



**Queensmere House, Queens House,  
East Grinstead, RH19 1BG**

**Biodiversity Net Gain Feasibility Stage  
Report**

**On Behalf of ATP Group**

**Version 2 | January 2025**

## Document Control

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Version 1	29 <sup>th</sup> November 2024	Amber Stringer MSc Assistant Ecologist	Sara Curtis MSc, Principal Ecologist; MCIEEM	Feasibility stage	Statutory Biodiversity Metric
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*This report does not purport to provide legal advice. This report provides a summary of preliminary Biodiversity Net Gain (BNG) calculations pre and post development of the Site.*

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## Executive Summary

Biodiversity Net Gain (BNG) Calculations were undertaken by Practical Ecology Ltd to assess the biodiversity net gain of the proposed development at Queensmere House, Queen House, East Grinstead, RH19 1BG. The calculations were performed using DEFRA Statutory Biodiversity Metric<sup>12</sup>, and are based on the Proposed Plan Layouts (see **Appendix 1**), with measurements calculated by Practical Ecology Ltd, following an Ecological Impact Assessment (EIA) Scoping report<sup>3</sup>. The project is currently at feasibility stage and as such, no detailed landscape plans are available. This report is therefore an indicative example of how biodiversity net gain can be delivered.

The EIA report<sup>3</sup> prepared by Practical Ecology Ltd in October 2024 was undertaken to assess the habitat baseline onsite, as well as undertaking a protected/priority species assessment. The EIA<sup>3</sup> used the UK Habitat Classification System and condition assessments included with the DEFRA Statutory Biodiversity Metric. From the EIA<sup>3</sup>, the baseline value of the Site was calculated, with habitat units deriving from the ruderal/ephemeral plant growth, bramble scrub, introduced shrub, and three medium trees and two small trees. The existing building and hardstanding (developed land; sealed surface) did not contribute to the baseline score. The baseline score is considered to be **0.81 habitat units**. No habitat degradation, hedgerow linear features, watercourses or irreplaceable habitats were identified onsite with exception to tree **T1**. The exact date of removal of tree T1 is unknown, and so a worst-case scenario has been assumed for the condition assessment.

The developed will see the loss of c. 0.06 ha of ruderal/ephemeral vegetation, c.0.02 ha of introduced shrub, one medium 'individual tree' in *moderate* condition (**T1**), and c. 0.005 ha of bramble scrub to facilitate the redesign of the existing building into a total of 25 flats across four floors, with associated car park, bicycle shelters, vegetated gardens, areas of open space, patio areas for the ground floor flats and access road.

Without the enhancement of retained habitats and further habitat creation, the Proposed Plan Layout results in 0.81 habitat units post-development, equating to a loss of **-0.02 habitat units (-2.96%)** and not satisfying the trading rules. Additionally, the BNG metric indicates that a net gain of 0.08 hedgerow units (no percentage can be calculated based on zero baseline units). This does not meet the minimum 10% requirement set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Recommendations have been included of how the proposed developments can reduce the currently losses through the planting of five additional small trees within the grassland, planting grassland of moderate condition, and planting mixed scrub. These habitat recommendations could result in a net change of **0.09 habitat units (10.70%)**, and the trading rules would be satisfied.

If the recommendations cannot be accommodated, to deliver a 10% net gain, offsetting will be required for habitat units to deliver a net gain for biodiversity and satisfy the requirements set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). A minimum of 0.09 habitat units will need to be secured off-site for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

## 1 Introduction

### 1.1 Document Purpose

This document provides a summary of the Biodiversity Net Gain (BNG) Calculations that Practical Ecology Ltd were commissioned to undertake, on behalf of ATP Group, to provide information pertinent to the development of Queensmere House, Queen House, East Grinstead, RH19 1BG, herein referred to as the 'Site'. This document only provides information regarding the biodiversity value of habitats according to the Defra Metric for pre- and post- development calculations, and the percentage unit change. Assessments for protected and/or Priority Species are not included, and the relevant species-specific reports should be referred to for information regarding necessary mitigation and enhancements.

### 1.2 The Site

The Site is approximately 0.16 ha (central OS grid reference TQ 39324 38087, postcode RH19 1BG) and is located in East Grinstead, in West Sussex, c. 12.5 km east of Crawley. The Site comprises a single building, built linear features, sparsely vegetated urban land, invasive non-native species, car park, introduced shrub, bramble scrub and scattered trees. Surrounding the Site is built up areas and residential gardens, car parks, urban park, commercial buildings and roads. A Site boundary (red line) is shown in Figure 1, below.

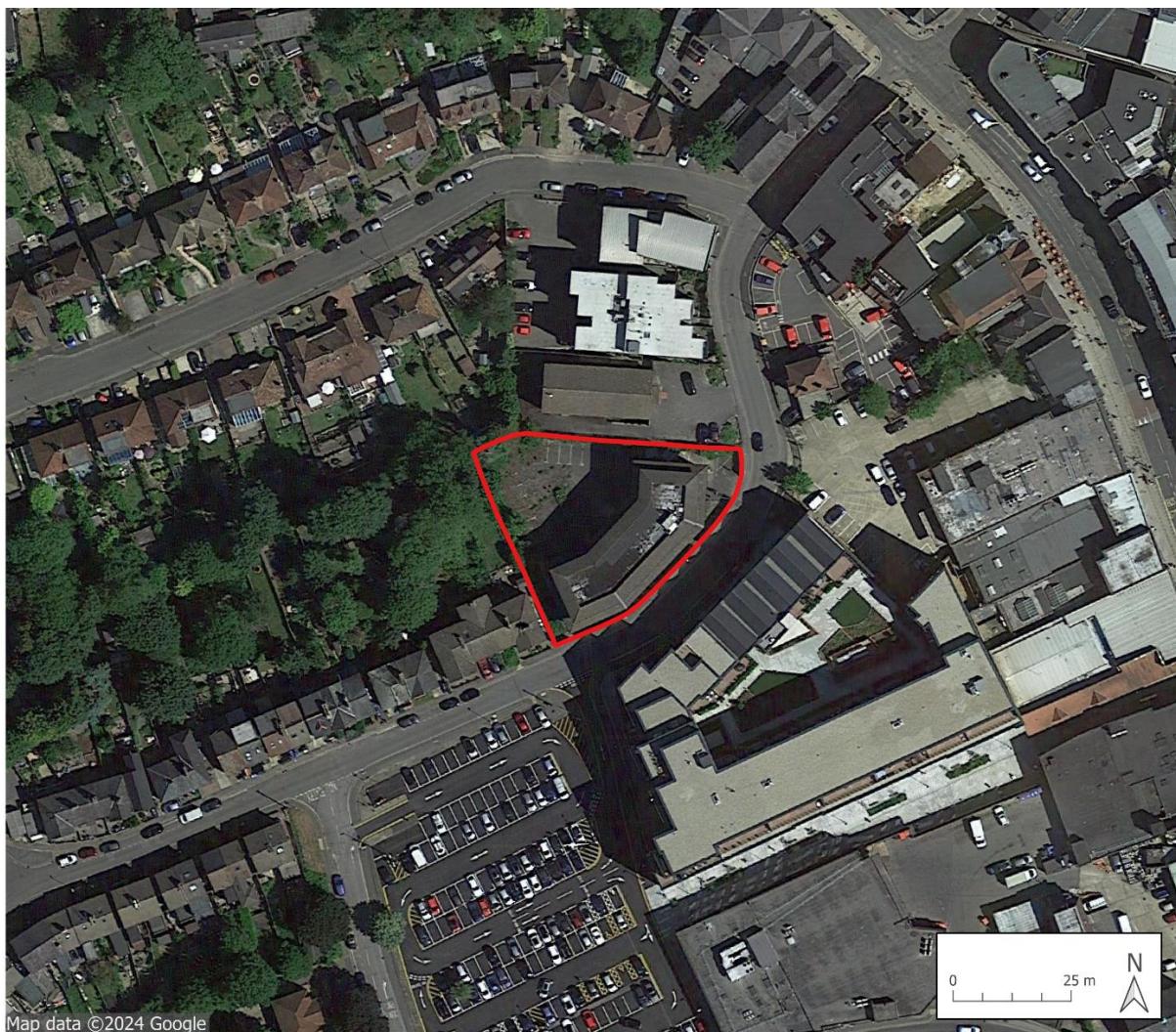


Figure 1: Site Boundary, Overlaid on Google Earth, 2024.

### 1.3 Proposals

The pre-planning application includes the redesign of the existing building into a total of 25 flats across four floors. Plans include a 15-bay car park, bicycle shelters, areas of open space, and patio areas for the ground floor flats. Pre-application drawings have been included in **Appendix 1** (Drawing number: 24152\_PA04-A and 24152\_PA05).

### 1.4 Aims and Objectives

The purpose of this report is to detail the findings of a BNG calculation and assessment to inform a planning application for the Site. This includes calculating the pre- and post-development habitat units value, determining the change in habitat units value as a result of the proposals for the Site and advising on how the project will deliver a minimum 10% net gain.

### 1.5 BNG Policy

In accordance with policy set out in the National Planning Policy Framework (NPPF) 2023, all new developments are required to deliver a net gain in biodiversity. Specifically, the NPPF notes an environmental objective to protect and enhance the natural environment and to improve biodiversity (S2. p. 8c) and that all development should be ‘...providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’ (S15. p.180d).

In addition to this, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and calculated using the DEFRA Statutory Biodiversity Metric to calculate the percentage difference in biodiversity units for all development sites that will result in the loss or degradation of habitat as well as a measurable 10% increase in biodiversity units’ post-development.

The statutory instruments and secondary legislation to mandate this requirement commenced on the 12<sup>th</sup> February 2024 for all major developments and the 2<sup>nd</sup> April 2024 for minor developments, with a few exemptions. The Government has enacted a law within the Environment Act 2021 that requires all new development projects in England to deliver a minimum 10% increase in biodiversity, as measured using the Defra metric following the mitigation hierarchy and the BNG Good Practice Principles for development<sup>7</sup>.

## 2 Methods

### 2.1 Defra Statutory Metric

A BNG calculation was undertaken for the Site to provide a quantitative approach to measuring biodiversity for pre- and post-development habitats. The calculations were undertaken using the Defra Statutory Metric by Amber Stringer MSc, an Assistant Ecologist with over one years' experience in ecological consultancy. Habitat areas were assessed during an Ecological Impact Assessment (EcIA) Scoping report<sup>3</sup> undertaken by Practical Ecology Ltd conducted in October 2024. The habitat survey was undertaken by Tom Haley MSc, a Principal Ecologist with over 10 years' experience within an ecological consultancy with a Level 2 bat class licence and Kat Sturman BSc (Hons) Assistant Ecologist with over 18 months experience within an ecological consultancy.

Habitat types were analysed using Version 2 of the UK Habitat Classification system<sup>4</sup>, a habitat classification tool compatible with the Statutory Biodiversity Metric calculator. Each habitat, both pre- and post-development, were assigned a condition score: either poor, moderate, or good, based on the Statutory Biodiversity Metric Condition Assessments<sup>5</sup> where relevant.

Post-development area calculations were taken from the Proposed Plan Layouts shown as **Appendix 1** (Drawing number: 24152\_PA04-A and 24152\_PA05).

As part of the BNG assessment, a desk study was undertaken to evaluate the strategic significance of the Site with reference to local plans and strategies and the distinctiveness of the habitats assigned onsite.

The report follows guidance from the Chartered Institute of Ecological and Environmental Management (CIEEM) Biodiversity Net Gain Report and Audit Templates<sup>6</sup> and has been prepared with regards to the British Standard for BNG BS 8683:2020 and was completed with reference to the CIRIA BNG good practice principles for development<sup>7</sup>.

### 2.2 Limitations

There are currently no detailed landscape proposals for the scheme, and therefore assumptions have been made for the purpose of the calculator regarding the specific habitat types and condition of the post-development habitats. These assumptions were considered reasonable and based on all available evidence, but the calculations should currently be considered an indicative draft rather than a wholly accurate representation of post-development habitats until such a time as detailed landscape drawings are provided. Should a detailed landscape strategy be produced, the calculations should be updated.

Due to the seasonal behaviour of animals and the seasonal growth patterns of plants, ecological surveys may be limited by the time of year in which they are undertaken. Some plant species are not readily identifiable in October as distinguishing flowers and fruits may not be visible. However, due to the urban nature of the site and the habitats present, this is not considered to be a major limitation to the survey and habitats could be assessed. Many animals in the UK have variable detectability throughout the year due to seasonal behaviour, including hibernation and migration. The exact date of removal of tree T1 is unknown, and so worst-case scenario has been assumed for the condition assessment.

The biodiversity net gain metric uses a number of variables including area/length, distinctiveness, condition and strategic significance to calculate the biodiversity units to two decimal places. Where applicable, the biodiversity net gain metric rounds up or down to the nearest two decimal places and automatically calculates the biodiversity units based on the inputted information.

### 3 Biodiversity Metric Calculations

#### 3.1 Baseline

The Site area is 0.16 ha and has a pre-development baseline of **0.81 habitat units**. The Site appears to have been left unmanaged with ephemeral vegetation beginning to establish. Therefore, the baseline at the time of the October 2024 site visit has been used to inform this assessment with exception of the tree T1. Tree T1 was removed between September 2019 to March 2020, and therefore as the exact date of removal is unknown, and so a worst-case scenario has been assumed for the condition assessment. Condition assessments of the existing habitats onsite are provided in **Appendix 5**.

Pre-development, the Site has no linear habitats such as hedgerows or line of trees, watercourse habitats such as streams and ditches or irreplaceable habitats.

##### *Developed Land; Sealed Surface (u1b) and Building (u1b5)*

The majority of the site post-development comprises development land; sealed surface including the footprint of the building, with associated car park and access road. The Statutory metric automatically assigns a condition of N/A and these habitats contribute no habitat units.

##### *Sparsely vegetated urban land; invasive non-native species, car park, Introduced shrub (u1f; 524,804, 847)*

The entire footprint surrounding the onsite building, with the exception of the trees and bramble scrub comprises tarmacked and gravel areas with emerging vegetation. The emerging vegetation is less than 50% of the urban land. The area is dominant in non-native buddleia (*Buddleja davidii*), with frequent grasses of perennial rye (*Lolium perenne*) and forbs species of common dandelion (*Taraxacum officinale*), green alkanet (*Pentaglottis sempervirens*), herb Robert (*Geranium robertianum*), fleabane (*Erigeron sp.*), ribwort plantain (*Plantago lanceolata*) and spear thistle (*Cirsium vulgare*). Occasional species of fox glove (*Digitalis sp.*), ground ivy (*Glechoma hederacea*), umbellifer species (*Apiaceae sp.*), common ragwort (*Jacobaea vulgaris*), cat's-ear (*Hypochaeris radicata*), curled dock (*Rumex crispus*) and common nettle (*Urtica dioica*) are also present across the area. This habitat is considered to be of *poor* condition, contributing 0.12 habitat units.

##### *Bramble scrub (h3d)*

Scrub is present to the northeast corner and northwest corner of Site. This is dominant in bramble (*Rubus fruticosus*), with frequent buddleia and occasional ivy (*Hedera helix*). The Statutory metric automatically assigns a condition of N/A and this habitat contributes 0.02 habitat units.

##### *Introduced Shrub (u1)*

Along the northern, western, and southeastern boundaries, large stands of buddleia are present. The Statutory metric automatically assigns a condition of N/A and these habitats contribute 0.04 habitat units.

##### *Scattered Trees (32)*

Two medium sized: goat willow (*Salix caprea*) (**T8**) and sycamore (*Platanus occidentalis*) (**T7**) and one small sized: holly tree (*Ilex aquifolium*) (**T6**) 'individual trees' in *good condition* contributes 0.44 habitat units (HU). One medium sized: Norway spruce (*Picea abies*) (**T1**) 'individual trees' in *moderate condition* contributes 0.15 habitat units. One small sized: cedar atlas blue (*Cedrus atlantica Glauca*) (**T5**) 'individual trees' in *moderate condition* contributes 0.04 habitat units.

### Strategic Significance

Mid Sussex District Plan 2021 – 2039 (2022)<sup>8</sup> includes Policy DPN4: Trees, Woodland, and Hedgerow: The Mid Sussex District will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. Trees are specifically mentioned under this policy and have therefore been classified as high strategic significance ‘Formally identified in local strategy’.

## 3.2 Proposed Design

As no proposed landscape plans have been provided the Proposed Plan Layouts shown in **Appendix 1 (Drawing number: 24152\_PA04-A and 24152\_PA05)** has been used to inform the Metric. This includes the loss of c. 0.06 ha of ruderal/ephemeral vegetation, c.0.02 ha of introduced shrub, one medium ‘individual tree’ in *moderate* condition (**T1**), and c. 0.005 ha of bramble scrub to facilitate the redesign of the existing building into a total of 25 flats across four floors, with associated car park, bicycle shelters, areas of open space, patio areas for the ground floor flats and access road.

Based on the Proposed Plan Layout, opportunities for habitat retention, creation and enhancements onsite result in a combined net unit change of **-0.02 habitat units (-2.96%)**. The proposed plan layout does not achieve 10% net gain or satisfy the trading rules, and as such further recommendations have been suggested in Section 4.2 to achieve 10% net gain and satisfy the trading rules.

### Habitats Retained

As part of the proposals, the two medium sized (T7 and T8) and one small sized ‘individual trees’ (T6) in *good condition* and one small sized ‘individual trees’ (T5) in *moderate condition* will be retained, which contributes 0.48 habitat units. It is anticipated that the condition of these habitats will remain the same as the baseline post-development.

### Habitats Created

#### Developed Land; Sealed Surface (u1b)

The majority of the site post-development comprises development land; sealed surface including the footprint of the building, with associated car park, bicycle shelters, patio areas for the ground floor flats and access road. The Statutory metric automatically assigns a condition of N/A and these habitats contribute no habitat units.

#### Modified Grassland (g4)

Areas of modified grassland with a target condition of *poor* will be created within areas of public open space throughout the Site and will deliver 0.06 habitat units.

#### Scattered Trees (32)

Sixteen trees will be planted post development comprising native species, oversailing the modified grassland with a target condition of *moderate*, delivering 0.23 habitat units. As stated within BNG guidance<sup>2</sup>, all trees planted as part of development are considered to be ‘small’.

#### Native Hedgerow (h2a)

A native hedgerow will be planted along the northern and eastern boundaries comprising native oversailing the modified grassland. The hedgerow is expected to achieve *poor condition* due to the length of time expected for a hedgerow to achieve moderate or higher condition, which is not feasible under the 30-year term for biodiversity net gain. The hedgerow will deliver 0.09 hedgerow units.

The approximate post-development habitat areas are shown in **Appendix 3** which were taken from the Proposed Plan Layout shown in **Appendix 1**.

Additional species-specific biodiversity enhancement measures from the EclA report<sup>3</sup> can be implemented and are detailed in the discussion section of this report.

### 3.3 Biodiversity Net Gain Calculations Summary

A summary of the pre-development Statutory Biodiversity Metric calculations is shown in Table 1 below. As there are no detailed landscape plans, and this report shows an indicative example of how BNG can be delivered, a definitive post-development value cannot be calculated. As such, Table 1 and this report will need to be updated once detailed landscape plans are made available.

**Table 1: Summary of Onsite Biodiversity Net Gain Calculations**

	<i>Habitat units</i>	<b>0.81</b>
Baseline value	<i>Hedgerow units</i>	<b>Zero Units Baseline</b>
	<i>River units</i>	<b>Zero Units Baseline</b>
Post development value	<i>Habitat units</i>	<b>0.78</b>
	<i>Hedgerow units</i>	<b>0.08</b>
Total net unit change	<i>Habitat units</i>	<b>-0.02</b>
	<i>Hedgerow units</i>	<b>0.08</b>
Total net % change	<i>Habitat units</i>	<b>-2.96%</b>
	<i>Hedgerow units</i>	<b>No Percentage Can Be Calculated Based on Zero Baseline Unit</b>
Trading Rules Satisfied	<i>No</i>	<b>Trading Rules Are Not Satisfied for Habitat Areas.</b>

## 4 Discussion & Conclusion

### 4.1 Biodiversity Net Gain

A 10% net gain is a requirement under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and the statutory instruments and secondary legislation to mandate this requirement commenced on the 12<sup>th</sup> February 2024.

With the current Proposed Plan Layout, a biodiversity net gain cannot be delivered on the Site with a current loss of **-0.02 habitat units (-2.96%)** and the trading rules of the metric are not satisfied for habitats as same distinctiveness, or better habitats could not be delivered onsite through habitat retention and creation. Recommendations within Section 4.2 details on how this can be satisfied through additional planting. Additionally, the BNG metric indicates that a net gain of 0.08 hedgerow units (no percentage can be calculated based on zero baseline units).

If these recommendations are not implemented and the trading rules are not satisfied, then off-site BNG will be required. The delivery of a **minimum of 0.1 offsite units** will be required by either purchasing land for habitat creation, purchasing habitat units from a third-party habitat broker, or as a last resort, purchasing statutory credits to secure the minimum 10% biodiversity net gain. Off-site providers and a suitable site should be explored to ensure that the scheme will become compliant and meet the minimum 10% net gain required. Once a suitable offsetting scheme has been identified, then the details of the habitat creation can be incorporated into the metric calculations and this report updated. Any offsetting will need to be secured for the duration of the net gain agreement currently set at 30 years, either via Section 106 agreements, or a conservation covenant.

### 4.2 Recommendations

Based on the Proposed Plan Layout, opportunities for habitat retention and creation onsite are resulting in a combined net unit change of **-0.02 habitat units (-2.96%)**.

In order to satisfy the trading rules to replace habitat with the same distinctiveness or above, the creation of 0.007 ha of mixed scrub to a *poor* condition is recommended within the landscape planting instead of the proposed native hedgerow. This would deliver 0.03 habitat units.

Areas of modified grassland with a target condition of *poor* could be increased to a target condition of *moderate*, delivering 0.07 habitat units.

A further five trees could be planted post development comprising native species, oversailing the modified grassland and mixed scrub with a target condition of *moderate*, delivering 0.07 habitat units.

If the aforementioned suggestions are implemented, the net change would be **0.09 habitat units (10.70%)**, and the trading rules would be satisfied.

### 4.3 Next Steps

The following next steps are considered appropriate:

- Explore whether more habitat creation could be incorporated into to the design of the Site; and
- Devise a landscape plan indicating planting onsite for an accurate *Design Stage* assessment to accurately calculate a post-development biodiversity net gain.

#### 4.4 Protected Species Consideration

Although not calculable in the metric, the EcIA report<sup>1</sup> suggested mitigation and enhancement measures which should be considered as required to achieve an overall net gain onsite:

- Three general purpose hole fronted bird boxes (28 mm or 32 mm), to be included within the dwelling or retained trees at least 2-3 m high, north or east facing. Plus, five integrated house sparrow terrace nest boxes facing north or east on buildings.

#### 4.5 Conclusion

In conclusion, opportunities for habitat retention and creation onsite are resulting in a combined net unit change of **-0.01 habitat units (-1.17%)** based on the Proposed Plan Layout. This does not meet the minimum 10% requirement set out within the Environment Act 2021 and does not satisfy the trading rules. However, if the recommendations within Section 4.2 are implemented, this will result in net unit change to **0.09 habitat units (10.70%)** and would satisfy the trading rules. Additionally, the BNG metric indicates that a net gain of 0.08 hedgerow units (no percentage can be calculated based on zero baseline units).

However, if the recommendations within section 4.2 are not incorporated into the scheme, a **minimum of 0.1 habitat units** will be required off-site to deliver a net gain for biodiversity. Providers and suitable sites will be explored to achieve this and therefore the Site can become compliant with the mandatory 10% net gain requirement. Any offsetting will need to be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

## References

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- <sup>1</sup> <http://publications.naturalengland.org.uk/publication/6047259574927360>
- <sup>2</sup> The Statutory Biodiversity Metric User Guide (draft) (2023) Natural England Joint Publication JP039
- <sup>3</sup> Practical Ecology Ltd (2024) Ecological Impact Assessment Scoping Report, Queensmere House, East Grinstead V1
- <sup>4</sup> UKHAB Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)
- <sup>5</sup> The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (2023) Natural England Joint Publication JP039
- <sup>6</sup> CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
- <sup>7</sup> Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016
- <sup>8</sup> <https://www.midsussex.gov.uk/media/8769/district-plan-reg-18-consultation-version-for-web.pdf>

## Appendix 1: Proposed Plan Layout





## Appendix 2: Pre-development Habitat Classifications



### Appendix 3: Post-development Habitat Classifications - Proposed Plan Layout



## Appendix 4: Post-development Habitat Classifications with Recommendations



## Appendix 5: Condition Assessments of Existing Habitats

Habitat	Condition	Passed Criteria	Failed Criteria
Ruderal/Ephemeral	Poor	<p>Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5%). Buddleia was present but this species is not listed on Schedule 9 of WCA.</p>	<p>Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. - <b>No, the structure was not varied.</b></p> <p>The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. - <b>Range of species was limited.</b></p>
Introduced Shrub			Condition Assessment N/A
Bramble Scrub			Condition Assessment N/A
Developed Land; Sealed Surface			N/A - Other

Condition Assessment Criteria (individual trees – Urban)	Criterion passed (Y or N) for each tree				
	T1	T5	T6	T7	T8
The tree is a native species (or at least 70% within the block are native species).	N	N	Y	N	Y
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y
The tree is mature (or more than 50% within the block are mature).	Y	N	Y	Y	Y
There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y	Y
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	Y
More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Y	Y	Y	Y
<b>Condition (G – Good, M – Moderate, P – Poor)</b>	<b>M</b>	<b>M</b>	<b>G</b>	<b>G</b>	<b>G</b>

## Appendix 6: Criteria to Achieve Target Condition for Proposed Habitats

Habitat	Condition	Achievable criteria	How it can be achieved
<b>Modified Grassland</b>	Poor	Cover of bare ground is between 1% and 10%.	Ensure area remains planted.
		Cover of bracken ( <i>Pteridium aquilinum</i> ) is less than 20%.	Bracken to be excluded from planting mixes and not allowed to generate. No bracken at baseline and unlikely to colonise the Site naturally.
		There is an absence of invasive non-native species (as listed on Schedule 9 of Wildlife and Countryside Act 1981).	Avoid planting of Schedule 9 species and carry out active removal if any colonise the Site post-development.
<b>Urban Tree</b>	Moderate	The tree is a native species.	All trees proposed are to be native species
		The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Individual trees automatically pass this criterion
		More than 20% of the tree canopy is oversailing vegetation beneath.	All proposed trees are within other habitat (grassland)
<b>Developed Land; Sealed Surface</b>		N/A - Other	

## Appendix 7: Criteria to Achieve Target Condition for Recommended Habitats

Habitat	Condition	Achievable criteria	How it can be achieved
<b>Modified Grassland</b>	Moderate	There are 6-8 vascular plant species per m <sup>2</sup> present, including at least two forbs. – <b>This criterion is essential for achieving moderate condition.</b>	Planting mixes to include modified grassland species mixes. Species must include rye grasses ( <i>Lolium spp.</i> ), white clover ( <i>Trifolium repens</i> ) and other species associated with high fertility to qualify as low distinctiveness grassland habitat. Grass cover to be >75%.
		Cover of bare ground is between 1% and 10%.	Ensure area remains planted.
		Cover of bracken ( <i>Pteridium aquilinum</i> ) is less than 20%.	Bracken to be excluded from planting mixes and not allowed to generate. No bracken at baseline and unlikely to colonise the Site naturally.
		There is an absence of invasive non-native species (as listed on Schedule 9 of Wildlife and Countryside Act 1981).	Avoid planting of Schedule 9 species and carry out active removal if any colonise the Site post-development.
<b>Urban Tree</b>	Moderate	The tree is a native species.	All trees proposed are to be native species
		The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Individual trees automatically pass this criterion
		More than 20% of the tree canopy is oversailing vegetation beneath.	All proposed trees are within other habitat (grassland)

<b>Mixed Scrub</b>	Poor	<p>The parcel represents a good example of its habitat type – the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range)</p> <ul style="list-style-type: none"> <li>- At least 80% of scrub is native</li> <li>- There are at least three native woody species</li> </ul> <p>No single species comprises more than 75%</p>	<p>Planting of at least three native woody species, with no single species comprises more than 75%.</p>
		<p>There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).</p>	<p>Avoid planting of Schedule 9 species and carry out active removal if any colonise the Site post-development.</p>
<b>Developed Land; Sealed Surface</b>	N/A - Other		