

BIODIVERSITY NET GAIN REPORT

Stairbridge Lane Widening, Bolney, Haywards Heath, West Sussex RH17 5PB
Commissioned on behalf of London Town Property Holdings Ltd

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SUMMARY

This report assesses Biodiversity Net Gains/Losses estimated at the proposed development site known as Stairbridge Lane Widening, Bolney, Haywards Heath, West Sussex RH17 5PB. The proposed development involves the widening of the existing road on the site with the loss of verge, two oak trees, two field maple trees and tree crowning.

Due to the type of works being undertaken, a landscape plan is not being produce but a Transport Planning road widening plan is and shows the extent of the road widening. As such this report provides an assessment based on the proposed Transport Planning plan, informing the requirements for biodiversity offsetting.

The key assumptions made throughout this assessment are as follows:

- The line of trees on the east boundary of the site, and the native species hedge on the east boundaries are not impacted, other than limited crowning to the trees.
- Two mature oaks and two immature field maple on the east boundary will be felled as part of the planned works.

The proposed development site has potential to result in a biodiversity net loss of -53.17% **net loss** in habitat units, and net gain of **0.00% net gain** in hedgerow units. The trading rules are also not satisfied in this scenario. The habitat unit loss is due to the loss of two oak trees, two field maple trees, small areas of bramble and mixed scrub, modified grassland and other neutral grassland. There is no loss in hedgerow units, however a 10% gain is required.

In this instance, due to the works being undertaken on Highways land the required habitats cannot be incorporated into the development, and an offsetting payment will be required.

INTRODUCTION

- 1.1 This report assesses Biodiversity Net Gains/Losses estimated at the proposed development site known as Stairbridge Lane Widening, Bolney, Haywards Heath, West Sussex RH17 5PB. The proposed development involves the widening of the existing road on the site with the loss of verge, two oak trees, two field maple trees and tree crowning.
- 1.2 The scope of this BNG feasibility assessment is for the planned development area, as shown in the red line area in the Figures in Appendix 2 and Appendix 3.
- 1.3 Due to the type of works being undertaken, a landscape plan is not being produce but a Transport Planning road widening plan is and shows the extent of the road widening. As such this report provides an assessment based on the proposed Transport Planning plan, informing the requirements for biodiversity offsetting.

Previous Ecological Surveys

- 1.4 A Preliminary Ecological Assessment (PEA) survey has been undertaken by Hone Ecology (ref. E1909, 2026¹) of the site itself. The survey identified developed land in the form of the existing road, other neutral grassland verges on the east and west of the road managed by periodic cutting, a line of trees and scattered trees on the east boundary, native species hedge on the southeast boundary, scrub on the northeast boundary, and native species hedge adjacent the west boundary. The site was also found to contain limited suitable habitat for reptiles, amphibians including GCN, hazel dormice, roosting bats, and potential for nesting birds.
- 1.5 An aerial bat roost inspection of trees on the east boundary was recommended and has been undertaken. Due to the limited area of suitable habitat, no further surveys for reptile surveys have been recommended, but a GCN District Level Licence and Natural England European Protected Species Licence for dormice are required for the planned works. Precautionary measures have been recommended for nesting birds, reptiles, badger and hedgehog.

¹ Hone Ecology, 2026 E1909 Stairbridge Lane Widening, Bolney, Haywards Heath, West Sussex RH17 5PB. Preliminary Ecological Assessment Survey Report Final v1

METHODS

- 1.6 This report is primarily based on data collected during the ecological surveys and condition assessments on 23rd April and 14th June 2026, by experienced ecological surveyor Julie Merrett ACIEEM.
- 1.7 The habitats on site were recorded in accordance with the categories specified in the UK Habitat Classification Version 2.0 (UKHab Ltd 2023²). As part of the BNG survey, a habitat condition assessment was undertaken of habitats within the site. The full condition assessment for habitats within the site are shown in Appendix 1.
- 1.8 The value of the on-site habitats and post development proposals have been calculated using the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2025³).

Limitations

- 1.9 The Habitat assessment provides a snapshot of habitat and their condition at the time of the survey. Some habitats may be in a process of change, including natural succession of habitats. It is understood that the management of the site remains unchanged since the survey was undertaken.

² UKHab Ltd, 2023 UK Habitat Classification Version 2.0 (at <http://www.ukhab.org>).

³ DEFRA, 2025 Statutory Biodiversity Metric Calculation Tool v1.0.4.

Good Practice Principals for Development

- 1.10 Good practice principles for biodiversity net gain are set out within Biodiversity Net Gain: Good practice principles for development (Baker et al., 2019⁴). This report has been undertaken with the principles of the metric in mind. The core principals outlined below:

Principle 1	This metric does not change existing biodiversity protections, statutory obligations, or policy requirements. The use of this metric does not override the ecological mitigation hierarchy and other requirements (such as consenting or licensing processes, for example woodlands).
Principle 2	This metric should be used in accordance with established good practice guidance and professional codes.
Principle 3	This metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
Principle 4	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
Principle 5	This metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
Principle 6	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
Principle 7	Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.
Principle 8	The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and ensure that proposed or retained habitat parcels are of sufficient size for ecological function

Assumptions

- 1.11 A proposed Transport Planning road widening plan for the site is available at this stage. As such this report is based on the this road widening plan, with no potential for on-site habitat creation due to lack of size of the site.
- 1.12 The key assumptions are as follows:
- The line of trees on the east boundary of the site, and the native species hedge on the east boundaries are not impacted, other than limited crowning to the trees.
 - Two mature oaks and two immature field maple on the east boundary will be felled as part of the planned works.

⁴ Baker et al, 2019. Biodiversity Net Gain. Good Practise Principles for Development. A Practical Guide.

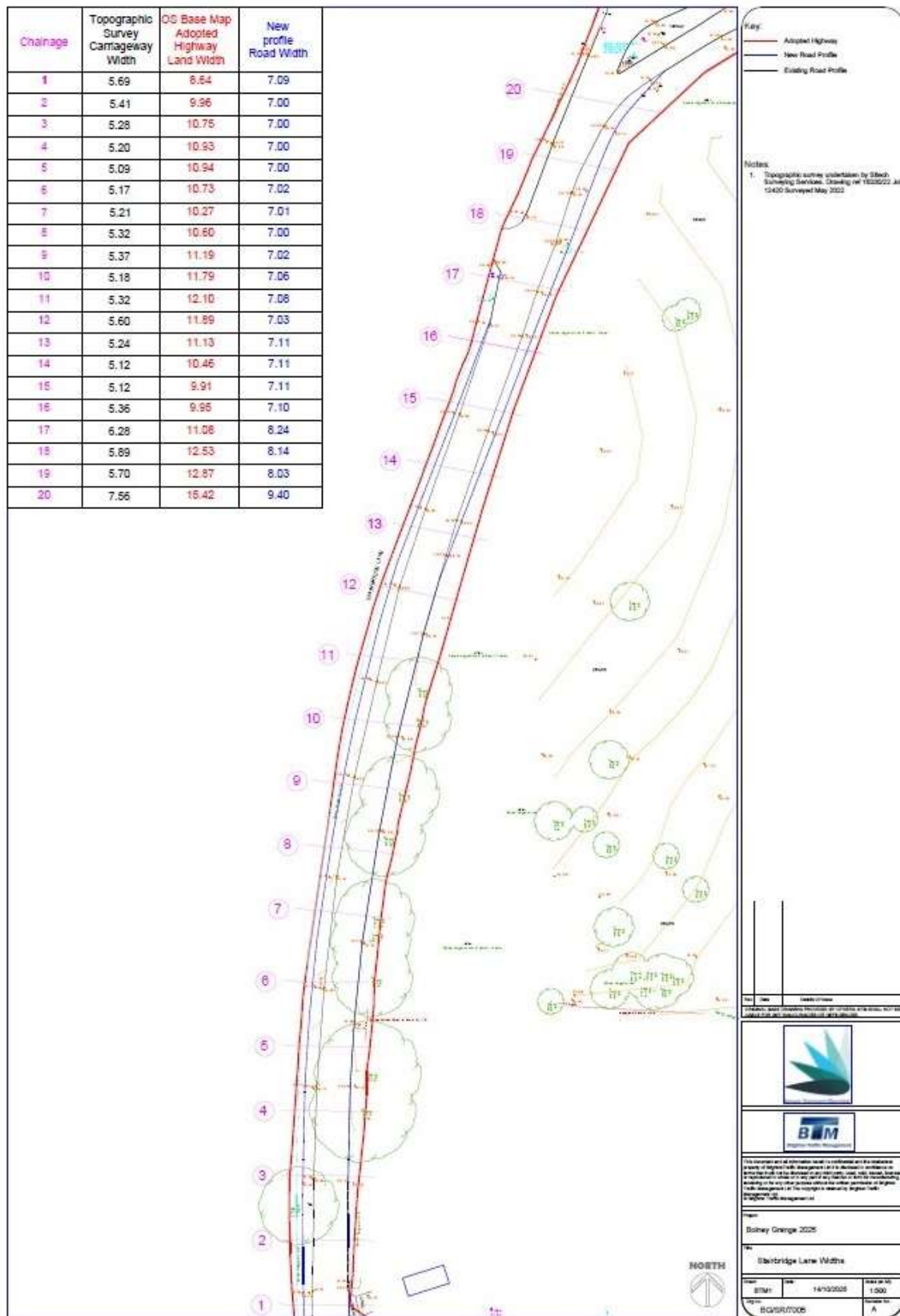
Mitigation Hierarchy

- 1.13 The table below outlines how the Mitigation Hierarchy will be followed in relation to the site proposals.

Avoidance	The line of trees and hedge on the east site boundary are to be retained.
Mitigation	Off-site credits will be purchased to mitigate for the loss of the trees and grassland on the site.
Compensation	The grassland and trees lost to the development can be compensated for through the purchasing of off-site credits.
Enhancement	There is no potential for enhancements on the site, with off-site credits being required.

Planned Layout

- 1.14 The Transport Planning Proposed Site Plan for the road widening is shown below (Reeves Transport Planning Ltd, 2025), with widened road shown.



BASELINE CONDITION ASSESSMENT

On-site

- 1.15 The current habitats on site have been assessed as dominated by developed land due to the road. The remainder of the site consisted of other neutral grassland verges, an area of modified grassland verge to the northeast, bramble scrub, mixed scrub and individual trees. The planned road widening will result in a loss of other neutral grassland habitat, two mature oak, two immature field maple and some mixed scrub.

Habitat Type	Area (ha)	Condition	Strategic Significance	Habitat Units	Notes
Developed Land; sealed surface	0.13197	N/A - other	Low	0.00	Existing road, to be widened with increased areas of developed land sealed surface.
Other neutral grassland	0.091589	Poor	Low	0.37	Existing verges on the east and west of the road. See condition assessment (Appendix 1). Total loss of this habitat is 0.03203ha.
Mixed scrub	0.015	Moderate	Low	0.12	Mixed scrub beneath scattered trees, and leading to adjacent bramble scrub to the north. See condition assessment (Appendix 1). Loss of this habitat is 0.002ha.
Bramble scrub	0.011	N/A	Low	0.04	Area of bramble scrub at the north of the site at the entrance to Bolney Grange Business Park. Loss of this habitat is 0.002ha
Modified grassland	0.006	Poor	Low	0.01	Area of regularly mown grassland at the entrance to Bolney Grange Business Park. See condition assessment (Appendix 1). Loss of this habitat is 0.001ha.
Rural tree	0.0081	Moderate	Low	0.06	Two immature field maple (T16 and T17). To be felled as part of the planned works. See condition assessment (Appendix 1).
Rural tree	0.0733	Good	Low	0.88	Two mature common oak (T14 and T15). Both to be felled as part of the planned works. See condition assessment (Appendix 1)
Rural tree	0.0366	Good	Low	0.44	Single mature common oak (T3). To be retained. See condition assessment (Appendix 1).
Rural tree	0.0163	Moderate	Low	0.19	Single semi-mature oak (T2). To be retained. See condition assessment (Appendix 1).

- 1.16 There is a native species line of trees on the east boundary, and a section of native species hedge on the southeast boundary, both of which are to be retained.

Hedge Type	Length (km)	Condition	Strategic Significance	Hedge Units	Notes
Line of trees	0.038	Moderate	Low	0.25	Line of immature-semi-mature trees on west boundary. To be retained. See condition assessment (Appendix 1).

Native hedgerow	0.023	Moderate	Low	0.18	Native species hedgerow on south boundary. To be retained. See condition assessment (Appendix 1).
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- 1.17 A map showing the baseline UKHab habitats on the site is shown in Appendix 2.

PROPOSED HABITATS

On-site (Habitat Creation)

- 1.18 The proposed development will result in an overall increase in developed land surfaces within the site due to the road widening, and corresponding overall reduction in other neutral grassland, modified grassland, bramble scrub, mixed scrub, and individual trees. Due to works being undertaken and limited remaining habitat area, no habitat creation on site is feasible.

Habitat Type	Area (ha)	Anticipated Condition	Strategic Significance	Habitat Units Delivered	Notes
Developed Land/Sealed Surfaces	0.0652	N/A - other	Low	0.00	New buildings (dwellings, car ports/garages)

- 1.19 No hedge or tree line planning is planned.
- 1.20 A map showing the proposed post development area UKHab habitats on the site is shown in Appendix 3.

RESULTS

- 1.21 The proposed development site has potential to result in a biodiversity net loss of -53.17% **net loss** in habitat units, and net gain of **0.00% net gain** in hedgerow units. The trading rules are also not satisfied in this scenario. The habitat unit loss is due to the loss of two oak trees, two field maple trees, small areas of bramble and mixed scrub, modified grassland and other neutral grassland. There is no loss in hedgerow units, however a 10% gain is required.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-1.09	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	-53.17%	Total net gain achieved is less than target set ▲
		Hedgerow units	0.00%	Total net gain achieved is less than target set ▲
		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%	2.06	2.26	1.30
Hedgerow units	10.00%	0.44	0.48	0.04
Watercourse units	10.00%	0.00	0.00	0.00
				No additional watercourse units required to meet target ✓

- 1.22 As detailed within the Biodiversity Net Gain User Guide (DEFRA, 2024⁵) Trading down must be avoided. This requires that habitats are compensated for on a like for like basis, or better. Therefore, in order to meet these trading rules, new habitats should aim to achieve a higher distinctiveness than those being lost. Where this cannot be achieved, the same broad habitat type must be replaced. In this case, trading rules have been met.
- 1.23 In this instance, due to the works being undertaken on Highways land the required habitats cannot be incorporated into the development, and an offsetting payment will be required.

Additional and Alternative Opportunities for Offsetting

Biodiversity offsetting payment schemes.

- 1.24 Where required to compensate for any biodiversity loss within the site, use of biodiversity offsetting may be necessary. This can include payment into a council-run offsetting schemes, payment into a private offsetting scheme such as the Environment Bank, or arrangement of bespoke offsetting in an alternative area of land owned or arranged by the developer.

⁵ DEFRA, 2022 – The Statutory Biodiversity Metric – User Guide.

- 1.25 Any offsetting must target the broad habitat types for which there is a loss within the development site – namely grassland, scrub and tree habitat – or an alternative higher distinctiveness habitat.

Advanced Enhancement Opportunities

- 1.26 It is recommended that, once habitat creation opportunities have been clearly defined, habitat creation should commence as early as possible. This allows the biodiversity value of the enhanced habitats to be 'banked' ahead of some parts of the development proceeding, therefore achieving a higher Biodiversity Net Gain. For example, significant enhanced habitats created as part of the public grassland area with tree planting, could be created in advance.

APPENDIX 1 – HABITAT CONDITION ASSESSMENT SHEETS (ONSITE)

Habitat Type: Grassland (medium distinctiveness)						
Habitat condition: Condition assessment for two areas of other neutral grassland, G1 on the west side of the road, and G2 on the east side of the road						
		Habitat parcel				
Condition Assessment Criteria		G1	G2			Notes
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). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N	N			Neither side is a good example, but Include Yorkshire fog and common nettle among species present.
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 vertebrates and invertebrates to live and breed.	Y	N			Sward height varied on west side, but thinner and less varied on the east side.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Y	Y			Yes, although sward is thinner on the east side.
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	Y			No bracken present, scrub <5% on both sides.

E	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 WCA5) are present, this criterion is automatically failed.	N	N			Both sides road side verges with vans and lorries passing. Impact > 5% on both sides. No invasive plants identified.
F	There are 10 or more vascular plant species per m2 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	N			<10 vascular plant species per m2 present both sides.
Number of criteria passed		3	2			
Condition score		P	P			Note Condition A and F responses.

Habitat Type: Scrub (mixed)**Mixed scrub consisting of self-seeded deciduous tree species surrounding the pond on site.**

Condition Assessment Criteria		Criterion passed	Notes (such as justification)
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). - At least 80% of scrub is native, - There are at least three native woody species, - 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).	Yes	Species include hawthorn, dogwood and field maple.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	No	Only saplings and immature are present.
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Yes	No invasive species observed.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	The area on the site is the scrub edge, with further scrub adjacent. There is a line of verge to the west.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Dense scrub with no clearings or rides present.
Number of criteria passed:		3	
Condition Score:		Moderate	

Habitat Type Grassland (low distinctiveness)		
General Notes: Area of modified grassland at the northeast of the site at entrance to Bolney Grange Business Park.		
Condition Assessment Criteria	Criterion passed	Notes (such as justification
A There are 6-8 vascular plant species per m² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	The area contained perennial rye-grass, Yorkshire fog, dandelion, bristly oxtongue, common nettle, and Spanish bluebell. Result in less than 6 vascular plant species per m2.
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 vertebrates and invertebrates to live and breed.	No	The grassland is regularly cut, maintaining it at a level and low sward height.
C Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Adjacent dense scrub, with few thin bramble identified, and less than 20% of total grassland area.
D Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	The grassland is regularly mown, but this management has not caused physical damage.

E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground limited.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	None within grassland.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No non-native invasive plants such as Japanese knotweed observed across the site.
Essential criterion achieved (Yes or No)		No	
Number of criteria passed		5	
Condition Score:		Poor	4-6 passes excluding A

Habitat Type: Individual trees							
Habitat condition: Condition assessment for individual trees on the east boundary of the site, either assessed individually, or together if same species/ age/ condition							
		Habitat parcel					
Condition Assessment Criteria		T16, T17	T14, T15	T3	T2		Notes
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y		Common oak and field maple
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y		Individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Y	Y	N		Three mature oaks
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	N	N	N		At the side of a road with crowning on some.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	N		Mature oak have niches, but not on immature/semi-mature trees

F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y		All oversailing vegetation to the east.
Number of criteria passed		4	5	5	3		
Condition score		M	G	G	M		

Habitat Type: Line of trees

Habitat Description: Line of trees on the east boundary of the site, consisting of common oak, ash and field maple.

Condition Assessment Criteria		Criterion passed	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	All trees native, with common oak, ash and field maple.
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.	Yes	No gaps in canopy in the line of trees.
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Yes	All are semi-mature to mature with ecological niches within the mature oaks.
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice2.	No	Undisturbed vegetation on the east side, but the road to be widened is less than 6m to the west.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.	No	Appeared to be healthy, but some management on the west side due to the road.
Number of criteria passed		3	
Condition Score:		Moderate	

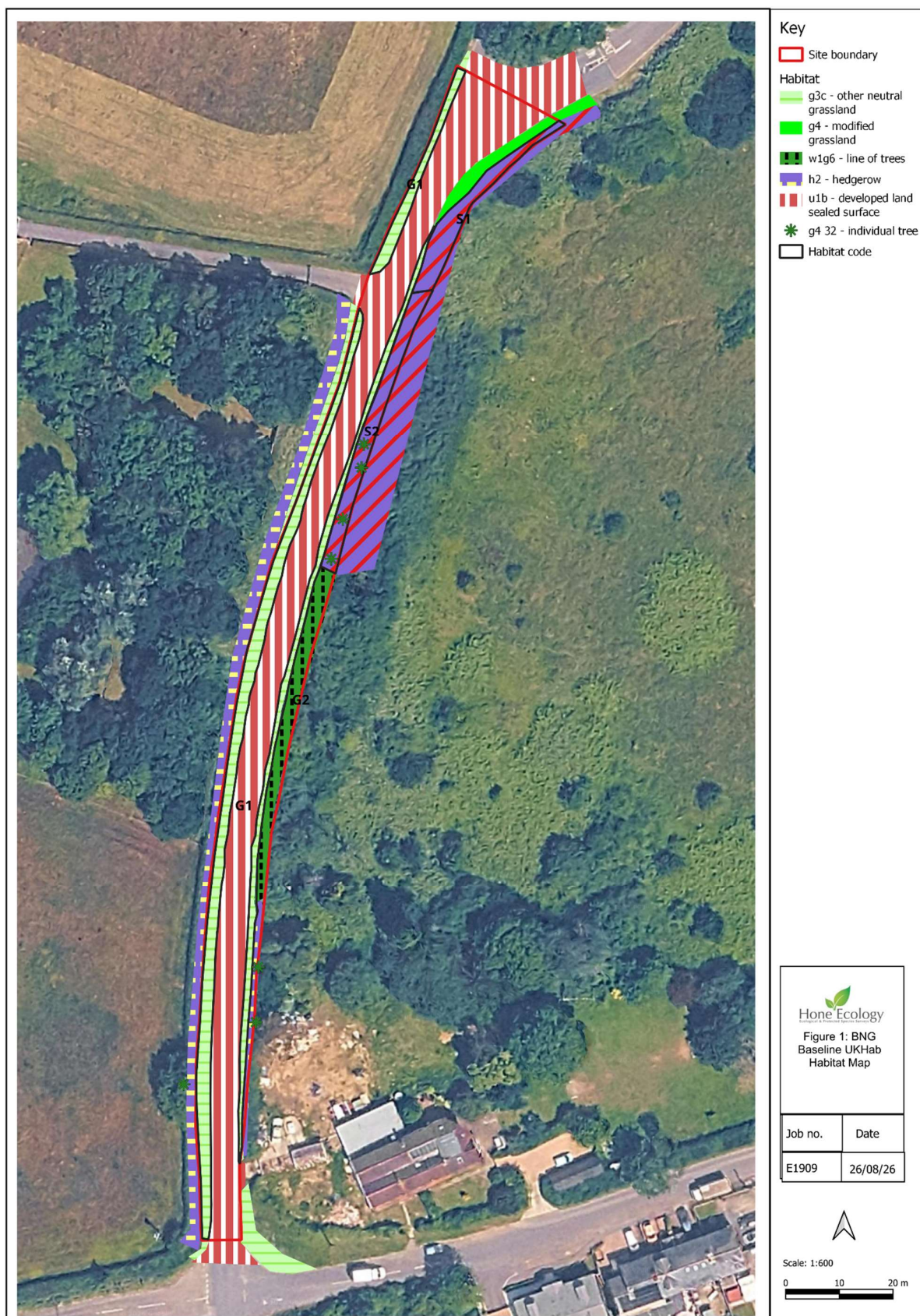
Habitat Type: Native species hedgerow

Habitat description: This condition assessment is for the existing native hedgerow on the southeast boundary.

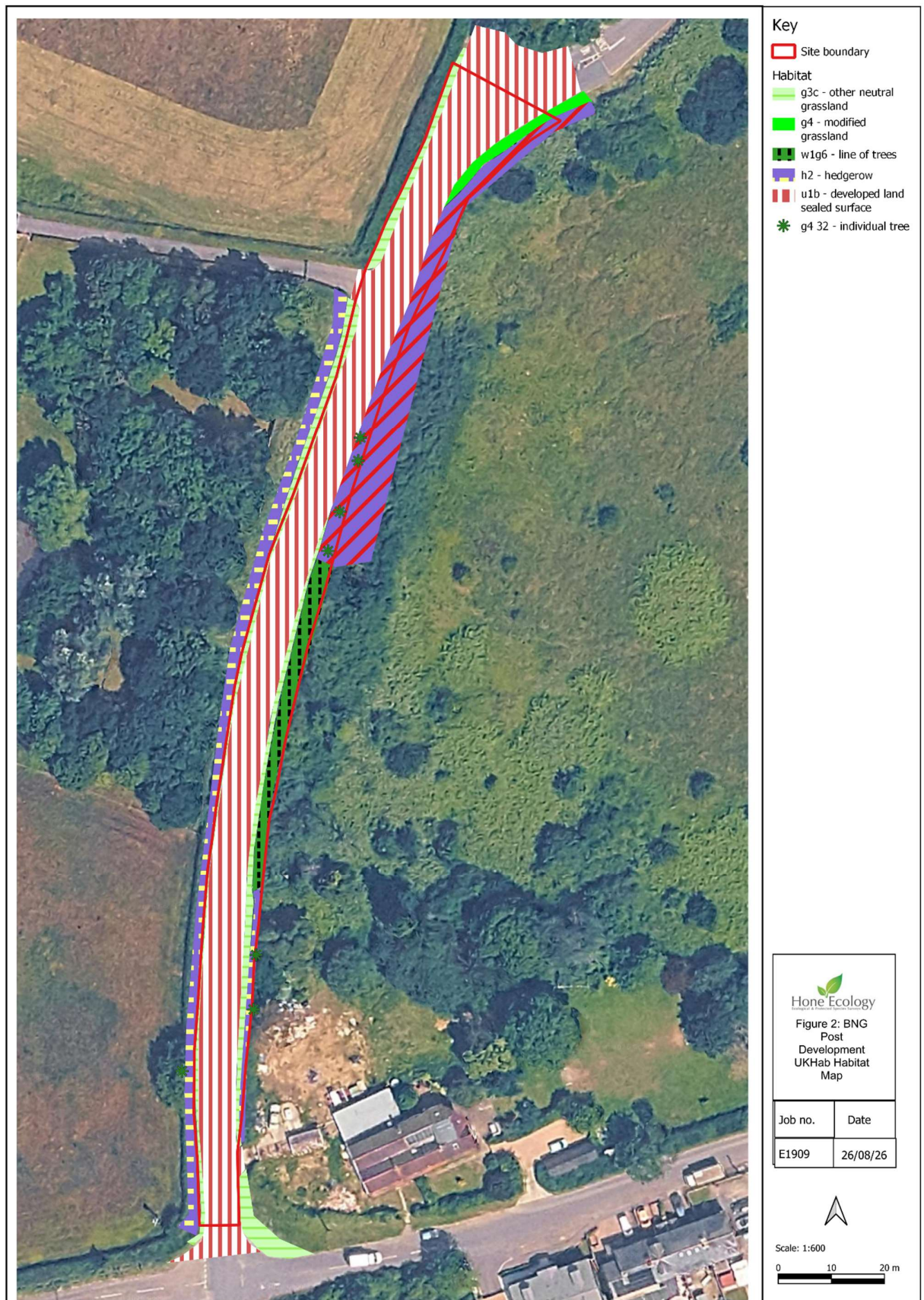
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem 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).	Yes	Average height of hedge sections > 1.5m
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).	No	Average width along the lengths of the hedge sections < 1.5m

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).	Yes	Not very gappy.
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).	Yes	No gaps along length of hedge.
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.	No	Developed area and/or garden on east side, and thin verge on the west side.

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.	Yes	Indicator species observed, but <20% of cover.
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 .	Yes	Hedge and ground is free of invasive non-native plant species.
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).	No	Hedge heavily cut.
Number of criteria passed:				No more than 4 failures in total, does not fail both attributes in more than one functional group	
Conditions Score:				Moderate	



UKHab Habitat Plan of baseline habitats on the site, based on the PEA UKHab Habitat map (base map: Google satellite).



UKHab Habitat Plan of proposed BNG habitats on site post development (base map: Google satellite).