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Biodiversity Impact Calculation

Site Name

The Byre, Bolney

Client

Shire Barns
Developments LLP

Issue Date

9th June 2026

Author

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Project No: P11509

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Company number: 8905527





Document Control

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

This report has been prepared by Andy Fry, an Assistant Ecologist at The Ecology Co-op who holds a master's degree in Zoology and 4 years' experience in consultancy.

About the Reviewer

This report has been reviewed by Emma Baker, who is a Senior ecologist with nine years' experience. She holds Level 1 great crested newt and hazel dormice survey licences. 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

Purpose	The Ecology Co-operation was commissioned by Shire Barns Developments LLP to undertake a Biodiversity Impact Calculation for a proposal to construct five residential dwellings at The Byre using the Statutory Biodiversity Metric, to quantify net change in biodiversity.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: On-site • 0.87ha of modified grassland - poor condition; • 0.008ha of other neutral grassland– poor condition; • 0.014ha of bramble scrub; • 0.005ha of sparsely vegetated urban land; and • 0.0004ha of buildings – N/A. The proposed development scheme at this site will retain: On-site • 0.0523km of species-rich native hedgerow – moderate condition; • 0.0244ha (6 trees) of rural trees – moderate condition; • 0.0322ha of built linear features; • 0.003ha of developed land; sealed surface; and • 0.008ha of buildings. The proposed development scheme at this site will enhance: On-site • 0.096ha modified grassland from poor condition to other neutral grassland in moderate condition; • 0.05km of ditch from poor to moderate condition. Post-intervention the following habitats will be created: On-site • 0.56km of species-rich native hedgerow – moderate condition; • 0.038 of mixed scrub – poor condition; • 0.1099ha (21 trees) of rural trees – moderate condition; • 0.045ha of developed land; sealed surface; • 0.103ha of buildings; • 0.071ha of artificial unvegetated; unsealed surface; • 0.610ha of u1d vegetated garden; and • 0.083ha of u1e built linear features.
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of 0.23 habitat units (10.23%). The linear feature calculation for the proposed scheme results in a likely gain of 0.37 hedgerow units (+59.74%).



	The watercourse calculation for the proposed scheme results in a likely gain of 0.16 watercourse units (+115.64%) .
Does the scheme meet net gain requirements?	The current scheme satisfies the trading rules within the Statutory Biodiversity Metric. No off-site compensation is required in this instance.



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1 INTRODUCTION

1.1 Purpose of the Report

There has been a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity from the 12th February 2024, 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 in biodiversity value for all developments (that do not meet exemption criteria) is required under the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at The Byre. 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 current outline plans for the proposed development of the site. BICs provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal for the construction of five residential dwellings with associated gardens and access. 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 Shire Barns Developments LLP.

1.2 Background

The site measures 1.04 ha in area, and comprises a number of outbuildings including an old stable block, a wood store and two sheds, a garden and an area of grassland used for livestock grazing.

The site was subject to a Preliminary Ecological Appraisal (PEA)³ in April 2026 and an ongoing ecological impact assessment (EclA). Phase 2 surveys are currently being undertaken for the site including great crested newt *Triturus cristatus* eDNA, bat activity and reptile presence/absence surveys.

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

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>

³ The Ecology Co-op (2026) *Preliminary Ecological Appraisal – The Byre, Bolney*.



- grassland – modified grassland (g4);
- grassland – other neutral grassland (g3c);
- bramble scrub (h3d);
- species-rich native hedgerow (h2a5);
- ditch (r50);
- urban – built linear features (u1e);
- urban – buildings u1b5);
- urban – sparsely vegetated urban land (u1f);
- urban – developed land; sealed surface (u1b).

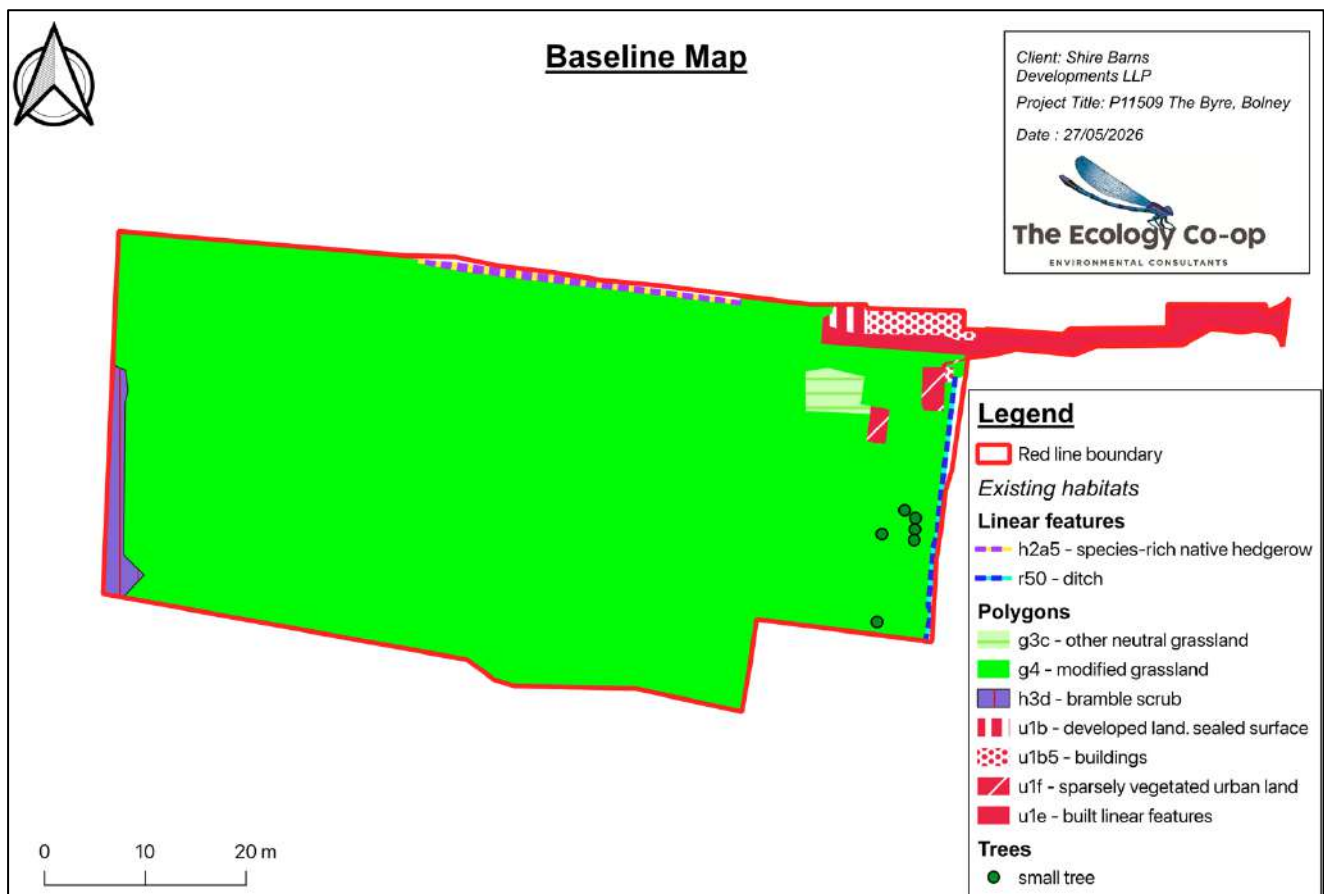


Figure 1. UKHAB map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.44.9-Solothurn (LTR).

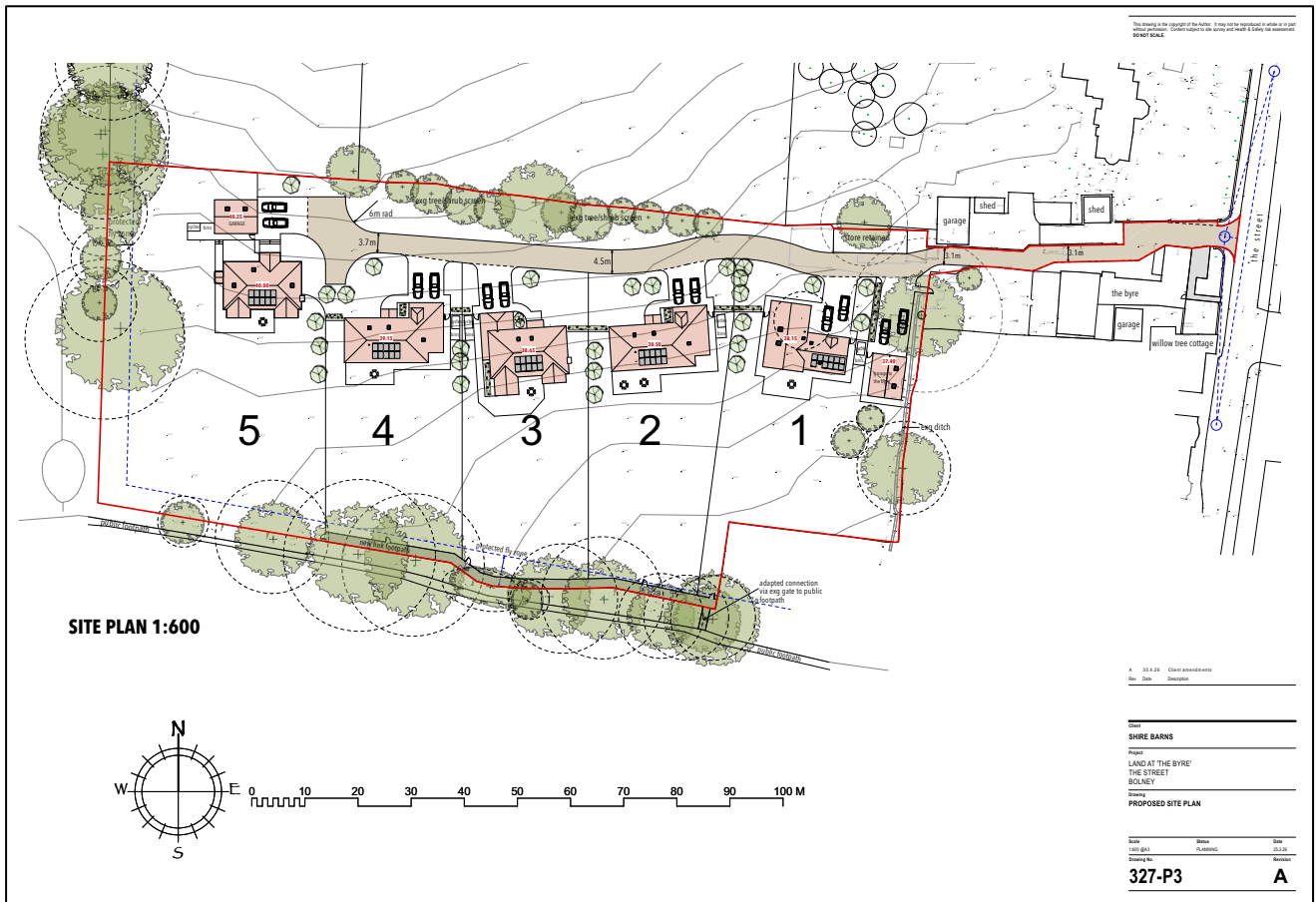


Figure 2. Proposed scheme layout for the development at The Byre, provided by the client: Shire Barns Developments LLP, dated 30.04.2026, dwg no. 327-P3.

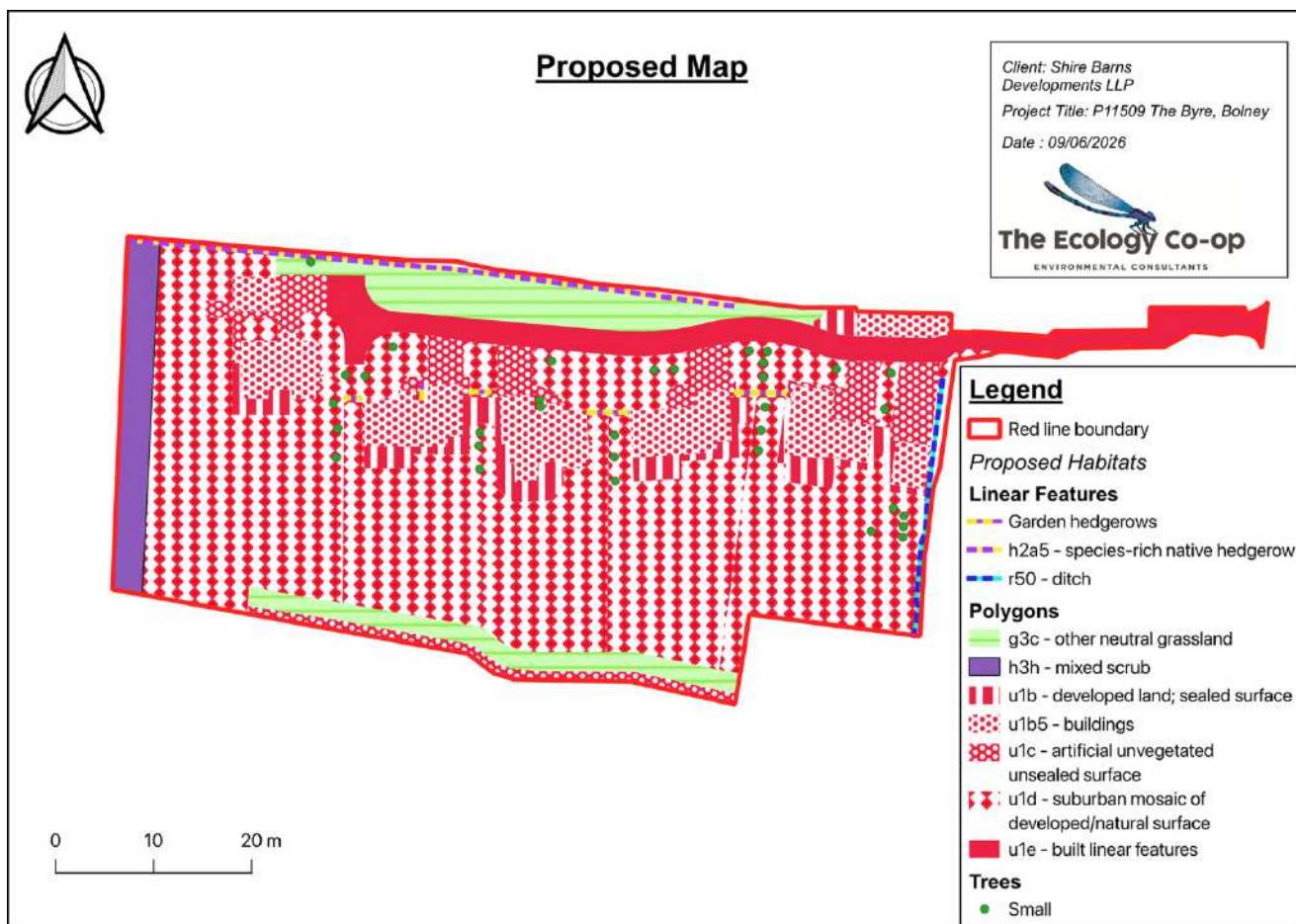


Figure 3. A UKHab map illustrating proposed habitats on the site. Produced using QGIS software, version 3.44.9-Solothurn (LTR).

1.3 Summary of Previous Survey Work

A Preliminary Ecological Appraisal with UKHab³, completed by The Ecology Co-op in April 2026 which identified the potential for reptiles, great crested newts and commuting/foraging bats to be present on the site.

Phase 2 surveys identified the presence of slow worm *Anguis fragilis* on site.

1.4 Policy and Legislation

NPPF (2024)

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

Paragraph 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

Policy DP38 (Biodiversity) of the current District Plan from Mid Sussex District Council⁴ notes 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”.

2 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 (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.

⁴ Mid Sussex District Council (2018) Mid Sussex District Plan 2014-2031. Available online at:

<https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

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>



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

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

2.1 Data Sources

This calculation uses the most up to date survey information, using botanical data gathered during the site visit in April 2026 and specific condition assessments undertaken during the survey. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments 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 Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

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

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>



3 RESULTS

3.1 Existing Habitats Assessment

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

Overall, the on-site calculated baseline is 2.22 habitat units, 0.63 hedgerow units and 0.14 watercourse units.

Table 1. Existing habitat conditions for The Byre.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Modified grassland	The majority of the site excluding the access road.	Poor
Other neutral grassland	Northwest of site	Poor
Buildings	Northwestern corner	N/A
Developed land; sealed surface	Next to stable	N/A
Built linear features	Access road	N/A
Sparsely vegetated urban land	Gravel plots – northwest.	N/A
Bramble scrub	Western boundary	N/A
Species-rich native hedgerow	Northern boundary	Moderate
Rural trees	Southwest	Moderate
Ditch	Eastern boundary	Poor

3.2 Habitat Losses and Gains

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

On-site

- 0.87ha of modified grassland - poor condition;
- 0.008ha of other neutral grassland– poor condition;
- 0.014ha of bramble scrub;
- 0.005ha of sparsely vegetated urban land; and
- 0.0004ha of buildings – N/A.

The proposed development scheme at this site will retain:

On-site

- 0.0523km of species-rich native hedgerow – moderate condition;
- 0.0244ha (6 trees) of rural trees – moderate condition;
- 0.0322ha of built linear features;
- 0.003ha of developed land; sealed surface; and



- 0.008ha of buildings.

The proposed development scheme at this site will enhance:

On-site

- 0.096ha modified grassland from poor condition to other neutral grassland in moderate condition;
- 0.05km of ditch from poor to moderate condition.

Post-intervention the following habitats will be created:

On-site

- 0.56km of species-rich native hedgerow – moderate condition;
- 0.038 of mixed scrub – poor condition;
- 0.1099ha (21 trees) of rural trees – moderate condition;
- 0.045ha of developed land; sealed surface;
- 0.103ha of buildings;
- 0.071ha of artificial unvegetated; unsealed surface;
- 0.610ha of u1d vegetated garden; and
- 0.083ha of u1e built linear features.

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 Byre.

P11509 The Byre, Bolney		Return to results menu	
Headline Results		Scroll down for final results	
On-site baseline		Habitat units	2.22
		Hedgerow units	0.63
		Watercourse units	0.14
On-site post-intervention (including habitat retention, creation & enhancement)		Habitat units	2.45
		Hedgerow units	1.00
		Watercourse units	0.30
On-site net change (units & percentage)		Habitat units	0.23
		Hedgerow units	0.37
		Watercourse units	0.16
Off-site baseline		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
Off-site post-intervention (including habitat retention, creation & enhancement)		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
Off-site net change (units & percentage)		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.23
		Hedgerow units	0.37
		Watercourse units	0.16
Spatial risk multiplier (SRM) deductions		Habitat units	0.00
		Hedgerow units	0.00
		Watercourse units	0.00
FINAL RESULTS			
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.23
		Hedgerow units	0.37
		Watercourse units	0.16
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	10.23%
		Hedgerow units	59.74%
		Watercourse units	115.64%
Trading rules satisfied?		Yes ✓	
Unit Type	Target	Baseline Units	Units Required
Habitat units	10.00%	2.22	2.45
Hedgerow units	10.00%	0.63	0.69
Watercourse units	10.00%	0.14	0.15
		Unit Deficit	Unit Deficit
			0.00
			0.00
			0.00
		No additional area habitat units required to meet target ✓	
		No additional hedgerow units required to meet target ✓	
		No additional watercourse units required to meet target ✓	

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

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (b)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

4 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of **0.23 habitat units (10.23%)**.

The linear feature calculation for the proposed scheme results in a likely gain of **0.37 hedgerow units (+59.74%)**.

The watercourse calculation for the proposed scheme results in a likely gain of **0.16 watercourse units (+115.64%)**.



The current scheme satisfies the trading rules within the Statutory Biodiversity Metric. No off-site compensation is required in this instance.

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



APPENDIX 1 – Habitat Condition Assessment Sheets

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2022 6	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Modified grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Tussocky, sheep-grazed modified grassland with Yorkshire fog <i>Holcus lanatus</i>, cock's-foot <i>Dactylis glomerata</i>, rough meadow grass <i>Poa trivialis</i>, foxtail <i>Alopecurus</i> sp., red fescue <i>Festuca rubra</i>, common sorrel <i>Rumex acetosa</i>, cuckooflower <i>Cardamine pratensis</i>, yarrow <i>Achillea millefolium</i>, common hogweed <i>Heracleum sphondylium</i>, creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, butterfly-bush <i>Buddleja davidii</i>, forget-me-not <i>Myosotis</i> sp., ground ivy <i>Glechoma hederacea</i>, cleavers <i>Galium aparine</i>, bindweed <i>Calystegia</i> sp., pendulous sedge <i>Carex pendula</i>, curled dock <i>Rumex crispus</i>, common nettle <i>Urtica dioica</i>, Himalayan balsam <i>Impatiens glandulifera</i> and three-cornered garlic <i>Allium triquetrum</i>.			
Condition assessment results			
1 Condition Assessment Results Poor Condition Criteria Assessment for Grassland A. There are 6-8 vascular plant species per m² present, including at least 2 forbs (this may include those listed in Footnote 1). FALSE B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. FALSE C. Scrub accounts for less than 20% of total grassland area. TRUE D. Physical damage evident in less than 5% of total grassland area. TRUE E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). FALSE F. Cover of bracken is <20%. TRUE G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). FALSE			



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass A, B, E & G	Condition (Good/Moderate/Poor):	Poor

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Other neutral grassland with Yorkshire fog <i>Holcus lanatus</i>, meadow foxtail <i>Alopecurus pratensis</i>, cock's-foot <i>Dactylis glomerata</i>, red fescue <i>Festuca rubra</i>, broad-leaved dock <i>Rumex obtusifolius</i>, curled dock <i>Rumex crispus</i>, cut-leaved crane's-bill <i>Geranium dissectum</i>, round-leaved crane's-bill <i>Geranium rotundifolium</i>, creeping buttercup <i>Ranunculus repens</i>, creeping thistle <i>Cirsium arvense</i>, bindweed <i>Calystegia</i> sp., common hogweed <i>Heracleum sphondylium</i>, common sorrel <i>Rumex acetosa</i> and white clover <i>Trifolium repens</i>. Pile of wood in the centre and a brash pile to the west.			
Condition assessment results			



1

Condition Assessment Results

Poor

Condition Criteria Assessment for Grasslandhigh

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

FALSE

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

FALSE

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

TRUE

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

TRUE

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

FALSE

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

FALSE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass A, B, E & F	Condition (Good/Moderate/Poor) :	Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Bramble scrub
Condition assessment required? (Y/N)			No
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Bramble <i>Rubus fruticosus</i> scrub encroaching from the woodland to the west.			
Condition assessment results			
Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N/A	Condition (Good/Moderate/Poor):	N/A



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2022 6	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Species-rich native hedgerow
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
The northern site boundary comprises a defunct hedgerow with trees and stock fencing. The hedgerow and stock fencing finish $\frac{3}{4}$ of the way along the northern boundary where the northern boundary is then open to the neighbouring field. Species present include bramble, lime, oak, hawthorn and silver birch. There is also a fallen black poplar tree			
Condition assessment results			



2

Condition Assessment Results

Moderate

Condition Criteria Assessment for Hedgerow

A1. Is height >1.5m average along length?

TRUE

A2. Is width >1.5m along length?

TRUE

B1. Is ground to canopy base gap <0.5m for >90% of length?

TRUE

B2. Are canopy gaps <10% total length AND no canopy gaps >5m?

TRUE

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

TRUE

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

FALSE

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

TRUE

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

FALSE

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

FALSE

E2. At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity?

FALSE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass C2, D2, E & G	Condition (Good/Moderate/Poor) :	Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Ditch
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
The eastern site boundary comprises a shaded wet ditch.			
Condition assessment results			



Condition Criteria Assessment for Ditch

A. The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.

TRUE

B. A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length.

FALSE

C. There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication).

TRUE

D. A fringe of marginal vegetation is present along more than 75% of the ditch.

TRUE

E. Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.

TRUE

F. Sufficient water levels are maintained: as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.

FALSE

G. Less than 10% of the ditch is heavily shaded.

FALSE

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

FALSE

Due to a technical error, the condition assessment showed an N/A result, but the ditch scored 'Poor' based upon the criteria.



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass B, F, G or H	Condition (Good/Moderate/Poor):	Poor

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Rural tree – Apple (<i>Malus domestica</i>)
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Small apple tree with some limbs removed.			
Condition assessment results			



2

Condition Assessment Results

Moderate

Condition Criteria Assessment for Individual trees

A. The tree is a native species (or at least 70% within the block are native species).

TRUE

B. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide

TRUE

C. The tree is mature (or more than 50% within the block are mature).

FALSE

D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.

FALSE

E. Natural ecological riches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

FALSE

F. More than 20% of the tree canopy area is overhanging vegetation beneath.

TRUE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass C, D or E	Condition (Good/Moderate/Poor):	Moderate



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Rural tree – Hazel (<i>Corylus avellana</i>)
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Lone coppiced hazel tree.			
Condition assessment results			
3 Condition Assessment Results Good Condition Criteria Assessment for Individual trees A. The tree is a native species (or at least 70% within the block are native species). TRUE B. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide. TRUE C. The tree is mature (or more than 50% within the block are mature). TRUE D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. TRUE E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. FALSE F. More than 20% of the tree canopy area is overhanging vegetation beneath. TRUE			



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass E	Condition (Good/Moderate/Poor):	Good

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Rural tree – Elder (<i>Sambucus nigra</i>)
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Partially fallen elder tree.			
Condition assessment results			



The Byre, Bolney – BIODIVERSITY IMPACT CALCULATION

2

Condition Assessment Results
Moderate

Condition Criteria Assessment for individual trees

A. The tree is a native species (or at least 70% within the block are native species).

TRUE

B. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.

TRUE

C. The tree is mature (or more than 50% within the block are mature).

FALSE

D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.

TRUE

E. Natural ecological riches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

FALSE

F. More than 20% of the tree canopy area is overhanging vegetation beneath.

TRUE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass C or E	Condition (Good/Moderate/Poor):	Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Rural tree – Yew (<i>Taxus baccata</i>)
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Small yew tree.			
Condition assessment results			



The Byre, Bolney – BIODIVERSITY IMPACT CALCULATION

2

Condition Assessment Results
Moderate

Condition Criteria Assessment for individual trees

A. The tree is a native species (or at least 70% within the block are native species).

TRUE

B. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.

TRUE

C. The tree is mature (or more than 50% within the block are mature).

FALSE

D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.

TRUE

E. Natural ecological riches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

FALSE

F. More than 20% of the tree canopy area is overhanging vegetation beneath.

TRUE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass C or E	Condition (Good/Moderate/Poor):	Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Rural tree – Elder



The Byre, Bolney – BIODIVERSITY IMPACT CALCULATION

Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Small elder tree, some limbs removed.			
Condition assessment results			
2 Condition Assessment Results Moderate Condition Criteria Assessment for individual trees A. The tree is a native species (or at least 70% within the block are native species). TRUE B. The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide TRUE C. The tree is mature (or more than 50% within the block are mature). FALSE D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. FALSE E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. TRUE F. More than 20% of the tree canopy area is overhanging vegetation beneath. TRUE Photo ref No photo available. Are any criteria non-negotiable? (Y/N) Yes – Did not pass C or D Condition (Good/Moderate/Poor): Moderate If Yes are they passed?			

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	06/04/2026	Unique polygon reference	
Surveyor name(s)	Andy Fry	SBM habitat type	Rural tree – Hawthorn (<i>Crataegus monogyna</i>)
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes



Limitations (if applicable)	N/A
Habitat description	
Small hawthorn tree.	
Condition assessment results	
3 Condition Assessment Results Good Condition Criteria Assessment for individual trees A. The tree is a native species (or at least 70% within the block are native species). TRUE B. The tree canopy is predominantly continuous, with gaps in canopy cover making up < 10% of total area and no individual gap being > 5 m wide. TRUE C. The tree is mature (or more than 50% within the block are mature). TRUE D. There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain > 75% of expected canopy for their age range and height. TRUE E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. FALSE F. More than 20% of the tree canopy area is overhanging vegetation beneath. TRUE	



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass E	Condition (Good/Moderate/Poor):	Good