

Land at LVS Hassocks, London Road, Sayers
Common, West Sussex

Biodiversity Net Gain Assessment

January 2026

Quality Management	
Client:	Wates Developments Limited and the Licensed Trade Charity (LTC)
Project:	Land at LVS Hassocks, London Road, Sayers Common, West Sussex
Report Title:	Biodiversity Net Gain Assessment
Project Number:	1006836
File Reference:	6836 BNGA v1 CW/LK
Date:	22/01/2026

Copyright
The copyright of this document remains with Aspect Ecology. All rights reserved. The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of Aspect Ecology.

Liability
This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Aspect Ecology no other party may use, or rely on the contents of the report. No liability is accepted by Aspect Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, express or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties; Aspect accepts no liability for any reliance placed on such information. This report is subject to the restrictions and limitations referenced in Aspect Ecology's standard Terms of Business.

Contact Details
Aspect Ecology Ltd Hardwick Business Park Noral Way Banbury Oxfordshire OX16 2AF t 01295 279721 e info@aspect-ecology.com w www.aspect-ecology.com

Contents

Text:

1	Introduction	1
2	Methodology.....	5
3	Pre-development ('Baseline') Habitats	6
4	Post-development Habitats and BNG Assessment Result (Preliminary Assessment)	8
5	Summary and Conclusions	12

Plans:

Plan 6836/BNG1	Pre-development Habitat Mapping
Plan 6836/BNG2	Post-development Habitat Mapping

Appendices:

Appendix 6836/BNG1	Habitat Condition Assessment Sheets
Appendix 6836/BNG2	Relevant Output from the Statutory Biodiversity Metric Calculation Tool

1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology is advising Wates Developments Limited and the Licensed Trade Charity (LTC) in respect of the Land at LVS Hassocks, London Road, Sayers Common, West Sussex (hereafter referred to as 'the site'), which is proposed for development to provide redevelopment of the application site (identified as a proposed allocation under Policy DPSC7 of the draft Mid Sussex District Plan), under a hybrid application for separate and severable elements comprising the demolition of all existing buildings bar the chapel, to be retained for use within Use Class F, and:

- a) Full planning permission for the development of the northwestern part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and
- b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.

1.1.2 To inform the planning application, Aspect Ecology has undertaken a Biodiversity Net Gain (BNG) assessment to determine the level of BNG that can be achieved under the scheme. This work is based on the Statutory Biodiversity Metric tool¹ issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

Legislation

1.2.1 In England, Biodiversity Net Gain has been mandatory since 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).

1.2.2 Schedule 7A (Part 2) identifies that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.

1.2.3 Government advice² sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):

- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition (see section 1.3 of this report)

¹ Statutory Biodiversity Metric (2024) Auditing and Accounting for Biodiversity Calculation Tool

² Defra (2023) 'Biodiversity net gain: what local planning authorities should do', updated 28/11/24

- In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:
 - i. the pre-development ('baseline') biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value) (see Table 3.1 and Appendix 6836/BNG2 of this report)
 - ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date (not applicable to this project)
 - iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') (see Section 3.2 of this report)
 - iv. where unauthorised degradation has taken place between 30th January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out (not applicable to this project)
 - v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date) (see Section 3.3 of this report)
 - vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (see Plan 6836/BNG1)

Local Policy

- 1.2.4 Planning policy at the local level is set out within the Adopted District Plan (2014 – 2031). Further supporting guidance, relating specifically to Biodiversity Net Gain is set out within the Submission Draft District Plan (Regulation 19) (2021 – 2039), (Dec 2023), under policy DPN2: Biodiversity Net Gain.

Good Practice Principles for Development

- 1.2.5 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain³, accompanied by a practical guide⁴. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

- 1) Apply the Mitigation Hierarchy: Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 2) Avoid losing biodiversity that cannot be offset by gains elsewhere: Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve no net loss or Net Gain.

³ CIEEM, CIRIA, IEMA (2016) 'Biodiversity Net Gain: Good practice principles for development'

⁴ CIEEM, CIRIA, IEMA (2019) 'Biodiversity Net Gain. Good practice principles for development: A practical guide'

- 3) Be inclusive and equitable: Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible.
- 4) Address risks: Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 5) Make a measurable Net Gain contribution: Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- 6) Achieve the best outcomes for biodiversity: Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when:
 - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses
 - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation
 - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels
 - Enhancing existing or creating new habitat
 - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity
- 7) Be additional: Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 8) Create a Net Gain legacy: Ensure Net Gain generates long-term benefits by:
 - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity
 - Planning for adaptive management and securing dedicated funding for long-term management
 - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
 - Mitigating risks from other land uses
 - Avoiding displacing harmful activities from one location to another
 - Supporting local-level management of Net Gain activities
- 9) Optimise sustainability: Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 10) Be transparent: Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

- 1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an initial assessment of the likely net change in biodiversity value under the proposed development, and a high-level consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

2.1.1 The site was surveyed in August 2024 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.

2.1.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology⁵, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.0⁶, and condition assessed in accordance with the methodology set out in the Metric Technical Annex⁷ and using professional judgement. In line with guidance⁸, the fine scale minimum mapping unit of 25sqm or 5m in length has been used where possible/relevant.

2.2 Survey Constraints and Limitations

2.2.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. However, the Phase 1 habitat survey was undertaken within the optimal season, therefore allowing a robust assessment of the habitats and botanical interest across the site to be made.

2.3 Biodiversity Net Gain Assessment

2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide⁹. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.

2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3. above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based on the habitat survey information collected during the baseline habitat survey (see Section 2.1 above).

2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on drawings '403.065419.00001_Resi Additional Tree Scrub and Hedgerow Planting', '403.065419.00001_SC77_LVS School Hard Landscape GA_Rev B' and '403.065419.00001_SC78_LVS School Hard Landscape GA_Rev B'. A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the proposed land uses

⁵ Joint Nature Conservation Committee (2010, as amended) 'Handbook for Phase 1 habitat survey: A technique for environmental audit'

⁶ UKHab Ltd (2023) - UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

⁷ Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology

⁸ The UK Habitat Classification User Manual Version 1.1 (2020)

⁹ Defra (February 2024) 'The Statutory Biodiversity Metric – User Guide'

and landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

2.4 Irreplaceable Habitats

2.4.1 Irreplaceable habitats are now defined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 and include blanket bog, lowland fens, limestone pavements, coastal sand dunes, ancient woodland, ancient trees and veteran trees, spartina saltmarsh swards and mediterranean saltmarsh scrub. Irreplaceable habitats are excluded from BNG, as losses to them cannot be offset to achieve net gain.

2.5 Strategic Significance

2.5.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped/listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies). Strategic significance has been assigned to the baseline and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy)
- Medium (location ecologically desirable but not in local strategy)
- Low (area/compensation not in local strategy)

3 Pre-development ('Baseline') Habitats

3.1 Overview

3.1.1 Descriptions of the existing habitats are set out in detail within the Ecological Appraisal prepared by Aspect Ecology, dated January 2026 (ref. 6836 EcoAp vf4).

3.1.2 Detailed condition assessment sheets are provided at Appendix 6836/BNG1, with habitat locations depicted on Plan 6836/BNG1.

3.2 Degradation

3.2.1 During the survey work undertaken in August 2024, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30th January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance¹⁰.

3.3 Irreplaceable Habitats

3.3.1 A single veteran tree is present within the site, which is to be retained within the proposals.

¹⁰ CIEEM (April 2019) 'On the lifespan of ecological reports and surveys'

3.4 Strategic Significance

- 3.4.1 None of the habitats within the site are mapped within a published LNRS or any specified alternative documents. Therefore, in accordance with the User Guide, low strategic significance has been applied to the pre-development habitats.

3.5 Pre-development Biodiversity Value of On-site Habitats

- 3.5.1 The pre-development biodiversity value of the on-site habitats has been calculated using the Statutory Biodiversity Metric. A full copy of the Metric is provided as a separate Excel workbook. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.1 (below).

Table 3.1. Pre-development ('Baseline') Biodiversity Value of the On-site Habitat*

On-site Baseline	Overall Units
Area habitats	61.42
Hedgerows and tree lines	18.09
Watercourse	N/A

* Based on the Statutory Biodiversity Metric, Published 29 November 2023, Updated 23 July 2024

4 Post-development Habitats and BNG Assessment Result (Preliminary Assessment)

4.1 Introduction

4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with a guide as to how a 10% gain in biodiversity can be delivered.

4.2 Assumptions

4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (anticipated to be defined by a future management plan)
- The grassland within the site will be subject to appropriate management to enable it to achieve moderate condition
- All newly planted trees are assumed to be of small size, with those over hardstanding achieving poor condition and the remainder achieving moderate condition with appropriate management

4.3 Irreplaceable Habitats

4.3.1 All irreplaceable habitats are fully retained under the proposals, and are exempt from the BNG calculations.

4.4 Strategic Significance

4.4.1 No strategic significance has been applied to the post-development habitats within the site.

4.5 Habitat Type and Condition

4.5.1 Summaries of the proposed post-development habitat creation/enhancement are set out in Tables 4.1 to 4.2 below. Post-development habitat locations are shown on Plan 6747/BNG2.

Table 4.1. Post-development On-site Habitat Creation

Habitat	Target Condition	Condition Rationale
Allotments	Moderate	Food growing areas are proposed within the new development which are anticipated to achieve at least moderate condition within 1 year.
Artificial Unvegetated, Unsealed Surface	N/A	Several play areas are featured within the site. No assessment for the condition of this habitat is required.

Artificial Unvegetated, Unsealed Surface	N/A	Areas of Grasscrete are to be created in the site (assuming 50% will be hardstanding) within the school development. No assessment for the condition of this habitat is required.
Modified Grassland	Poor	Areas of Grasscrete are to be created in the site (assuming 50% modified grassland) within the school development, expected to achieve poor condition within 1 year with suitable management.
Developed Land; Sealed Surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.
Vegetated garden	N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Introduced Shrub	N/A	Areas of introduced shrub are proposed in the school area. No assessment for the condition of this habitat is required.
Lowland Mixed Deciduous Woodland	Poor	Areas of Lowland Mixed Deciduous Woodland are proposed near the northern and southern boundaries along with a section within the centre of the site. This is expected to achieve poor condition within 10 years with suitable management.
Mixed Scrub	Moderate	Areas of mixed scrub are proposed throughout the site, expected to achieve moderate condition within 5 years with suitable management.
Modified Grassland	Moderate	Areas of amenity grassland to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve a moderate condition within 4 years.
Other Neutral Grassland	Moderate	Areas of Other Neutral Grassland situated away from the built development are proposed within the site, expected to achieve moderate condition within 5 years with suitable management.
Other Neutral Grassland	Moderate	SuDS features are proposed within the site, featuring a swale and basins to comprise an area of wildflower grassland that is seeded with a mixture of species suitable for seasonally wet soils which may flood over winter. With appropriate management prescriptions, it is considered that this SUDS area will achieve a moderate condition within 5 years with suitable management.
Ponds (non-priority)	Moderate	Ponds are to be created with the south of the site to form permanently wet parts of a sustainable drainage system.
Rain Garden	Moderate	Areas of rain garden are proposed near areas of built development and hardstanding, expected to achieve moderate condition within 3 years with suitable management.
Traditional Orchards	Moderate	Traditional Orchards are proposed within the north and northeast of the site. expected to achieve moderate condition within 20 years with suitable management.
Urban Trees	Poor	Native trees to be planted throughout the site within areas of open space and adjacent the built development, expected to achieve moderate condition within 30 years with suitable management.
Urban Trees	Moderate	Native trees to be planted throughout the site within areas of open space and adjacent the built development, expected to achieve moderate condition within 30 years with suitable management.

Table 4.2. Post-development On-site Linear Feature (Hedgerow) Creation

Habitat	Target Condition	Condition Rationale
Species-rich Native Hedgerow	Moderate	Species-rich Native hedgerow will be created within the north of the site. Through suitable management this habitat would be expected to reach moderate condition within 5 years.
Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch	Moderate	Species-rich Native Hedgerow with Trees -Associated with Bank or Ditch will be created within the north of the site, separating Fields F0 and F1. Through suitable management this habitat would be expected to reach moderate condition within 10 years.

4.6 Anticipated Change in Biodiversity

- 4.6.1 The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set out above. A copy of the Metric is provided separately as an Excel workbook and relevant extracts from the completed calculator tool are provided at Appendix 6836/BNG2.
- 4.6.2 When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.4 (below):

Table 4.3 Anticipated Change in Biodiversity

	Change in Units	% Change	Trading Rules Satisfied?
On-site Habitats	-0.54	-0.88%	No
On-site Hedgerows and Tree Lines	+3.89	+21.52	Yes
On-site Watercourses	N/A – No watercourses present		

- 4.6.3 On the basis of the considerations and proposals set out (including the assumptions and limitations discussed above and within the comments in the spreadsheet tool), the Statutory Metric calculator indicates a net biodiversity unit change of -0.54 Habitat Units (representing a calculated loss of 0.88%) and +3.89 Hedgerow Units (representing a calculated gain of 21.52%) within the site boundary.
- 4.6.4 As can be seen from the above, under the proposed development a 10% net gain in biodiversity will not be delivered within the site itself. To achieve a 10% net gain in habitat units and satisfy trading rules, a minimum of 6.68 off-site units are required, of which 5.63 units must comprise individual trees or a higher distinctiveness habitat type.
- 4.6.5 If off-site units are purchased outside of the site's LPA or National Character Area (NCA), a spatial risk multiplier will be applied. For units within a neighbouring LPA/NCA, the required number of units is multiplied by 1.3. For units at a national level, the required number of units is multiplied by 2. Accordingly, it will be necessary for the development to secure 6.68 units of individual trees (or higher distinctiveness habitat) from within the same LPA/NCA, increasing to 8.684 units in a neighbouring LPA/NCA or to 13.36 units purchased at a national level.
- 4.6.6 Under the relevant legislation, consideration of how the 10% gain will be delivered off site is determined post-planning, via a Biodiversity Gain Plan. However, at this stage it is helpful to highlight that there are local offsetting options available, such as the Ardingly Habitat Bank covered by Mid Sussex District Council. The site is in the National Character Area (NCA)

Low Weald which is the same as Chiddingfold Habitat Bank. Given the low number of habitat units required and the low distinctiveness of the existing on-site habitats, offsetting through the creation of off-site habitats is expected to be readily achievable. Alternatively, the off-site BNG units could be delivered through a national BNG broker, subject to the application of the relevant spatial risk multiplier, where relevant. Finally, as a last resort, the off-site BNG units can be delivered by purchasing the government's statutory biodiversity credits. The exact approach to be pursued can be confirmed by way of a Biodiversity Gain Plan following grant of planning permission.

4.7 Biodiversity Gain Hierarchy

4.7.1 The Biodiversity Gain Hierarchy and its implications for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects.
- ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated for by prioritising, in order: the enhancement of existing on-site habitats, creation of new on-site habitats, allocation of registered off-site gains and finally the purchase of biodiversity credits.

4.7.2 In relation to point (i), there are no very high distinctiveness habitats within the site. High distinctiveness habitats present within the site are limited to lowland mixed deciduous woodland, ponds (priority habitat) and traditional orchard. Medium distinctiveness habitats include other neutral grassland, scrub, ponds (non-priority) and individual trees. It has not been feasible to avoid adverse effects on the individual trees habitat, and therefore mitigation is proposed. Losses of other high and medium distinctiveness habitats are minimal and do not constitute a significant loss and have been offset through new woodland orchard creation within the site.

4.7.3 In relation to point (ii), adverse effects will be compensated for by enhancing existing on-site habitats and creating new on-site habitats.

5 Summary and Conclusions

- 5.1 Aspect Ecology is advising Wates Developments Limited and the Licensed Trade Charity (LTC) in respect of the Land at LVS Hassocks, London Road, Sayers Common, West Sussex which is proposed for development to provide redevelopment of the application site (identified as a proposed allocation under Policy DPSC7 of the draft Mid Sussex District Plan), under a hybrid application for separate and severable elements comprising the demolition of all existing buildings bar the chapel, to be retained for use within Use Class F, and:
- a) Full planning permission for the development of the northwestern part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and
 - b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.
- 5.2 BNG is a process that is considered both during the determination of planning applications and post-planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, thereby satisfying the LPA's statutory requirements under the BNG legislation.
- 5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken. This assessment concludes that the proposed development will result in a net loss in habitat units amounting to -0.54 units (-0.88%). To achieve a 10% net gain in habitat units, a total of 6.68 off-site units would therefore be required, of which 5.63 units must comprise individual trees or a higher distinctiveness habitat type to satisfy trading rules.

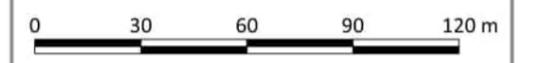
Plan 6836/BNG1:

Pre-development Habitat Mapping



- Key continued:**
- Line of trees - Moderate Condition (0.325km)
 - Line of trees - Poor Condition (0.46km)
 - Species-rich native hedgerow with trees - associated with bank or ditch - Good Condition (0.205km)
 - Species-rich native hedgerow with trees - Good Condition (0.155km)
 - Species-rich native hedgerow - Good Condition (0.115km)
 - Native hedgerow with trees - associated with bank or ditch - Good Condition (0.03km)
 - Native hedgerow - associated with bank or ditch - Moderate Condition (0.095km)
 - Native hedgerow with trees - Moderate Condition (0.13km)
 - Native hedgerow - Good Condition (0.325km)
 - Native hedgerow - Moderate Condition (0.455km)
 - Native hedgerow - Poor Condition (0.16km)
 - Non-native and ornamental hedgerow - Poor Condition (0.345km)

- Key:**
- Site Boundary
 - Modified grassland - Moderate Condition (2.4675ha)
 - Modified grassland - Poor Condition (9.3400ha)
 - Traditional orchards - Moderate Condition (0.1275ha)
 - Mixed scrub - Poor Condition (0.1375ha)
 - Blackthorn scrub - Poor Condition (0.1575ha)
 - Bramble scrub (0.2875ha)
 - Ruderal/Ephemeral - Moderate Condition (0.2725ha)
 - Lowland mixed deciduous woodland - Poor Condition (0.3150ha)
 - Ponds (priority habitat) - Moderate Condition (0.0225ha)
 - Ponds (non-priority habitat) - Moderate Condition (0.0325ha)
 - Allotments - Moderate Condition (0.0400ha)
 - Vegetated garden (0.0925ha)
 - Developed land; sealed surface: Building (0.3275ha)
 - Developed land; sealed surface: Hardstanding (0.7925ha)
 - Rural Good Condition Tree [45]
 - Rural Moderate Condition Tree [54]
 - Rural Poor Condition Tree [2]
 - Veteran Good Condition Tree [1]



aspect ecology
APEM Group

Aspect Ecology Limited - West Court - Hardwick Business Park
 Noral Way - Banbury - Oxfordshire - OX16 2AF
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

LVS Hassocks PROJECT

Pre-development Habitat Mapping TITLE

6836/BNG1 DRAWING NO.

E/JP REV

January 2026 DATE

CW/JP QC



Plan 6836/BNG2:

Post-development Habitat Mapping



- Key continued:**
- Proposed Artificial unvegetated, unsealed surface (0.2875ha)
 - Proposed Artificial unvegetated, unsealed surface: Grasscrete (0.1600ha)
 - Retained Veteran Tree Good Tree [1]
 - Retained Rural Moderate Tree [24]
 - Retained Rural Good Tree [34]
 - Proposed Urban Poor Tree [230]
 - Proposed Urban Moderate Tree [133]
 - Retained Line of trees - Moderate Condition (0.31km)
 - Retained Line of trees - Poor Condition (0.41km)
 - Retained Species-rich native hedgerow with trees - associated with bank or ditch - Good Condition (0.205km)
 - Retained Species-rich native hedgerow with trees - Good Condition (0.155km)
 - Retained Species-rich native hedgerow - Good Condition (0.065km)
 - Retained Native hedgerow with trees - associated with bank or ditch - Good Condition (0.005km)
 - Retained Native hedgerow - associated with bank or ditch - Moderate Condition (0.085km)
 - Retained Native hedgerow with trees - Moderate Condition (0.13km)
 - Retained Native hedgerow - Good Condition (0.18km)
 - Retained Native hedgerow - Moderate Condition (0.455km)
 - Retained Native hedgerow - Poor Condition (0.135km)
 - Retained Non-native and ornamental hedgerow - Poor Condition (0.245km)
 - Proposed Species-rich native hedgerow (0.55km)
 - Proposed Species-rich native hedgerow with trees - associated with bank or ditch (0.235km)

- Key:**
- Site Boundary
 - Retained Traditional orchards (0.1025ha)
 - Retained Ponds (priority habitat) - Moderate Condition (0.0225ha)
 - Retained Ponds (non-priority habitat) - Moderate Condition (0.0325ha)
 - Retained Modified grassland (0.0750ha)
 - Retained Modified grassland - Moderate Condition (0.0750ha)
 - Retained Mixed scrub (0.0950ha)
 - Retained Lowland mixed deciduous woodland - Poor Condition (0.2350ha)
 - Retained Developed land; sealed surface: Building (0.0350ha)
 - Retained Bramble scrub (0.1625ha)
 - Retained Blackthorn scrub (0.1225ha)
 - Retained Allotments - Moderate Condition (0.0375ha)
 - Proposed Vegetated garden (1.8375ha)
 - Proposed Traditional orchards (0.0975ha)
 - Proposed Rain garden (0.1250ha)
 - Proposed Ponds (non-priority habitat) (0.0700ha)
 - Proposed Other neutral grassland (1.7500ha)
 - Proposed Other neutral grassland (wet) (0.5800ha)
 - Proposed Modified grassland (2.9425ha)
 - Proposed Mixed scrub (0.6275ha)
 - Proposed Lowland mixed deciduous woodland (0.6025ha)
 - Proposed Introduced shrub (0.0575ha)
 - Proposed Developed land; sealed surface: Hardstanding (2.9000ha)
 - Proposed Developed land; sealed surface: Building (1.4425ha)



aspect ecology
APEM Group

Aspect Ecology Limited - West Court - Hardwick Business Park
 Noril Way - Banbury - Oxfordshire - OX16 2AF
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

LVS Hassocks PROJECT

Post-development Habitat Mapping TITLE

6836/BNG2 DRAWING NO.

G/JP REV

January 2026 DATE

CW/JP QC



Appendix 6836/BNG1:

Habitat Condition Assessment Sheets

Habitat Condition Assessment Sheets: Grasslands

Grassland parcel	Management	Cover of Rye-grass and White Clover	Herb content	Herb content excluding sub-optimal species	Sward description	Varied sward height- at least 20% less than 7cm and 20% more than 7cm	Bare ground cover	Bracken cover	Scrub cover	Cover of sub-optimal species	Physical damage	Invasive Schedule 9 plant species	Other features	Are grasses other than Rye-grass, Timothy, Cock's-foot and Meadow Fescue at least abundant within sward	Average species per m ²	Date of survey	Grassland habitat type
G1	Mown	30%+	20-30%	10-20%	Uniform. Very short mown sward, less than 5cm	No	Less than 1%	Less than 1%	Less than 1%	More than 5%	Less than 5%	N/A	N/A	Yes	6.2	29/08/2024	Modified Grassland
G2	Unmanaged	Less than 10%	20-30%	10-20%	Outgrown and interspersed with surrounding forbs	No	Less than 1%	Less than 1%	Less than 1%	More than 5%	Less than 5%	N/A	N/A	Yes	5.8	29/08/2024	Modified Grassland
F0/F1	Sheep grazed	Less than 10%	Less than 10%	Less than 10%	Fairly uniform- short grazed	No	1-5%	Less than 1%	Less than 1%	Less than 5%	Less than 5%	N/A	N/A	Yes	3.4	29/08/2024	Modified Grassland
F2	Mown	30%+	20-30%	Less than 10%	Uniform short mown sward	No	Less than 1%	Less than 1%	10-20%	More than 5%	Less than 5%	N/A	N/A	Yes	7	29/08/2024	Modified Grassland
F3	Mown	30%+	Less than 10%	Less than 10%	Uniform short	No	1-5%	Less than 1%	Less than 1%	5-10%	Less than 5%	N/A	N/A	Yes	4.4	29/08/2024	Modified Grassland
F4	Mown	30%+	Less than 10%	Less than 10%	Uniform short	No	1-5%	Less than 1%	Less than 1%	5-10%	Less than 5%	N/A	N/A	Yes	4.4	29/08/2024	Modified Grassland
F5/F6	Mown	30%+	Less than 10%	Less than 10%	Uniform short	No	1-5%	Less than 1%	Less than 1%	5-10%	Less than 5%	N/A	N/A	Yes	4.4	29/08/2024	Modified Grassland

Grey shaded columns indicate criteria for medium and above distinctiveness grasslands, with cells shaded in green indicating qualifying criteria

Habitat Condition Assessments Sheets: Hedgerows

Hedgerow number	Hedgerow type	Associated with bank/ditch	Height (more than 1.5m*)	Width (more than 1.5m*)	Woody species (species listed under Schedule 3 of the Hedgerows Regulations 1997 underlined)	Average woody species per 30m (as listed under Schedule 3 of the Hedgerows Regulations 1997)	More than 80% native species	Ground flora and climbers (species listed under Schedule 2 of the Hedgerows Regulations 1997 underlined)	Standard trees - number, age class of trees present (young/mature/veteran/ancient), species, notable specimens	Other associated features (footpath, parallel hedge)	Other comments	Gap at hedgerow base less than 0.5m for >90% of length*	Less than 10% gaps and no canopy gaps more than 5m*	More than 1m width of undisturbed ground present for more than 90% of length*	Nettles, Cleavers and Docks dominate less than 20% cover of area of undisturbed ground*	More than 90% of hedgerow and undisturbed ground free of invasive non-native plants*	More than 90% of hedgerow and undisturbed ground free of damage*	Hedgerow with trees only - more than one age class of trees present and at least one mature/ancient/veteran tree per 50m*	Hedgerow with trees only - at least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife)*	Likely to qualify as important hedgerow under the wildlife and landscape criteria of the Hedgerows Regulations 1997
H1	Species-rich native hedgerow	None	3m	2m	<u>Oak, Goat Willow, Field Maple, Hornbeam, Ash, Hawthorn</u>		Yes	Bramble, Hedge Bindweed, Lilac, Bay Laurel, Dock, Cleavers, Nettle, Prickly Sow Thistle, Hedge Bindweed, Parsley, Ground Elder	Semi Mature/Mature Oak, Ash, Goat/Grey Willow	Bridleway	Some gaps for access to an electric generator and access to school compound	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	No
H2	Native hedgerow	None	3m	2m	<u>Hawthorn, Blackthorn, Sycamore, Ash, Field Maple, Dog Rose, Oak, Goat Willow</u>		Yes	Ivy, <u>Wood False-Brome</u> , Ivy, Dock, Cleavers, Nettle, Prickly Sow Thistle, Hedge Bindweed, Parsley, Ground Elder.	Semi Mature/Mature Oak, Ash, Goat/Grey Willow	Bridleway	Amenity grassland present at end of track	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	Yes
H3	Non-native and ornamental hedgerow	None	3m	1m	<u>Ash, Sycamore, Hawthorn</u>		No	Nettles, Cleavers	Early mature ash, sycamore, younger sm sycamore, hawthorn	Bridleway	Gappy at base, canopy continuous. Defunct outgrown hedgerow/treeline							N/A	N/A	No
H4	Species-rich native hedgerow with trees	Ditch	2-5m	5m	<u>Field Maple, Oak, Goat Willow, Apple, Ash, Beech, Blackthorn, Hawthorn</u>		Yes	Bramble, Ivy	Mature Oak, Goat Willow, Apple, Ash Beech	Double hedgerow straddling dry ditch	Sheep are able to get in to the hedgerow in places.	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Yes
H5	Species-rich native hedgerow	None	5-8m	5m	<u>Oak, Blackthorn/Damson, Hawthorn</u> dominated		Yes	Bramble. False Oat Grass	Mature Oaks, Veteran Oak	Stock proof fencing along majority.	Central ditch may be present.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	No
H5a	Native hedgerow with trees	None	5-8m	5m	<u>Oak, Blackthorn, Dog Rose.</u>		Yes	Outgrown grassland, Nettle.	Mature/veteran (potentially ancient) Oaks		Continuation of H5	Fail	Fail	Pass	Fail	Pass	Pass	Pass	Pass	No

Habitat Condition Assessments Sheets: Hedgerows

H6	Native hedgerow with trees	Ditch	10 m	3-5m	Prunus sp., <u>Rose sp.</u> , <u>Dog Rose</u> , <u>Ash</u>	Yes	Bramble, grassland species as per field.	Small early/mature Ash	Remnants of ditch inside.	Same as H6a. Not protected from sheep so leggy at base.	Fail	Pass	Fail	Pass	Pass	Pass	Fail	Fail	No
H6a	Native hedgerow	Ditch	10 m	3-5m	Prunus sp., <u>Rose sp.</u> , <u>Ash</u>	Yes	Bramble, grassland species as per field.	Small early/mature Ash	Remnants of ditch inside.	Same as H6a. Not protected from sheep so leggy at base.	Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H7	Native hedgerow	None	8m	3m	<u>Blackthorn</u> , Damson.	Yes	Bramble, Bindweed, Common Vetch, False Oat Grass, Nettle, Cow Parsley, Tare, Russian Comfrey. Ground flora as per grassland field but more outgrown.		Yellow aggregates on ground		Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H8	Non-native and ornamental hedgerow	None	1m	1.5 m	<u>Dogwood</u>	No	Ground flora grassland										N/A	N/A	No
H9	Native hedgerow	None	1.5 m	1.5 m	<u>Hawthorn</u>	Yes	Bramble, Ground flora as per F2 grassland			Similar to H8 but native. Small box cut ornamental hedgerow	Pass	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H20	Native hedgerow	None	3-5m	4-5m	<u>Blackthorn</u> , <u>Hawthorn</u> , Young <u>Beech</u>	Yes	Nettles, Cleavers, Ivy		On Northern boundary of main hardstanding track	Not recently managed. Runs alongside ditch.	Fail	Fail	Pass	Pass	Pass	Pass	N/A	N/A	No
H11	Native hedgerow	None	2m	1m	<u>Elm</u> , <u>Privet</u> , <u>Hawthorn</u> , Sycamore	Yes	Ivy		Curtilage for northern bungalow		Pass	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H12	Non-native and ornamental hedgerow	None	1.5-2m	1-1.5 m	<u>Elm</u> , <u>Privet</u> , <u>Hawthorn</u> , Sycamore	No	Ornamental Barberry sp., Bramble, Nettle, Bindweed, Ground Ivy		Curtilage for southern bungalow								N/A	N/A	No
H14	Native hedgerow	None	7m	4m	Field <u>Hawthorn</u> , <u>Blackthorn</u> , Horse Chestnut, Sycamore, <u>Lime</u> , <u>Ash</u> , <u>Oak</u>	Yes	Willow scrub, Bramble, Ruderal sp., Long Grassland sp., Yellow Iris, Willowherb, Nettle, Snowberry	Early mature/mature Oak		Linear feature with adjacent field hawthorn	Fail	Pass	Pass	Fail	Fail	Pass	N/A	N/A	Yes
H15	Non-native and ornamental hedgerow	None	8m	5m	Sycamore, <u>Beech</u> , Dense <u>Cherry</u> , Laurel Hedge	No				Loose grouping of trees							N/A	N/A	No
H16	Native hedgerow	None	8m	3m	<u>Privet</u> , <u>Hawthorn</u> , <u>Holly</u> , <u>Oak</u>	Yes	Bramble, Long Sward Grassland, <u>Bluebell</u> , Greater Stitchwort, Ivy	Mature Oak, mature sycamore	Path leads to a cemetery.	Some management loose box cut but lost shape	Fail	Pass	Fail	Pass	Fail	Fail	N/A	N/A	No

* Indicates habitat condition assessment criteria

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Habitat type/criteria		Feature Reference							
<i>Grassland (low distinctiveness)</i>		F0/F1	F2	F3	F4	F5/F6	G1	G2	
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these 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 ² (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	Pass	Fail	Fail	Fail	Pass	Pass	
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.	Fail	Fail	Fail	Fail	Fail	Fail	Fail	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
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.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Pass	Fail	Pass	Pass	Pass	Fail	Fail	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)		Poor	Moderate	Poor	Poor	Poor	Moderate	Moderate	
<i>Pond</i>		P1	P2	P5					
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Fail	Pass	Fail					
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Fail	Fail	Pass					
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Pass	Pass	Pass					
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Pass	Pass	Pass					
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Pass	Pass	Pass					
F	Absence of non-native plant and animal species	Pass	Pass	Pass					
G	Pond is not artifically stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Pass	Pass	Pass					
H	Non-woodland ponds only: Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	Pass	Pass	N/A					
I	Non-woodland ponds only: The pond surface is no more than 50% shaded by adjacent trees and scrub.	Fail	Pass	N/A					
Condition (Woodland pond: 7 criteria = good; 5-6 criteria = moderate; 4 or less = poor. Non-woodland pond: 9 criteria = good; 6-8 criteria = moderate; 5 or less = poor)		Moderate	Moderate	Moderate					

Line of Trees Condition Assessment Calculator

Line of Trees Condition Assessment									
Hedge No.	Line of Trees Habitat Description	Length (km)	A	B	C	D	E	Condition Score	Comment
TL1	Line of trees	0.03	Pass	Pass	Pass	Fail	Pass	Moderate	
TL2	Line of trees	0.133	Fail	Fail	Pass	Fail	Pass	Poor	
TL2a	Line of trees	0.11	Fail	Fail	Fail	Fail	Pass	Poor	
TL2b	Line of trees	0.12	Fail	Pass	Fail	Fail	Pass	Poor	
TL3	Line of trees	0.152	Pass	Fail	Pass	Fail	Pass	Moderate	
TL4	Line of trees	0.1	Fail	Pass	Fail	Fail	Pass	Poor	Ornamental
TL5	Line of trees	0.11	Pass	Pass	Pass	Fail	Pass	Moderate	

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC



Habitat type/criteria	Feature Reference						
	1	2	3	4	5	6	7
<i>Individual trees / Tree Blocks and Groups</i>							
A Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Fail	Fail	Fail	Pass
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
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.	Fail	Fail	Pass	Fail	Fail	Fail	Fail
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass	Pass	Fail	Fail	Pass	Pass
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Good	Good	Good	Moderate	Moderate	Moderate	Good
<i>Individual trees / Tree Blocks and Groups continued</i>							
	8	9	10	11	12	13	14
A Tree is a native species (or at least 70% within block are native)	Pass	Fail	Pass	Pass	Pass	Pass	Fail
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C Tree is mature (or at least 50% within block are mature)	Fail	Fail	Pass	Pass	Fail	Pass	Pass
D Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Fail	Pass	Pass	Pass
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Fail	Fail	Pass	Fail	Fail	Fail
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Good	Moderate	Good	Good	Moderate	Good	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>							
	15	16	17	18	19	20	21
A Tree is a native species (or at least 70% within block are native)	Fail	Fail	Pass	Pass	Pass	Pass	Pass
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Fail
C Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Fail	Pass	Pass	Fail
D Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Fail	Fail	Fail	Fail
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Fail	Fail	Fail
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Moderate	Moderate	Good	Moderate	Moderate	Moderate	Poor
<i>Individual trees / Tree Blocks and Groups continued</i>							
	23	24	25	26	27	28	29
A Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
D Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Fail	Pass	Pass	Pass	Fail	Pass	Pass
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Fail	Fail	Pass	Fail	Pass	Pass
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Good	Good	Good	Good	Moderate	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		60	61	62	63	64	65	66
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Fail	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Fail	Fail
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Fail	Fail	Fail	Pass	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass	Pass	Fail	Pass	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Good	Good	Good	Good	Moderate	Moderate	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>		67	68	69	70	71	72	73
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Fail	Pass	Fail	Fail
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Fail	Fail	Fail	Fail	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Pass	Pass	Fail
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Pass	Fail	Fail	Fail	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Fail	Pass	Pass	Pass	Pass	Pass
Condition		Moderate	Moderate	Moderate	Moderate	Good	Moderate	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>		74	75	76	78	79	80	81
A	Tree is a native species (or at least 70% within block are native)	Fail	Fail	Pass	Fail	Fail	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Fail
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Fail	Fail	Pass	Fail	Fail	Fail	Fail
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Pass	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Moderate	Moderate	Good	Moderate	Moderate	Moderate	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>		82	83	85	86	89	90	91
A	Tree is a native species (or at least 70% within block are native)	Fail	Pass	Fail	Fail	Pass	Fail	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Fail
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Fail	Fail	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Moderate	Good	Moderate	Moderate	Moderate	Moderate	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		302	335	338	339	340	341	342
A	Tree is a native species (or at least 70% within block are native)	Pass	Fail	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Fail	Fail	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Fail	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Fail	Fail	Fail	Fail	Pass	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Good	Moderate	Moderate	Moderate	Good	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		343	344	348	350	351	352	353
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Fail	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Pass	Pass	Pass	Pass	Pass	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Fail	Pass	Pass	Pass
Condition		Good	Good	Good	Moderate	Good	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		354	361	363	364	365	366	367
A	Tree is a native species (or at least 70% within block are native)	Pass						
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Fail	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass						
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Pass	Pass	Fail	Fail	Fail
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass						
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Good						

<i>Individual trees / Tree Blocks and Groups continued</i>		368	369	370	362	336	410	411
A	Tree is a native species (or at least 70% within block are native)	Pass	Fail	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Fail	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass	Fail	Pass	Pass	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Pass	Fail	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Pass	Fail	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Good	Poor	Good	Moderate	Good	Moderate	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		412	413	414	416	417	426	427
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Fail	Fail	Fail
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Fail	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Fail	Fail	Fail	Fail	Pass	Pass
Condition		Good	Good	Good	Moderate	Moderate	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		30	192	357	211	212	280	415
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Fail	Pass	Pass	Fail	Fail	Fail	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Fail	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Pass	Pass	Pass	Fail	Fail	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Moderate	Good	Good	Good	Moderate	Moderate	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		395	301					
A	Tree is a native species (or at least 70% within block are native)	Pass	Fail					
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass					
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass					
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail					
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass					
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass					
Condition		Good	Moderate					

Appendix 6836/2:

Relevant Output from the Statutory Biodiversity Metric Calculation
Tool

Land at LVS Hassocks, London Road, Sayers Comm

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Area habitat units	61.42
	Hedgerow units	18.09
	Watercourse units	0.00

On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Area habitat units	60.88
	Hedgerow units	21.98
	Watercourse units	0.00

On-site net change <small>(units & percentage)</small>	Area habitat units	-0.54	-0.88%	On-site net gain is less than target set ▲
	Hedgerow units	3.89	21.52%	
	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 <small>(Including habitat retention, creation & enhancement)</small>	Area habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Off-site net change <small>(units & percentage)</small>	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	-0.54
	Hedgerow units	3.89
	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 <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	-0.54
	Hedgerow units	3.89
	Watercourse units	0.00

Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Area habitat units	-0.88%	Total net gain achieved is less than target set ▲
	Hedgerow units	21.52%	
	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%	61.42	67.56	6.88
Hedgerow units	10.00%	18.09	19.90	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

ecology • landscape planning • arboriculture



Aspect Ecology Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 279721
E: info@aspect-ecology.com
W: www.aspect-ecology.com