Biodiversity Net Gain Feasibility Assessment
&
Outline Habitat Management and Maintenance Plan

Land to the South of Bolney Road, Ansty

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LIABILITIES:

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

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

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

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

1.0 Introduction

1.1 The Ecology Partnership was commissioned by Devine Homes to undertake a Biodiversity Net Gain (BNG) assessment and outline Habitat Management and Maintenance Plan (HMMP) for the proposed development at land to the south of Bolney Road, Ansty, hereafter referred to as the 'site' (Figure 1).

1.2 The The site is located south of Bolney Road, A272, and the village of Ansty and west of Haywards Heath (TQ 28921 23093). The site covers an area of *c.*1.6 hectares and consists of an area of grassland and a small woodland. The surrounding area comprises agricultural land to the east and south, separated by a hedgerow, and a small housing estate to the north.

Figure 1: Site application boundary (red line).
Satellite imagery obtained from Google Earth Pro on 22/05/2024

1.3 The assessment is based on the landscape plan produced by Land Management Services (see Figure 2 below).

Figure 2: Landscape Masterplan (Land Management Services, 2026)

2.0 Statutory Biodiversity Metric

2.1 BNG principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).

2.2 In order to determine the on-site habitat baseline, habitats were mapped and subject to a condition assessment on 9th June 2025 following the standard metric guidelines. This work was undertaken by Principal Ecologist Matthew Pendry BSc (Hons) MCIEEM, an experienced botanist who holds a Level 4 Field Identifications Skills Certificate (FISC).

2.3 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

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

On-Site Habitat Baseline

2.5 The habitats currently present on site have been identified and assessed. These are shown in Figure 3 and in Tables 1 and 2, overleaf. A full condition assessment is presented in Appendix 1.

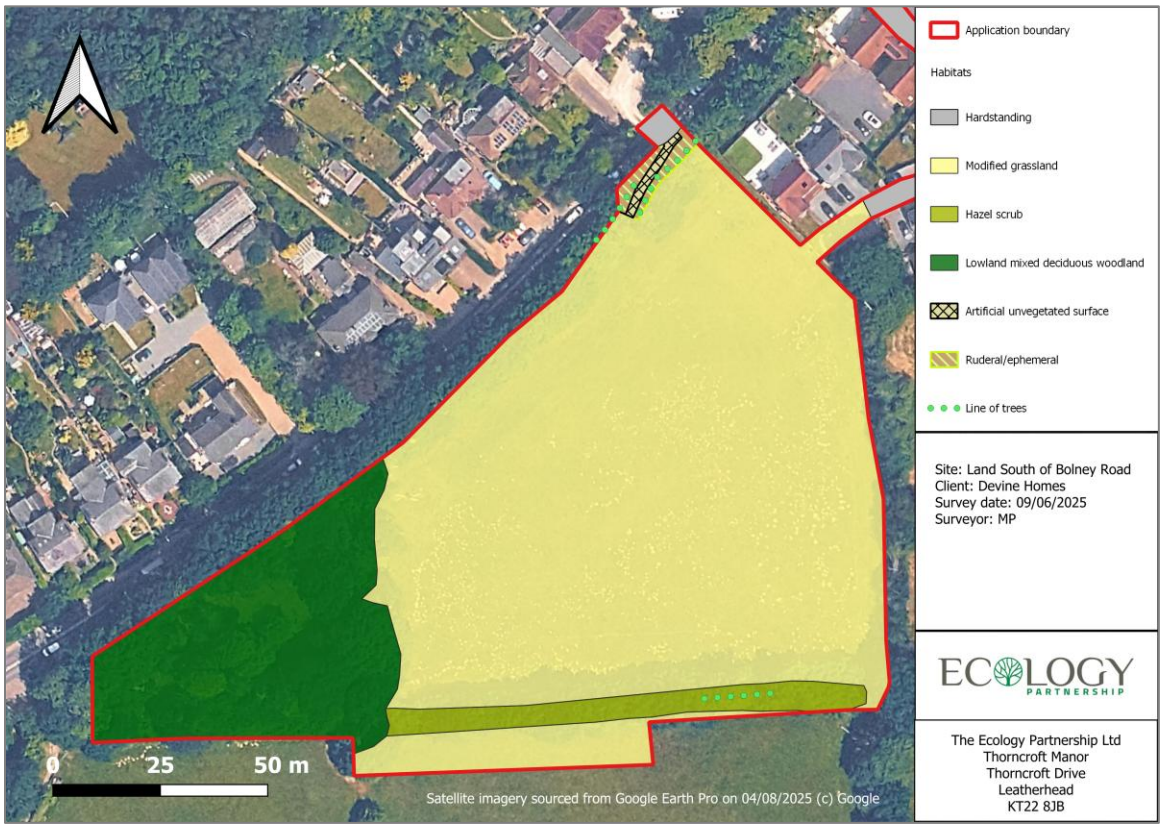

Figure 4: On-Site Habitat Baseline

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

Habitat	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units	Area retained	Units lost	Comments
Modified grassland	1.196	Low	Poor	Low	2.39	-	2.39	Modified grassland grazing pasture
Hazel scrub	0.063	Medium	Moderate	Low	0.50	0.043	0.16	Outgrown hedgerow (*c.*6m width) dominated by hazel in south of site
Ruderal/Ephemeral	0.011	Low	Poor	Low	0.02	0.011	0.00	Ivy dominated embankment below northern boundary treeline
Artificial unvegetated, unsealed surface	0.004	V.Low	N/A - Other	Low	0.00	-	0.00	Gravel access track between Bolney Road and field.
Developed land; sealed surface	0.07	V.Low	N/A - Other	Low	0.00	-	0.00	Existing roads
Lowland mixed deciduous woodland	0.288	High	Moderate	Medium	3.80	0.284	0.07	Woodland in south-western corner of site including central clearing
Total area (excluding trees)	**1.63**			**Total units/area**	**6.72**	***0.34***	**2.6**	

Table 2. ***On-site linear habitat breakdown – Pre-Development***

Habitat	Length (km)	Distinctiveness	Condition	Strategic significance	Total units	Length retained	Units lost	Comments
Line of trees - associated with bank or ditch	0.041	Low	Poor	Low	0.08	0.041	0.00	Semi-mature sycamore/ash in the north of the site.
Line of trees	0.018	Low	Moderate	Low	0.07	-	0.07	Line of semi-mature declining ash in the south of the site
Total length	**0.6**			**Total units/length**	**0.15**	**0.04**	**0.07**	

On-Site Habitat Creation

2.6 The proposed development is largely centred on the modified grassland, whilst retaining/enhancing most of the boundary habitats. A single tree on the eastern edge of the woodland will be removed to accommodate the space needed for the substation. A number of diseased trees within the woodland will also be removed and replaced with appropriate native species, not prone to honey fungus or ash dieback. A line of declining ash trees will be removed and replaced on the southern boundary and a small section of scrub will be cut back to enable access to the public right of way along the southern boundary. The margins will primarily be made up of species-rich grassland, with mixed native scrub planting and a SUDS basin seeded with an appropriate wildflower seedmix. The proposed habitat areas are detailed in Tables 3, & 4, and Figure 5 below.

2.7

Figure 5: On-Site Habitat Baseline

Table 3. ***On-site habitat breakdown – Post-Development Creation***

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Mixed scrub	0.064	Medium	Moderate	Low	5	Low	0.43	Native shrub planting around perimeter of the site.
Traditional orchards	0.033	High	Moderate	Low	20	Low	0.19	Traditional orchard in the east of the site.
Bare ground	0.02	Low	Poor	Low	1	Low	0.04	Area where scrub will be cut-back to reveal the PROW.
Other neutral grassland	0.03	Medium	Poor	Low	2	Low	0.11	Flowering lawns on grass verges.
Developed land; sealed surface	0.662	V.Low	N/A - Other	Low	0	Low	0.00	Roads, pavements and buildings.
Other neutral grassland	0.071	Medium	Moderate	Low	5	Low	0.48	Flower-rich grassland around perimeter of the site.
Other neutral grassland	0.051	Medium	Moderate	Low	5	Low	0.34	SUDS basin seeded with wildflower grassland
Artificial unvegetated, unsealed surface	0.008	V.Low	N/A - Other	Low	0	Low	0.00	Hoggin footpath connecting to Bolney Road
Vegetated garden	0.344	Low	N/A	Low	1	Low	0.66	Areas of private vegetated garden
Mixed scrub	0.012	Medium	Poor	Low	1	Low	0.05	Small areas of native shrub planting within the development
Rural tree	0.061	Medium	Moderate	Low	27	Low	0.19	15 new small native trees outside of private gardens.
Total area	**1.3**					**Total units**	**2.49**	

Table 4. ***On-site linear habitat breakdown – Post-Development Creation***

Habitat	Length (km)	Distinctiveness	Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Species-rich native hedgerow	0.06	Medium	Moderate	Low	5	Low	0.4	Native hedges to improve connectivity in the north-east of the site.

Table 5. Final results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	4.07
	Hedgerow units	1.10
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	10.11%
	Hedgerow units	20.52%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

2.8 The final results are shown in table 5 below.

Table 5. Final results table captured from Statutory Metric

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.12
	Hedgerow units	0.33
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-1.76%
	Hedgerow units	214.08%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

2.9 The calculations confirm that the development results in a **-1.76% net loss** in habitat units and a **+214.08% net gain** in hedgerow units based on the current proposal. In order to offset the loss of woodland and achieve a +10% net-gain, 0.05 units of lowland mixed deciduous woodland and 0.74 units of any habitat type will be required from an offsite provider.

3.0 Outline Habitat Management & Maintenance Plan (HMMP)

3.1 A full HMMP will be developed at the detailed design stage to detail the long-term management of the proposed habitats to achieve the targeted habitat conditions, over a 30 year timespan. An outline version of this HMMP is presented below to aid in the determination of this application.

Roles and responsibilities

3.2 The roles and responsibilities will be confirmed at a later date once planning is approved.

Land use summary

3.3 The grassland is currently managed through sheep grazing intermittently throughout the year, and the woodland and scrub is largely unmanaged.

3.4 The proposed site will be soley used for residential purposes. Grassland areas will be managed through mowing, with different frequency and mow heights for road verges and site margins. All planting around the perimeters will be managed for biodiversity, with less frequent management. The retained woodland will be brought into active management.

Baseline Environmental Information

3.5 Detailed baseline environmental for the site is presented in the accompanying PEA.

Summary of planned management activities

3.6 The overall aim for the management of the site is to protect and maintain the ecological value of retained features such as woodland and scrub and ensure that newly created habitats successfully establish and achieve their target condition within a set timeframe. It will also ensure that specific wildlife features, such as bird and bat boxes remain functional throughout the 30 year timeframe of the HMMP.

Habitats and condition targets

3.7 Table 6 overleaf presents a summary of what will be delivered based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve throughout a period of 30 years. The specific management to achieve these targets is detailed for each habitat on Tables 7 to 12, with a collated table of management prescriptions on Table 13. It should be noted that this excludes habitats with a 0 value such as buildings and road, as well as habitat within private ownership such as vegetated gardens, and some trees and shrubs.

Habitats retention

3.8 The retained trees and woodland have been protected through the design of the scheme, avoiding root protection areas where possible and using protective measures where unavoidable. Information on this can be found within the tree protection plan produced by David Archer Associates. Retained scrub is mature dense and thorny and not considered of risk of damage.

Monitoring

3.9 Full detail of the monitoring on site will be detailed in the full and final version of the HMMP. The general proposal for monitoring is for annual assessments of each habitat on site in the first five years and then a single visit every five years thereafter. All trees will be monitored by an arboriculturist and all other habitats will be monitored by an ecologist.

Table 6. Habitat and condition targets summary

Target Habitat Type	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Other neutral grassland	Poor	5	Passes for criteria A, B, D minimum Passes for criteria C, E and F desirable	New areas of wildflower-rich grassland along the western edge of the development and within the southern field.
Other neutral grassland	Moderate	5	Passes for criteria A, B, D minimum Passes for criteria C, E and F desirable	New areas of wildflower-rich grassland along the western edge of the development and within the southern field.
Other neutral grassland	Moderate	5	Passes for criteria A, C, D minimum Passes for criteria B, E and F desirable	SUDS basin seeded with wildflower grassland
Native hedgerow	Moderate	5	Passes for criteria A, C, D minimum	Areas of new native hedges to be created throughout the development.
Mixed scrub	Poor	1	Passes only assumed for criteria C	Native hedgerow planting too short to class as hedgerow
Mixed scrub	Moderate	5	Passes for criteria A, B, C, & D	Areas of new native shrub planting in the corners of the southern field to strengthen boundaries
Rural tree	Moderate	27	Passes for criteria A, B, and F only	New native tree planting on site

Table 7. Management and condition targets – Flowering lawns (Other neutral grassland - Poor)

Other neutral grassland - Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No	n/a	n/a
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	n/a	n/a
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	No	n/a	n/a
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	**Yes**	n/a	Flowering lawn areas will be mown to a height of *c.*40mm once a month between March and May, and again between August and October, within no cutting taking place in June/July to enable greater flowering opportunities.
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 activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	n/a	Damaged areas will be taped off scarified and re-seeded in the autumn.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type.	**No**	n/a	n/a

Table 8. Management and condition targets – Other neutral grassland (not SUDS)

Other neutral grassland (not SUDS) Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Graze/cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with EM5 seedmix at 4g/m$^{2.}$ And gently roll the area.	Starting the following August cut to *c.*40mm and collect and remove cuttings, where possible. Repeat this process in September and October. On all subsequent years the sward will be cut to *c.*40mm once in March, and again in September, with cuttings removed.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	n/a	n/a
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	n/a	After each September cut, the ground will be scarified to ensure between 1 and 5% of the area comprises bare ground.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
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 activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	n/a	The above management will help supress certain undesirable species.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type.	No	The proposed seed mix, includes at least 28 different species.	The above management will help maintain species-richness., although it may not be possible for all areas to maintain above a species richness of 10 species/m^2.

Table 9. Management and condition targets – Other neutral grassland (SUDS)

Other neutral grassland (SUDS) Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Seed SUDS basin with EM8 seedmix at 2g/m$^{2.}$ and gently roll the area.	Starting the following August cut to *c.*40mm and collect and remove cuttings, where possible. Repeat this process in September and October. On all subsequent years the sward will be cut to *c.*40mm once in March, and again in September, with cuttings removed.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	n/a	n/a
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	n/a	After each September cut, the bottom of the SUDS basin will be scraped to ensure between 1 and 5% of the basin comprises bare ground.
D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	n/a	The management described for A&B will ensure bracken and scrub remain below these thresholds.
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 activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No	n/a	The above management will help supress certain undesirable species.
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	The proposed seed mix, includes at least 17 different species.	The above management will help maintain species-richness., although it may not be possible to maintain above a species richness of 10 species/m^2.

Table 10. Management and condition targets – Native hedgerows

Native hedgerows Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A1	Height >1.5m average along length.	Yes	Hedges will be planted as whips 0.8-1m in height, and protected by tree guards.	Once established the hedgerows will be trimmed to a height of no lower than 2m in the winter period.
A2	Width >1.5m average along length.	Yes	Whips will be planted in two offset parallel lines at least 1m apart	Once established the hedgerows will be trimmed to a width of no thinner than 2m in the winter period.
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	n/a	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Whips will be planted at 1m intervals to ensure a continuous and dense hedge can develop	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.
C1	Undisturbed ground and perennial vegetation >1m 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 hedge (at least)	No	n/a	n/a
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	n/a	n/a
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) and recently introduced species.	Yes	Prior to planting the planting area will be inspected for invasive species , . If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Visual inspection annually during mid-summer. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	n/a	Areas of hedgerow that become significantly damaged will be removed (if necessary) and replanted.

Table 11. Management and condition targets – Mixed scrub

Mixed scrub Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
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 comprising more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).	Yes	All scrub planting will incorporate seven different native species, planted at 1.5m intervals.	Until establishment scrub will be watered as required to ensure success.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes	n/a	For the larger areas of scrub, every 10 years 30% of the scrub area will be coppiced to ground level to allow opportunities for new seedlings to emerge and create a variety of age classes in the long term.
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Yes	Prior to planting the area will be stripped of existing turf and a mulch applied around the whips to supress weed growth.	Undesirable species will be controlled as required to ensure they do not exceed 5% of ground cover. Herbicides should be avoided as a treatment however.
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	n/a	The management for other neutral grassland will ensure this criteria is passed, for all scrub targeting medium condition.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	n/a	n/a

Table 12. Management and condition targets – Urban trees

Urban trees Condition Assessment Criteria		Targeted	Creation/ enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	Yes	All new trees outside of private gardens will be native species and will pass	n/a
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).	Yes	n/a	n/a
C	The tree is mature (or more than 50% within the block are mature).	No	n/a	n/a
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.	No	n/a	n/a.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	n/a	n/a
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All trees are planted within soft landscaped areas	n/a

Table 13. Management prescriptions and timings

Habitat	Management action/prescription	Timing
Modified grassland	Mow to a height of 30-40 mm twice a month	Monthly March -May and August to October
	Scarify and reseed damaged areas once annually	September/October
	Visual inspection for invasive non-native species prior to cutting. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Monthly March -October
Other neutral grassland (excluding SUDS)	Graze/cut existing grass to ground level (and remove cuttings) in autumn. Scarify the ground and seed with EM5 seedmix at 4g/$m^{2.}$ And gently roll the area.	September/October ***First year only***
	Cut grassland to *c.*30mm and collect and remove cuttings	Twice a year: March and, September,
	After each September cut, the ground will be scarified to ensure between 1 and 5% of the area comprises bare ground.	September
Other neutral grassland (SUDS)	Seed SUDS basin with EM8 seedmix at 2g/$m^{2.}$ and gently roll the area.	First September after creation only
	Cut to a height of 30-40mm and collect and remove cuttings, where possible	Second year: Monthly August, September, October Subsequent years: Monthly March and September
	After each September cut, the bottom of the SUDS basin will be scraped to ensure between 1 and 5% of the basin comprises bare ground.	September
Native hedgerows	Plant whips in double staggered rows at 1m intervals	First autumn only
	Trim 1/3 of established hedgerows to a height and width of at least 2m	Once annually Nov-Feb, with a different hedge section each year.
	If a gap of at the base of the hedge develops to an extent which causes this condition to fail, the hedgerow will be subject to a hedge laying process by a sufficiently experienced contractor.	Only if required: Nov-Feb

	If gaps form in the hedge due to failed shrubs, these will be removed and new whips planted, and protected with tree guards.	Only if required: Autumn or spring
	Visual inspection for invasive non-native species. If any are identified, a specialist contractor will be employed to safely kill or legally dispose of it	Annually summer months
Scrub	Prior to planting the area will be stripped of existing turf and a mulch applied. Whips planted at 1.5m intervals	First spring or autumn only
	For the larger areas of scrub, every 10 years 30% of the scrub area will be coppiced to ground level	Every 10 years: Nov-Feb
	Control undesirable species to ensure they make up less than 5% of ground cover.	As required
Urban trees	Plant heavy and extra-heavy standards and apply mulch to bases	First spring or autumn only
All trees and shrubs (Including woodland)	Water to saturation of ground at base of new shrubs/trees	Weekly June-August in first three years, and as required outside of this (e.g. weekly in times of drought)
	Monitor health of all trees/shrub and replace where necessary	Annually: summer months
All habitats	Identify and remove litter	Monthly
Bird boxes	Clean out old nests and other material from bird boxes with stiff brush, to remove potential parasites.	Annually Sep-Feb
Bird and bat boxes	Confirm they are still attached and in good condition. If broken, they should be replaced by a comparable model. An ecologist should be consulted prior to removal of bat boxes.	Annually Oct to Feb

4.0 Conclusions

4.1 The baseline value of the site is **6.72 area units** and **0.15 linear units**.

4.2 Post-development the proposed value of the site would be **6.6 area units** and **0.48 linear units**, equating to a change of **-1.76%** and **+214.08%** respectively.

4.3 In order to achieve +10% net-gain and meet trading requirement for woodland 0.05units of lowland mixed deciduous woodland and 0.74 units of any habitat type will need to be purchased from an offsite provider.

4.4 As a condition of planning approval a full Habitat Management and Maintenance Plan (HMMP) will likely be required to detail the necessary management required to achieve the targeted net gain, over a 30 year timespan. An outline version of this document has been presented within this report.

Appendix 1: Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland (included amenity grassland)		
Condition Assessment Criteria		**Sheep pasture**
1	There are 6-8 vascular plant species per m 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 m~ (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.	**Fail** 5.4 species per m^2 (*based on 5 quadrats)*
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	**Fail** *Uniform grazed sward*
3	Some scattered scrub (including bramble) 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*.	**Pass**
4	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.	**Pass**
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?.	**Pass**
6	Cover of bracken is less than 20%.	**Pass**
7	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	**Pass**
	Condition	**Poor**
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion 1	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion 1	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion 1	

Footnote 1 - Creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover and cow parsley.

Condition Sheet: SCRUB Habitat Type		
UKHab Habitat Type(s): All forms of scrub		
Condition Assessment Criteria		**Hazel scrub**
1	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species[1], with no single species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover).	**Pass**
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran[2]) shrubs are all present.	**Pass**
3	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]) and species indicative of sub-optimal condition[5] make up less than 5% of ground cover.	**Pass**
4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	**Pass**
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	**Fail**
	Condition	**Moderate**

Condition Assessment Result	
Good	Passes 5 of 5 criteria
Moderate	Passes 3 or 4 of 5 criteria
Poor	Passes 2 or fewer criteria

Footnote 1 - Native woody species as d efined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).
Footnote 2 - See gov.uk standing advice on ancient and veteran species. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.
Footnote 4 - Wildlife and Countryside Act 1981 (as amended).
Footnote 5 - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish bluebell and hybrid bluebells. There may be additional relevant species local to the region and or site.

Condition Sheet: LINE OF TREES Habitat Type			
Condition Assessment Criteria		**Southern line of ash trees**	**Northern Sycamore/ash tree lines**
1	More than 70% of trees are native species.	**Pass**	**Fail**
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	**Pass**	**Pass**
3	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.	**Fail**	**Fail**
4	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 advice[2]	**Pass**	**Fail**
5	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.	**Fail**	**Pass**
	Condition	**Moderate**	**Poor**
Condition Assessment Result			
Good	Passes 5 of 5 criteria		
Moderate	Passes 3 or 4 of 5 criteria		
Poor	Passes 0, 1 or 2 of 5 criteria		

Footnote 2 -Veteran trees can be classified if they have four out of the five following features:

1. Rot sites associated with wounds which are decaying >400 cm^2;
2. Holes and water pockets in the trunk and mature crown >5 cm diameter;
3. Dead branches or stems >15 cm diameter;
4. Any hollowing in the trunk or major limbs;
5. Fruit bodies of fungi known to cause wood decay.

Condition Sheet: URBAN - NON PRIORITY Habitat Type		
UKHab Habitat Type(s): Sparsely vegetated land - Ruderal/ephemeral and Tall forbs; Urban – Allotments/Bioswale/Cemeteries and churchyards/Open mosaic habitats on previously developed land(OMH)/Rain garden/SUDs/bare ground/all green walls and roofs		
Condition Assessment Criteria		**Ruderal/ephemeral (Ivy)**
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	**Fail** (more than 80% ivy)
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	**Fail** (poor diversity)
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	**Pass**
	Condition	**Poor**

Condition Assessment Result	
Good	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3
Moderate	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3
Poor	Passes 0 or 1 of 3 core criteria

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)
For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Condition Sheet: WOODLAND Habitat Type					
UKHab Habitat Type(s): All woodlands (except wood pasture)					
Condition Assessment Criteria					
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**
					West woodland
A	**Age distribution of trees Footnote 1**	Three age-classes[1] present	Two age-classes[1] present	One age-class[1] present	**2**
B	**Wild, domestic and feral herbivore damage Footnote 2**	No significant browsing damage evident in woodland[2]	Evidence of significant browsing pressure is present in 40% or less of whole woodland[2]	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2]	**3**
C	**Invasive plant species Footnote 3**	No invasive species[3] present in woodland	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, 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 Footnote 4**	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	None to two native tree or shrub species[4] across woodland parcel	**3**
E	**Cover of native tree and shrub species Footnote 5**	> 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**
F	**Open space within woodland Footnote 6 and 7**	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].	**2**
G	**Woodland regeneration Footnote 8**	All three classes present in woodland[8]; trees 4-7cm 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**

H	**Tree health Footnote 9**	Tree mortality less than 10%, no pests or diseases and no crown dieback[9]	11% to 25% 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]	**1**
I	**Vegetation and ground flora Footnote 10**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] present at ground layer present	No recognisable woodland NVC plant community[10] at ground layer present	**1**
J	**Woodland vertical structure Footnote 11**	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]	**1**
K	**Veteran trees Footnote 12**	Two or more veteran trees[12] per hectare	One veteran tree[12] per hectare	No veteran trees[12] present in woodland	**1**
L	**Amount of deadwood Footnote 13**	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].	**3**
M	**Woodland disturbance Footnote 14**	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]	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground[14]	**2**
				Total score (out of a possible 39)	**27 - Moderate**

Condition Assessment Score	
Good	Total score >32 (33 to 39)
Moderate	Total score 26 to 32
Poor	Total score <26 (13 to 25)

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). *Assessing your Woodland's Condition* [online]. Available from: Woodland Wildlife Toolkit (sylva.org.uk). The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch *Betula* sp., cherry *Prunus* sp. or *Sorbus* sp.: 0 - 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or *Sorbus* species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly. Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Reynoutria japonica*; cherry laurel *Prunus laurocerasus*; shallon *Gaultheria shallon*; snowberry *Symphoricarpos albus*; variegated yellow archangel *Lamiastrum galeobdolon subsp. argentatum*; rhododendron *Rhododendron ponticum*; and tree-of-heaven *Alianthus altissima*.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 – Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.

Footnote 11 – This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and:Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 – See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

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