



Crossland
Ecology

Draft Biodiversity Gain Plan

Site: Land West of London Road, Handcross

Client: Welbeck Strategic Land III Limited

Date: April 2026



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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this report should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

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1.0 **Summary**

- 1.1** This Draft Biodiversity Gain Plan incorporates the findings and recommendations of a habitat condition assessment survey carried out at Land West of London Road, Handcross (the Site). The Site survey was undertaken to inform a planning application with respect to delivering Biodiversity Net Gain (BNG), based on the proposed designs provided.
- 1.2** The Site approximately 2.8 ha in extent and principally comprised of a single neutral grassland field with a boundary native hedgerow with trees, two lowland mixed deciduous woodlands and a barn with a private garden.
- 1.3** Based on the current calculations, with the inclusion of the measures set out above, the on-site proposals result in a net loss of 4.91% (-0.81) habitat units, and a net gain of 44.74% (0.61) hedgerow units with trading rules not satisfied. As such, off-site provision will be required to ensure the development overall produces a 10% net gain for each unit category in line with local and national planning policy.
- 1.4** The utilisation of a local habitat bank to purchase habitat units will result in an overall net gain in habitat units. Based on this assessment, to achieve a 10% net gain and achieve trading rules in habitat units, 4.64 neutral grassland habitat units (or higher than medium distinctiveness) should be purchased from a local habitat bank. No off-site provision is required for hedgerow units.
- 1.5** There will be a requirement for a HMMP to be in place to facilitate delivery of this strategy if on-site enhancements are considered 'significant' by the LPA, and for any offsite unit provision. This will be detailed within an appropriate planning condition.
- 1.6** It is considered that if the on-site and off-site measures laid out within this report are implemented alongside any necessary off-site provision, the site can deliver a BNG gain and adhere to both local and national current planning policy and the Environment Act (2021).

Table 1: National Planning Portal BNG

Question	Answer
Biodiversity gain condition applies?	Yes
Pre-development biodiversity value date	07.07.25
Pre-development biodiversity value	16.47 habitat units & 1.35 hedgerow units
Is date earlier than planning submission date?	Yes, this is the date that the baseline UK Habitat Classification Survey and Habitat Condition Assessment was undertaken and, hence, the date that biodiversity baseline value was calculated from.
Publication date of metric used	03.07.25
Loss/degradation of on-Site habitats prior to biodiversity value calculation date?	No
Irreplaceable habitats present?	No

2.0 Introduction

Purpose of this Report

- 2.1** Crossland Ecology was commissioned by Welbeck Strategic Land III Limited to undertake a biodiversity net gain (BNG) assessment for Land West of London Road, Handcross (the Site). A plan showing the application boundary and survey area is provided in Appendix 1.
- 2.2** A habitat condition assessment was undertaken with findings used to feed into the BNG calculations for the site to determine the baseline value of both habitat and hedgerow features. Calculations of the proposed development were based on the proposed scheme shown in Appendix 1 and assumptions provided within this report. These calculations have been used to guide the proposal's design and determine the level of potential BNG change as a result of the development and to identify any necessary mitigation measures.

Aims and Objectives

- 2.3** The aims of this report are to:
- Calculate the baseline conditions as biodiversity units;
 - Inform the proposed development design;
 - Calculate changes to biodiversity units as a result of the proposed development; and
 - Calculate proposed mitigation measures (as far as possible) and enhancement opportunities where appropriate to demonstrate a net gain for biodiversity.

Site Description

- 2.4** The site comprised mostly of grassland field (managed for hay) split in half with a individual trees. The northern boundary is a native hedgerow with mature trees and the southern boundary is hazel *Corylus avellana* scrub. Along the eastern and western boundaries there were two lowland mixed deciduous woodlands and a large metal barn with a small area currently used as a garden allotment.
- 2.5** The Site is located centrally at Ordnance Survey (OS) Grid Reference TQ 26107 30710 and is approximately 2.8ha in extent. The Site is bounded by the London Road to the east and an access road on the northern boundary leading to a bridge over the A23 that runs parallel to the Site's western boundary. To the north-east is Hyde Lodge with a driveway and further pasture fields to the north. To the south is residential housing and a woodland. The Site location is provided in Appendix 1.

Condition assessment limitations

- 2.6** The condition assessment was undertaken in July 2025 which is considered within the optimal time of year for botanical surveys. As such there were no significant limitations to the survey.

Proposed Project Description

- 2.7** The proposals for the site are for an application for the development of up to 55 residential dwellings with a children's play area, land retained for Biodiversity Net Gain (BNG), landscaping and all other associated infrastructure (the 'Proposed Development').

Planning Policy and Legislation

- 2.8** This BNG assessment has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- The Environment Act (2021);
- UK Government's 25 Year Environmental Plan (DEFRA, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
- National Planning Policy Framework (NPPF) (DLUHC, 2024);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006); and;
- West Sussex Local Nature Recovery Strategy's Local Habitat Map;
- Mid-Sussex District Plan 2014-2031 (adopted March 2014) Mid-Sussex District Plan.

- 2.9** Relevant local policies are outlined in Appendix 2. Mid-Sussex District Council stated that:

'From 12 February 2024, all major planning permissions granted in England will have to deliver a minimum of 10% BNG under the Environment Act 2021. BNG will be mandatory for small sites from 2 April 2024. Certain developments are exempt from BNG.'

- 2.10** This accords with the minimum BNG requirement set by that outlined within the Environment Act (2021).

3.0 Methods

General

- 3.1** BNG is an approach to development that leaves biodiversity in a better state than before, whereby the development attempts to achieve a positive net outcome for biodiversity on the site, post development. This assessment identifies opportunities for ecological enhancement at the site, aiming to provide a net gain for biodiversity, based upon enhancing the current ecological resource, and creating new habitat where habitat losses have occurred.

Data sources

- 3.2** Several data sources informed the BNG assessment:

- A UKHab and habitat condition assessment was undertaken in July 2025 by Sean Crossland CEcol MCIEEM and Lucy Robertson BSc;
- Publicly available Open-Source Natural England datasets for Habitats of Principal Importance (HPI), ancient woodland (classed as irreplaceable habitat), and statutory designated sites for nature conservation; and
- The landscaping plan (Appendix 1) and digitised into GIS for use in BNG calculations.

BNG Assessment

- 3.3** Data for habitat and hedgerow were entered into the Statutory Biodiversity Metric calculation tool (an Excel workbook) (DEFRA, 2024) to calculate the ecological baseline for the site. This information creates the numerical parameters by which the number of Biodiversity Units are calculated. A brief explanation of these factors is provided below.

Area / length

- 3.4** The metric assesses linear habitats, such as watercourses or hedgerows separately from other habitat parcels. Linear habitats are measured in kilometers (km), non-linear habitats are measured in hectares (ha). Areas and lengths were all calculated using measurement tools within QGIS.

Distinctiveness

- 3.5** Each habitat in the UK Habitat Classification (Butcher *et al.*, 2000) is automatically assigned a score for distinctiveness within the metric. Distinctiveness recognises the different characteristics of habitats in relation to their capacity for supporting species richness, their tendency to support species found rarely in other habitats, and the rarity of the habitat itself.
- 3.6** It should be noted that irreplaceable habitats (such as ancient woodland) are not adequately measured by the metric and will require separate consideration which must comply with existing national and local policy and legislation. Data relating to these can be entered into the metric, so as to give an indicative picture of the

biodiversity value of the habitats present on a site, but this should be supported by bespoke advice.

Condition

- 3.7** The condition of each habitat is assessed separately using the methods set out in the Statutory Biodiversity Metric User Guide (DEFRA, 2024). This approach details condition criteria for each habitat type, and then applies thresholds for how many of these criteria are met to establish the condition score of the habitat. This requires detailed assessment of the habitat prior to completing the metric. Habitats at the bottom end of distinctiveness do not have a specific approach to condition assessment and are instead given a standard condition score. Scores assigned to condition are given as Good = 3; Moderate = 2; Poor = 1; Not Applicable = 0.

Strategic significance

- 3.8** This element is to assess the habitats on Site in relation to the geographical location in which they are found. Information to determine the significance of a habitat within a specific landscape can be found in a variety of sources that include: local plans, local biodiversity records and National Character Areas. The strategic significance is based on three categories which equates to a different score, which are as follows: High = 1.15; Medium = 1.1 and Low = 1.

Risk factors

- 3.9** The metric includes two risk factor multipliers that reflect the difficulties in creating certain habitat types in a way that achieves significant biodiversity benefits. These are “Time to target condition” and “Difficulty of creation”. These recognise that different habitats attain degrees of maturity at different rates and that the successful creation of some habitats is not certain, due to various environmental and human factors.
- 3.10** Thus, the planned creation of a habitat that will take a substantial amount of time to reach target condition, such as woodland, or that is considered difficult to achieve, such as lowland fen, would equate to fewer Habitat Units than an existing area of the same habitat. The metric contains standard multipliers for each habitat class.

Application of the metric

- 3.11** The Site Layout and Landscaping Plan which illustrates the footprint of proposed development parcels, amenities, and infrastructure provision, has been used to assess and quantify the loss of habitat, and calculate the areas of habitat to be retained. These were entered into the metric to provide a value for the habitat, hedgerow and watercourse units to be lost as a result of the development.
- 3.12** The Site Layout and Landscaping Plan was then used to calculate the extent of each habitat type that is to be created and this information was entered into the Site Habitat Creation section of the tool, along with values for the equivalent parameters as described above, to give a post-intervention value. Where detailed plantings

schemes have not been provided, an informed assumption on likely habitat to be created has been made, suitable for the location and use of the land.

- 3.13** A comparison of the baseline and the post-intervention unit figures then provides the percentage net change in Biodiversity Units, positive or negative.

Assumptions and Limitations

- 3.14** Assumptions have therefore been made regarding the landscaping proposals which are detailed within Section 6 of this report. However, it is considered that the degree of accuracy of the assessment is acceptable to be able to demonstrate the proposals loss or gain of biodiversity value as put forward within the current site plans.
- 3.15** It should be noted that the metric does not use species explicitly. Instead, it uses broad habitat categories as a proxy for the biodiversity 'value' of the species communities that make up different habitats. The metric does not affect the legal obligations associated with protected species and this is beyond the scope of metric.
- 3.16** The Statutory DEFRA Biodiversity Metric has been used in this report to demonstrate BNG. It is a useful tool to help inform plans and decisions to benefit biodiversity. However, it is important to be aware of its limitations. For BNG to be used appropriately and to be successfully implemented (i.e. achieving a BNG), the Good Practice Principles for Development established by Baker et al. (2019) must be adhered to. These principles have been developed by the Construction Industry Research and Information Association (CIRIA), the Chartered Institute for Ecology and Environmental Management (CIEEM) and the Institute of Environmental Management and Assessment (IEMA).
- 3.17** The metric does not override existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the metric is applied. The mitigation hierarchy states that action must first be taken to avoid any adverse impact to biodiversity, to mitigate (on site) any impacts that cannot be avoided and, only as a last resort, to compensate (off site) for any remaining impacts.
- 3.18** The outputs of the metric are not absolute values but, instead, they provide proxy for the relative biodiversity worth of the Site before and after intervention. The quality and reliability of outputs will depend on the quality of the inputs. Like for like habitat or better should be the aim and one habitat should not be replaced with another where possible.
- 3.19** It is important to emphasise that, while the metric provides a useful tool to demonstrate biodiversity net gain, it does not remove the need for professional judgement by a suitably competent ecologist. Ecological functionality is important to underpin the assessment and the Site's design should ultimately be based upon the Good Practice Principles. The metric should also not be a reason to miss opportunities to benefit key species through biodiversity net gain where they are not directly accounted for within the metric.

4.0 **BNG Good Practice Principles for Development**

- 4.1** The metric is a tool that can be used to help inform plans and decisions. It is important, however, to be aware of its limitations and to conduct assessments in accordance with the following principles and rules. The key principles and rules (as set out below) have therefore been considered as part of this assessment with justification provided as to how each BNG principle has been applied.
- 4.2** Table 2 outlines the BNG principles and provides a statement of how these were each considered during the assessment.

Table 2: BNG Good Principles for Development (Baker et al., 2019)

Principle No.	Description	Statement of consideration
1	Apply the mitigation hierarchy.	The mitigation hierarchy has been applied to avoid and minimise impacts to the site's key features where possible, which include the retention of the boundary habitat (hedgerow, hazel scrub and woodlands). Additional measures to initially avoid habitat loss are recommended within this report and the accompanying Preliminary Ecological Appraisal report (Crossland Ecology 2025). Given the size of the site, loss of other habitats such as other neutral grassland cannot be avoided in order to deliver the scheme. On-site enhancement/compensation and/or offsite measures will ensure there is an overall net gain in biodiversity units.
2	Avoid losing biodiversity that cannot be offset elsewhere.	Habitats of value will be retained where possible. Given the majority of the site is comprised of habitats of low ecological value with moderate habitats mainly around the boundary of the Site being retained, development of any area will involve the loss of these low value habitats. Enhancements including enhancing the woodland habitat will partially compensate for the losses on-site. On-site enhancement and creation along with off-site provision will be required to compensate for any loss. Given the common habitat types this is considered to be achievable.

Principle No.	Description	Statement of consideration
3	Be inclusive and equitable.	Every effort has been made to record accurately and map to a scale that is appropriate for the site. This is further supported by undertaking habitat condition assessments to detail the decision-making process. Based on this approach it is considered that although the values are only relative, the best outcome for each habitat onsite has been calculated.
4	Address risk	Adequate information has been recorded on-site to determine the associated 'typical' habitats on-site. A Preliminary Ecological Appraisal was also undertaken to determine if any protected species surveying is required with appropriate mitigation strategies where necessary. Further protected species surveying is being undertaken with appropriate mitigation strategies where necessary.
5	Make a measurable net gain contribution	The concept designs have sort to retain boundary habitats with additional tree planting, grassland and scrub habitat creation. The woodland will be enhanced through sensitive management and planting. A measurable net gain will be achievable through on-site and/or off-site compensation (where required).
6	Achieve the best outcomes for biodiversity	The ecological principles – such as the mitigation hierarchy will be considered throughout the stages of development from design – implementation and operational phases. Documents such as Habitat Management and Monitoring Plans (HMMP) are recommended where appropriate, and will detail long-term management objectives, management prescriptions, timetable and monitoring.
7	Be additional.	New hedgerow and tree planting, along with grassland and scrub creation will be included on-site to provide additional biodiversity net gain. The concept designs provide details on how the compensation for the loss of a small area of woodland for access are to be on-site in the first instance, thus being local to the impact. For example, through the provision of enhancement of the retained woodland. If off-site compensation is required, this will be purchased to provide additional BNG.

Principle No.	Description	Statement of consideration
8	Create a net gain legacy	If on-site and off-site gains included within this report are created, the proposed development will lead to an overall net gain in biodiversity despite areas of habitat loss.
9	Optimise sustainability	The scheme has been sensitively designed to retain boundary features and reduce impacts as much as possible and provide opportunities for biodiversity.
10	Be transparent	The commitment to BNG delivery is stated within this report. Through the operational lifetime of the site, monitoring/auditing reports will be made available to the Local Planning Authority to evidence delivery in accordance with the approved scheme.

5.0 Baseline Conditions

5.1 In total, five broad habitats and one hedgerow type were identified, mapped, classified and measured by area (hectares) and a single linear feature by length (km). The habitats present at the baseline and as shown within Appendix 3 are:

- Urban;
- Grassland;
- Heathland and Shrub;
- Woodland and forest;
- Individual Trees;
- Native Hedgerow with trees

5.2 The habitats were recorded in accordance with the UKHABs classification (UKHab, 2023) and mapped using GIS (Appendix 3). The UKHABs classification was utilised as this is deemed compatible with the Biodiversity Metric. Each of the additional factors have also been assessed and included within the Statutory Biodiversity Metric workbook. Condition assessments of each habitat type are detailed in Appendix 4 with photos provided in Appendix 5.

5.3 Detailed calculations are displayed within the Statutory Biodiversity Metric workbook in Appendix 7 (Handcross, London Road 17/03/26). The baseline results are summarised in Table 3, Table 4 and Table 5 below.

6.0 **Proposed Design**

Impact Assessment

6.1 The following assumptions have been made based on the site layout and landscaping plan as shown in Appendix 1 with respect to the retention and enhancement of the habitats within the Site:

- The existing individual trees (T1 to T8) will be retained and protected within the Site;
- All boundary habitats will be retained other than 0.026 ha of lowland mixed deciduous woodland (W1) for vehicle access into the site;
- All other habitat loss will be compensated through on-site habitat creation and enhancement and the purchase of off-site habitat and hedgerow units.

6.2 Based on the information provided in the Landscaping Plan and information provided from the client, the following assumed habitats (classified using Defra 2024) have been made and redrawn as a proposed habitats post development map (Appendix 6). This information was used to input into the calculator to assess the post development biodiversity net gain calculations.

Table 3: Translation table between Site layout and BNG Habitats

Site Layout	BNG Habitats
Proposed development area (access and parking)	Developed Land; Sealed Surface
Proposed open space	Modified grassland/other neutral grassland
Children's Play Space	Artificial unvegetated, unsealed surface
Scrub in Open Green Spaces	Mixed Scrub
Sustainable Drainage System	Other Neutral Grassland (wet)
Buildings	Developed Land; Sealed Surface
Grassland outside of private ownership	Modified grassland
Private Gardens	Vegetated Garden
Trees within open space	Individual Trees (Urban)
Non-native landscaping	Introduced Shrub
Hedgerows outside of private gardens	Native Hedgerow

BNG Hierarchy

6.3 The BNG hierarchy has been adhered to through the design of the proposals by retaining on-site boundary habitats which have a medium and high distinctiveness (a score of four or more according to the statutory biodiversity metric) in the first instance.

6.4 Subsequently for all on-site habitats which are adversely affected by the development, the adverse effect has been compensated by prioritising in order, where possible, the enhancement of existing on-site habitats, creation of new on-site habitats (e.g. woodland, scrub planting and other neutral grassland habitats) such

that allocation of registered off-site gains or the purchase of biodiversity credits are less.

On-site Habitat Creation/Enhancement

6.5 This assessment is based upon the assumptions that baseline habitats including other neutral grassland, mature trees and a small area of lowland mixed deciduous woodland are to be lost, with the boundary habitat (hedgerow, hazel scrub and lowland mixed deciduous woodland) retained (Appendix 6). New habitats within the proposals have been assumed based upon the Site layout and landscaping plan (Appendix 1), and as per below:

- 0.18ha Modified grassland
- 0.44ha Other neutral grassland
- 0.09ha Mixed Scrub
- 0.09ha Other neutral grassland within SUDs basin
- Planting of 61 trees
- Planting of 313m of native hedgerow
- Retention of the majority of boundary habitat
- Retention and enhancement of the two lowland mixed deciduous woodlands
- Retention of 8 trees on-site

6.6 Proposals provide an opportunity to enhance the retained woodland as well as provide other natural habitats. Habitats where specific requirements need to be met to achieve the desired condition as discussed below.

Modified Grassland

6.7 Modified grassland will be provided within areas of communal space landscaping. Through appropriate management per supplier specifications and no specific management requirement for BNG, it is expected that this habitat can reach 'poor' condition.

Other neutral grassland

6.8 Other neutral grassland will be created as part of the open space around the existing SUDs pond and buffering the boundary habitat from the development. Through appropriate management, it is expected that these habitat areas can reach 'moderate' condition, targeting the below condition criteria:

- Consistently high proportion of characteristic indicator species present relevant to the specific habitat type;
- 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type;
- Cover of bracken is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.
- Combined cover of species indicative of suboptimal 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. If any invasive non-native plant species

(as listed on Schedule 9 of the WCA [1981, as amended]) are present, this criterion is automatically failed.

Mixed Scrub

6.9 Additional scrub planting to compensate for habitat loss and satisfy trading rules. Through appropriate management, it is expected that these habitat areas can reach 'moderate' condition. The following specific condition criteria are expected/required to be met:

- The scrub represents a good example of its habitat type where at least 80% of the scrub is native, there are at least three woody species and no single species comprises more than 75% of the cover (except hazel *Corylus avellana* or juniper *Juniperus communis*);
- Seedlings, saplings, young shrubs and mature shrubs are all present;
- There is an absence of invasive non-native plant species (as listed on Schedule 9 of the WCA [1981, as amended]), and species indicative of suboptimal condition make up less than 5% of ground cover;
- The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs presence between the scrub and adjacent habitat;
- There are clearings present within the scrub, providing sheltered edges.

Urban Trees

6.10 New and retained trees are expected to meet 3 or 4 of the following criteria to be considered 'moderate' condition:

- Tree is a native species
- Tree canopy is continuous (individual trees automatically pass)
- Little or no evidence of adverse impacts on tree health by human activities and no regular pruning regime.
- More than 20% of the tree canopy area is oversailing vegetation beneath.

Sustainable Drainage System

6.11 The sustainable drainage systems are expected to meet the definition of other neutral grassland and will be sown with a wetland wildflower mix and managed to 'moderate' condition as per the above

Native Hedgerow

6.12 The created hedgerow is expected to achieve 'poor' condition over 30 years. In order to reach this condition, supplier specifications should be followed and the

landscaping guidelines for hedgerows to meet the UKHab definition for native hedgerows (see Appendix 4 for attributes).

Native Hedgerow with Trees

- 6.13** For a hedgerow to be considered native with trees it must have >80% native or archaeophyte woody species in a 30m section and ≥ 2 prominent trees taking their natural shape that are <20m apart over most its length.
- 6.14** The retained hedgerow is expected to achieve 'moderate' condition over 30 years. It will be subject to appropriate management to maintain its current condition of 'moderate'. To achieve this the hedgerow must not have more than 5 failures and does not fail both attributes in more than one functional group from the relevant condition assessment (see Appendix 4 for attributes).

Hazel Scrub

- 6.15** The existing hazel scrub along the southern boundary is proposed to be retained and will be subject to appropriate management to maintain its current condition of 'moderate' targeting the below condition criteria (4 must be achieved):
- Hazel *Corylus avellana* should comprise more than 75% of the cover;
 - At least 80% of scrubs are native;
 - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present;
 - There is an absence of invasive non-native plant species and species indicative of suboptimal condition make up less than 5% of ground cover;
 - The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat; and
 - There are clearings, glades or rides present within the scrub, providing sheltered edges.

Other lowland mixed woodland

6.16 The woodland on-site will be enhanced from ‘moderate’ condition to ‘good’ through provision and implementation of a woodland management plan. This plan will include the below:

- Thinning of woodland which will open the canopy and allow regeneration along with a recognisable woodland National Vegetation Classification (NVC) plant community at ground layer to establish;
- Creation of glades (0-20% temporary open space) to promote ground flora and species/vertical structural diversity (regeneration growth);
- Planting of additional native woody species to increase the diversity of native tree species coverage;
- Protection of young saplings from browsing pressure;
- Planting of Hazel Dormouse favorable species;
- Management of mature trees for disease and damage; and
- Creation of standing and fallen deadwood features.

6.17 Table 4, Table 5 and Table 6 provide a summary for the post development biodiversity values for the site based on the current assumptions.

Table 4: Onsite change by broad habitat type

Habitat group	Baseline		Post-development on-site		On-site change	
	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change	On-site unit change
Grassland	2.07	8.28	0.72	3.99	-1.35	-4.29
Heathland and shrub	0.12	0.97	0.21	1.58	0.09	0.61
Urban	0.04	0.05	1.32	0.94	1.28	0.89
Woodland and forest	0.54	6.81	0.54	8.07	-0.03	1.26
Individual trees	0.04	0.36	0.29	1.09	0.24	0.73

*Areas and units have been rounded to two decimal places

Table 5: Onsite change by hedgerow type

Hedgerow type	Baseline		Post-development on site		On-site Change	
	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Native hedgerow with trees	0.11	1.35	0.11	1.35	0.00	0.00
Native hedgerow	0.00	0.00	0.31	0.61	0.031	0.61

*Areas and units have been rounded to two decimal places

6.18 An overall summary of the net change in biodiversity within the Site under the Proposed Development is provided in Table 6.

Table 6: Overall Biodiversity Net Gain Results

Feature type	Biodiversity units (current)*	Biodiversity units (proposed)*	Biodiversity net-change*	Net percentage change	Unit deficit
Habitats	16.47	15.66	-0.81	-4.91%	2.46 (3.30 medium distinctiveness units)
Hedgerows	1.35	1.96	0.61	44.74%	0.00

* Habitat areas are calculated as biodiversity hectares, hedgerows as biodiversity metres

6.19 With the inclusion of the measures set out above, the on-site proposals result in a net loss of 4.91% (-0.81) habitat units and a net gain of 44.74% (0.61) hedgerow units. As such, off-site provision of habitat units will be required to ensure the Proposed Development produces a 10% net gain and satisfy the trading rules in line with current local and national planning policy.

Table 7: Summary of the BNG results

Land on the South side of Hyde Lodge, London

Headline Results

Scroll down for final results ▲

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On-site baseline	Area habitat units	16.47		
	Hedgerow units	1.35		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	15.66		
	Hedgerow units	1.96		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.81	-4.91%	On-site net gain is less than target set ▲
	Hedgerow units	0.61	44.74%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area 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)	Area habitat units	-0.81		
	Hedgerow units	0.61		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	-0.81		
	Hedgerow units	0.61		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-4.91%	Total net gain achieved is less than target set ▲	
	Hedgerow units	44.74%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	16.47	18.11	2.46	
Hedgerow units	10.00%	1.35	1.49	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

7.0 Off-site Provision

- 7.1** A habitat bank within the locale of the Site should be utilised to purchase the required units for off-site BNG habitat creation (and subject to long-term management) to meet the 10% net gain and trading rule targets for the proposed development.
- 7.2** To achieve a 10% net gain and meet the trading rules, 4.64 neutral grassland habitat (or higher than medium distinctiveness) units should be purchased from a habitat bank. No off-site provision is required for hedgerow units.
- 7.3** Off-site habitat provision will be required to be secured for a minimum 30-year period. Off-site created habitats should be provided with a standalone Habitat Management and Monitoring Plan (HMMP) audit report (via the habitat provider), as detailed in Section 8.0, and secured through relevant planning conditions/legal agreements.
- 7.4** With the inclusion of all of the measures set out above, it is considered a net gain of 10% is achievable for the proposed development.

8.0 Implementation, Management and Monitoring Plans

- 8.1** A Habitat Management and Monitoring Plan (HMMP) is required for any onsite habitat enhancements considered ‘significant’ by the Local Planning Authority, and for any off-site habitat provision. This will detail habitat implementation and management. The HMMP should be prepared over a 30-year period with more detail provided for the 1-3 year implementation and 3-5 year maintenance period. The HMMP should also contain proposals for monitoring visits and frequency of visits and scope for remedial works / changes to management prescriptions. All drawings and maps will be produced using QGIS to allow accurate monitoring.
- 8.2** Following planning approval, a final Biodiversity Gain Plan will be required to be submitted to the local planning authority to show how the BNG will be achieved. Implementation of the recommendations within the HMMP, if required, should be managed by the site Biodiversity Champion who will be the lead to ensure compliance with all ecological strategies for the site.
- 8.3** The audit report should include information in the “as built” metric compared to the original baseline plans and the “as built” habitat plan. Where the “as built” habitat plan differs from the original designs, more detailed information may be required, to ensure transparency about what has been delivered. Where differences occur, a copy of the same metric version, e.g. a completed workbook including the full calculations that lead to the final biodiversity unit scores, should be submitted. Summary results of metric calculations would not be sufficient. Where appropriate, detailed justifications for the choice of habitat types, distinctiveness and condition should be added to the comments column or provided separately in a report.
- 8.4** The audit report should also demonstrate compliance with the BNG good practice principles (Baker et al, 2019).

9.0 Conclusions

- 9.1** The Site is located centrally at Ordnance Survey (OS) Grid Reference TQ 26107 30710 and is approximately 2.8ha in extent. The site comprised mostly of grassland field (managed for hay) split in half with individual trees. The northern boundary is a native hedgerow with mature trees and the southern boundary is hazel *Corylus avellana* scrub. Along the eastern and western boundaries there were two lowland mixed deciduous woodlands and a large metal barn with a small area currently used as a garden allotment.
- 9.2** Based on the current calculations, with the inclusion of the measures set out above, the on-site proposals result in a net loss of 4.91% (-0.81) habitat units, and a net gain of 44.74% (0.61) hedgerow units with trading rules not satisfied. As such, off-site provision will be required to ensure the development overall produces a 10% net gain and satisfies the trading summary for the habitat unit category in line with local and national planning policy.
- 9.3** The utilisation of a local habitat bank to purchase habitat units will result in an overall net gain in habitat units. Based on this assessment, to achieve a 10% net gain and meet trading rules in habitat units, 4.64 neutral grassland habitat units (or higher than medium distinctiveness) should be purchased from a habitat bank. No off-site provision is required for hedgerow units.
- 9.4** There will be a requirement for a HMMP to be in place to facilitate delivery of this strategy if on-site enhancements are considered 'significant' by the LPA, and for any off-site unit provision. This will be detailed within an appropriate planning condition.
- 9.5** It is considered that if the on-site measures laid out within this report are implemented alongside any necessary off-site provision, the site can deliver a BNG gain and adhere to both local and national current planning policy and the Environment Act (2021).

10.0 References

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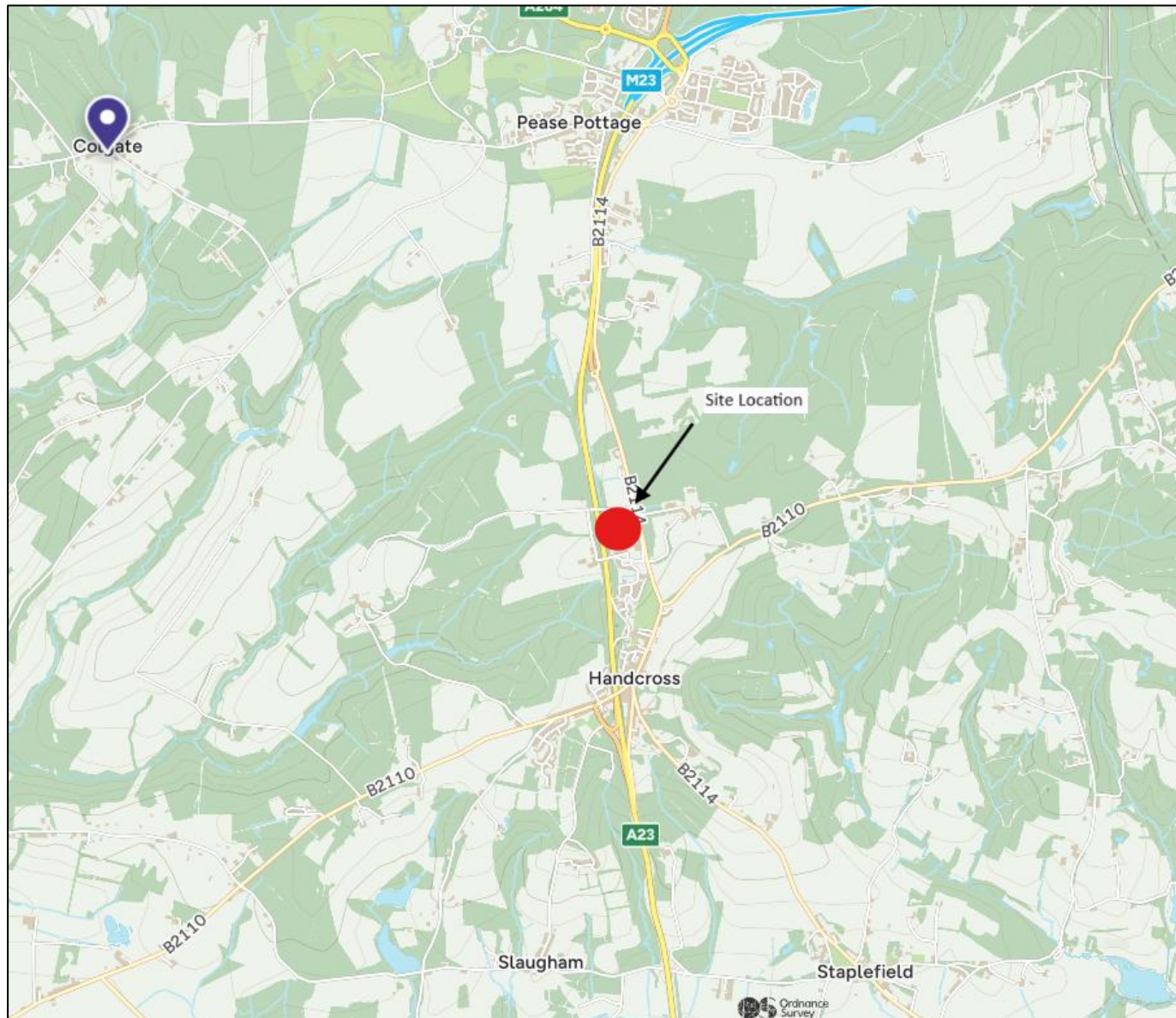
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Appendix 1: Site Location and Proposal Plans

Indicative Site Location (reproduced from OS Maps online)



Red Line Boundary and Proposed Site Layout



Proposed Landscaping Plan



Appendix 2: Relevant local planning policies

This document has not been prepared by a legal or planning professional and should be read as an interpretation of relevant statutes and planning policy guidance only. The information presented within this document has been reported in good faith and are the genuine opinion of Crossland Ecology on such matters. Crossland Ecology does not accept any liability resulting from outcomes relating to the use of this information or its interpretation within this document.

Mid-Sussex District Council stated that:

‘From 12 February 2024, all major planning permissions granted in England will have to deliver a minimum of 10% BNG under the Environment Act 2021. BNG will be mandatory for small sites from 2 April 2024. Certain developments are exempt from BNG.’

DP37: Trees, Woodland and Hedgerows:

DP37: Trees, Woodland and Hedgerows

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
 - prevents damage to root systems and takes account of expected future growth; and
 - where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
 - has appropriate protection measures throughout the development process; and
 - takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
 - does not sever ecological corridors created by these assets.
- Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

Appendix 3: Baseline Habitats Plan



Appendix 4: Condition assessment forms

Strategic significance

Strategic significance was set to 'low' for all baseline habitats and newly created habitats. The retained and enhanced woodland was set as formally identified in the local strategy (Policy DP37: Trees, Woodland and Hedgerows).

Other Neutral Grassland:

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
On-site or off-site, site name and location		G1	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	
B	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.	N	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	
E	Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Y	
Additional Criterion - must be assessed for all non-acid grassland types			

F	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 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		4	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.			
Footnote 4 – 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, by applying professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Native hedgerow with trees:

Condition sheet: HEDGEROW Habitat Types					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	

C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N	

E2.	Tree health	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y	
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The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows with trees			
Category	Category Requirements	Metric score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2	
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:		Good/3	

Individual Trees:

Condition Assessment Criteria		Rationale for Meeting Condition Assessment Criteria										
Tree		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11
A	The tree is a native species (More than 70% of trees within a block are native species).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
B	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)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C	The tree is mature (More than 50% of trees are mature or veteran.)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.	X	X	X	X	X	X	X	X	X	X	X
E	Management regime has encouraged micro habitat sites for birds, mammals and insects e.g. presence of deadwood, cavities or loose bark etc.	✓	X	X	X	X	X	X	X	X	X	X
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Condition Assessment Results		Mode rate	Mode rate	Mode rate	Mode rate	Mode rate	Mode rate	Mode rate	Mode rate	Mode rate	Mode rate	Mode rate
Size		Medium	Small	Small	Small	Small	Small	Small	Small	Small	Small	Small

Lowland Mixed Deciduous Woodland:

Condition Sheet: WOODLAND Habitat Type						
Habitat parcel reference					W1	W2
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)		
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	1	1
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	3

F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	1	1
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	1
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2	1

M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3	
Total Score (out of a possible 39)					27	26
Condition Assessment Result			Condition Assessment Score		Result Achieved	
Total score >32 (33 to 39)			Good (3)			
Total score 26 to 32			Moderate (2)		Y	Y
Total score <26 (13 to 25)			Poor (1)			

Hazel Scrub:

Condition Sheet: SCRUB Habitat Type			
On-site or off-site, site name and location		Hazel Scrub	
Condition Assessment Criteria		Criterion passed (Yes or No)	
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Y	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	N	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Y	
Passes 2 or fewer criteria	Poor (1)		
Footnotes			

Footnote 1 – Professional judgement should be used alongside the UKHab description.

Footnote 2 – 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 3 – See gov.uk standing advice on ancient and veteran species. Available from:

[Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](http://publishing.service.gov.uk)

and

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Footnote 4 – 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 5 – Wildlife and Countryside Act 1981 (as amended).

Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Appendix 5: Site Photographs

Photo 1: Neutral grassland recently mown



Photo 2: Metal barn (B1)



Photo 3: Line of trees within grassland



Photo 4: Lowland mixed deciduous woodland (W1) on east boundary.



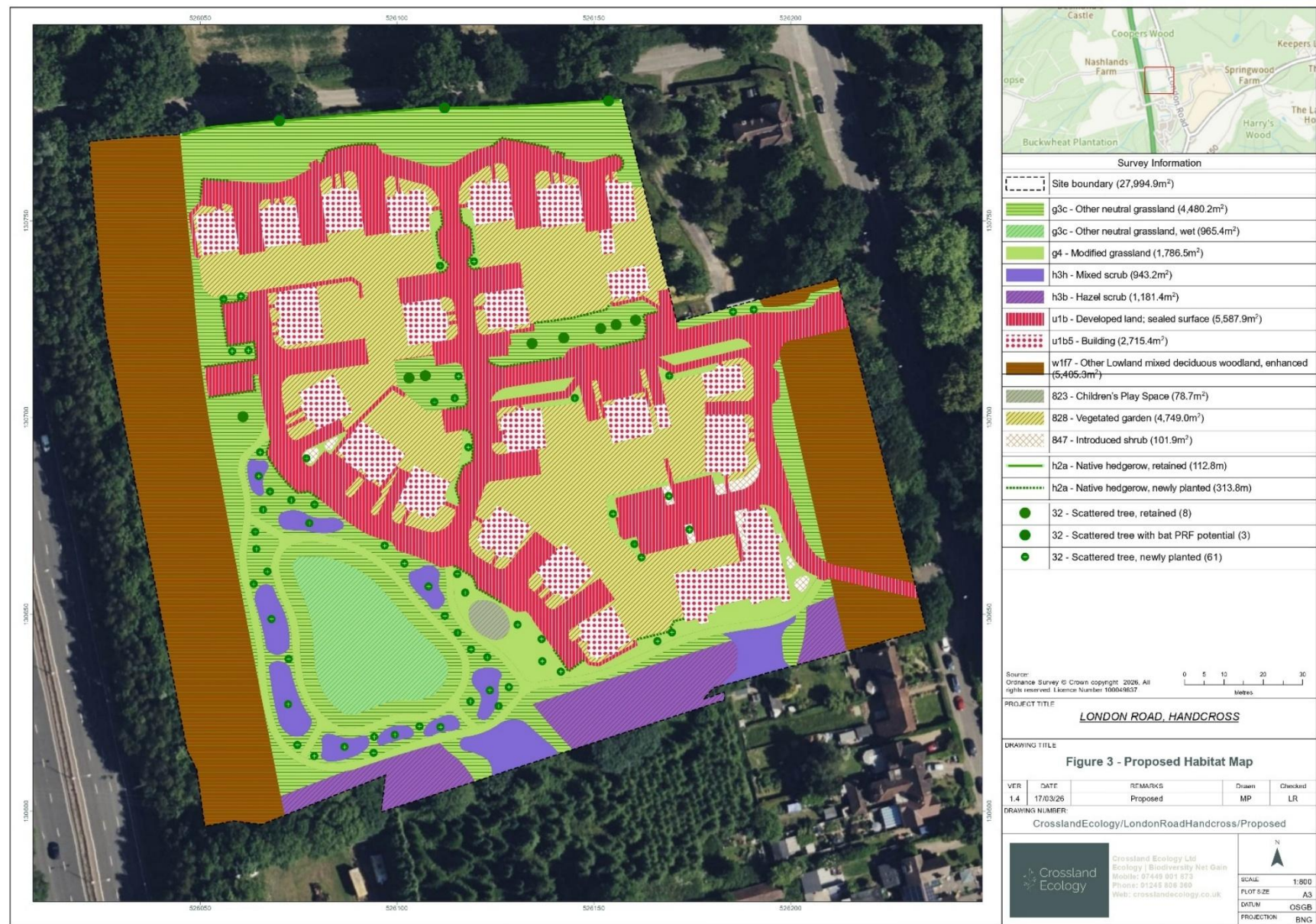
Photo 5: Lowland mixed deciduous woodland (W2) on west boundary.



Photo 6: Hanging dead tree branch providing a PRF feature.



Appendix 6: Proposed Habitats Post-Development



Appendix 7: Statutory DEFRA Metric (appended separately)