

# Biodiversity Statement & Metric Assessment

Northern Arc Development Phase 1C, Burgess Hill, West Sussex

A Report to: Hill Group and Homes England  
Report number: RT-MME-180829-02-Rev.B  
Date: July 2025



## Project Information & Site Context

<b>Site Name &amp; Location</b>	Northern Arc Phase 1C, Burgess Hill, West Sussex, RH15 8RA
<b>Site Area (ha)</b>	12.21
<b>Grid Reference</b>	TQ 30953 20791
<b>Topography</b>	Incline from south to north.
<b>Project Background</b>	<p>Hill Group and Homes England commissioned Middlemarch to undertake a Biodiversity Metric Assessment associated with the proposed Northern Arc Phase 1C Development in Burgess Hill, West Sussex.</p> <p>The site is 12.21 ha in size and is located to the east of the A273, a major road that runs north out of the urban settlement area of Burgess Hill. The Phase 1C application boundary includes three land parcels within the wider Northern Arc Development area. A large parcel spans the eastern boundary, running from south to north, whilst two smaller parcels are present in the north-west.</p> <p>The site has been subject to previous ecological surveys conducted by AECOM in 2018/2019 to support an outline planning application for the wider Northern Arc Development area. Zebra Ecology completed a Preliminary Ecological Appraisal in 2023 to update findings and support a reserved matters application in relation to the Northern Arc Phase 1C development.</p> <p>This Biodiversity Statement – Metric Assessment report is partially informed by the Ecological Walkover Survey (RT-MME-180829-01) carried out on site in September 2024 by Middlemarch.</p>
<b>Summary of Proposals</b>	<p>Planning consent is being sought from Mid Sussex District Council for the development of 270 residential units, including a community hub, retail and extra care units.</p> <p>This assessment is based on the documentation provided by the client and detailed below:</p> <ul style="list-style-type: none"> <li>● 12112-FPCR-ZZ-ZZ-DR-L-0015-P10-GI Strategy (FPCR Environment and Design Ltd.)</li> </ul>

## Methods

<b>Biodiversity Metric</b>	<p>The biodiversity calculations used within this assessment were undertaken by Richard Sainsbury BSc (Hons) (Senior Ecological Consultant) and Patrick Bracelli MSc (Ecological Consultant) using the Biodiversity Metric 2.0 calculation tool (Natural England, 2019<sup>1</sup>) and associated Metric 2.0 Technical Supplement (Crosher et al, 2019<sup>2</sup>).</p> <p>The use of Metric 2.0 (as opposed to the Statutory Biodiversity Metric Calculation Tool) is due to the timing of the outline planning application for this site, which was submitted in 2019, prior to the implementation of Statutory BNG legislation. Thus, the development is not required to comply with the Statutory Biodiversity Net Gain requirement and is submitting Biodiversity Gain proposals on a voluntary basis.</p>
<b>Data Sources</b>	<p>The baseline habitat data and condition assessment for the site is detailed in Appendix 2.</p> <p>The baseline data collected by Middlemarch in 2024 has been used in conjunction with the 2019 AECOM baseline. The baseline data for areas P1.7, P1.8, OS1.2, OS1.7, and Eastern Park (as detailed in AECOM's overarching BNG strategy document<sup>3</sup>) matches AECOM's 2019 assessment. Areas falling within the Red Line Boundary for the current proposals that extend beyond the above parcels are covered by the 2024 Middlemarch baseline data.</p> <p>A Phase 1 Habitat showing the extent and location of each habitat recorded on site pre-development is included in Appendix 1 (C180829-01-01).</p> <p>A post-development habitat map is included in Appendix 1 (C180829-02-01-Rev.A).</p>
<b>Habitat Attributes</b>	<p><b>Distinctiveness</b></p> <p>An automated score based on the type of habitat present and its value to wildlife. Highly diverse habitats such as those listed as Habitats of Principal Importance under the NERC Act (2006) or Annex 1 habitats in the Habitats Directive (1992) score highly in this category, whilst highly modified and low diversity habitats such as arable crops will have low distinctiveness scores.</p>
	<p><b>Condition</b></p> <p>A score based on the quality of the habitat parcel against published condition criteria (See Appendix 2).</p>
	<p><b>Strategic Significance</b></p> <p>A score based on information set out in local plans or policies. In this instance, a strategic location was defined in the Mid Sussex District Plan<sup>4</sup> as internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves, and Ancient Woodland; or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.</p>
<b>Constraints &amp; Assumptions</b>	<p>The assumptions regarding target habitat types, or condition, in this report are founded on professional opinion with reference to the likely achievable habitat outcomes at the site, based on the proposed planting plans and presumed management resources. All target habitats presume the implementation of a long-term Management Plan to achieve these ends and a recommendation to this effect is given.</p> <p>Where the baseline value for any area, linear or watercourse features is zero (i.e. no such feature exists at the site), and where new creation of these features is proposed, the percentage uplift cannot be mathematically calculated, and the metric outputs 'N/A' in the headline results tab. However, it is accepted that any new creation where there was previously no area, linear or watercourse habitat, constitutes meeting the statutory biodiversity requirement.</p>

<sup>1</sup> Natural England. (2019). *The Biodiversity Metric 2.0 (JP029)*

<sup>2</sup> Crosher, I., Gold, S., Heaver, M., Heydon, M., Moore, L., Parks, S., Scott, S., Stone, D. and White, N. (2019). *The Biodiversity Metric 2.0: Auditing and accounting for biodiversity value: technical supplement* (Beta version, July 2019). Natural England

<sup>3</sup> AECOM (2020) *Northern Arc Allocation: Biodiversity Scheme* (Project number: 60610807). November 2020.

<sup>4</sup> Mid Sussex District Council (2018). *Mid Sussex District Plan 2014-2031*. <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

Headline Results					
On-Site Baseline	On-Site Baseline	Habitat units	<b>49.41</b>		
		Hedgerow units	<b>10.34</b>		
		Watercourse Units	0.00		
	On-Site Post Intervention	Habitat units	<b>57.85</b>		
		Hedgerow units	<b>16.33</b>		
		Watercourse Units	0.00		
	On-Site Net Unit Change (units & percentage)	Habitat units	<b>8.44</b>	<b>17.07%</b>	
		Hedgerow units	<b>5.98</b>	<b>57.82%</b>	
		Watercourse Units	0.00	0.00%	
Off-Site Baseline	Off-Site Baseline	Habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse Units	0.00		
	Off-Site Post Intervention	Habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse Units	0.00		
	Off-Site Net Unit 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	<b>8.44</b>		
		Hedgerow units	<b>5.98</b>		
		Watercourse Units	0.00		
Spatial Risk Multiplier (SRM) Deductions		Habitat units	0.00		
		Hedgerow units	0.00		
		Watercourse Units	0.00		

## Final Results

<b>Total Net Unit Change</b> <i>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</i>	<b>Habitat units</b>	<b>8.44</b>
	<b>Hedgerow units</b>	<b>5.98</b>
	Watercourse Units	0.00
<b>Total Net % Change</b> <i>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</i>	<b>Habitat units</b>	<b>17.07%</b>
	<b>Hedgerow units</b>	<b>57.82%</b>
	Watercourse Units	0.00%
<b>Trading Rules Satisfied*</b>		<b>Yes</b>

\*you must state if irreplaceable habitats are on-site at baseline:

No irreplaceable habitats were identified on-site at baseline

Unit Type	Target**	Baseline Unit	Units Required	Unit Deficit
Habitat units	<b>10.00%</b>	<b>49.41</b>	<b>54.35</b>	<b>0.00</b>
Hedgerow units	<b>10.00%</b>	<b>10.34</b>	<b>11.37</b>	<b>0.00</b>
Watercourse Units	<b>10.00%</b>	0.00	0.00	0.00

\*\*Due to the outline planning application having been submitted and approved prior to the implementation of the Statutory Biodiversity Net Gain requirement, a voluntary 10% Net Gain target has been established for this development.

## Discussion

The calculations used within the metric to quantify biodiversity units differ between habitat, hedgerow and watercourse features, consequently, the values generated are not comparable, and a net gain in one feature cannot compensate for a net loss within another feature.

Due to the fact that the only available drawings of the 2019 AECOM baseline (as provided in the Biodiversity Scheme – see footnote 3 above) were of limited spatial resolution, a detailed assessment of the location and extents of retained habitats was not possible. The estimates regarding habitat retention made in the Metric 2.0 calculation tool are based on an assessment of the current proposals, cross-referenced with Middlemarch's 2024 baseline survey and an approximate comparison with the full-site drawings in the Biodiversity Scheme.

While it is possible that the outcome of the BNG calculations might have been altered if a more detailed assessment of retained habitats had been achievable, it is considered unlikely that this would have had a significant effect on the Total Net % Change score.

<b>How is the target net gain percentage being delivered?</b>	Habitat units	Only on-site.
	Hedgerow units	Only on-site.
	Watercourse Units	Only on-site.
<b>How many Biodiversity Units are needed off-site to meet the required net gain percentage?</b>	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse Units	0.00

## Recommendations

The recommendations below are based on Middlemarch's current understanding of the project. If works are changed in any way these recommendations will need to be amended if appropriate.

<b>R1</b>	After planning permission has been approved a Biodiversity Gain Plan needs to be produced and submitted to the Local Planning Authority to provide evidence for all BNG decisions and show how BNG will be achieved.
<b>R2</b>	A 30-year Habitat Management and Monitoring Plan (HMMP) should be produced to set out the detailed habitat creation and enhancement specifications and long-term management prescriptions, that will be required to ensure the scheme will achieve its conservation objectives over the lifespan of the project. The HMMP should also be inclusive of a long-term monitoring strategy to measure progress against conservation objectives and inform an adaptive approach to long-term management.

## Quality Assurance

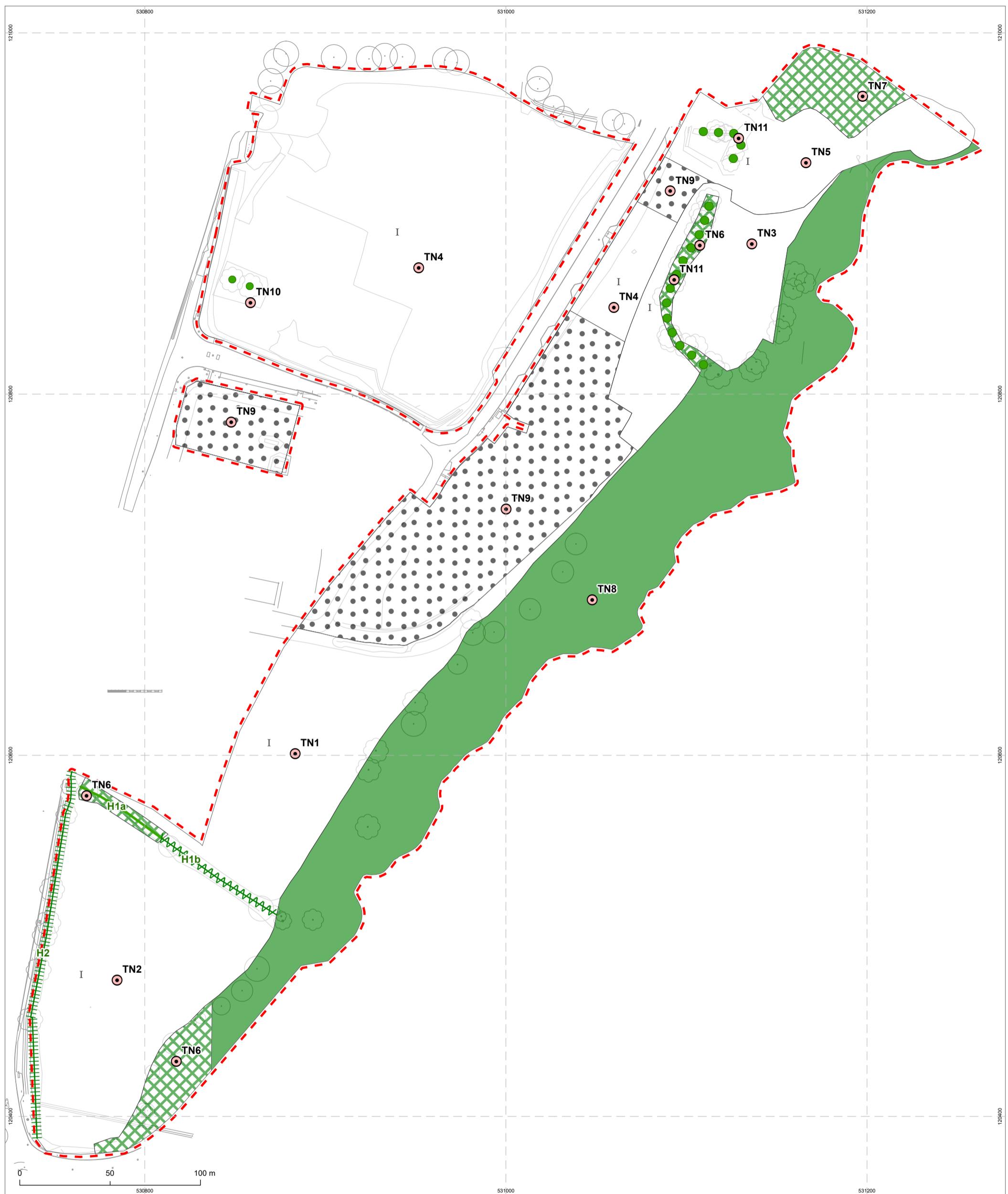
Date	Version	Author	Checked & Approved By
17/06/2025	Final	Richard Sainsbury BSc (Hons) (Senior Ecological Consultant) Patrick Bracelli MSc (Ecological Consultant)	Penelope Rees BSc (Hons) ACIEEM (Principal Ecological Consultant)
27/06/2025	Rev. A	Patrick Bracelli MSc (Ecological Consultant)	Penelope Rees BSc (Hons) ACIEEM (Principal Ecological Consultant)
28/07/2025	Rev. B	Patrick Bracelli MSc (Ecological Consultant)	Penelope Rees BSc (Hons) ACIEEM (Principal Ecological Consultant)

# Appendix 1

## Drawings

Drawing C180829-01-01 – Phase 1 Habitat Survey

Drawing C180829-02-01-Rev.A - Drawing Adaptation of Landscape Strategy Proposal for Purposes of the BMA



#### Legend

- Site boundary
- Scattered broad-leaved tree
- Line of broad-leaved trees
- |||| Species-poor hedgerow with trees
- Species-poor intact hedgerow
- \\\\\\ Species-rich intact hedgerow
- Bare ground
- Dense scrub
- I Improved grassland
- Semi-natural broad-leaved woodland
- Target note - habitat parcel

#### Project

Northern Arc Development Phase 1C

#### Drawing

Phase 1 Habitat Map

#### Client

Hill Holdings Ltd

Drawing Number C180829-01-01 Revision 00

Scale @ A3 1:2,000 Date May 2025

Approved By RS Drawn By AW

 MIDDLEMARCH

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C180829-01-01



#### Legend

- Site boundary
- Proposed tree
- Retained tree
- Proposed hedgerow
- Removed hedgerow
- Retained hedgerow
- Retained line of trees
- Hardstanding and buildings
- Proposed SuDS
- Proposed community orchard
- Proposed deciduous woodland trees and scrub
- Proposed meadow
- Proposed mown paths
- Proposed native scrub planting
- Proposed open space (amenity)
- Retained habitat
- Proposed wetland meadow
- Proposed raised planter
- Suburban mosaic of developed and natural surface

Project Northern Arc Development Phase 1C

Drawing Biodiversity Metric Assessment Plan

Client Hill Holdings Ltd

Drawing Number C180829-02-01-RevA | Revision RevA

Scale @ A3 1:2,000 | Date July 2025

Approved By PB | Drawn By JR/VO

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C180829-02-01-RevA

# Appendix 2

## Habitat Condition Assessment

<b>Grassland – TN1</b>		
<b>Condition Assessment Criteria</b>		
The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.		Yes
The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.		No
Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.		No
Undesirable species and physical damage is below 5% cover.		Yes
Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).		Yes
Cover of bracken less than 20% and cover of scrub and bramble less than 5%.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Species-rich Grassland of all Priority Habitat Types. Of high to moderate quality.</li> <li>Wildflower and sedges above 30% excluding white clover <i>Trifolium repens</i>, creeping buttercup <i>Ranunculus repens</i> and injurious weeds.</li> <li>Meets all the condition criteria with only minor variation.</li> <li>None of the indicators of poor condition are present (4, 5 &amp; 6).</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Semi-improved grassland occurs on a wide range of soils and may be derived from higher quality Priority Habitat grassland habitats in poor condition. Often as they deteriorate following nutrient inputs. Typical grasses include: cock's-foot, common bent, creeping bent, crested dog's-tail, false oat-grass, meadow fescue, meadow foxtail, red fescue, sweet vernal grass, Timothy, tufted hair-grass and Yorkshire-fog.</li> <li>Total cover of wildflowers and sedges less than 30%, excluding white clover, creeping buttercup and injurious weeds.</li> <li>Rye-grass cover is less than 25% including amenity grasslands.</li> <li>OR clearly fails at least 1 of the condition criteria.</li> <li>OR The grassland type has some differences between what is described in the relevant habitat classifications and what is visible on site. It is a Lower Quality Priority Habitat, but clearly recognisable as such.</li> <li>Potentially restorable to grassland Priority Habitat with improved management.</li> <li>Cover of undesirable species at 5-15%.</li> </ul>	✓
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Agricultural grasslands are characterised by vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grass <i>Lolium</i> spp. (above 25% cover) and white clover <i>Trifolium repens</i>. These grasslands are typically either managed as pasture or mown regularly for silage production or in non-agricultural contexts for recreation and amenity purposes; they are often periodically re-sown and are maintained by fertiliser treatment and weed control. They may also be temporary and sown as part of the rotation of arable crops but they are only included in this broad habitat type if they are more than one year old.</li> <li>Amenity and Road verge grasslands with similar species to description for agriculture grasslands.</li> <li>OR Most of the condition criteria are being failed.</li> <li>Cover of undesirable species above 15%, usually resulting in a dense scrub or tree cover, or high cover of exotic species.</li> </ul>	

**Notes***Undesirable species:*

- creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common ragwort *Senecio jacobaea*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*, marsh thistle *Cirsium palustre* and marsh ragwort *Senecio aquaticus*.

*Physical damage:*

- excessive poaching, damage from machinery use or storage, or any other damaging management activities.

<b>Grassland – TN2</b>		
<b>Condition Assessment Criteria</b>		
The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.		Yes
The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.		No
Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.		No
Undesirable species and physical damage is below 5% cover.		No
Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).		Yes
Cover of bracken less than 20% and cover of scrub and bramble less than 5%.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Species-rich Grassland of all Priority Habitat Types. Of high to moderate quality.</li> <li>Wildflower and sedges above 30% excluding white clover <i>Trifolium repens</i>, creeping buttercup <i>Ranunculus repens</i> and injurious weeds.</li> <li>Meets all the condition criteria with only minor variation.</li> <li>None of the indicators of poor condition are present (4, 5 &amp; 6).</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Semi-improved grassland occurs on a wide range of soils and may be derived from higher quality Priority Habitat grassland habitats in poor condition. Often as they deteriorate following nutrient inputs. Typical grasses include: cock's-foot, common bent, creeping bent, crested dog's-tail, false oat-grass, meadow fescue, meadow foxtail, red fescue, sweet vernal grass, Timothy, tufted hair-grass and Yorkshire-fog.</li> <li>Total cover of wildflowers and sedges less than 30%, excluding white clover, creeping buttercup and injurious weeds.</li> <li>Rye-grass cover is less than 25% including amenity grasslands.</li> <li>OR clearly fails at least 1 of the condition criteria.</li> <li>OR The grassland type has some differences between what is described in the relevant habitat classifications and what is visible on site. It is a Lower Quality Priority Habitat, but clearly recognisable as such.</li> <li>Potentially restorable to grassland Priority Habitat with improved management.</li> <li>Cover of undesirable species at 5-15%.</li> </ul>	
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Agricultural grasslands are characterised by vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grass <i>Lolium</i> spp. (above 25% cover) and white clover <i>Trifolium repens</i>. These grasslands are typically either managed as pasture or mown regularly for silage production or in non-agricultural contexts for recreation and amenity purposes; they are often periodically re-sown and are maintained by fertiliser treatment and weed control. They may also be temporary and sown as part of the rotation of arable crops but they are only included in this broad habitat type if they are more than one year old.</li> <li>Amenity and Road verge grasslands with similar species to description for agriculture grasslands.</li> <li>OR Most of the condition criteria are being failed.</li> <li>Cover of undesirable species above 15%, usually resulting in a dense scrub or tree cover, or high cover of exotic species.</li> </ul>	✓

**Notes***Undesirable species:*

- creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common ragwort *Senecio jacobaea*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*, marsh thistle *Cirsium palustre* and marsh ragwort *Senecio aquaticus*.

*Physical damage:*

- excessive poaching, damage from machinery use or storage, or any other damaging management activities.

<b>Grassland – TN3</b>		
<b>Condition Assessment Criteria</b>		<b>Yes/No</b>
The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.		Yes
The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.		No
Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.		No
Undesirable species and physical damage is below 5% cover.		Yes
Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).		Yes
Cover of bracken less than 20% and cover of scrub and bramble less than 5%.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Species-rich Grassland of all Priority Habitat Types. Of high to moderate quality.</li> <li>Wildflower and sedges above 30% excluding white clover <i>Trifolium repens</i>, creeping buttercup <i>Ranunculus repens</i> and injurious weeds.</li> <li>Meets all the condition criteria with only minor variation.</li> <li>None of the indicators of poor condition are present (4, 5 &amp; 6).</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Semi-improved grassland occurs on a wide range of soils and may be derived from higher quality Priority Habitat grassland habitats in poor condition. Often as they deteriorate following nutrient inputs. Typical grasses include: cock's-foot, common bent, creeping bent, crested dog's-tail, false oat-grass, meadow fescue, meadow foxtail, red fescue, sweet vernal grass, Timothy, tufted hair-grass and Yorkshire-fog.</li> <li>Total cover of wildflowers and sedges less than 30%, excluding white clover, creeping buttercup and injurious weeds.</li> <li>Rye-grass cover is less than 25% including amenity grasslands.</li> <li>OR clearly fails at least 1 of the condition criteria.</li> <li>OR The grassland type has some differences between what is described in the relevant habitat classifications and what is visible on site. It is a Lower Quality Priority Habitat, but clearly recognisable as such.</li> <li>Potentially restorable to grassland Priority Habitat with improved management.</li> <li>Cover of undesirable species at 5-15%.</li> </ul>	✓
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Agricultural grasslands are characterised by vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grass <i>Lolium</i> spp. (above 25% cover) and white clover <i>Trifolium repens</i>. These grasslands are typically either managed as pasture or mown regularly for silage production or in non-agricultural contexts for recreation and amenity purposes; they are often periodically re-sown and are maintained by fertiliser treatment and weed control. They may also be temporary and sown as part of the rotation of arable crops but they are only included in this broad habitat type if they are more than one year old.</li> <li>Amenity and Road verge grasslands with similar species to description for agriculture grasslands.</li> <li>OR Most of the condition criteria are being failed.</li> <li>Cover of undesirable species above 15%, usually resulting in a dense scrub or tree cover, or high cover of exotic species.</li> </ul>	

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*Physical damage:*

- excessive poaching, damage from machinery use or storage, or any other damaging management activities.

<b>Grassland – TN4</b>		
<b>Condition Assessment Criteria</b>		<b>Yes/No</b>
The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.		Yes
The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.		No
Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.		No
Undesirable species and physical damage is below 5% cover.		No
Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).		No
Cover of bracken less than 20% and cover of scrub and bramble less than 5%.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Species-rich Grassland of all Priority Habitat Types. Of high to moderate quality.</li> <li>Wildflower and sedges above 30% excluding white clover <i>Trifolium repens</i>, creeping buttercup <i>Ranunculus repens</i> and injurious weeds.</li> <li>Meets all the condition criteria with only minor variation.</li> <li>None of the indicators of poor condition are present (4, 5 &amp; 6).</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Semi-improved grassland occurs on a wide range of soils and may be derived from higher quality Priority Habitat grassland habitats in poor condition. Often as they deteriorate following nutrient inputs. Typical grasses include: cock's-foot, common bent, creeping bent, crested dog's-tail, false oat-grass, meadow fescue, meadow foxtail, red fescue, sweet vernal grass, Timothy, tufted hair-grass and Yorkshire-fog.</li> <li>Total cover of wildflowers and sedges less than 30%, excluding white clover, creeping buttercup and injurious weeds.</li> <li>Rye-grass cover is less than 25% including amenity grasslands.</li> <li>OR clearly fails at least 1 of the condition criteria.</li> <li>OR The grassland type has some differences between what is described in the relevant habitat classifications and what is visible on site. It is a Lower Quality Priority Habitat, but clearly recognisable as such.</li> <li>Potentially restorable to grassland Priority Habitat with improved management.</li> <li>Cover of undesirable species at 5-15%.</li> </ul>	
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Agricultural grasslands are characterised by vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grass <i>Lolium</i> spp. (above 25% cover) and white clover <i>Trifolium repens</i>. These grasslands are typically either managed as pasture or mown regularly for silage production or in non-agricultural contexts for recreation and amenity purposes; they are often periodically re-sown and are maintained by fertiliser treatment and weed control. They may also be temporary and sown as part of the rotation of arable crops but they are only included in this broad habitat type if they are more than one year old.</li> <li>Amenity and Road verge grasslands with similar species to description for agriculture grasslands.</li> <li>OR Most of the condition criteria are being failed.</li> <li>Cover of undesirable species above 15%, usually resulting in a dense scrub or tree cover, or high cover of exotic species.</li> </ul>	✓

**Notes***Undesirable species:*

- creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common ragwort *Senecio jacobaea*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*, marsh thistle *Cirsium palustre* and marsh ragwort *Senecio aquaticus*.

*Physical damage:*

- excessive poaching, damage from machinery use or storage, or any other damaging management activities.

<b>Grassland – TN5</b>		
<b>Condition Assessment Criteria</b>		
The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.		Yes
The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.		No
Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.		No
Undesirable species and physical damage is below 5% cover.		No
Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).		No
Cover of bracken less than 20% and cover of scrub and bramble less than 5%.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Species-rich Grassland of all Priority Habitat Types. Of high to moderate quality.</li> <li>Wildflower and sedges above 30% excluding white clover <i>Trifolium repens</i>, creeping buttercup <i>Ranunculus repens</i> and injurious weeds.</li> <li>Meets all the condition criteria with only minor variation.</li> <li>None of the indicators of poor condition are present (4, 5 &amp; 6).</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Semi-improved grassland occurs on a wide range of soils and may be derived from higher quality Priority Habitat grassland habitats in poor condition. Often as they deteriorate following nutrient inputs. Typical grasses include: cock's-foot, common bent, creeping bent, crested dog's-tail, false oat-grass, meadow fescue, meadow foxtail, red fescue, sweet vernal grass, Timothy, tufted hair-grass and Yorkshire-fog.</li> <li>Total cover of wildflowers and sedges less than 30%, excluding white clover, creeping buttercup and injurious weeds.</li> <li>Rye-grass cover is less than 25% including amenity grasslands.</li> <li>OR clearly fails at least 1 of the condition criteria.</li> <li>OR The grassland type has some differences between what is described in the relevant habitat classifications and what is visible on site. It is a Lower Quality Priority Habitat, but clearly recognisable as such.</li> <li>Potentially restorable to grassland Priority Habitat with improved management.</li> <li>Cover of undesirable species at 5-15%.</li> </ul>	
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Agricultural grasslands are characterised by vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grass <i>Lolium</i> spp. (above 25% cover) and white clover <i>Trifolium repens</i>. These grasslands are typically either managed as pasture or mown regularly for silage production or in non-agricultural contexts for recreation and amenity purposes; they are often periodically re-sown and are maintained by fertiliser treatment and weed control. They may also be temporary and sown as part of the rotation of arable crops but they are only included in this broad habitat type if they are more than one year old.</li> <li>Amenity and Road verge grasslands with similar species to description for agriculture grasslands.</li> <li>OR Most of the condition criteria are being failed.</li> <li>Cover of undesirable species above 15%, usually resulting in a dense scrub or tree cover, or high cover of exotic species.</li> </ul>	✓

**Notes***Undesirable species:*

- creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common ragwort *Senecio jacobaea*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, white clover *Trifolium repens*, cow parsley *Anthriscus sylvestris*, marsh thistle *Cirsium palustre* and marsh ragwort *Senecio aquaticus*.

*Physical damage:*

- excessive poaching, damage from machinery use or storage, or any other damaging management activities.

Scrub – Bramble Scrub		
Condition Assessment Criteria		Yes/No
There are at least three woody species, with no one species comprising more than 75% of the cover (exempt common juniper, sea buckthorn or box, which can be 100% cover).		No
There is a good age range – a mixture of seedlings, saplings, young shrubs and mature shrubs.		No
Pernicious weeds and invasive species make up less than 5% of the ground cover.		No
The scrub has a well-developed edge with un-grazed tall herbs.		No
There are many clearings and glades within the scrub.		No
Condition	Assessment Criteria	Condition Selection
Good (Score = 3)	<ul style="list-style-type: none"> <li>Meets all of the 5 criteria with only minor variation.</li> <li>Scrub type of high biodiversity value in good condition.</li> <li>None of the indicators of poor condition are present.</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>The single woody species cover is greater than 75%.</li> <li>The age range is missing some size classes.</li> <li>Scrub type of high biodiversity value in poor condition.</li> <li>The scrub type has minor differences between what is described in the relevant habitat classifications and what is visible on site.</li> <li>Cover of undesirable and invasive species at 5-20%.</li> </ul>	
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Single-age scrub present.</li> <li>Potentially restorable to improved scrub habitat with improved management.</li> <li>All of the condition criteria are being failed.</li> <li>The scrub type has major differences between what is described in the relevant habitat classifications and what is visible on site.</li> <li>Cover of undesirable and invasive species above 20% (see below).</li> <li>All Rhododendron stands will be in this condition.</li> </ul>	✓
Notes		
<p><i>Undesirable species:</i></p> <ul style="list-style-type: none"> <li><i>Cirsium arvense</i></li> <li><i>Urtica dioica</i></li> <li>Himalayan balsam <i>Impatiens glandulifera</i></li> <li>Japanese knotweed <i>Fallopia japonica</i></li> <li>Cherry laurel <i>Prunus laurocerasus</i></li> <li>Rhododendron <i>Rhododendron ponticum</i></li> </ul> <p>Factsheets of these invasive non-native plant species can be found on the GB non-native species secretariat website. <a href="http://www.nonnativespecies.org/home/index.cfm">http://www.nonnativespecies.org/home/index.cfm</a></p>		

Scrub – Mixed Scrub		
Condition Assessment Criteria		Yes/No
There are at least three woody species, with no one species comprising more than 75% of the cover (exempt common juniper, sea buckthorn or box, which can be 100% cover).		Yes
There is a good age range – a mixture of seedlings, saplings, young shrubs and mature shrubs.		No
Pernicious weeds and invasive species make up less than 5% of the ground cover.		No
The scrub has a well-developed edge with un-grazed tall herbs.		Yes
There are many clearings and glades within the scrub.		No
Condition	Assessment Criteria	Condition Selection
Good (Score = 3)	<ul style="list-style-type: none"> <li>Meets all of the 5 criteria with only minor variation.</li> <li>Scrub type of high biodiversity value in good condition.</li> <li>None of the indicators of poor condition are present.</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>The single woody species cover is greater than 75%.</li> <li>The age range is missing some size classes.</li> <li>Scrub type of high biodiversity value in poor condition.</li> <li>The scrub type has minor differences between what is described in the relevant habitat classifications and what is visible on site.</li> <li>Cover of undesirable and invasive species at 5-20%.</li> </ul>	✓
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Single-age scrub present.</li> <li>Potentially restorable to improved scrub habitat with improved management.</li> <li>All of the condition criteria are being failed.</li> <li>The scrub type has major differences between what is described in the relevant habitat classifications and what is visible on site.</li> <li>Cover of undesirable and invasive species above 20% (see below).</li> <li>All Rhododendron stands will be in this condition.</li> </ul>	
Notes		
<p><i>Undesirable species:</i></p> <ul style="list-style-type: none"> <li><i>Cirsium arvense</i></li> <li><i>Urtica dioica</i></li> <li>Himalayan balsam <i>Impatiens glandulifera</i></li> <li>Japanese knotweed <i>Fallopia japonica</i></li> <li>Cherry laurel <i>Prunus laurocerasus</i></li> <li>Rhododendron <i>Rhododendron ponticum</i></li> </ul> <p>Factsheets of these invasive non-native plant species can be found on the GB non-native species secretariat website. <a href="http://www.nonnativespecies.org/home/index.cfm">http://www.nonnativespecies.org/home/index.cfm</a></p>		

<b>Woodland (Excluding irreplaceable habitat, i.e. ancient woodland)</b>		
<b>Condition Assessment Criteria</b>		<b>Yes/No</b>
This should be an area of trees with complete canopy cover.		Yes
Native species are dominant. Non-native and invasive species account for less than 10% of the vegetation cover.		Yes
A diverse age and height structure of the trees.		Yes – varied canopy structure, with at least three levels present
Free from damage [Bark stripping; Browse line; Damage shoot tips] (in the last five years) from stock or wild mammals with less than 20% of vegetation being browsed.		Yes – no evidence of damage by herbivores
There should be evidence of successful (i.e. not browsed off before it gets well established) tree regeneration such as seedlings, saplings and young trees.		Yes – saplings, young, semi-mature and mature trees were all present within the habitat block.
Standing and fallen dead wood of over 20 cm diameter are present including fallen large dead branches/stems and stumps.		Yes
Wetland habitat if they exist within the wood has little sign of drainage or channel straightening.		Yes – River Adur with associated riparian zone present.
The area is protected from damage by agricultural and other adjacent operations.		Yes
There should be no evidence of inappropriate management (e.g. deep ruts, animal poaching or compaction).		Yes
Invasive non-native plants are below 5% (see list below).		Yes – no invasive species recorded within the woodland block
No signs of significant nutrient enrichment present.		Yes
More than 3 different native trees and 3 shrub species in an average 10 m radius.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Meets at least 10 of the criteria with only minor variation.</li> <li>No more than 1 of the indicators of poor condition are present.</li> <li>Stands of native trees that do not obviously originate from planting should be classified as native semi-natural woodland.</li> </ul>	✓
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Clearly fails at least 2 of the criteria above.</li> <li>OR invasive non-native plants are 5-20%.</li> <li>OR where non-native species comprise more than 20% of the canopy, the woodland should be recorded as either non-native plantation or mixed woodland.</li> <li>A mixed woodland is woodland with native and non-native species. (This includes woodlands established by planting and by natural regeneration.)</li> <li>Trees of similar age and height structure throughout the woodland.</li> <li>Little standing or fallen deadwood present.</li> </ul>	



Poor (Score = 1)	<p>The following characteristics can help to identify plantations: (note: BAP woodlands can be plantation woodlands)</p> <ul style="list-style-type: none"><li>• Non-native trees often of a single species or the same age are the dominant component;</li><li>• OR invasive non-native plants are greater than 20%.</li><li>• Mixed species show a consistent planting pattern across the site.</li><li>• Original planting lines, or remains of planting lines, can be seen.</li><li>• Drainage features and channel straightening of watercourses.</li></ul>	
<b>Notes</b>		

*Undesirable species:*

- American skunk cabbage *Lysichiton americanus*
- Himalayan balsam *Impatiens glandulifera*
- Japanese knotweed *Fallopia japonica*
- Cherry Laurel *Prunus laurocerasus*
- Shallon *Gaultheria shallon*
- Snowberry *Symporicarpos albus*
- Variegated yellow archangel *Lamiastrum galeobdolon* subsp. *argentatum*
- Rhododendron *Rhododendron ponticum*

<b>Bare Ground – TN9</b>		
<b>Condition Assessment Criteria</b>		<b>Yes/No</b>
Known history of disturbance at the site or evidence that soil has been removed or severely modified by previous use(s) of the site. Extraneous materials/substrates such as industrial spoil may have been added which in turn has led to a low nutrient environment.		Yes
The site contains some vegetation. This will comprise of early successional communities consisting mainly of stress-tolerant species (e.g. indicative of low nutrient status or drought). Early successional communities are composed of (a) annuals, or (b) mosses/liverworts, or (c) lichens, or (d) ruderals, or (e) inundation species, or (f) open grassland, or (g) flower-rich grassland, or (h) heathland.		Yes
The site contains unvegetated, loose bare substrate and pools may be present and desirable.		No
The site shows spatial variation, forming a mosaic of one or more of the early successional communities (a)–(h) above plus bare substrate or pools.		Yes
<b>Condition</b>	<b>Assessment Criteria</b>	<b>Condition Selection</b>
Good (Score = 3)	<ul style="list-style-type: none"> <li>Vegetation provides multiple opportunities for a high number of species to live and breed (complete their life cycles).</li> <li>Bare open ground is common throughout the area.</li> <li>Plant species are flowering extensively and so providing ready nectar sources for insects.</li> <li>Insects and butterflies are common and using the site extensively.</li> <li>None of the indicators of poor condition are present.</li> <li>The invasive non-native species are low or absent from the site, or in the process of being eradicated if beneficial to wildlife to do so.</li> </ul>	
Moderate (Score = 2)	<ul style="list-style-type: none"> <li>Cover of undesirable and invasive species at 10-20%.</li> <li>OR Some of the condition criteria are being failed.</li> <li>The areas of bare ground with little species colonisation are large, with a high potential for improvement with better wildlife management.</li> </ul>	✓
Poor (Score = 1)	<ul style="list-style-type: none"> <li>Most of the condition criteria are being failed.</li> <li>Cover of undesirable species high above 20%</li> </ul>	
<b>Notes</b>		
<p><i>Undesirable species:</i></p> <ul style="list-style-type: none"> <li>American skunk cabbage <i>Lysichiton americanus</i></li> <li>Himalayan balsam <i>Impatiens glandulifera</i></li> <li>Japanese knotweed <i>Fallopia japonica</i></li> <li>Cherry Laurel <i>Prunus laurocerasus</i></li> <li>Shallon <i>Gaultheria shallon</i></li> <li>Snowberry <i>Symporicarpos albus</i></li> <li>Variegated yellow archangel <i>Lamiastrum galeobdolon</i> subsp. <i>Argentatum</i></li> <li>Rhododendron <i>Rhododendron ponticum</i></li> </ul>		

		Criteria Score										Condition Assessment
Hedgerow		A1	A2	B1	B2	C1	C2	D1	D2	E1*	E2*	
H1a	Native Hedgerow	P	P	P	P	P	F	P	P	-	-	Good (3)
H1b	Species Rich Native Hedgerow	P	P	P	P	P	F	F	P	-	-	Good (3)
H2	Native Hedgerow with Trees	P	P	P	F	P	F	P	P	F	P	Moderate (2)

**Key:**

\*Applicable to hedgerows with trees only

Lines of Trees		
Condition	Assessment Criteria	Condition Selection
Good (Score = 3)	<p>Mature trees with continuous canopy.</p> <p>Definition:</p> <ul style="list-style-type: none"> <li>• a 'mature tree' in this context is one that is at least 1/3 expected fully mature height</li> <li>• gaps make up &lt;10% of total length and there are no canopy gaps &gt;5 m</li> </ul>	
Moderate (Score = 2)	<p>Continuous canopy.</p> <p>Definition:</p> <ul style="list-style-type: none"> <li>• trees &lt; 1/3 expected fully mature height</li> <li>• gaps make up &lt;10% of total length and there are no canopy gaps &gt;5 m</li> </ul>	✓
Poor (Score = 1)	<p>Broken canopy.</p> <p>Definition:</p> <ul style="list-style-type: none"> <li>• gaps make up &gt;10% and / or gaps are &gt;5 m in length.</li> </ul>	

# Appendix 3

## Statutory Biodiversity Metric Calculation

PDF output of the Statutory Metric is attached below with the Excel Spreadsheet included separately as a read-only document.

# The Biodiversity Metric 2.0 - Calculation Tool

## Start page

### Project details

Planning authority:	Mid Sussex District Council
Project name:	Northern Arc Development: Phase 1C, Burgess Hill
Applicant:	Hill Holdings o/b Homes England
Application type:	Reserved Matters
Planning application reference:	
Assessor:	Richard Sainsbury & Patrick Bracelli - Middlemarch
Reviewer:	
Revision:	Rev. A
Assessment date:	28/07/2025
Planning authority reviewer:	

Instructions

Main menu

Results

View all

Reset view

### Cell style conventions

	Enter data
	Automatic lookup
	Result

On-site baseline	Habitat units	49.41
	Hedgerow units	10.34
	River units	0.00
On-site post-intervention (including habitat retention, creation, enhancement & succession)	Habitat units	57.85
	Hedgerow units	16.33
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	8.44
	Hedgerow units	5.98
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	17.07%
	Hedgerow units	57.82%
	River units	0.00%



Northern Arc Development: Phase 1C, Burgess Hill  
A-1 Site Habitat Baseline

Condense / Show Columns Condense / Show Rows

Main Menu Instructions

Ref	Broad Habitat	Habitats and areas			Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Ecological baseline	Total habitat units
		Habitat type	Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance				
1	Grassland	Grassland - Modified grassland	3.4	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	6.80		
2	Grassland	Grassland - Modified grassland	1.35	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	2.70		
3	Grassland	Grassland - Modified grassland	0.82	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.64		
4	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	2.01	High	Moderate	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	26.53		
5	Heathland and shrub	Heathland and shrub - Mixed scrub	0.21	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	1.68		
6	Grassland	Grassland - Modified grassland	0.66	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.32		
7	Grassland	Grassland - Modified grassland	0.5	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.00		
8	Sparingly vegetated land	Sparingly vegetated land - Ruderal/Ephemeral	0.7	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.40		
9	Heathland and shrub	Heathland and shrub - Mixed scrub	0.01	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.08		
10	Grassland	Grassland - Modified grassland	0.14	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.28		
11	Grassland	Grassland - Modified grassland	0.49	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.98		
12	Grassland	Grassland - Bracken	0.01	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.04		
13	Sparingly vegetated land	Sparingly vegetated land - Ruderal/Ephemeral	0.02	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.04		
14	Heathland and shrub	Heathland and shrub - Mixed scrub	0.03	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.24		
15	Grassland	Grassland - Modified grassland	0.85	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	1.70		
16	Grassland	Grassland - Modified grassland	0.39	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.78		
17	Urban	Urban - Vacant/derelict land/ bareground	0.21	Low	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.84		
18	Grassland	Grassland - Modified grassland	0.34	Low	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.68		
19	Heathland and shrub	Heathland and shrub - Mixed scrub	0.06	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.48		
20	Woodland and forest	Woodland and forest - Lowland mixed deciduous woodland	0.01	High	Good	Medium	Area/compensation not in local strategy/ no local strategy	Same habitat required	0.20		
21											
22											
23											
24											
Total site area ha			12.21	Total Site baseline							

Retention category biodiversity value								Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost		Asessor comments	Reviewer comments
			0.00	0.00	0.00	3.40	6.80	P1.7		
			0.00	0.00	0.00	1.35	2.70	P1.8		
			0.00	0.00	0.00	0.82	1.64	P1.8		
1.55			20.46	0.00	0.00	0.46	6.07	OS1.2		
0.11			0.88	0.00	0.00	0.10	0.80	OS1.2		
0.05			0.10	0.00	0.00	0.61	1.22	OS1.2		
			0.00	0.00	0.00	0.50	1.00	OS1.2		
			0.00	0.00	0.00	0.70	1.40	OS1.2		
0.01			0.08	0.00	0.00	0.00	0.00	OS1.7		
			0.00	0.00	0.00	0.14	0.28	OS1.7		
			0.00	0.00	0.00	0.49	0.98	OS1.7		
0.01			0.04	0.00	0.00	0.00	0.00	OS1.7		
			0.00	0.00	0.00	0.02	0.04	OS1.7		
0.03			0.24	0.00	0.00	0.00	0.00	EP		
0.01			0.02	0.00	0.00	0.84	1.68	EP		
			0.00	0.00	0.00	0.39	0.78	EP		
0.03			0.24	0.00	0.00	0.03	0.24	2025 RLB - additional areas		
0.01			0.02	0.00	0.00	0.33	0.66	2025 RLB - additional areas		
			0.00	0.00	0.00	0.21	0.84	2025 RLB - additional areas		
			0.02	0.00	0.00	0.01	0.20	2025 RLB - additional areas		
1.81	0.00	0.00	22.08	0.00	0.00	10.40	27.33			

Northern Arc Development: Phase 1C, Burgess Hill

**A-2 Site Habitat Creation**

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Post development/ post intervention habitats										
Proposed habitat	Area (hectares)	Distinctiveness	Condition	Ecological	Strategic significance	Temporal multiplier	Difficulty	Habitat units delivered	Comments	
				Ecological connectivity	Strategic significance	Time to target condition/years	Difficulty of creation category		Assessor comments	Reviewer comments
Urban - Suburban/ mosaic of developed/ natural surface	5.39	Low	Moderate	Low	Area/compensation not in local strategy/ no local strategy	3	Low	19.37	Suburban mosaic	
Urban - Developed land; sealed surface	1.42	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	0	Low	0.00	Hardstanding and buildings	
Heathland and shrub - Mixed scrub	0.71	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	3	Low	5.10	Native scrub planting	
Grassland - Other neutral grassland	1	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	10	Low	5.60	Meadow	
Grassland - Modified grassland	1.56	Low	Moderate	Low	Area/compensation not in local strategy/ no local strategy	10	Low	4.37	Open space/mown paths	
Woodland and forest - Lowland mixed deciduous woodland	0.1	High	Moderate	Medium	Within area formally identified in local strategy	32+	High	0.16	Deciduous woodland, trees, and scrub	
Urban - Sustainable urban drainage feature	0.08	Low	Moderate	Low	Area/compensation not in local strategy/ no local strategy	3	Medium	0.19	SuDS	
Urban - Orchard	0.04	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	15	Low	0.19	Community orchard	
Urban - Street Tree	0.14	Low	Moderate	Low	Area/compensation not in local strategy/ no local strategy	27	Low	0.21	311 trees	
Grassland - Other neutral grassland	0.1	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	10	Low	0.56	Wetland meadow	
<b>Totals</b>	<b>10.40</b>							<b>35.77</b>		

Northern Arc Development: Phase 1C, Burgess Hill		
B-1 Site Hedge Baseline		
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UK Habitats - existing habitats		
Baseline ref	Hedge number	Hedgerow type
1	P1.7	Native Hedgerow
2	P1.8	Native Species Rich Hedgerow with trees
3	OS1.2	Line of Trees
4	OS1.2	Native Species Rich Hedgerow
5	OS1.2	Native Hedgerow
6	OS1.2	Native Species Rich Hedgerow
7	OS1.2	Native Hedgerow
8	OS1.2	Native Species Rich Hedgerow with trees
9	OS1.7	Native Hedgerow
10	OS1.7	Native Species Rich Hedgerow with trees
11	EP	Line of Trees
12	EP	Native Hedgerow
13	EP	Native Hedgerow
14		
15		
16		
17		
18		
		Total Site length/KM

Northern Arc Development: Phase 1C, Burgess Hill														
B-2 Site Hedge Creation														
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<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">Multipliers</div> <div style="width: 60%;"></div> </div>														
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">Spatial quality</div> <div style="width: 60%;"></div> </div>														
<div style="display: flex; justify-content: space-between;"> <div style="width: 10%;">Temporal multiplier</div> <div style="width: 10%;">Hedge units delivered</div> <div style="width: 80%;">Comments</div> </div>														
Baseline ref	New hedge number	Proposed habitats		Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Time to target condition/years	Hedge units delivered	Assessor comments	Reviewer comments			
1		Habitat type		Length km	Distinctiveness	Condition	Ecological connectivity	Strategic significance	Time to target condition/years					
2		Native Species Rich Hedgerow		3.01	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	5	13.50				
3														
4														
5														
6														
Creation Length/KM		3.01						13.50						