



Biodiversity Net Gain Feasibility Assessment

Hassocks to Burgess Hill Cycle Link

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

- 1.1 The Ecology Partnership was commissioned by Robinson Escott to undertake a Biodiversity Net Gain (BNG) feasibility assessment for the outline application for the development north of Hassocks, the proposed Hassocks to Burgess Hill Cycle Link, hereafter referred to as the 'site' (Figure 1).
- 1.2 The site is characterised by majority other neutral grassland, with areas of scrub, and scattered trees, the site totals c. 0.71ha. The site is situated to the north of Hassocks, and south of Burgess Hill (central grid reference: TQ 31217 17561). The immediate surrounding area consists of grassland fields and residential dwellings, with Batchelors Farm Nature Reserve to the east, and railway adjacent to site to the west.



Figure 1: Site application boundary (red line).

- 1.3 The assessment is based on the Site layout Plan produced by Richards urban design (1209.103) (see Figure 2 below).



Figure 2: Site layout Plan (Richards urban design, 2025)

2.0 Statutory Biodiversity Metric

- 2.1 BNG principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).
- 2.2 In order to determine the on-site habitat baseline, habitats were mapped and subject to a PEA in February 2025. An update grassland condition assessment was undertaken 27th May 2025.
- 2.3 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

- 2.4 The Statutory Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.

On-Site Habitat Baseline

- 3.1 The habitats currently present on site have been identified and assessed. These are shown in Figure 3 and in Table 1, overleaf. The habitats currently present on site have been identified and assessed. The fields were each assessed using the 'condition assessments' as provided in the accompanying DEFRA Metric 4.0 (Ref Natural England Joint Publication JP039 SIBN 978-1-7393362-2-6 March 2023) and the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology February 2024. For example, all grassland habitats were reviewed in terms of species composition per m² and as a whole (across the whole of the field network).
- 2.5 A full condition assessment is presented in Appendix 1.



Figure 3: On-Site Habitat Baseline

Table 1. On-site habitat breakdown – Pre-Development

Habitat	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units	Area retained	Area enhanced	Units lost	Comments
Blackthorn scrub	0.051	Medium	Moderate	Low	0.41	0.00	0.051	0.00	Blackthorn scrub enhanced to mixed scrub in good condition
Mixed scrub	0.096	Medium	Moderate	Low	0.77	0.095	0.00	0.01	Small area lost
Other neutral grassland	0.481	Medium	Poor	Low	1.92	0.2	0.201	0.32	Area of grassland G2
Other neutral grassland	0.084	Medium	Moderate	Low	0.67	0.084	0.00	0.00	Area of grassland G1
Rural tree	0.016	Medium	Moderate	Low	0.13	0.016	0.00	0.00	Smaller oak
Rural tree	0.037	Medium	Moderate	Low	0.30	0.037	0.00	0.00	Larger oak
Rural tree	0.016	Medium	Good	Low	0.19	0.016	0.00	0.00	Hawthorn
Rural tree	0.456	Medium	Moderate	Low	3.65	0.456	0.00	0.00	Other unnamed trees
Total area (excluding trees)	0.71	Total units/area			8.04	0.90	0.25	0.33	

On-Site Habitat Creation

- 2.6 The proposed development is located on the neutral grassland on G2, which is poor condition neutral grassland. The cycle path passes along the scrub edge, but does not result in the loss of this edge (railway edge) or the loss of any trees.
- 2.7 The proposals include the uplift of additional grassland habitat from poor to moderate quality. An example of the extent require is shown in Figure 4. This will need to be fenced off and over seeded, and managed outside the existing recreational area. In addition a further 15 new small trees require planting. This should be planted along the cycle path. The locations can be determined at a later date. Finally, the blackthorn scrub should be managed / cut back and new species planted including hazel and honeysuckle.
- 2.8 The proposed habitat areas are detailed in Tables 2 and 3 and Figure 4 below.



Figure 4. Proposed habitats

Table 2. On-site habitat breakdown – Post-Development Creation

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Developed land; sealed surface	0.08	V.Low	N/A - Other	Low	0	Low	0.00	Cycle path
Rural trees	0.0611	Medium	Moderate	Location ecologically desirable	27	Low	0.21	15 new small native trees
Total area	0.08 (0.14 with trees)	Total units					0.21	

Table 3. On-site habitat breakdown – Post-Development Enhancement

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Blackthorn to Mixed scrub	0.051	Medium	Moderate to good	Location ecologically desirable	15	Low	0.65	Removal of some blackthorn and planting of additional species
Other neutral grassland	0.201	Medium	Poor to Moderate	Location ecologically desirable	5	Low	1.5	Fencing off poor condition grassland and over seeding with a species rich mixture

2.9 The final results are shown in table 4 below.

Table 4. Final results

Hassock Cycle Path

Return to results menu

Headline Results

Scroll down for final results

On-site baseline

Habitat units

8.04

Hedgerow units

0.00

Watercourse units

0.00

On-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units

8.86

Hedgerow units

0.00

Watercourse units

0.00

On-site net change

(units & percentage)

Habitat units

0.82

10.20%

Hedgerow units

0.00

0.00%

Watercourse units

0.00

0.00%

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

0.00%

Hedgerow units

0.00

0.00%

Watercourse units

0.00

0.00%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

0.82

Hedgerow units

0.00

Watercourse units

0.00

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

0.82

Hedgerow units

0.00

Watercourse units

0.00

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

10.20%

Hedgerow units

0.00%

Watercourse units

0.00%

Trading rules satisfied?

Yes

Unit Type

Target

Baseline Units

Units Required

Unit Deficit

Habitat units

10.00%

8.04

8.84

0.00

Hedgerow units

10.00%

0.00

0.00

0.00

Watercourse units

10.00%

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

2.10 The calculations confirm that the development has the potential to result in a **+10.2% net gain** in habitat units and based on the current proposal and all trading rules have been satisfied.

2.11 A detailed Habitat Management & Maintenance Plan will be developed at the detailed design stage to detail the long-term management of the proposed habitats to achieve the targeted habitat conditions, over a 30 year timespan.

3.0 Enhancements

Log Piles

- 3.1 Log piles should be created along the scrub edges in order to provide further habitats for a wide range of invertebrates, which in turn provides a food source for larger fauna, and hence increasing the biodiversity of the Site. Log piles should be made from native, broadleaved trees, and should be partially buried (Figure 5).

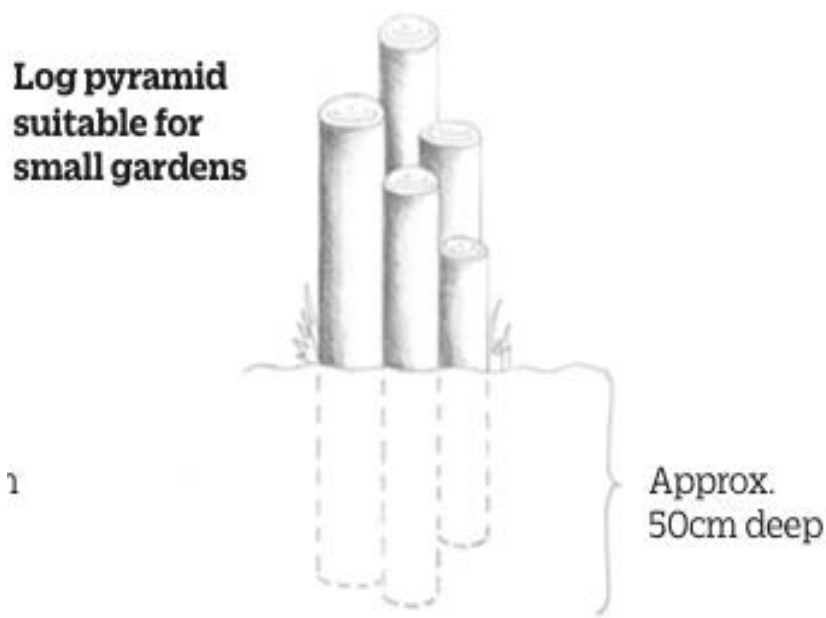


Figure 5: Example of a log pile to be built on Site

Bird Boxes

- 3.2 Additional nesting opportunities can be installed within existing trees on Site. Hardwearing woodcrete boxes, or similar, are recommended. Figure 6 below gives examples of suitable bird boxes which could be installed onto the brickwork of the units or into the trees. The box should be positioned on a north or east facing aspect and at least 2m above the ground if possible. These would cater for species such as house sparrows and wagtails and smaller birds.



Figure 6: Examples of suitable bird boxes which could be installed on site – Vivara Pro WoodStone House Sparrow Nest Box (left), Vivara Pro Barcelona WoodStone Open Nest Box (centre) and Vivara Pro Seville 32mm WoodStone Nest Box (right)

Bat Boxes

3.3 Tree-mounted bat boxes can also be installed in suitable trees to create additional roosting provision. Recommended boxes include:

- Vivara Pro WoodStone Bat Box – A general purpose bat box that supports a range of species (Figure 7). These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates.
- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats. These should be hung on mature trees around the site (Figure 7).



Figure 7: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

3.4 To compensate for suitable dormouse habitat lost, dormouse nest boxes should also be installed within retained trees and scrub to compensate for the small area of habitat lost,

examples are displayed in Figure 8. A total of 5 nest boxes should be established. Nest boxes should be installed before April at least 10-20m apart, and at a height of 1.5m



Figure 8: Examples of suitable dormouse nest boxes which should be installed on site NHBS Standard Dormouse Nest Box (left), and CJ Wildlife Timber Dormouse Nesting Box (right)

4.0 Conclusions

- 4.1 The baseline value of the site is **8.04 area units**.
- 4.2 Post-development the proposed value of the site is currently predicted to be **8.86 area units**, equating to a change of **+10.2%**. All trading rules have been satisfied.
- 4.3 A Habitat Management and Maintenance Plan (HMMP) will likely be required to detail the necessary management required to achieve the targeted net gain, over a 30 year timespan.

Appendix 1: Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)		
Condition Assessment Criteria		G1
1	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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass Supports indicator species such as knapweed and oxeye daisy
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens (Footnote 1)	Fail
4	Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%.	Fail
5	Combined cover of species indicative of sub-optimal condition (Footnote 2) and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Pass
Additional Criterion – must be assessed for all non-acid grassland types		
6	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). <i>Note – this criterion is essential for achieving Good condition for non-acid grassland types only.</i>	Fail
Condition		Moderate
Condition Assessment Result		
Good	Passes 5 of 6 criteria, including essential criterion 1 and 6	
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion 1	
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion 1 and 6	
Footnote 1. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.		
Footnote 2. Species indicative of sub-optimal condition for this habitat type include: Creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover, cow parsley.		

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)		
Condition Assessment Criteria		G2
1	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. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Fail Considered poor example of its type owing to dominance of grasses and indicators of high nutrients (white clover, p rye present)
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail (managed grassland)
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens (Footnote 1)	Pass
4	Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%.	Pass
5	Combined cover of species indicative of sub-optimal condition (Footnote 2) and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Fail (recreational pressure, poaching of grass in some areas)
Additional Criterion - must be assessed for all non-acid grassland types		
6	There are 10 or more vascular plant species per m* present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). <i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i>	Fail
Condition		Poor
Condition Assessment Result		
Good	Passes 5 of 6 criteria, including essential criterion 1 and 6	
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion 1	
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion 1 and 6	
Footnote 1. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.		
Footnote 2. Species indicative of sub-optimal condition for this habitat type include: Creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover, cow parsley.		

Condition Sheet: SCRUB Habitat Type		
UKHab Habitat Type(s): All forms of scrub		
Condition Assessment Criteria		Blackthorn scrub
1	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species ¹ , with no single species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover).	Fail
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	Pass
3	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	Pass
4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Pass
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Condition		Moderate
Condition Assessment Result		
Good	Passes 5 of 5 criteria	
Moderate	Passes 3 or 4 of 5 criteria	
Poor	Passes 2 or fewer criteria	
Footnote 1 - Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).		
Footnote 2 - See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		
Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 4 - Wildlife and Countryside Act 1981 (as amended).		
Footnote 5 - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish bluebell and hybrid bluebells. There may be additional relevant species local to the region and or site.		

Condition Sheet: SCRUB Habitat Type		
UKHab Habitat Type(s): All forms of scrub		
Condition Assessment Criteria		Mixed scrub
1	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species ¹ , with no single species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover).	Pass
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	Pass
3	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	Pass
4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Pass
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
		Condition
Moderate		
Condition Assessment Result		
Good	Passes 5 of 5 criteria	
Moderate	Passes 3 or 4 of 5 criteria	
Poor	Passes 2 or fewer criteria	
Footnote 1 - Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).		
Footnote 2 - See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)		
Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 4 - Wildlife and Countryside Act 1981 (as amended).		
Footnote 5 - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish bluebell and hybrid bluebells. There may be additional relevant species local to the region and or site.		

Condition Sheet: INDIVIDUAL TREES Habitat Type			
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas¹: Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Condition Assessment Criteria		T1 (oak)	T2 (oak)
1	The tree is a native species (or at least 70% within the block are native species).	Pass	Pass
2	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).	Pass	Pass
3	The tree is mature (or more than 50% within the block are mature).	Fail	Fail
4	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.	Pass	Pass
5	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	Fail
6	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Pass
Condition		Moderate	Moderate
Condition Assessment Result			
Good	Passes 5 or 6 criteria		
Moderate	Passes 3 or 4 criteria		
Poor	Passes 2 or fewer criteria		

Condition Sheet: INDIVIDUAL TREES Habitat Type			
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas¹: Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Condition Assessment Criteria		T3 (hawthorn)	T4 (oak)
1	The tree is a native species (or at least 70% within the block are native species).	Pass	Pass
2	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).	Pass	Pass
3	The tree is mature (or more than 50% within the block are mature).	Pass	Pass
4	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.	Pass	Pass
5	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	Pass
6	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Fail
Condition		Good	Good
Condition Assessment Result			
Good	Passes 5 or 6 criteria		
Moderate	Passes 3 or 4 criteria		
Poor	Passes 2 or fewer criteria		

Appendix 2: Field Species Composition

Field Number	Species composition	Metric classification
G1	Meadow foxtail Sweet vernal grass Cocksfoot Common sorrel Perennial rye grass Yorkshire fog False oat grass Ox eye daisy Black knapweed Meadow buttercup Cut leaved cranesbill Soft rush Chervil St Johns wort Cowslip Bramble Blackthorn Hawthorn Common bittercress Willow Creeping thistle	Average species per meter squared = 8 species per m2 Indicator species of neutral grassland with knapweed and oxeye daisy cowslip. However, bramble encroachment is significant with bramble present across each quadrant. Condition assessment 'other neutral – moderate'
G2	Perennial rye grass Creeping bent Common sorrel White clover Creeping bent Sweet vernal grass Meadow foxtail Yorkshire fog Cocksfoot Red clover Meadow buttercup	Other neutral grassland due to the species of grassland present which are not sown for agricultural use (here sweet vernal grass, meadow foxtail), with the cover of rye grass and white clover less than 30%. Areas include above 8 species per meter squared, with 20% cover of broadleaved herbs (notably buttercup, clover) but some sections less. Condition assessment 'other neutral – poor' Poor condition due to the presence of white clover and perennial rye.

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