>Dryopteris filix-mas</i> , garlic mustard <i>Alliaria petiolata</i> , cedar <i>Cedrus sp.</i> , Lords-and-Ladies <i>Arum maculatum</i> , ground-ivy, elder and poplar <i>Populus sp.</i>			
<div> <div>1</div> <div>Condition Assessment Results</div> <div>Poor</div> </div> <p>Condition Criteria Assessment for Woodland</p> <hr/> <p><b>A. Age distribution of trees?</b></p> <p>One age class present</p> <div>1</div> <hr/> <p><b>B. Wild, domestic and feral herbivore damage?</b></p> <p>No significant browsing damage evident in woodland</p> <div>3</div> <hr/> <p><b>C. Invasive plant species?</b></p> <p>No invasive species present in woodland</p> <div>3</div>			





**D. Number of native tree species?**

Five or more native tree or shrub species found across whole woodland

3

**E. Cover of native tree and shrub species?**

< 50% of canopy trees and <50% of understorey shrubs are native

1

**F. Open space within woodland?**

10 – 20% (0-20% for woodland <10ha.) of woodland has areas of temporary open space

3

**G. Woodland regeneration?**

One or two classes only present in woodland

2

**H. Tree Health?**

Greater than 25% tree mortality and or any high risk pest or disease present

1

**I. Vegetation and ground flora?**

Recognisable woodland NVC plant community at ground layer present

2

**J. Woodland vertical structure**

One or less storey across all survey plots

1

**K. Veteran trees?**

No veteran trees present in woodland

1

**L. Amount of Deadwood?**

50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stumps, or an abundance of small cavities.

3

**M. Woodland disturbance?**

More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.

1

\*P3094 Sugworth – QGIS

## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	10/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Rozel Hopkins, Holly Waters	Unique polygon reference(s)	P1
Project / development name	Land north of Balcombe Road	SBM habitat type	Non-priority pond
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y
<b>Habitat description</b>			
Non-priority pond, dries frequently			



Score: 2

Result: **Moderate**

## Condition Criteria Assessment for Pond

Total Score: 6

A. The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.

FALSE

B. There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.

TRUE

C. <10% of the pond is covered with duckweed or filamentous algae.

TRUE

D. The pond is not artificially connected to other waterbodies, either via streams, ditches or artificial pipework.

TRUE

E. Pond water levels should be able to fluctuate naturally throughout the year. No obvious dams, pumps or pipework.

TRUE

F. There is an absence of non-native plant and animal species

TRUE

G. The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.

TRUE

## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	H1
Project / development name	Land north of Balcombe Road	SBM habitat type	Native hedgerow
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y

### Habitat description

Native hedgerow containing bramble, bracken *Pteridium aquilinum*, sycamore, hawthorn, garden privet *Ligustrum ovalifolium* and common nettle.

Score: **2**Result: **Moderate**

## Condition Criteria Assessment for Hedgerow

A1. Is height &gt;1.5m average along length?

TRUE

A2. Is width &gt;1.5m along length?

TRUE

B1. Is ground to canopy base gap &lt;0.5m for &gt;90% of length?

TRUE

B2. Are canopy gaps &lt;10% total length AND no canopy gaps &gt;5m?

FALSE

C1. Is there &gt;1m width undisturbed ground with perennial herbaceous vegetation &gt;90% length?

FALSE

C2. Do plants indicative of nutrient enrichment of soils dominate &lt;20% cover of undisturbed ground?

FALSE

D1. &gt;90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?

TRUE

D2. &gt;90% of the hedgerow or undisturbed ground is free of damage caused by human activities?

TRUE

### CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	H2
Project / development name	Land north of Balcombe Road	SBM habitat type	Native hedgerow
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y

## Habitat description

Native hedgerow with sycamore, hazel *Corylus avellana*, buddleia *Buddleja davidii*, common nettle and hawthorn.



Score: 2

Result: Moderate

## Condition Criteria Assessment for Hedgerow

A1. Is height &gt;1.5m average along length?

TRUE

A2. Is width &gt;1.5m along length?

TRUE

B1. Is ground to canopy base gap &lt;0.5m for &gt;90% of length?

TRUE

B2. Are canopy gaps &lt;10% total length AND no canopy gaps &gt;5m?

TRUE

C1. Is there &gt;1m width undisturbed ground with perennial herbaceous vegetation &gt;90% length?

FALSE

C2. Do plants indicative of nutrient enrichment of soils dominate &lt;20% cover of undisturbed ground?

FALSE

D1. &gt;90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?

TRUE

D2. &gt;90% of the hedgerow or undisturbed ground is free of damage caused by human activities?

FALSE

### CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	H3
Project / development name	Land north of Balcombe Road	SBM habitat type	Species-rich native hedgerow with trees
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Y
Habitat description			
Native hedgerow with trees with lime sp. <i>Tilia</i> sp., bramble, wild cherry <i>Prunus avium</i> , sycamore, oak, hawthorn, hazel, blackthorn, ash, and common nettle.			

Score: **3**Result: **Good**

## Condition Criteria Assessment for Hedgerow

A1. Is height &gt;1.5m average along length?

TRUE

A2. Is width &gt;1.5m along length?

TRUE

B1. Is ground to canopy base gap &lt;0.5m for &gt;90% of length?

TRUE

B2. Are canopy gaps &lt;10% total length AND no canopy gaps &gt;5m?

TRUE

C1. Is there &gt;1m width undisturbed ground with perennial herbaceous vegetation &gt;90% length?

TRUE

C2. Do plants indicative of nutrient enrichment of soils dominate &lt;20% cover of undisturbed ground?

TRUE

D1. &gt;90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?

TRUE

D2. &gt;90% of the hedgerow or undisturbed ground is free of damage caused by human activities?

TRUE

E1. There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.

TRUE

E2. 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?

TRUE

## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	H4
Project / development name	Land north of Balcombe Road	SBM habitat type	Native hedgerow
Site name or location	Haywards Heath	Condition assessment	Y





		required? (y/n)	
Onsite or offsite?	Onsite	Condition sheet used	Y
<b>Habitat description</b>			
Native hedgerow with sycamore, bramble and ash.			
<div>Score: 2</div> <div>Result: <b>Moderate</b></div>			
<b>Condition Criteria Assessment for Hedgerow</b>			
A1. Is height >1.5m average along length?		<b>FALSE</b>	
A2. Is width >1.5m along length?		<b>TRUE</b>	
B1. Is ground to canopy base gap <0.5m for >90% of length?		<b>TRUE</b>	
B2. Are canopy gaps <10% total length AND no canopy gaps >5m?		<b>FALSE</b>	
C1. Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?		<b>FALSE</b>	
C2. Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?		<b>TRUE</b>	
D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?		<b>TRUE</b>	
D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?		<b>FALSE</b>	



## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	OS1
Project / development name	Land north of Balcombe Road	SBM habitat type	Modified grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Offsite	Condition sheet used	Y

### Habitat description

Modified grassland comprising Yorkshire fog, creeping buttercup, curled dock, wild carrot *Daucus carota*, cock's foot and common sorrel *Rumex acetosa*.

Score: 1

Result: Poor

### Condition Criteria Assessment for Grasslandlow

A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).

FALSE

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.

TRUE

C. Scrub accounts for less than 20% of total grassland area.

TRUE

D. Physical damage evident in less than 5% of total grassland area,

TRUE

E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).

FALSE

F. Cover of bracken is <20%.

FALSE

G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)

TRUE

## CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC



(SBM)- AREA BASED HABITATS			
Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry		
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	OS2
Project / development name	Land north of Balcombe Road	SBM habitat type	Modified grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Offsite	Condition sheet used	Y
Habitat description			
Modified grassland comprising common bent, Yorkshire fog, cock's-foot, creeping buttercup, curled dock, common sorrel, common mouse-ear, and wild carrot.			
<div>Score: 1      Result: Poor</div>			
Condition Criteria Assessment for Grasslandlow			
A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).		FALSE	
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.		TRUE	
C. Scrub accounts for less than 20% of total grassland area.		TRUE	
D. Physical damage evident in less than 5% of total grassland area,		TRUE	
E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).		FALSE	
F. Cover of bracken is <20%.		TRUE	
G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)		TRUE	

**CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS**

Date	18/07/2024	SBM survey reference (if condition	
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Weather conditions	16°C, dry	assessment of this polygon relates to a wider habitat survey)	
Surveyor name(s)	Holly Waters	Unique polygon reference(s)	OS3
Project / development name	Land north of Balcombe Road	SBM habitat type	Other neutral grassland
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Offsite	Condition sheet used	Y
<b>Habitat description</b>			
Other neutral grassland comprising common mouse-ear, Yorkshire fog, common sorrel, creeping buttercup, curled dock, creeping thistle, sweet vernal-grass, common bent, false oat-grass, dandelion sp, red fescue, common dog-violet <i>Viola riviniana</i> , marsh thistle, cock's-foot and common nettle.			
<div>Score: 1</div> <div>Result: Poor</div>			
<b>Condition Criteria Assessment for Grasslandhigh</b>			
A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.			FALSE
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.			TRUE
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.			FALSE
D. Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg) less than 5%.			TRUE
E. Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.			FALSE
F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).			FALSE

### CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	18/07/2024	SBM survey reference (if condition assessment of this polygon relates to a wider habitat survey)	
Weather conditions	16°C, dry	Unique polygon reference(s)	H5
Surveyor name(s)	Holly Waters	SBM habitat type	Species-rich native hedgerow
Project / development	Land north of Balcombe		



name	Road		
Site name or location	Haywards Heath	Condition assessment required? (y/n)	Y
Onsite or offsite?	Offsite	Condition sheet used	Y
Habitat description			
Hedgerow comprising hazel, blackthorn, ash, dog-rose <i>Rosa canina</i> , sycamore, oak and holly.			
<div>Score: 3</div> <div>Result: Good</div>			
Condition Criteria Assessment for Hedgerow			
A1. Is height >1.5m average along length?			TRUE
A2. Is width >1.5m along length?			TRUE
B1. Is ground to canopy base gap <0.5m for >90% of length?			TRUE
B2. Are canopy gaps <10% total length AND no canopy gaps >5m?			FALSE
C1. Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?			TRUE
C2. Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?			FALSE
D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?			TRUE
D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?			TRUE