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Biodiversity Impact Calculation

Site Name

Land North of Borers Arms Road, Copthorne

Issue Date

31st October 2025

Client

Fairfax Acquisitions Ltd.

Author

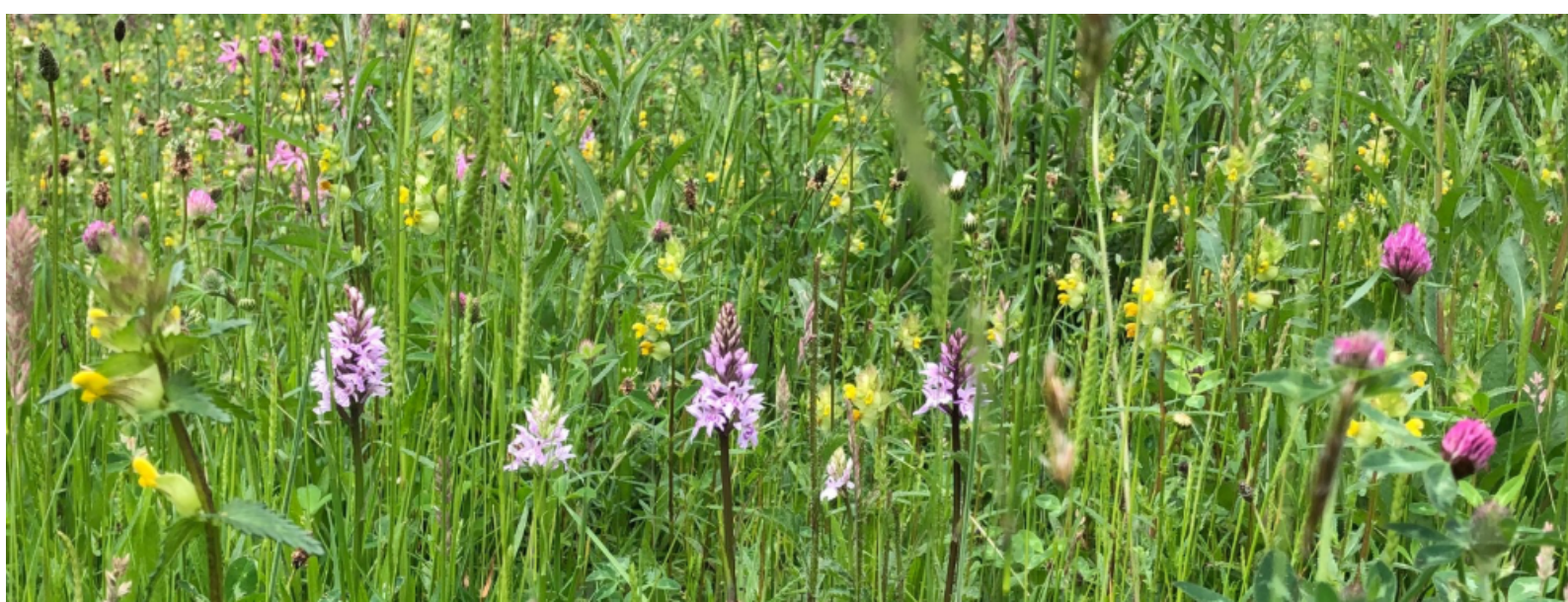
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Document Control

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Original	Isabella Friar BSc (Hons) and Charlotte Hammond MRes	Owen Crawshaw BSc (Hons) MCIEEM	12/12/2024	N/A	
Rev 1	Charlotte Hammond	Owen Crawshaw BSc (Hons) MCIEEM	11/04/25	Additional off-site areas	
Rev 2	Jess Saunders	Emma Baker BSc (Hons), MSc, MCIEEM	30/10/2025	Additional SuD's, designated play areas and hedgerows added to the proposed site plans.	

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About the Author

This report has been prepared by Isabella Friar, an assistant ecologist at The Ecology Co-Op. She has assisted with various bat emergence and activity surveys, reptile surveys, dormouse surveys, bat scoping surveys, Preliminary Ecological Appraisals and mapping in GIS. She has also prepared several BNG assessments.

About the Reviewer

This report has been reviewed by Owen Crawshaw BSc, a Principal Ecologist with over 10 years' industry experience. He has completed over 150 Biodiversity Net Gain (BNG) Assessments using numerous metric tools from that originally piloted by Warwickshire County Council up to the Statutory Biodiversity Metric and Small Sites Biodiversity Metric published by DEFRA, as well as Natural England Metrics 2.0, 3.1 & 4.0 and BREEAM Change in Ecological Value tool for BREEAM, CEEQUAL and HQM. He has also acted as an independent reviewer of BNG assessments for Local Planning Authorities. As a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) he is bound by the organisation's code of professional conduct.

This report has been reviewed by Emma Baker, who is a Senior ecologist with eight years' experience. She holds Level 1 great crested newt and hazel dormouse survey licenses. As a Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM), she is bound by their code of professional conduct.



Report Summary

<p>Purpose</p>	<p>The Ecology Co-operation was commissioned by Fairfax Acquisitions Ltd. to undertake a Biodiversity Impact Calculation of a proposal to construct a residential development on Land to the north of Borers Arms Road, with associated hard and soft landscaping, using the Statutory Biodiversity Metric, to quantify net change in biodiversity.</p>
<p>Summary of Losses and Gains</p>	<p>The current proposed development scheme at this site will result in the loss of:</p> <p>On-site: 13.52 ha of habitat comprising:</p> <ul style="list-style-type: none"> • mixed scrub, • lowland mixed deciduous woodland, • bracken, • grassland (modified other neutral and lowland meadow), • pond (non-priority, • developed land; sealed surface, • line of trees, and • non-native hedgerow. • Individual Rural Trees <p>Off-site: 0.82ha of habitat comprising:</p> <ul style="list-style-type: none"> • mixed scrub, and • non-native hedgerow. <p>The proposed development scheme at this site will retain:</p> <p>On-site: 0.69ha of habitat, consisting of:</p> <ul style="list-style-type: none"> • lowland mixed deciduous woodland, • mixed scrub, and • line of trees. <p>Off-site: 2.83ha of habitat, consisting of:</p> <ul style="list-style-type: none"> • lowland mixed deciduous woodland, • lowland meadows, • wet woodland, and • line of trees • non-native hedgerow, and • native hedgerow. <p>The proposed development scheme at this site will enhance: On-site:</p>



	<p>2.27ha of habitat, consisting of:</p> <ul style="list-style-type: none"> • bracken, and • lowland meadows. <p>Off-site:</p> <p>11.55ha of habitat, consisting of:</p> <ul style="list-style-type: none"> • modified grassland, • bracken, • other neutral grassland, • lowland meadows, • mixed scrub, and • native hedgerow associated with bank/ ditch. <p>Post-intervention the following habitats will be created:</p> <p>On-site</p> <p>13.51ha of habitat including:</p> <ul style="list-style-type: none"> • modified grassland, • developed land; sealed surface, • sustainable drainage system, • vegetated gardens, • individual trees, • line of trees, and • native hedgerow. <p>Off-site</p> <p>0.82ha of habitat including:</p> <ul style="list-style-type: none"> • lowland meadow.
Final Metric Results	<p>The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely loss of 138.66 (-63.68%) habitat units on site.</p> <p>With offsite compensation the proposed scheme will result in a likely loss of -49.40 (-22.69%) habitat units.</p> <p>The linear feature calculation for the proposed scheme results in a likely gain of 0.74 hedgerow units (+9.09%) on site, with offsite compensation will result in a net change of 1.12 hedgerow units (+13.72%).</p> <p>The current scheme does not satisfy the trading rules of the Statutory Biodiversity Metric. The calculation has identified Broad Habitat Deficits in terms of habitat units for ‘high’ and ‘medium’ distinctiveness habitats.</p>
Does the scheme meet net gain requirements?	<p>The current scheme does not meet the 10% mandatory net gain value set out within the Environment Act 2021 through its on-site and off-site habitat enhancement and creation proposals, but can achieve this through the purchase of appropriate biodiversity units.</p>



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1 INTRODUCTION

1.1 Purpose of the Report

As of the 12th of February 2024, there is now a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity following the release of updated National Planning Policy Framework¹ by the Department of Housing, Communities and Local Government and the Environment Act 2021². A mandatory value of 10% net gain for all developments has also been set out within the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development of Land to the North of Borers Arms 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.

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 recent outline plans for the proposed development of the site supplied by the client. 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 a residential development as illustrated in Figure 3, for the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace, car parking, associated landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road. 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 Acquisitions Ltd.

1.2 Background

The site measures 16.48 ha in area, and consists of seven fields, which have all been grazed by horses. To the west is a field of modified grassland with an access track and small building. To the east of this is a large field of other neutral grassland, with patches of bracken and a small area of lowland mixed deciduous woodland to the south. East again is another field of which the southern half is other neutral grassland, and the northern half is priority lowland meadow habitat; there are two patches of bracken in this field. The other four fields are lowland meadow with areas of bracken. Along the eastern boundary there is a large mixed scrub area which borders some lowland mixed deciduous woodland that runs between the two eastern fields. A strip of lowland mixed

¹ HM Government (2024). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf.

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



deciduous woodland also runs along the southern boundary and into the site. Each of the fields are divided by tree lines and a non-native hedgerow also runs along part of the northern boundary.

The site was subject to a Preliminary Ecological Appraisal in 2018, followed by a series of ecological surveys including bat activity surveys, reptile surveys, dormouse surveys and breeding bird surveys, the summary of which can be found in the Ecological Impact Assessment prepared by The Ecology Co-op³. This was followed by a Biodiversity Impact Calculation using the Environment Bank metric in 2019. During this process, some parcels of land adjacent to the site were offered up to provide partial habitat compensation for the losses incurred by the proposed scheme. These areas are included in the current calculation. The scheme had been paused for a number of years, during which time continuous grazing by horses has occurred across the site throughout the year.

The current calculation is based on a combination of the original data and updated botanical surveys and condition assessments made in 2023 and 2025, covering most of the field parcels and reflecting the changes in condition that have taken place as a result of this change in management. Further, in an effort to ensure that there is not a net loss of lowland meadow habitat (g3a), efforts were made to identify further off-site receptor sites for this habitat type, which has specific ground condition requirements, including appropriate soil nutrient and pH levels. Further to this investigation, also included in the current calculation is three habitat parcels within land to the south of Blindley Heath measured at approximately 5.5km northeast of the site boundary. This off-site location is referred to as the 'Hare Lane' site.

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

- g3a – lowland meadows;
- g3c – other neutral grassland;
- g4 – modified grassland;
- g1c – bracken;
- h3h – mixed scrub;
- w1f – lowland mixed deciduous woodland;
- u1b5 – buildings;
- u1c – artificial unvegetated, unsealed surface;
- w 33– line of trees;
- h2b – non-native and ornamental hedgerow, and
- r1 41- Pond (non-priority habitat).
- Individual Trees (mature rural trees within hedgerows)

Habitats (UKHab) off-site and along the site boundaries are shown in (Figure 2), these include:

- g3a – lowland meadows;
- g3c – other neutral grassland;
- g4 - modified grassland;
- g1c – bracken;
- h3h – mixed scrub;

³ The Ecology Co-op (2024). *Land North of Borers Arms Road, Copthorne – EclA*.



- w1f – lowland mixed, deciduous woodland,
- w1d – wet woodland,
- w 33 – line of trees;
- r1g 50 – ditches;
- h2a 6 - native hedgerow, associated with bank or ditch;
- h2a - native hedgerow, and
- h2b – non-native hedgerow.

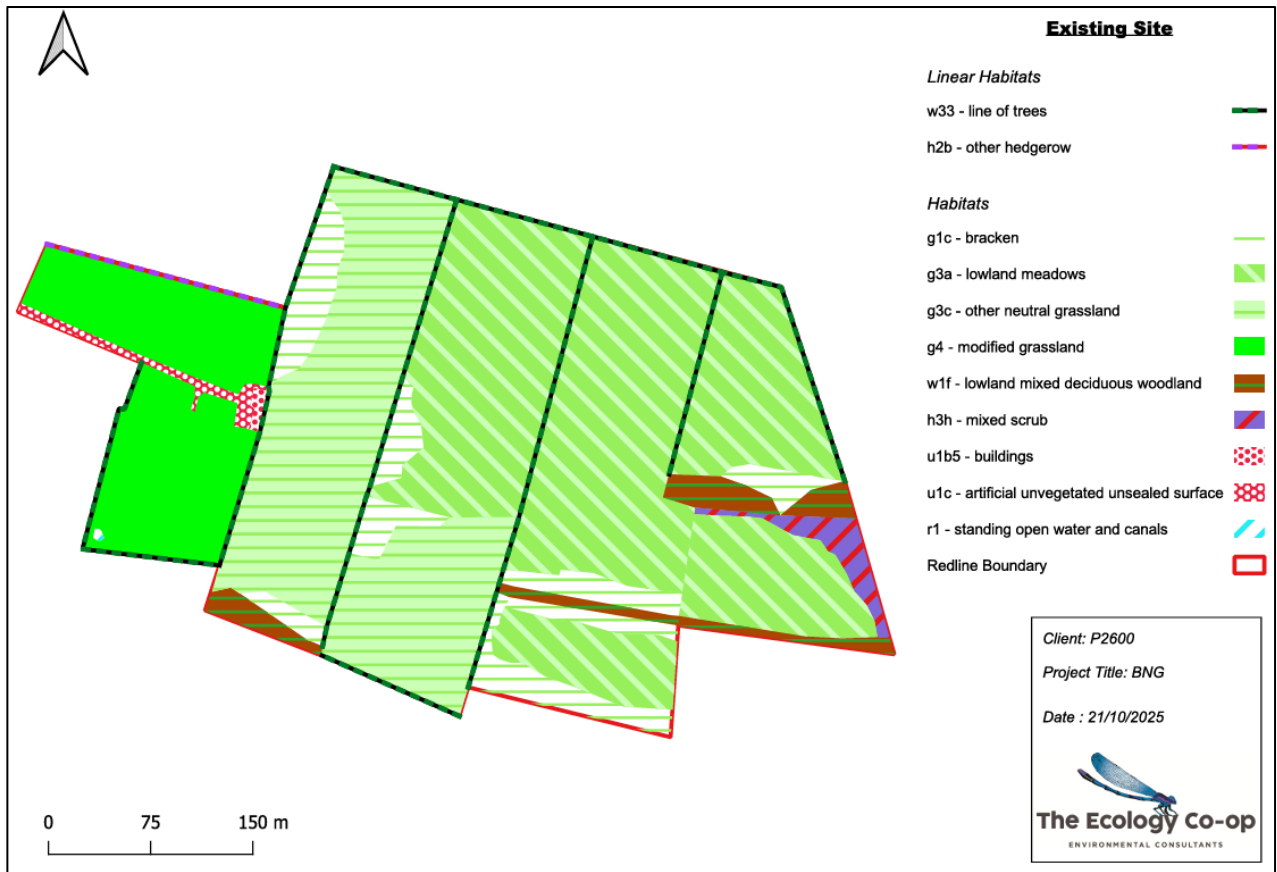


Figure 1. UKHab map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40.5 – Bratislava.

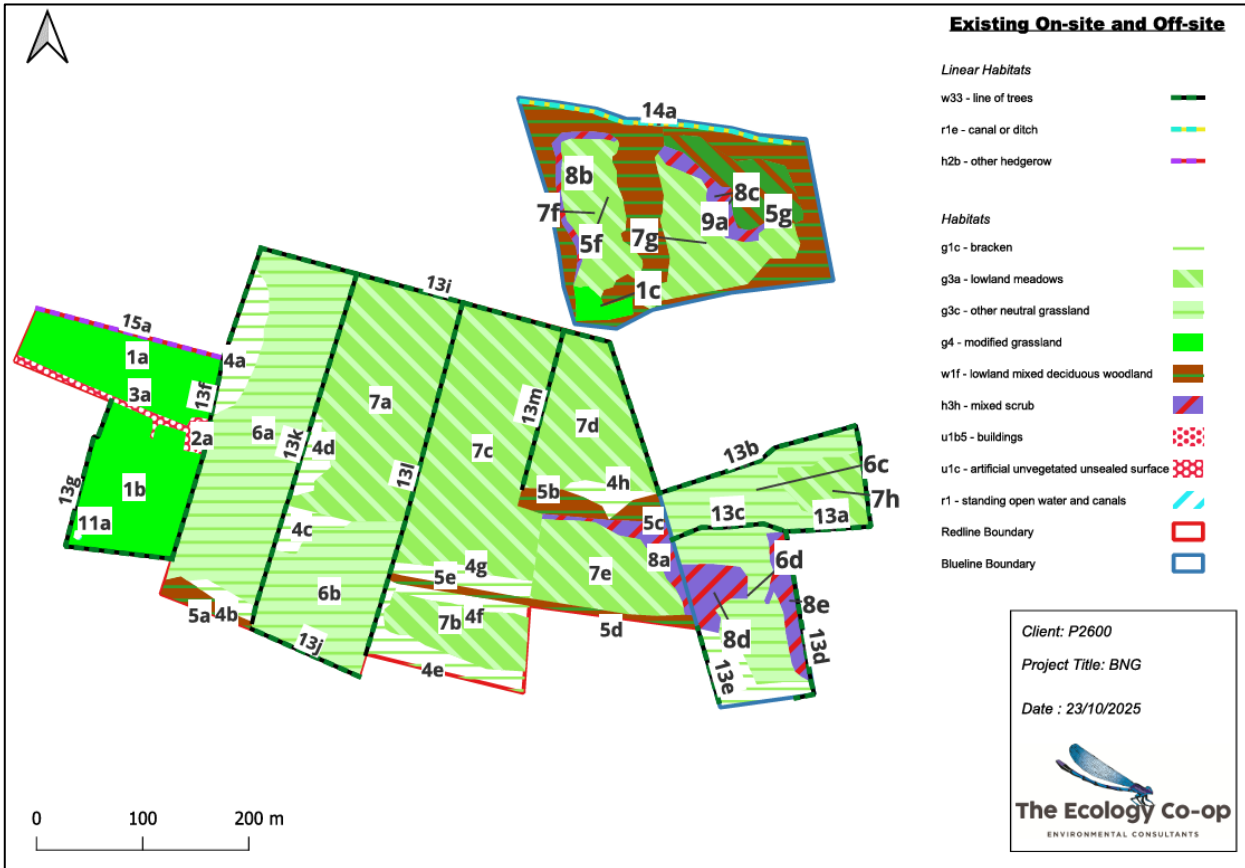


Figure 2. UKHab map showing existing habitats onsite and offsite. The site boundary is indicated with a red line, off site areas are indicated with a blue line boundary. Produced using QGIS software, version 3.40.5 – Bratislava.



Figure 3. Proposed scheme layout for the development, Copthorne. Reproduced courtesy of Paul Hewett, drawing number 2512/PL.04 Rev. H, dated October 2025.



Figure 4. Proposed UKHab map. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40.5 – Bratislava.

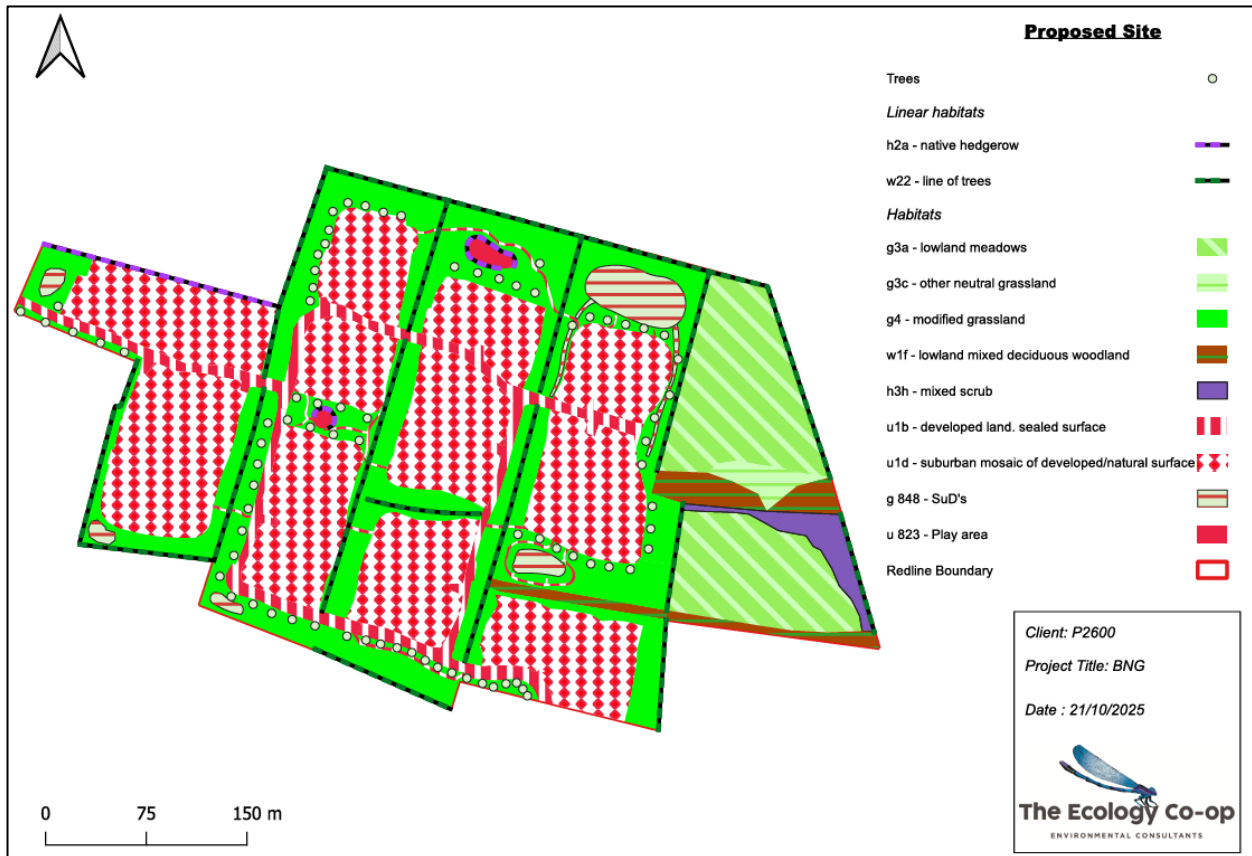


Figure 5. UKHab map showing proposed habitats onsite and offsite. The site boundary is indicated with a red line, and offsite areas are indicated with a blue line boundary. Produced using QGIS software, version 3.40.5 – Bratislava.



Figure 6. UKHab Map showing the existing habitats at the off-site receptor at Hare Lane.



Figure 7. Proposed habitats at the off-site habitat receptor at Hare Lane.

1.3 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 187d, 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 192b, 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 193d, 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.

Local Policy

Mid-Sussex District Council have the following policies on Biodiversity as identified by their district plan (2014):

Policy DP38: Biodiversity ⁴

“Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a **net gain** in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District.*

1.4 Limitations

This version of the biodiversity net gain calculation is based on a combination of ecological survey information gathered in both 2018, 2023 and 2025. The site will potentially continue to change in response to current management practices and therefore the condition assessments used in this document are only likely to be valid for a short period of time. It is recommended that the calculation is reviewed prior to a planning application and the condition assessments updated at that time to reflect these changes. The biodiversity value of the site may increase or decrease in response to management interventions (the same is true if the site was not subject to any management at all as it was in 2018). If changes have occurred in repeat surveys the higher of the two condition assessments will be used.

1.5 Methodology

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England⁵. This is used to calculate ‘habitat units’ and ‘hedgerow units’ by multiplying the area (ha) or lengths

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

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



(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 (very high distinctiveness) will not be offset by a larger area of modified grassland (low distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

1.6 Data Sources

This calculation uses survey information gathered in 2018 and updated in 2023 and 2025 using UKHab mapping data. Additional fields for off-site credits were surveyed in 2025. Botanical data on the grassland habitats was gathered during site visits in June 2023 and specific condition assessments were undertaken at that time. The Ecology Co-op measured areas of each habitat category using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document⁶ and the Statutory Biodiversity Metric: draft user guide⁷. 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 by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figures 3 and 4). 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

⁶ Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁷ Natural England (2023). *Statutory Biodiversity Metric draft user guide*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



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. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

The proposed mapping undertook a 7:3 ratio as recommended in the user guideline.

1.7 Results

1.7.1 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 213.83 habitat units and 8.15 hedgerow units.

Table 1. Existing habitat conditions for the site.

Habitats		Condition Assessments	Strategic Significance
UK Habitat (UKHab) System	Polygon/Line ID		
On-site			
g4-modified grassland	Westernmost Field (1a + 1b)	Poor	Area/compensation not in local strategy/no local strategy
r1 41-Pond (non-priority)	Southwest corner of westernmost field.	Moderate	Formally identified in local strategy
g3a-lowland meadow	South field (7b)	Good	Formally identified in local strategy
g3a-lowland meadow	Middle of Eastern Boundary (7e)	Moderate	Formally identified in local strategy
h3h-mixed scrub	Middle of Eastern Boundary (8a)	Poor	Area/compensation not in local strategy/no local strategy
g3a-lowland meadow	Northeast corner (7d)	Moderate	Formally identified in local strategy
w1f-lowland mixed deciduous woodland	Bottom of field 3 (5b + 5c)	Moderate	Area/compensation not in local strategy/no local strategy
g3a-lowland meadow	Eastern half of site centre (7c)	Moderate	Formally identified in local strategy
w1f-lowland mixed deciduous woodland	Along the bottom of fields 2 and 4 (5d + 5e)	Moderate	Area/compensation not in local strategy/no local strategy
g3c-other neutral grassland	Western half of site centre (7a)	Good	Formally identified in local strategy
g3c-other neutral grassland	Southern half of site centre (6b)	Moderate	Formally identified in local strategy
g3a-lowland meadow	Western boundary (6a)	Moderate	Formally identified in local strategy
w1f- lowland mixed deciduous woodland	Along southern boundary of field 7 (5a)	Moderate	Area/compensation not in local strategy/no local strategy
g1c – bracken	Three sections to the east of the site (4f, 4g, 4h)	Condition Assessment N/A	Area/compensation not in local strategy/no local strategy
Linear habitats			
w 33 – lines of trees	On site treelines between all fields –13g,	Moderate	Area/compensation not in local strategy/no local strategy



	13f, 13k, 13l, 13m, 13j, 13i		
h2b – non-native hedgerow	Running along the northern boundary of modified grassland (15a).	Poor	Area/compensation not in local strategy/no local strategy
Individual Trees	Scattered across the site- trees	13 good condition, 1 moderate condition (R232)	Area/compensation not in local strategy/no local strategy
Off-site compensation parcels			
w1f-lowland meadow	Compensation site (northeast) (7f)	Moderate	Formally identified in local strategy
h3h-mixed scrub	Compensation site (northeast) (8b)	Poor	Area/compensation not in local strategy/no local strategy
g4-modified grassland	Compensation site (northeast) (1c)	Poor	Area/compensation not in local strategy/no local strategy
w1f-lowland mixed deciduous woodland	Compensation site (5f)	Moderate	Area/compensation not in local strategy/no local strategy
g3a-lowland meadow	Area a and b – Compensation site (northeast) (7g)	Moderate	Formally identified in local strategy
h3h-mixed scrub	Compensation site (northeast) (8c)	Poor	Area/compensation not in local strategy/no local strategy
w1d-wet woodland	Compensation site (northeast) (9a)	Poor	Area/compensation not in local strategy/no local strategy
w1f-lowland mixed deciduous woodland	Eastern boundary of Compensation site (5g)	Moderate	Area/compensation not in local strategy/no local strategy
g3c-other neutral grassland	Compensation site (6c)	Good	Area/compensation not in local strategy/no local strategy
g3a-lowland meadow	Compensation site (7h)	Good	Formally identified in local strategy
g3c-other neutral grassland	Compensation site (6d)	Poor	Area/compensation not in local strategy/no local strategy
h3h-mixed scrub	Compensation site (8d + 8e)	Moderate	Area/compensation not in local strategy/no local strategy
g3c-other neutral grassland	Hare Lane Compensation site (s2)	Moderate	Area/compensation not in local strategy/no local strategy
h3h-mixed scrub	Hare Lane Compensation site (s1)	Moderate	Area/compensation not in local strategy/no local strategy
g3c-other neutral grassland	Hare Lane Compensation site (n6)	Poor	Area/compensation not in local strategy/no local strategy
g4-modified grassland	Hare Lane Compensation site (n7)	Poor	Area/compensation not in local strategy/no local strategy
Linear habitats			
w33-Line of trees	Compensation site (s3)	Good	Area/compensation not in local strategy/no local strategy
h2a-native hedgerow	Compensation site (s4)	Good	Area/compensation not in local strategy/no local strategy
h2a6- Native hedgerow- associated with ditch	Hare Lane Compensation site (s5)	Poor	Area/compensation not in local strategy/no local strategy
w33-line of trees	Compensation site (s6)	Good	Area/compensation not in local strategy/no local strategy
w33-line of trees	Compensation site (n1)	Moderate	Area/compensation not in local strategy/no local strategy
w33-line of trees	Compensation site (n2)	Good	Area/compensation not in local strategy/no local strategy
Non-native and ornamental hedgerow	Compensation site (n3)	Poor	Area/compensation not in local strategy/no local strategy
h2a-native hedgerow	Compensation site (n4)	Good	Area/compensation not in local strategy/no local strategy
h2a-native hedgerow	Compensation site (n5)	Good	Area/compensation not in local strategy/no local strategy



w 33 – lines of trees	Off-site treelines around Compensation site – 13a, 13b, 13c, 13d, 13e	Moderate	Area/compensation not in local strategy/no local strategy
Watercourse habitats			
r1e-Ditch	Southern boundary of Compensation site.	Poor	Formally identified in local strategy

1.8 Habitat Losses and Gains

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

On-site

- r1 41 pond (non-priority habitat) 0.005 ha - moderate condition
- g4 – modified grassland 1.115 ha – poor condition
- g4 – modified grassland 1.268 ha – poor condition
- u1b5 – buildings 0.03 ha – condition N/A
- u1c – artificial unvegetated, unsealed surface 0.143 ha – condition N/A
- g1c – bracken 0.345 ha – condition N/A
- g1c – bracken 0.087 ha – condition N/A
- g1c – bracken 0.149 ha – condition N/A
- g1c – bracken 0.149 ha – condition N/A
- g1c – bracken 0.342 ha – condition N/A
- g1c – bracken 0.135 ha – condition N/A
- g1c – bracken 0.214 ha – condition N/A
- w1f – lowland mixed deciduous woodland 0.126 ha – moderate condition
- g3c – other neutral grassland 2.603 ha – moderate condition
- g3c – other neutral grassland 1.339 ha – moderate condition
- g3a – lowland meadow 2.259 ha – good condition
- g3a – lowland meadow 0.621 ha – good condition
- g3a – lowland meadow 2.59 ha – moderate condition
- w 33 – line of trees 0.01 km – moderate condition
- w33 – line of trees 0.12 km – moderate condition
- w33 – line of trees 0.04 km – moderate condition
- h2b non-native/ornamental hedgerow 0.181 km – poor condition
- Individual Rural Trees- 13 good condition and 1 moderate condition

Off-site

- h3h – mixed scrub 0.109 ha - poor condition
- h3h – mixed scrub 0.199 ha - poor condition
- h3h – mixed scrub 0.246 ha - moderate condition
- h3h – mixed scrub 0.25 ha - moderate condition
- h2a - native hedgerow 0.10 km – good condition

The proposed development scheme at this site will retain:



On-site

- w1f – lowland mixed deciduous woodland 0.165 ha – moderate condition
- w1f – lowland mixed deciduous woodland 0.091 ha – moderate condition
- w1f – lowland mixed deciduous woodland 0.101 ha – moderate condition
- w1f – lowland mixed deciduous woodland 0.099 ha – moderate condition
- h3h – mixed scrub 0.23 ha – poor condition
- w 33 – line of trees 0.296 km – moderate condition
- w 33 – line of trees 0.248 km – moderate condition
- w 33 – line of trees 0.49 km – moderate condition
- w 33 – line of trees 0.11 km – moderate condition
- w 33 – line of trees 0.30 km – moderate condition
- w 33 – line of trees 0.22 km – moderate condition
- w 33 – line of trees 0.153 km – moderate condition

Off-site

- w1f – lowland mixed deciduous woodland 1.16 ha – moderate condition
- w1f – lowland mixed deciduous woodland 0.726 ha – moderate condition
- g3a – lowland meadow 0.437 ha – good condition
- w1d – wet woodland 0.507 ha – poor condition
- r1g 50 – ditches 0.256 km – moderate condition
- w 33 – line of trees- 0.197 km -moderate condition
- w 33 – line of trees- 0.173 km - moderate condition
- w 33 – line of trees- 0.111 km - moderate condition
- w 33 – line of trees- 0.173 km - moderate condition
- w 33 – line of trees 0.072 km - moderate condition
- w 33 – line of trees 0.185 km – good condition
- w 33 – line of trees 0.198 km - good condition
- w 33 – line of trees 0.041 km – moderate condition
- w 33 – line of trees 0.168 km – good condition
- h2a – native hedgerow 0.172 km – good condition
- h2a – native hedgerow 0.05 km – good condition
- h2b - non-native hedgerow 0.028 km – good condition

The proposed development scheme at this site will enhance:

On-site

- g1c – bracken 0.135 ha - condition N/A to g3c – other neutral grassland – good condition.
- g3a – lowland meadow 1.201 ha – moderate to good condition
- g3a – lowland meadow 0.936 ha – moderate to good condition

Off-site

- g4 – modified grassland 0.117ha – poor condition to g3a – lowland meadow – good condition
- g1c – bracken 0.314 ha condition N/A to g3c – other neutral grassland - good condition
- g3c – other neutral grassland 0.849 ha good condition to g3a – lowland meadow – good condition



- g3c – other neutral grassland 0.791 ha poor condition to g3a – lowland meadow - good condition
- g3a – lowland meadow 0.717 ha moderate condition to good condition
- g3a – lowland meadow 0.866 ha –moderate condition to good condition
- g3c- Other neutral grassland 3.618ha moderate condition to g3a-lowland meadow- good condition
- h3h- Mixed scrub 0.151ha moderate condition to good condition
- g3c- Other neutral grassland 2.911ha moderate condition to g3a-lowland meadow- good condition
- g4- modified grassland 1.213ha poor condition to g3a-lowland meadow- good condition
- h2a 6- Native hedgerow associated with bank or ditch 0.146 km poor condition to good condition

Post intervention the following habitats will be created:

On-site

- u1b – developed land; sealed surface 0.79 ha – condition N/A
- u1b – developed land; sealed surface 0.20 ha – condition N/A
- u1b – developed land; sealed surface 0.07 ha – condition N/A
- u1b – developed land; sealed surface 0.124 ha – condition N/A
- u 848 – sustainable drainage system (SuDS) 0.03 ha – moderate condition
- u 848 – SuDS 0.024 ha – moderate condition
- u 848 – SuDS 0.03 ha – moderate condition
- u 848 – SuDS 0.06 ha – moderate condition
- u 848 – SuDS 0.02 ha – moderate condition
- u 848 – SuDS 0.02 ha – moderate condition
- g4 – modified grassland 0.13 ha – moderate condition
- g4 – modified grassland 0.38 ha – moderate condition
- g4 – modified grassland 0.63 ha – moderate condition
- g4 – modified grassland 0.68 ha – moderate condition
- g4 – modified grassland 0.72 ha – moderate condition
- g4 – modified grassland 0.97 ha– moderate condition
- g4 – modified grassland 1.2 ha – moderate condition
- u1d – suburban mosaic of developed and natural surface 7.24 ha, comprising of:
 - u1b – developed land; sealed surface 5.054 ha – condition N/A
 - u 828 – vegetated garden 2.166 ha – condition N/
- u 200 – Individual trees 0.3257 ha – poor condition
- w 33 – line of trees 0.33 km – moderate condition
- h2a – native hedgerow 0.291 km– moderate condition

Off-site

- g3a – lowland meadow 0.109 ha – poor condition
- g3a – lowland meadow 0.199 ha– poor condition
- g3a – lowland meadow 0.264 ha – moderate condition
- g3a – lowland meadow 0.25 ha – 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.

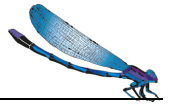




Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at the site.

P2600 Roundabouts Farm, Cophorne		Return to results menu	
Headline Results			
Scroll down for final results ☒			
On-site baseline	Habitat units	217.73	
	Hedgerow units	8.15	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	79.07	
	Hedgerow units	8.89	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-138.66	-63.68%
	Hedgerow units	0.74	9.09%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	126.84	
	Hedgerow units	9.34	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	216.11	
	Hedgerow units	9.72	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	89.26	70.37%
	Hedgerow units	0.38	4.04%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-49.40	
	Hedgerow units	1.12	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Table 3. Trading summary results of the Biodiversity Impact Calculation for the proposed development at the site.

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option B	Yes ✓
High	Same habitat required =	No ▲
Medium	Same broad habitat or a higher distinctiveness habitat required (3)	No ▲
Low	Same distinctiveness or better habitat required ≥	Yes ✓

1.9 Conclusions

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely loss of **138.66 (-63.68%) habitat units on site**.

With offsite compensation the proposed scheme will result in a likely loss of **-49.40 (-22.69%) habitat units**.

The linear feature calculation for the proposed scheme results in a likely gain of **0.74 hedgerow units (+9.09%) on site**, with offsite compensation will result in a net change of **1.12 hedgerow units (+13.72%)**.

The current scheme does not satisfy the trading rules or 10% net gain requirements within the Statutory Biodiversity Metric, though notably the ‘very High’ distinctiveness habitats are adequately compensated for. The calculation has identified, a high distinctiveness habitat deficit of -1.51 habitat units (woodland and forest - lowland mixed deciduous woodland), and a medium distinctiveness deficit of -59.57 units (grassland, heathland



and shrub, lakes, individual rural trees). These habitat units would need to be purchased from an appropriate biodiversity gain site that is registered with Natural England and detailed on the Gov.uk website⁸

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

⁸ <https://www.gov.uk/guidance/search-the-biodiversity-gain-sites-register>



APPENDIX 1 – Habitat Condition Assessment Sheets

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS															
Date	2018 EciA														
Weather conditions															
Surveyor name(s)	Dan Bennett/Bella Friar				Unique polygon reference(s)				1a-b						
Project / development name	P2600 Land North of Borers Arms Road				SBM habitat type				Modified grassland						
Site name or location	Land North of Borers Arms Road, Copthorne				Condition assessment required? (y/n)				Y						
Onsite or offsite?	Onsite				Condition sheet used				Grassland low distinctiveness						
Habitat description															
<p>Extracted from EciA, 2018: "Tightly grazed horse pasture which has been divided up into paddocks by stock fencing. The vegetation is very short with heavily poached and disturbed ground. Consequently, the vegetation is dominated by coarse grasses and a range of very common annual herbs and ruderal species"</p>															
<p>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.</p> <p>For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</p>															
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL	
Result	N	N	Y	N	N	Y									
Photo ref	No photo available														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO				Condition (Good/Moderate/Poor):				Poor						



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

Date	June 2023													
Weather conditions	Clear sky, sunny, warm, light breeze													
Surveyor name(s)	Dan Bennett/Bella Friar	Unique polygon reference(s) 5a												
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type Lowland Mixed deciduous woodland												
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n) Y												
Onsite or offsite?	Onsite	Condition sheet used Woodland and forest – Lowland mixed deciduous woodland												
Habitat description														
Southern boundary of pasture field supports a small group of mature trees including oak <i>Quercus robur</i> and silver birch between adjoining residential gardens.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	2	2	3	2	3	3	3	2	1	2	1	1	3	28
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N		Condition (Good/Moderate/Poor):		Moderate									



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

Date	June 2023													
Weather conditions	Clear sky, sunny, warm, light breeze													
Surveyor name(s)	Dan Bennett/Bella Friar	Unique polygon reference(s)	5b + c											
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland Mixed deciduous woodland											
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	Y											
Onsite or offsite?	Onsite	Condition sheet used	Woodland and forest – Lowland mixed deciduous woodland											
Habitat description														
Secondary woodland belt that has developed between pasture fields dominated by a line of mature oaks that mark the original field boundary, and holly <i>Ilex aquifolium</i> . Needs verification and photo.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	2	2	3	2	3	3	3	2	3	2	1	1	3	30
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N			Condition (Good/Moderate/Poor):			Moderate							



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

Date	March 2023													
Weather conditions	Clear sky, sunny, warm, light breeze													
Surveyor name(s)	Dan Bennett/Bella Friar	Unique polygon reference(s) 5d + e												
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type Lowland Mixed deciduous woodland												
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n) Y												
Onsite or offsite?	Onsite	Condition sheet used Woodland and forest – Lowland mixed deciduous woodland												
Habitat description														
Narrow woodland belt marking ancient field boundary with secondary woodland developing on either side. Species composition is a mix of English oak <i>Quercus robur</i> , holly <i>Ilex aquifolium</i> , and hornbeam <i>Carpinus betulae</i> .														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	2	2	3	2	3	3	3	2	1	2	1	1	3	28
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N						Condition (Good/Moderate/Poor):			Moderate				



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

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett/Bella Friar	Unique polygon reference(s)	6a &b
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Other neutral grassland
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

When initially surveyed in 2018 these two field parcels were dominated by false oat grass due to a lack of management. Since the introduction of permanent grazing by horses, this has declined and been replaced by a short sward with colonising herbaceous species similar to the other lowland meadow parts of the site (see Appx A, EciA, 2024 revision) with common bent *Agrostis capillaris* and creeping bent *A. stolonifera* forming the bulk of the grass sward. In field 6b this was together with common knapweed *Centaurea nigra*, field woodrush *Luzula campestris*, lesser stitchwort *Stellaria graminea* and birds foot trefoil *Lotus corniculatus*. The abundance of jointed rush *Juncus articulatus*, creeping buttercup *Ranunculus repens* and lesser spearwort *Ranunculus flammula* indicated very damp ground conditions. Unfortunately, the field, 6a was flail-cut to ground level in mid-June 2023 before the botanical survey could be completed, but a walkover of the aftermath indicated that it is very similar.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	N	Y	N	Y								





Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	8-23 June 2024													
Weather conditions	Clear sky, sunny, warm, light breeze													
Surveyor name(s)	Dan Bennett	Unique polygon reference(s) 7a												
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type Lowland meadow												
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n) y												
Onsite or offsite?	Onsite	Condition sheet used Grassland Medium/High/Very High distinctiveness												
Habitat description														
<p>A close-grazed pasture field with over 30 botanical species recorded over ten quadrats, including five positive indicator species for lowland meadow (common knapweed <i>Centaurea nigra</i>, bird's foot trefoil <i>Lotus corniculatus</i>, greater bird's foot trefoil <i>Lotus pedunculatus</i>, meadow vetchling <i>Lathyrus pratensis</i> and common spotted orchid <i>Dactylorhiza fuchsii</i>). The average species richness per quadrat was 12.4, and it meets ¾ of the criteria for lowland meadow.</p>														
<p>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.</p> <p>For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</p>														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	Y	Y	Y	Y								
Photo ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y yes		Condition (Good/Moderate/Poor):		Good									



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

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7b
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland meadow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

A close-grazed pasture field with 50 botanical species recorded over ten quadrats, including seven positive indicator species for lowland meadow (common knapweed *Centaurea nigra*, bird's foot trefoil *Lotus corniculatus*, common spotted orchid *Dactylorhiza fuchsia*, yellow rattle *Rhinanthus minor*, betony *Betonica officinalis*, common milkwort *Polygala vulgaris* and tormentil *Potentilla erecta*). The average species richness per quadrat was 10.2, and it meets ¾ of the criteria for lowland meadow.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	Y	Y	Y	Y								



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y Yes	Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7c
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland meadow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

A close-grazed pasture field with 33 botanical species recorded over ten quadrats, including six positive indicator species for lowland meadow (common knapweed *Centaurea nigra*, bird's foot trefoil *Lotus corniculatus*, common spotted orchid *Dactylorhiza fuchsia*, betony *Betonica officinalis*, common milkwort *Polygala vulgaris* and bugle *Ajuga reptans*). The average species richness per quadrat was 10.6, and it meets ¾ of the criteria for lowland meadow.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	N	N	N	Y								



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y yes	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7d
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland meadow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

A close-grazed pasture field with 32 botanical species recorded over ten quadrats, including nine positive indicator species for lowland meadow (common knapweed *Centaurea nigra*, bird's foot trefoil *Lotus corniculatus*, common spotted orchid *Dactylorhiza fuchsia*, betony *Betonica officinalis*, tormentil *Potentilla erecta*, carnation sedge, greater bird's foot trefoil *Lotus pedunculatus*, eyebright *Euphrasia* sp. and bugle *Ajuga reptans*). The average species richness per quadrat was 10.05, and it meets ¾ of the criteria for lowland meadow.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	N	Y	Y	Y								



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y Yes	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7e
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland meadow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

A close-grazed pasture field with 37 botanical species recorded over ten quadrats, including eight positive indicator species for lowland meadow (common knapweed *Centaurea nigra*, bird's foot trefoil *Lotus corniculatus*, common spotted orchid *Dactylorhiza fuchsia*, betony *Betonica officinalis*, meadow vetchling *Lathyrus pratensis*, greater bird's foot trefoil *Lotus pedunculatus*, water mint *Mentha aquatica* and bugle *Ajuga reptans*). The average species richness per quadrat was 9.3, and it meets ¾ of the criteria for lowland meadow.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	Y	Y	Y	N								



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS														
Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)	8a									
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type	Mixed scrub									
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)	y									
Onsite or offsite?	Offsite			Condition sheet used	Scrub									
Habitat description														
An area of dense oak saplings that have colonised and encroached upon the pasture field corner from the adjacent ancient tree line and hedgerow, forming a dense continuous canopy of uniform aged young oak trees, casting a shade on the ground so that no grassland persists beneath the trees.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	N	N	Y	N	N									
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N			Condition (Good/Moderate/Poor):				Poor						




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

Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	13g, 13f, 13k, 13l, 13m, 13j, 13i											
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Treeline											
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y											
Onsite or offsite?	Offsite	Condition sheet used	Treeline											
Habitat description														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	N	Y	Y									
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N		Condition (Good/Moderate/Poor):		Moderate									



BASELINE COMPENSATION SITES:

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS														
Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett				Unique polygon reference(s)	1c								
Project / development name	P2600 Land North of Borers Arms Road				SBM habitat type	Modified grassland								
Site name or location	Land North of Borers Arms Road, Copthorne				Condition assessment required? (y/n)	y								
Onsite or offsite?	Offsite				Condition sheet used	Grassland low distinctiveness								
Habitat description														
<p>Small area of species-poor grassland enriched by accumulating manure from loafing livestock with creeping bent, creeping buttercup dominant and creeping thistles, common nettle and ragwort. Partly shaded by overhanging trees and scrub, which also deposit more nutrients through leaf fall. Ground is grazed and poached.</p>														
<p>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.</p> <p>For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</p>														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	N	N	Y	N	N	Y								
Photo ref	 <p>Taken on 10th Dec 2018, extracted from Land North of Borers Arms Road Proposed Habitat Compensation site PEA (Ecology Co-op 2019)</p>													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO				Condition (Good/Moderate/Poor):	Poor								



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

Date	June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	5f and 5g
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland Mixed deciduous woodland
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	Y
Onsite or offsite?	Onsite	Condition sheet used	Woodland and forest – Lowland mixed deciduous woodland

Habitat description

Belt of lowland mixed deciduous woodland bordering and encroaching onto former pasture field through succession. Woodland appears to be of recent origin spreading out from boundary hedgerow with trees in response to a lack of management over recent decades. On drier ground, with semi-mature self-set silver birch *Betula pendula* dominating the canopy and young oak *Quercus* sp., willow *Salix* sp., bramble *Rubus fruticosus* forming a sparse shrub layer. The ground layer is mostly bare and covered with leaf litter, with occasional wood avens *Geum urbanum*, lady fern *Athyrium filix-femina*, and patches of mosses Bryophyta.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	2	2	3	2	3	3	3	2	1	2	1	1	3	28

Photo ref	 <p style="text-align: center;">Taken on 10th Dec 2018, extracted from Land North of Borers Arms Road Proposed Habitat Compensation site PEA (Ecology Co-op 2019)</p>													
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Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	6c											
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Other neutral grassland											
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y											
Onsite or offsite?	Offsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness											
Habitat description														
<p>Not accessed in 2023 due to safety concerns with large horses. Assessment based on data from EclA 2019, surveyed in Summer 2019. A field of semi-improved grassland that is regularly mown and grazed by horses. This part of the field, is characterised by common knapweed, ribwort plantain, birds-foot trefoil and selfheal, but is not sufficiently botanically rich to meet lowland meadow criteria.</p>														
<p>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.</p> <p>For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</p>														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	Y	Y	Y	Y								
Photo ref	No Photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y yes		Condition (Good/Moderate/Poor):		Moderate									



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

Date	March 2023		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	6d
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Other neutral grassland
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Offsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

Not accessed in 2023, think the whole site was flailed in June/July 2023. This assessment based on data from EclA 2019, surveyed in Summer 2019. The centre of the southern land parcel is open grassland with a variety of sward types; some areas are taller with herbs, sedges and rushes, and are quite species-poor compared with the other areas described above. Some areas have been maintained as tightly grazed by rabbits. In the middle there are two distinct patches of low-lying ground dominated by sharp flowered rush and compact rush. These areas appear to have relatively high fertility with creeping buttercup, marsh cudweed and common mouse-ear growing between the clumps of rushes. The field as a whole is being encroached upon by bramble scrub and bracken.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	N	Y	N	N	Y	Y								
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO					Condition (Good/Moderate/Poor):				Poor				



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

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7f
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland Meadow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

A close-grazed pasture field with 26 botanical species recorded over ten quadrats, including seven positive indicator species for lowland meadow (common knapweed *Centaurea nigra*, common spotted orchid *Dactylorhiza fuchsia*, common bird's foot trefoil *Lotus corniculatus*, greater bird's foot trefoil *Lotus pedunculatus*, tormentil *Potentilla erecta*, carnation sedge *Carex panicea*, snoozewort *Achillea ptarmica*). The average species richness per quadrat was 12.2, and it meets ¾ of the criteria for lowland meadow. Some encroachment of scrub and young birch trees occupy approximately 1/3 of the field parcel.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	Y	Y	Y	Y								



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	8-23 June 2024		
Weather conditions	Clear sky, sunny, warm, light breeze		
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7g
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland Meadow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness

Habitat description

A close-grazed pasture field with 23 botanical species recorded over ten quadrats, including seven positive indicator species for lowland meadow (common knapweed *Centaurea nigra*, common spotted orchid *Dactylorhiza fuchsia*, common bird’s foot trefoil *Lotus corniculatus*, greater bird’s foot trefoil *Lotus pedunculatus*, tormentil *Potentilla erecta*, carnation sedge *Carex panicea*, snoozewort *Achillea ptarmica*). The average species richness per quadrat was 11.3, and it meets ¾ of the criteria for lowland meadow. Some encroachment of scrub and young birch trees occupy approximately 1/3 of the field parcel.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	N	N	N	Y								



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	7h											
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Lowland Meadow											
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y											
Onsite or offsite?	Offsite	Condition sheet used	Grassland Medium/High/Very High distinctiveness											
Habitat description														
<p>Not accessed in 2023 due to safety concerns with large horses. Assessment based on data from EclA 2019, surveyed in Summer 2019. Unimproved neutral grassland. The boundary between this habitat type and 6c is indistinct but towards the eastern end of the field, betony, sneezewort, eyebrights, devil's bit scabious and rough/lesser hawkbit start to appear, indicating a more unimproved grassland sward type.</p>														
<p>Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.</p> <p>For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.</p>														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	Y	Y	Y	Y								
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y yes		Condition (Good/Moderate/Poor):		Poor									



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

Date	March 2023		
Weather conditions			
Surveyor name(s)	Dan Bennett/Bella Friar	Unique polygon reference(s)	8b + c
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Mixed scrub
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Offsite	Condition sheet used	Scrub

Habitat description

Belt of encroaching young birch trees self-set from adjacent secondary woodland and invading pasture field to create a closed canopy of young trees and shrubs dominated by downy birch, with some bramble and broom, hazel, hawthorn and blackthorn.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	N	N	Y	N	N									



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett		Unique polygon reference(s)	8d + e										
Project / development name	P2600 Land North of Borers Arms Road		SBM habitat type	Mixed scrub										
Site name or location	Land North of Borers Arms Road, Copthorne		Condition assessment required? (y/n)	y										
Onsite or offsite?	Offsite		Condition sheet used	Scrub										
Habitat description														
Not accessed in 2023, think the whole site was flailed in June/July 2023. This assessment based on data from EclA 2019, surveyed in Summer 2019.														
8d: Dense bramble thicket with trees and scrub														
8e: Sparse low bramble with some tall ruderal vegetation and semi-improved grassland patches in-between.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.														
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	Y	Y	Y									
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N			Condition (Good/Moderate/Poor):		Moderate								



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

Date	March 2023		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	9a
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Wet woodland
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	Y
Onsite or offsite?	Off site	Condition sheet used	Woodland and forest – wet woodland

Habitat description

Secondary woodland, on waterlogged ground. Silver birch is replaced by willow with some downy birch and aspen. Where the ground lies wet in winter, the field layer is dominated by floating sweet grass, with patches of sphagnum moss and the occasional fern.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	1	2	3	1	3	3	1	2	1	1	1	1	3	23

Photo ref	 <p>Photo taken on 10th Dec 2018</p>													
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Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS														
Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett				Unique polygon reference(s)	13a, 13b, 13c, 13d, 13e								
Project / development name	P2600 Land North of Borers Arms Road				SBM habitat type	Treeline								
Site name or location	Land North of Borers Arms Road, Copthorne				Condition assessment required? (y/n)	y								
Onsite or offsite?	Offsite				Condition sheet used	Treeline								
Habitat description														
Line of mature trees forming field boundaries. Dominated by mature English oak with other younger deciduous trees such as birch and with an understory for scrub such as blackthorn and brambles. Needs updating and checking.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	Y	N	Y	Y									
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N				Condition (Good/Moderate/Poor):	Moderate								



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

Date	March 2023													
Weather conditions														
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)				14a						
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type				ditch						
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)				y						
Onsite or offsite?	Off site			Condition sheet used				DITCH Habitat type						
Habitat description														
Small seasonal ditch along the northern boundary, shaded by a line of trees and earth bank. Carries flowing water in winter, and dry through most of summer. Clay bedrock and substrate.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	Y	N	Y	N	Y	N	Y	Y						
Photo ref	No photo available													
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y NO			Condition (Good/Moderate/Poor):				moderate						



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

Date	March 2025		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	n6
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Other neutral grassland
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Off site	Condition sheet used	Grassland

Habitat description

Grassland area, grazed by horses. Species identified included creeping buttercup, smooth meadow-grass, creeping bent, perennial rye-grass, bramble and broad-leaved dock.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	F	F	F	F	F	F	F						



Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	March 2025		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	n7
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Modified grassland
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	Y
Onsite or offsite?	Off site	Condition sheet used	Grassland

Habitat description

A small field with the following species identified perennial rye grass, creeping buttercup, broadleaved dock, common nettle and common ragwort.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	F	P	P	F	F	P	P							



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC



(SBM)- AREA BASED HABITATS

Date	March 2025		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	n1
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Line of trees
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	
Onsite or offsite?	Off site	Condition sheet used	

Habitat description

Identified species include hawthorn, dog-rose and field maple.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	F	F	P									

Photo ref														
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Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS



Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett						Unique polygon reference(s)	n2						
Project / development name	P2600 Land North of Borers Arms Road						SBM habitat type	Line of trees						
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)	y						
Onsite or offsite?	Off site						Condition sheet used							
Habitat description														
Species identified include hazel, oak and hawthorn and holly.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P									
Photo ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):	Good						

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

Date	March 2025
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Weather conditions														
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)				n4						
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type				Native hedgerow						
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)				y						
Onsite or offsite?	Off site			Condition sheet used										
Habitat description														
Species identified included hazel, bramble, blackthorn, and bracken.														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P	P	F	F	P				
Photo ref														
Are any criteria non-negotiable? (Y/N) If Yes are they passed?				Condition (Good/Moderate/Poor):				Good						

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC



(SBM)- AREA BASED HABITATS

Date	March 2025		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	N5
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Native hedgerow
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Off site	Condition sheet used	

Habitat description

Species identified included hazel, bramble, blackthorn, and bracken.

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P	P	F	F	P				



Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS



Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett						Unique polygon reference(s)			C4				
Project / development name	P2600 Land North of Borers Arms Road						SBM habitat type			Individual Trees				
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)			y				
Onsite or offsite?	Off site						Condition sheet used			Rural Tree				
Habitat description														
<i>Ash Fraxinus excelsior</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	F	P	P								5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett						Unique polygon reference(s)			CH3				
Project / development name	P2600 Land North of Borers Arms Road						SBM habitat type			Individual Trees				
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)			y				
Onsite or offsite?	Off site						Condition sheet used			Rural Tree				
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								5



Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)	R129									
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type	Individual Trees									
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)	Y									
Onsite or offsite?	Off site			Condition sheet used	Rural Tree									
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):	Good						

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

Date	March 2025
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Weather conditions														
Surveyor name(s)	Dan Bennett						Unique polygon reference(s)			R130				
Project / development name	P2600 Land North of Borers Arms Road						SBM habitat type			Individual Trees				
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)			y				
Onsite or offsite?	Off site						Condition sheet used			Rural Tree				
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett						Unique polygon reference(s)			R243				
Project / development name	P2600 Land North of Borers Arms Road						SBM habitat type			Individual Trees				
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)			y				
Onsite or offsite?	Off site						Condition sheet used			Rural Tree				
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								5



Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett				Unique polygon reference(s)	R244								
Project / development name	P2600 Land North of Borers Arms Road				SBM habitat type	Individual Trees								
Site name or location	Land North of Borers Arms Road, Copthorne				Condition assessment required? (y/n)	y								
Onsite or offsite?	Off site				Condition sheet used	Rural Tree								
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?					Condition (Good/Moderate/Poor):	Good								

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

Date	March 2025												
Weather conditions													
Surveyor name(s)	Dan Bennett				Unique polygon reference(s)	R231							
Project / development name	P2600 Land North of Borers Arms Road				SBM habitat type	Individual Trees							
Site name or location	Land North of Borers Arms Road, Copthorne				Condition assessment required? (y/n)	y							
Onsite or offsite?	Off site				Condition sheet used	Rural Tree							
Habitat description													



<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P	P								6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)	R232									
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type	Individual Trees									
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)	y									
Onsite or offsite?	Off site			Condition sheet used	Rural Tree									
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P	P								6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025												
Weather conditions													
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)	R233								
Project / development	P2600 Land North of			SBM habitat type	Individual Trees								



name	Borers Arms Road													
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)							y
Onsite or offsite?	Off site						Condition sheet used							Rural Tree
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P	P								6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):							Good

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

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett						Unique polygon reference(s)	R234						
Project / development name	P2600 Land North of Borers Arms Road						SBM habitat type	Individual Trees						
Site name or location	Land North of Borers Arms Road, Copthorne						Condition assessment required? (y/n)							y
Onsite or offsite?	Off site						Condition sheet used							Rural Tree
Habitat description														
<i>Silver Birch Betula pendula</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):							Good



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

Date	March 2025													
Weather conditions														
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)				R262						
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type				Individual Trees						
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)				y						
Onsite or offsite?	Off site			Condition sheet used				Rural Tree						
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	P	P								6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025												
Weather conditions													
Surveyor name(s)	Dan Bennett			Unique polygon reference(s)				R263					
Project / development name	P2600 Land North of Borers Arms Road			SBM habitat type				Individual Trees					
Site name or location	Land North of Borers Arms Road, Copthorne			Condition assessment required? (y/n)				y					
Onsite or offsite?	Off site			Condition sheet used				Rural Tree					
Habitat description													
<i>Oak Sp</i>													



Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								%
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	R206
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Individual Trees
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y
Onsite or offsite?	Off site	Condition sheet used	Rural Tree

Habitat description

Oak Sp

Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
 For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								%
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):			Good				

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

Date	March 2025		
Weather conditions			
Surveyor name(s)	Dan Bennett	Unique polygon reference(s)	R207
Project / development name	P2600 Land North of Borers Arms Road	SBM habitat type	Individual Trees
Site name or location	Land North of Borers Arms Road, Copthorne	Condition assessment required? (y/n)	y



Onsite or offsite?		Off site				Condition sheet used				Rural Tree				
Habitat description														
<i>Oak Sp</i>														
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	TOTAL
Result	P	P	P	P	F	P								%
Are any criteria non-negotiable? (Y/N) If Yes are they passed?							Condition (Good/Moderate/Poor):				Good			