UE

URBAN EDGE ENVIRONMENTAL CONSULTING

Land at Burleigh Lane, Crawley Down, West Sussex

Biodiversity Net Gain Assessment

June 2025

NATURAL PROGRESSION

URBAN EDGE
ENVIRONMENTAL
CONSULTING

Land at Burleigh Lane, Crawley Down, West Sussex

Biodiversity Net Gain Assessment

Client:	Merrow Wood	
Report No.:	UE0604_BurleighLane_BNG_0_250626	
Author:	**Proofed:**	**Approved:**
Robin Searle BSc (Hons) MSc ACIEEM	Tim Lees BA (Hons) MSc MCIEEM	Nick Pincombe BA (Hons) MSc CEnv MIEMA MCIEEM
Revision No.:	**Status/Comment:**	**Date:**
0	First issue to client	26 June 2025

Contents

List of Figures

0   Executive Summary

0.1.1   Biodiversity Net Gain is an approach to development which leaves the natural environment in a better state than beforehand. Defra has published a metric by which the biodiversity losses and gains associated with a particular development can be calculated. Urban Edge Environmental Consulting was commissioned by Merrow Wood ('the Applicant') to undertake a Biodiversity Net Gain assessment using the Statutory Biodiversity Metric for the site of a proposed residential development at Land at Burleigh Lane, Crawley Down, West Sussex.

0.1.2   In England, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990. The objective is for developers to deliver a 10% gain in biodiversity value. This means a development will result in more or better quality natural habitat than there was pre-development.

0.1.3   Adopted Policy DP38 Biodiversity of the *Mid Sussex District Plan 2014-2031* states that: "*Biodiversity will be protected and enhanced by ensuring development: Contributes and takes opportunities to improve, enhance, manage and restore biodiversity…*".

0.1.4   The Biodiversity Net Gain assessment has been carried out using the Statutory Biodiversity Metric which uses habitats as a proxy for wider biodiversity. Pre-intervention biodiversity unit calculations were informed by a walkover site visit on 13 March and 3 June 2025 to establish the habitat parcels present within the Application Site, their size and condition. Post-intervention biodiversity units were calculated based upon the Illustrative Landscape Layout.

0.1.5   There is a calculated **net loss of -11.24 habitat units, equivalent to -58.41%**, associated with the current development proposals.

0.1.6   There is a calculated **net gain of +0.64 hedgerow units**, **equivalent to +12.92%,** associated with the current development proposals.

0.1.7   There is a calculated **net gain of +0.12 watercourse units**, **equivalent to +64.24%,** associated with the current development proposals.

0.1.8   The Proposed Development therefore does not meet current requirements for net gain, nor does it satisfy trading rules associated with Medium Distinctiveness grassland, scrub and tree habitats.

0.1.9   The Applicant will seek the provision of off-site compensatory habitat or the purchase of biodiversity units from an external habitat bank to satisfy the trading rules and mandatory requirements for BNG. In the event that units are not available, statutory biodiversity credits will be purchased from Defra.

1   Introduction

1.1   Purpose of the Report

1.1.1   Urban Edge Environmental Consulting (UEEC) has been commissioned by Merrow Wood ('the Applicant') to undertake a Biodiversity Net Gain (BNG) assessment for the site of a proposed residential development at Land at Burleigh Lane, Crawley Down, West Sussex (Grid Reference: TQ 35046 37254).

1.1.2   The Application Site lies at the southern edge of the village of Crawley Down in the Mid Sussex District of West Sussex. The survey area comprises c.2.35ha of land, currently dominated by grasslands with scrub, woodland, hedgerows and derelict buildings. The extent of the Application Site is outlined in red on Figure 1.1.

1.2   Proposed Construction Activities

1.2.1   Planning consent is being sought for a residential development with vehicular and pedestrian access; car parking; open space and landscaping. The Proposed Site Layout is shown at Figure 1.2.

1.3   Biodiversity Net Gain and the Defra Metric

1.3.1   Biodiversity is the variety of life on earth; it includes all living things and the places in which they live. It is essential to sustain our society, well-being and economy. Biodiversity in the UK and internationally is declining as it comes under increasing pressure from development and land management practices. Enhancing biodiversity is integral to sustainable development, and BNG is an approach to development which leaves the natural environment in a measurably better state than beforehand.

1.3.2   In 2023 Defra published the Statutory Biodiversity Metric ('the Metric') (Natural England, 2024a), which has subsequently been updated. The metric provides a means of evaluating biodiversity losses and gains through development in a robust and consistent manner. The metric enforces the mitigation hierarchy whereby impacts to biodiversity should first be avoided, then minimised and mitigated, before being compensated where losses cannot be avoided. The Metric calculates the biodiversity value of a site before and after development to establish the change in biodiversity attributable to a particular development project.

Burleigh Lane,
Crawley Down,
West Sussex

☐ Survey area

Figure 1.1: Site location plan

```
0          150          300  N
├──────────┼──────────┤      ↑
        Metres
```
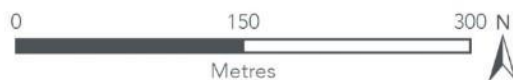
© Crown copyright and database rights 2025
Ordnance Survey AC0000808122

| Scale (at A4): | 1:5,000 | Created by: | EM |
| Date: | Mar 2025 | Reviewed by: | NP |

Drawing number:
UE0604ECO-BurleighLane_250312:SiteLocation

UE URBAN EDGE
ENVIRONMENTAL
CONSULTING

Tel: 01273 686 766
Email: hello@ueec.co.uk
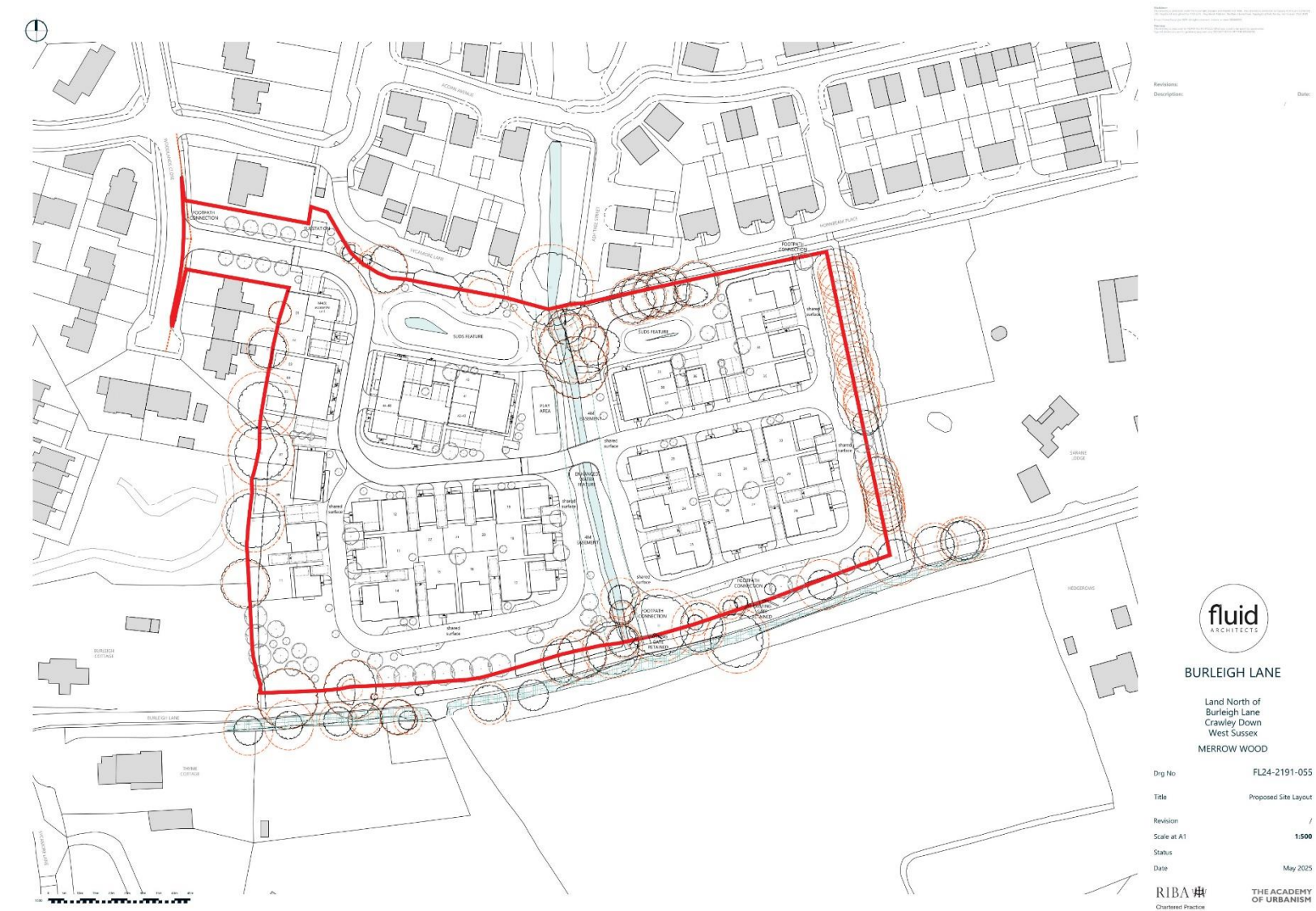Web: www.ueec.co.uk

Figure 1*.2: Proposed Site Plan*

2   Policy Background

2.1   National Planning Policy

2.1.1   The revised National Planning Policy Framework (NPPF; MHCLG, 2023) advocates biodiversity and environmental gains[1] in the following paragraphs:

▸ Paragraph 125: *"Planning policies and decisions should a) encourage multiple benefits from both urban and rural land…and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation…"*

▸ Paragraph 187: *"Planning policies and decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs."*

▸ Paragraph 188: *"Plans should…plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*

▸ Paragraph 192: *"To protect and enhance biodiversity and geodiversity, plans should b)…pursue opportunities for securing measurable net gains for biodiversity."*

▸ Paragraph 193: *"When determining planning applications, local planning authorities should apply the following principles d)…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."*

2.1.2   The Government's '25 Year Environment Plan' (HMG, 2018) set out a policy ambition to consult on mandatory BNG for development and to embed environmental net gain principle into the planning system. A Defra consultation on mandatory BNG, advocating a minimum of 10% BNG for all development, took place in December 2018[2] with the responses published in July 2019[3]. The Environment Act 2021 mandates a minimum of 10% BNG for all development.

2.1.3   In England, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990. The objective is for developers to deliver a 10% gain in biodiversity value. This means a development will result in more or better quality natural habitat than there was pre-development.

---

[1] Environmental gains extend beyond biodiversity gains to also include social, economic, amenity and natural capital gains.

[2] Defra (2018): *Net Gain – Consultation proposals*. Available online: https://consult.defra.gov.uk/land-use/net-gain/.

[3] Defra (2019): *Net Gain – Summary of responses and government response*. Available online:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/819823/net-gain-consult-sum-resp.pdf.

2.2 Local Planning Policy

2.2.1 Adopted Policy DP38 Biodiversity of the *Mid Sussex District Plan 2014-2031* (Mid Sussex District Council, 2018) states that:

"Biodiversity will be protected and enhanced by ensuring development:

• Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and

• Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

…"

3   Methodology

3.1   Overview

3.1.1   The BNG assessment has been carried out using the Metric and accompanying *The Statutory Biodiversity Metric User Guide* (Natural England, 2024b). The Metric uses habitats as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity value. This value is then adjusted depending on the condition and location of the habitat, to calculate 'Biodiversity Units' (BU) for the specific development site. Pre-intervention BU are subtracted from the post-intervention BU to determine the change in biodiversity value attributable to the development.

3.1.2   There are four key steps to using the Metric which are illustrated in Figure 3.1 and described further in the following sections.

Step 1 — Project planning
- Identify and map sites where the metric will be used
- Identify the planned actions or interventions that will change habitats (e.g. development)
- Identify metrics components to use (e.g. area-based habitats, hedgerows, rivers and streams)

Step 2 — Data collection
- Collect habitat and other data from site(s)
- Check local plans/policies for strategic significance of site(s)
- Determine expected effects of habitats changes or interventions on habitats present (if applicable)

Step 3 — Calculation
- Input data into the calculation tool to generate biodiversity unit scores
- If evaluating effects of changes or interventions run the calculator tool for pre-and post-change scenarios

Step 4 — Informing design and decisions
- Use results to improve design, communicate gains and losses, and inform planning decisions
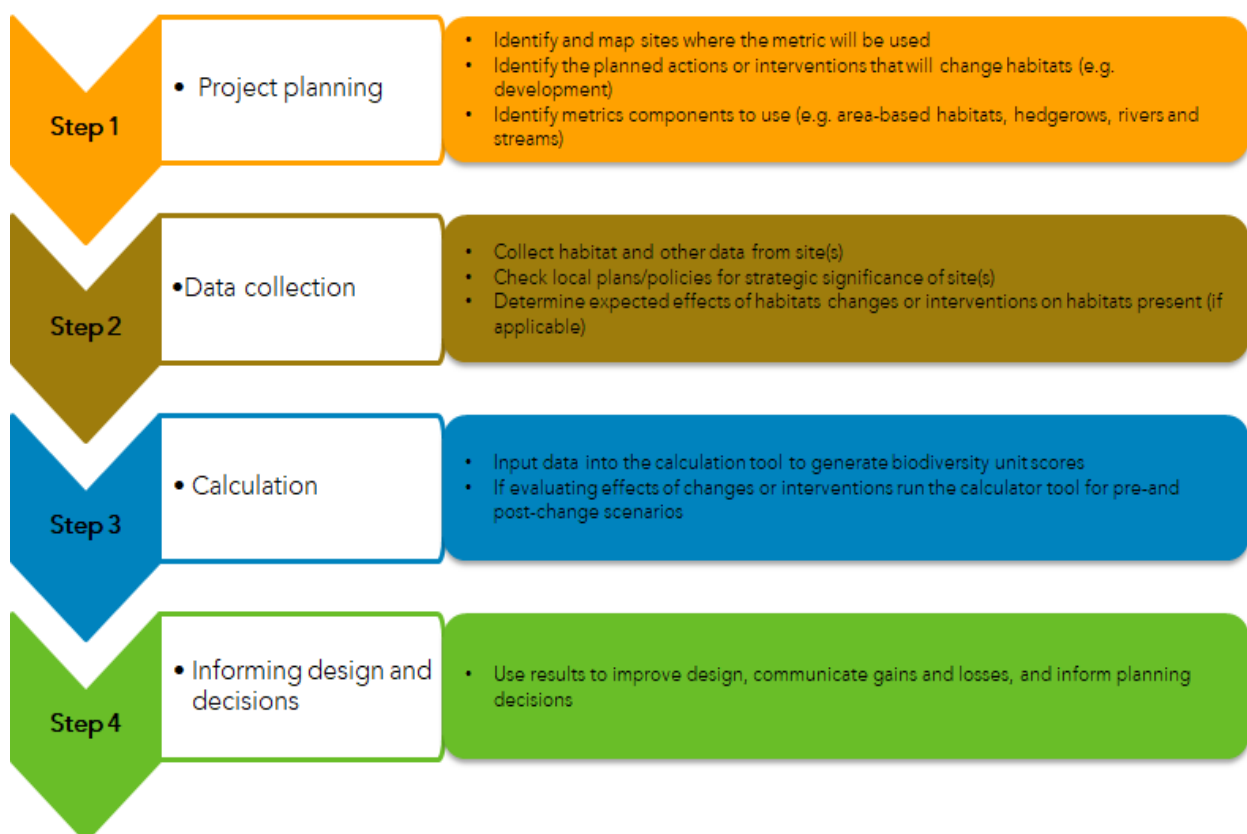
Figure 3.1: Key Steps to Apply the Defra Metric

3.2   Project Planning (Step 1)

3.2.1   The development site for which the BNG assessment has been undertaken includes the red line boundary shown on Figure 1.1. The Proposed Site Plan for the Proposed Development is shown

at Figure 1.2 and includes the proposed interventions for the site as described in Section 1. The existing habitats within the Application Site include area, hedgerow and watercourse habitats, and therefore all three components of the Metric have been applied, as discussed further in section 3.4.

3.3 Data Collection (Step 2)

Pre-development habitats

3.3.1 UEEC deployed suitably experienced ecologists on 13 March and 3 June 2025 to identify the habitats according to the UK Habitat Classification System (UKHab Ltd, 2023). The site was divided into land parcels, based on the different habitats present. For each habitat, lists of plant species (where applicable) were also recorded, as well as an indication of their relative frequency and abundance (using the DAFOR[4] scale). The divergence from this methodology is in relation to individual trees, whereby these features are recorded and mapped separately from the baseline habitat that they sit within; and hedgerows / line of trees which follow the classification methodology outlined within *The Statutory Biodiversity Metric User Guide* (Natural England, 2024), in addition to collecting data relevant to each condition assessment sheet from within *The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, 2024c).

3.3.2 Annotated field maps were then digitised in ArcGIS Pro to produce the UKHab Pre-development plan shown at Appendix I. Each habitat polygon was clipped to the red line planning application boundary, and its area then calculated in GIS and exported to MS Excel for use in BNG baseline calculations. The size of each habitat parcel was recorded in hectares (ha) or kilometres (km). Each habitat parcel was assigned a condition score of Low, Medium or High, informed by the site survey and condition assessment sheets.

Post-development habitats

3.3.3 The expected effects of habitat changes and interventions on existing habitats were established based upon the Illustrative Landscape Layout (Figure 1.2) and liaison with the client team. The Proposed Site Plan was imported into ArcGIS Pro, and each proposed habitat area / length was calculated and exported to MS Excel for use in BNG post-development calculations. Each habitat parcel / length was assigned a target condition score of Low, Medium or High, informed by conversations with the landscape architect, professional judgement and the relevant condition assessment sheets.

3.4 Calculation (Step 3)

Calculation Tool

3.4.1 The Metric is accompanied by a calculation tool which uses a number of input fields in order to calculate pre- and post-intervention biodiversity units, including:

---

[4] D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare.

- **Habitat types:** As described in the UK Habitat Classification System.

- **Area of habitats and length of hedgerows:** In hectares and kilometres.

- **Habitat condition:** Parcels of habitat will be in different ecological conditions. In addition, interventions to improve habitats will not always involve taking a habitat in poor condition and improving it to good condition. The metric therefore takes account of variants in habitat condition.

- **Strategic significance:** The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives as set out in published local plans.

3.4.2 Habitat type, area / length and condition were established via the site survey and condition assessment described in section 3.3.

3.4.3 The Calculation Tool also includes a number of pre-assigned fields which are automatically populated based on habitat type inputs:

- **Habitat distinctiveness**: Based on an assessment of the distinguishing features of a habitat or linear feature, including the consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.

- **Risk multipliers (Post-intervention only)**: Two different risks are recognised in the Metric: difficulty of habitat creation and restoration; and temporal risk i.e. the time it takes for a newly created habitat to reach target condition.

Calculation of Biodiversity Units

3.4.4 Using the factors described above, equivalent BU were calculated for the development site pre- and post-intervention. No offsite habitat creation or enhancement is currently proposed.

3.4.5 The following formula was used to calculate the change in BU as a consequence of the Proposed Development:

POST-INTERVENTION BIODIVERSITY UNITS – PRE-INTERVENTION BIODIVERSITY UNITS = CHANGE IN BIODIVERSITY UNITS

3.4.6 Where the resulting score is negative there is a net loss in biodiversity. If the score is zero, there is no net loss in biodiversity. Where the resulting score is positive, there is a net gain in biodiversity.

3.5 Informing Design and Decisions (Step 4)

3.5.1 In this case, the scheme layout was designed following detailed liaising with the landscaping team. This ensured that BNG was considered during the design phase and landscaping plans were constructed to maximise the potential for on-site gains. The BNG calculations therefore provide an overview of realistic net gains or losses resulting from the scheme.

Biodiversity Gain Hierarchy

3.5.2   The Biodiversity Gain Hierarchy (Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015) sets out the process that should be followed when planning development in order to reduce its impact on medium, high and very high distinctiveness habitats. In summary this comprises:

‣ First, avoid adverse effects of the development on medium, high and very high distinctiveness habitats and, if they cannot be avoided, the mitigation of those effects;

‣ Then, for all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible:

1. the enhancement of existing onsite habitats

2. creation of new onsite habitats

3. allocation of registered offsite gains; and finally

4. the purchase of biodiversity credits.

3.5.3   In this case the Biodiversity Gain Hierarchy has been applied to several design considerations. The layout has been designed to:

‣ Retain all high distinctiveness habitat – species-rich native hedgerow with trees;

‣ Retain all medium distinctiveness ditches;

‣ Approximately c.0.54ha of other neutral grassland will be created to compensate in part for the loss of c.1.86ha of existing grassland habitat;

‣ Minimise loss of mixed scrub; a medium distinctiveness habitat, with 0.02ha being lost, equating to 33%.

‣ Approximately c.0.14km of species-rich native hedgerow and species-rich native hedgerow with trees, and c.0.04km of line of trees will be created to compensate for the loss of c.0.1km of existing hedgerow habitat and 0.08km of existing line of trees habitat;

‣ To mitigate the loss of 16 rural trees, a further 60 new trees will be planted as part of the Proposed Development; and

‣ Provide buffers of semi-natural grassland adjacent to retained species-rich native hedgerows to mitigate the impact of development;

Other On-site Enhancements

3.5.4   The following additional enhancements are included as part of the proposals;

‣ Creation of c.0.10ha of modified grassland;

‣ Creation of c.0.10ha of Sustainable drainage system; and

‣ Creation of 0.05km of ditches.

3.6   Assumptions and Limitations

3.6.1   The Proposed Site Plan only shows the habitats on site following the Proposed Development. The net gain assessment has been calculated based upon assumptions regarding the condition of each habitat created to give an indication of the likely biodiversity gain / loss post-development. Finalised management proposals to achieve the proposed condition of habitats, will need to be prepared prior to development of the site.

3.6.2   All newly planted Urban trees plotted on the UKHab Post-development Plan have been assumed as 'Small' within the Metric.

3.6.3   Lengths of ditches have only been included within the baseline where they comply with *The Statutory Biodiversity Metric User Guide* definition (Natural England, (2024b)). The existing central corridor of habitat in the northern of the Application site does not fulfil this description. As such, the Proposed Development includes the enhancement and 're-wetting' of this corridor to create a biodiversity feature which conforms to this definition. Accordingly ditches are shown as created in this location and factored into the assessment.

3.6.4   See Appendix IX for general Legal and Technical Limitations which apply to this document.

4 Results

4.1.1 The pre-development habitats were digitised in accordance with UK Habitat Classification (UKHab) for use in the Defra Statutory Biodiversity Metric, as shown in Appendix I. Appendix II shows the post-development habitats using UKHab classifications, based upon the Proposed Site Plan. The data used to inform the condition assessments for the habitats pre- and post-development are provided in Appendix III to Appendix VIII.

4.1.2 The extract overleaf from the Statutory Biodiversity Metric - Calculation Tool illustrates the headline results for the proposed development. This shows that with the implementation of the Proposed Site Plan and achievement of the condition of the proposed habitats, the development proposals will achieve:

- ▶ A **net loss of -11.24 habitat units, equivalent to -58.41%**;

- ▶ A **net gain of +0.64 hedgerow units**, **equivalent to +12.92**; and

- ▶ A **net gain of +0.12 watercourse units**, **equivalent to +64.24%**.

4.1.3 The Proposed Development therefore does not meet current requirements for net gain, nor does it satisfy trading rules associated with Medium Distinctiveness grassland, scrub and tree habitats.

4.1.4 The Applicant will seek the provision of off-site compensatory habitat or the purchase of biodiversity units from an external habitat bank to satisfy the trading rules and mandatory requirements for BNG. In the event that units are not available, statutory biodiversity credits will be purchased from Defra.

On-site baseline	Habitat units	19.25
	Hedgerow units	4.92
	Watercourse units	0.18
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	8.01
	Hedgerow units	5.55
	Watercourse units	0.30
On-site net change (units & percentage)	Habitat units	-11.24
	Hedgerow units	0.64
	Watercourse units	0.12
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-11.24
	Hedgerow units	0.64
	Watercourse units	0.12
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-11.24
	Hedgerow units	0.64
	Watercourse units	0.12
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-58.41%
	Hedgerow units	12.92%
	Watercourse units	64.24%
Trading rules satisfied?	No - Check Trading Summaries ▲	

References and Bibliography

Chartered Institute of Ecology and Environmental Management (CIEEM, 2017a): *Guidelines for Ecological Report Writing.* 2nd Edition, CIEEM, Winchester.

HM Government (HMG, 2018): *A Green Future: Our 25 Year Plan to Improve the Environment*.

Ministry for Housing, Communities & Local Government (MHCLG; 2024): *National Planning Policy Framework.*

Natural England, (2024a). *The Statutory Biodiversity Metric - Calculation Tool*, [online] Available at https://assets.publishing.service.gov.uk/media/6565d2dd888c060013fa7e0e/The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled.xlsm, Accessed 23 June 2025.

Natural England, (2024b). *The Statutory Biodiversity Metric User Guide*, [online] Available at https://assets.publishing.service.gov.uk/media/65673fee750074000d1dee31/The_Statutory_Biodiversity_Metric_-_Draft_User_Guide.pdf, Accessed 23 June 2025.

Natural England, (2024c). *The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology* [online] Available at https://assets.publishing.service.gov.uk/media/6565d39762180b000dce82e0/Statutory_Biodiversity_Metric_Condition_Assessments.xlsx, Accessed 23 June 2025.

Mid Sussex District Council (2018): *Mid Sussex District Plan 2014-2031*. Mid Sussex District Council.

Urban Edge Environmental Consulting LTD (UEEC, 2025): Preliminary Ecological Appraisal. Land at Burleigh Lane, Crawley Down, West Sussex. UEEC.

UKHab Ltd (2023): *UK Habitat Classification Version 2.0*, [online] Available at https://www.ukhab.org.

Appendix I: UKHab Pre-development Plan

Burleigh Lane, Crawley Down, West Sussex

Legend

- Survey area
- Bracken
- Other neutral grassland
- Other neutral grassland; tall forbs
- Bramble scrub
- Mixed scrub
- Developed land, sealed surface
- Developed land, sealed surface; building
- Vegetated garden
- 5m river buffer
- Native hedgerow with trees
- Species-rich native hedgerow with trees
- Line of trees
- Ditch
- Rural tree (small)
- Rural tree (medium)
- Rural tree (large)

0   30   60
Metres

N

© Crown copyright and database rights 2025
Ordnance Survey AC0000808122

| Scale (at A4): | 1:1,300 | Created by: | EM |
| Date: | Jun 2025 | Reviewed by: | NP |

Drawing number:
UE0604ECO-BurleighLane:HabitatsPreDev_250624

URBAN EDGE ENVIRONMENTAL CONSULTING
Tel: 01273 686 766
Email: hello@ueec.co.uk
Web: www.ueec.co.uk

SYCAMORE LANE

Thyme Cottage

B10, H1, H2, T41, T42, T40, T43, T39, T44, T47, T50, T49, T48, T46, B6, LT1, LT2, T59, B5, T37, T38, T36, T35, T34, B4, B7, B3, G20.1, G20.2, B8, G33.2, G33.1, B2, B1, G20.3, T32, B9, H4, T31, T30, H3, H4

Appendix II: UKHab Post-development Plan

Burleigh Lane, Crawley Down, West Sussex

Legend

- Survey area
- Modified grassland
- Other neutral grassland
- Mixed scrub
- Developed land, sealed surface
- Developed land, sealed surface; building
- Sustainable drainage system (SuDS)
- Vegetated garden
- 5m ditch buffer
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Line of trees
- Ditch
- Culvert
- Urban tree
- Retained tree (small)
- Retained tree (medium)
- Retained tree (large)
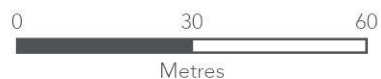
0   30   60
Metres

© Crown copyright and database rights 2025
Ordnance Survey AC0000808122

Scale (at A4): 1:1,300   **Created by:** EM
Date: Jun 2025   **Reviewed by:** NP
Drawing number:
UE0604ECO-BurleighLane:HabitatsPostDev_250624

URBAN EDGE ENVIRONMENTAL CONSULTING
Tel: 01273 686 766
Email: hello@ueec.co.uk
Web: www.ueec.co.uk

SYCAMORE LANE

H1   H2

T41
T40   T42
T19   T43
T44
T39
T37

LT2
LT2

H3

T31
T30

H4

H4   H4

H4

Thyme Cottage

137300
137200

535000   535100

Appendix III: Pre-development Habitat Condition Sheets (Area baseline)

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)	
UK Habitat Classification (UKHab) Habitat Type(s)	
Grassland - Other neutral grassland	
Condition Assessment Criteria	**Criterion passed (Yes or No)**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Y
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	N
E	Combined cover of species indicative of sub-optimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	N
Additional Criterion - must be assessed for all non-acid grassland types	
F	There are 10 or more vascular plant species per m[2] present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	Y
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Y
Number of criteria passed	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Non-acid grassland types (Result out of 6 criteria)		

Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Notes

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

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

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

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

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

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

Condition Assessment Result (out of 5 criteria)	Number of criteria passed	4
	Condition Assessment Score	Score Achieved ×/✓
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Notes
Footnote 1 – Professional judgement should be used alongside the UKHab description. **Footnote 2** – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). **Footnote 3** – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) **Footnote 4** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. **Footnote 5** – Wildlife and Countryside Act 1981 (as amended). **Footnote 6** – Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Condition Sheet: URBAN Habitat Type	
Habitat Types	
Sparsely vegetated land - Tall forbs	
Condition Assessment Criteria	**Criterion passed (Yes or No)**
Core Criteria - must be assessed for **all urban habitat types**:	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N

C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y

Essential criteria relevant for habitat type achieved (Yes or No)	Y
Number of criteria passed	3

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	✓

Footnotes

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org)

and Natural England Access to Evidence page should also be checked for up-to-date information:

Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Alternative plants » NNSS (nonnativespecies.org)

Condition Sheet: INDIVIDUAL TREES Habitat Type
Habitat Types
Individual trees – Rural trees

Condition Assessment Criteria		Criterion passed	
		Yes	No
A	The tree is a native species (or at least 70% within the block are native species).	G20.1, G20.2, G20.3, G33.1, G33.2, T19, T32, T35, T36, T37, T38, T41, T42, T43, T44, T46, T59	T30,T31, T34, T39, T40, T47, T48, T49, T50
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).	G20.1, G20.2, G20.3, T19, T30, T31, T34, T35, T37, T38, T41, T42, T43, T44, T46, T47, T48, T49, T59	G33.1, G33.2, T32, T36, T50
C	The tree is mature (or more than 50% within the block are mature)[1].	T19, G33.1, G33.2, T34, T36, T39, T40, T42, T48, T49, T50	G20.1, G20.2, G20.3, T30, T31, T32, T35, T37, T38, T41, T43, T44, T46, T47, T59
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.	G20.1, G20.2, G20.3, T19, T30, T31, T35, T37, T38, T39, T40, T43, T44, T59	G33.1, G33.2, T32, T34, T36, T41, T46 T47, T48, T49, T50
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	G33.1, G33.2, T19, T31, T13, T34, T35, T36, T37, T38, T39, T40, T41, T42, T43, T44, T46, T47, T48, T49, T50, T59	G20.1, G20.2, G20.3, T32
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	G20.1, G20.2, G20.3,T19, T32, T34, T35, T36,	G33.1, G33.2

			T37, T38, T41, T42, T43, T44, T46, T47, T48, T49, T50, T59	
		Number of criteria passed	6 – T19, T42 / 5 – T35, T37, T38, T39, T40, T43, T44, T59 / 4 – G20.1, G20.2, G20.3, G33.1, G33.2, T30, T31, T34, T36, T41, T46, T48, T49 / 3 – T47, T50 / 2 – T32	
Condition Assessment Result (out of 6 criteria)		**Condition Assessment Score**	**Score achieved x/✓**	
Passes 5 or 6 criteria		Good (3)	T19, T35, T37, T38, T39, T40, T42, T43, T44, T59	
Passes 3 or 4 criteria		Moderate (2)	G20.1, G20.2, G20.3, G33.1, G33.2, T30, T31, T34, T36, T41, T46, T47, T48, T49, T50	
Passes 2 or fewer criteria		Poor (1)	T32	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				
Notes				
Footnote 1 – See gov.uk standing advice on ancient and veteran trees. Available from: [Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)](#) and [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)](#) **Footnote 2 –** Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.				

Appendix IV: Post-development Habitat Condition Sheets (Area creation)

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UK Habitat Classification (UKHab) Habitat Type(s)		
Grassland - Other neutral grassland		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Y
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Y
E	Combined cover of species indicative of sub-optimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m[2] present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	N
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes
Number of criteria passed		4
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**

Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Notes
Footnote 1 - Professional judgement should be used alongside the UKHab description. **Footnote 2 –** For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. **Footnote 3 -** Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle Cirsium vulgare, curled dock Rumex crispus, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site. **Footnote 4 –** Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. **Footnote 5 –** Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)	
UK Habitat Classification (UKHab) Habitat Type(s)	
Grassland - Modified grassland	
Condition Assessment Criteria	**Criterion passed (Yes or No)**
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N

C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y
F	Cover of bracken Pteridium aquilinum is less than 20%.	Y
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y
Essential criterion achieved (Yes or No)		N
Number of criteria passed		5

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	✓
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Notes

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock Rumex obtusifolius, common nettle Urtica dioica, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: URBAN Habitat Type	
Habitat Types	
Urban - Sustainable drainage system (SuDS)	
Condition Assessment Criteria	**Criterion passed (Yes or No)**
Core Criteria - must be assessed for **all urban habitat types**:	

A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y

Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:		
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].	Y
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Y

Essential criteria relevant for habitat type achieved (Yes or No)	Y
Number of criteria passed	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	✓
• Passes 2 or fewer of 5 criteria.	Poor (1)	

Footnotes
Footnote 1 – Wildlife and Countryside Act 1981 (as amended). **Footnote 2** – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information:

Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

Alternative plants » NNSS (nonnativespecies.org)

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Type(s)			
Individual trees - Urban tree			
Condition Assessment Criteria			**Criterion passed (Yes or No)**
A	The tree is a native species (or at least 70% within the block are native species).		Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y
C	The tree is mature (or more than 50% within the block are mature).		N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y
Number of criteria passed			3
Condition Assessment Result (out of 6 criteria)		**Condition Assessment Score**	**Score achieved x/✓**
Passes 5 or 6 criteria		Good (3)	
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.			
Notes			
Footnote 1 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and			

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)](#)

Appendix V: Pre-development Habitat Condition Sheets (Hedgerow baseline)

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow with trees **Species-rich native hedgerow with trees**				
Condition Assessment Criteria				
A series of ten attributes, representing key physical characteristics are used for this assessment. 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. 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.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D & E)	**Criteria (the minimum requirements for 'favourable condition'**	**Description**	**Criterion passed**	
			Yes	**No**
Core groups - applicable to all hedgerow types				
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	H1, H2, H3, H4	
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa*	H1, H2, H3, H4	

UE

O

			suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).		H1, H2, H3, H4
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).		H1, H2, H3, H4
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 hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground		H1, H2, H3, H4

			etc. can limit available habitat niches.		
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	H1, H2, H3, H4	
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].	H1, H2, H3, H4	
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.\n\nThis could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g., excessive hedgerow cutting).	H1, H2, H3, H4	

Additional group - applicable to hedgerows with trees only					
E1.	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.	H1, H2, H3, H4	
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.	H1, H2, H3, H4	

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

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		All = 2

Notes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition Sheet: LINE OF TREES Habitat Type			
UKHab Habitat Type(s)			
Line of trees			
Condition Assessment Criteria		**Condition Achieved**	
		Yes	**No**
A	At least 70% of trees are native species.		LT1, LT2
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	LT1	LT2
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	LT1, LT2	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].		LT1, LT2
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	LT1, LT2	
	Number of criteria passed	4 – LT1 / 3 – LT2	
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**	
Passes 5 of 5 criteria	Good (3)		
Passes 3 or 4 of 5 criteria	Moderate (2)	LT1, LT2	
Passes 0, 1 or 2 of 5 criteria	Poor (1)		

Notes
Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK*. 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). **Footnote 2 –** Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Appendix VI: Post-development Habitat Condition Sheets (Hedgerow creation)

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow				
Condition Assessment Criteria				
A series of ten attributes, representing key physical characteristics are used for this assessment. 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. 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.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D & E)		**Criteria (the minimum requirements for 'favourable condition'**	**Description**	**Condition Achieved (Yes or No)**
Core groups - applicable to all hedgerow types				
A1	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height.	Y

			Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y
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 hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or	Y

			together, does not exceed the 20% cover threshold.	
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 (e.g., excessive hedgerow cutting).	Y
Additional group - applicable to hedgerows with trees only				
E1.	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/A
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.	N/A

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the 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:		2 = Moderate
Notes		

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition Sheet: LINE OF TREES Habitat Type		
UKHab Habitat Type(s)		
Line of trees		
Condition Assessment Criteria		**Condition Achieved (Y/N)**
A	At least 70% of trees are native species.	Y

B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2].	N
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y

Number of criteria passed		
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 of 5 criteria	Good (3)	
Passes 3 or 4 of 5 criteria	Moderate (2)	✓
Passes 0, 1 or 2 of 5 criteria	Poor (1)	
Notes		

Footnote 1 – DEFRA (2007) *Hedgerow Survey Handbook: A standard procedure for local surveys in the UK*. 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 2 – Where ancient and veteran trees are present, see gov.uk standing advice on ancient and veteran trees. Available from:

[Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)](publishing.service.gov.uk) and:

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)](www.gov.uk)

Appendix VII: Pre-development Habitat Condition Sheets (Watercourse baseline)

Condition Sheet: DITCH Habitat Type	
Habitat Type	
Watercourses - Ditches	

	Condition Assessment Criteria	Criterion passed (Yes or No)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N
C	There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp. (these are signs of eutrophication).	Y
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	N
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N
G	Less than 10% of the ditch is heavily shaded.	N
H	There is an absence of non-native plant and animal species[1].	Y
Number of criteria passed		4

Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 8 criteria	Good (3)	
Passes 6 or 7 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	✓
Footnotes		

Footnote 1 – This includes any species listed on the Water Framework Directive UKTAG GB High Impact Species List: Water Framework Directive (WFD) UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from: UKTAG classification of alien species working paper v8.pdf (wfduk.org)

• Frequently occurring non-native plant species include water fern *Azolla filiculoides*, Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides*, Japanese knotweed *Reynoutria japonica* and giant hogweed *Heracleum mantegazzianum* (on the bank).

• Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussel *Dreissena polymorpha*, killer shrimp *Dikerogammarus villosus*, demon shrimp *Dikerogammarus haemobaphes*, and carp *Cyprinus carpio.*

Appendix VIII: Post-development Habitat Condition Sheets (Watercourse creation)

Condition Sheet: DITCH Habitat Type		
Habitat Type		
Watercourses - Ditches		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N
C	There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp. (these are signs of eutrophication).	Y
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	N
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N
G	Less than 10% of the ditch is heavily shaded.	N
H	There is an absence of non-native plant and animal species[1].	Y
Number of criteria passed		4
Condition Assessment Result (out of 8 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 8 criteria	Good (3)	
Passes 6 or 7 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	✓
Footnotes		
Footnote 1 – This includes any species listed on the Water Framework Directive UKTAG GB High Impact Species List: Water Framework Directive (WFD) UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from: [UKTAG classification of alien species working paper v8.pdf (wfduk.org)](UKTAG classification of alien species working paper v8.pdf)		

• Frequently occurring non-native plant species include water fern *Azolla filiculoides*, Australian swamp stonecrop *Crassula helmsii*, parrot's feather *Myriophyllum aquaticum*, floating pennywort *Hydrocotyle ranunculoides*, Japanese knotweed *Reynoutria japonica* and giant hogweed *Heracleum mantegazzianum* (on the bank).

• Frequently occurring non-native animals include signal crayfish *Pacifastacus leniusculus*, zebra mussel *Dreissena polymorpha*, killer shrimp *Dikerogammarus villosus*, demon shrimp *Dikerogammarus haemobaphes*, and carp *Cyprinus carpio*.

Appendix IX: Legal and Technical Limitations

- This report has been prepared by Urban Edge Environmental Consulting Ltd (UEEC Ltd) with all reasonable skill, care and diligence within the terms of the contract made with the Client to undertake this work, and taking into account the information made available by the Client. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us.
- UEEC Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this contract. This report is confidential to the Client and is not to be disclosed to third parties. If disclosed to third parties, UEEC Ltd accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any third party relies upon the contents of this report at their own risk and the report is not to be relied upon by any party, other than the Client without the prior and express written agreement of UEEC Ltd.
- The advice provided in this report does not constitute legal advice. As such, the services of lawyers may also be considered to be warranted.
- Unless otherwise stated in this report, the assessments made assume that the sites and facilities that have been considered in this report will continue to be used for their current planned purpose without significant change.
- All work carried out in preparing this report has utilised and is based upon UEEC Ltd's current professional knowledge and understanding of current relevant UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and may cause any conclusions to become inappropriate or incorrect. UEEC Ltd does not accept responsibility for advising the Client or other interested parties of the facts or implications of any such changes;
- Where this report presents or relies upon the findings of ecological field surveys (including habitat, botanical or protected/notable species surveys), its conclusions should not be relied upon for longer than a maximum period of two years from the date of the original field surveys. Ecological change (e.g. colonisation of a site by a protected species) can occur rapidly and this limitation is not intended to imply that a likely absence of, for instance, a protected species will persist for any period of time;
- This report has been prepared using factual information contained in maps and documents prepared by others. No responsibility can be accepted by UEEC Ltd for the accuracy of such information;
- Every effort has been made to accurately represent the location of mapped features, however, the precise locations of features should not be relied upon;
- Populations of animals and plants are often transient in nature and a single survey visit can only provide a general indication of species present on site. Time of year when the survey was carried out, weather conditions and other variables will influence the results of an ecological survey (e.g. it is possible that some flowering plant species which flower at other times of the year were not observed). Every effort has been made to accurately note indicators of presence of protected, rare and notable species within and adjacent to the site but the possibility nonetheless exists for other species to be present which were not recorded or otherwise indicated by the survey;
- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.

Urban Edge Environmental Consulting Ltd

Unit 5 | Westergate Business Centre | Brighton | BN2 4QN

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk | **in**™ LinkedIn | **IEMA**

© Urban Edge Environmental Consulting Ltd 2025

CIEEM
REGISTERED
PRACTICE 2025-2026

Urban Edge Environmental Consulting Ltd

Donkey Row Barn | Brighton Road | Hassocks | BN6 9BS

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk | **in**

UE URBAN EDGE
ENVIRONMENTAL
CONSULTING

NATURAL PROGRESSION

CIEEM
REGISTERED
PRACTICE 2025-2026

IEMA
CORPORATE
PARTNER