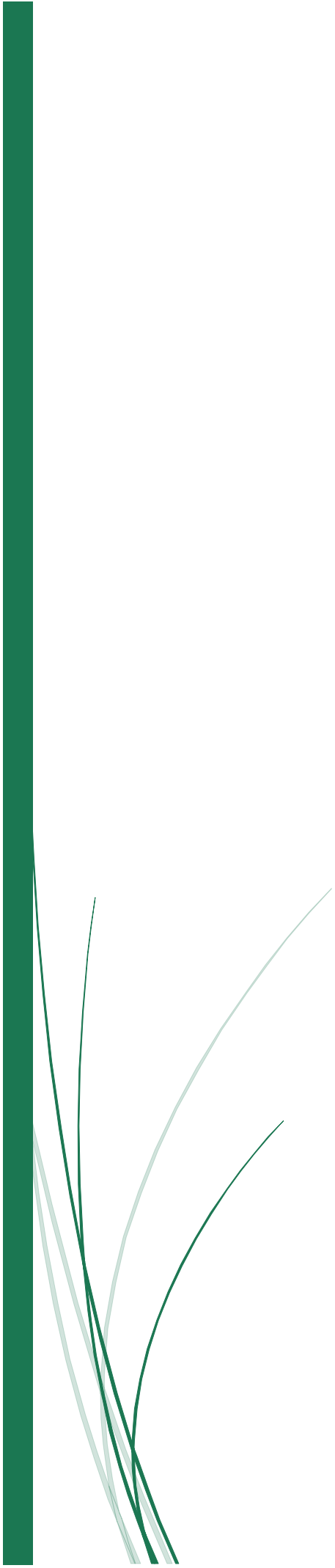




Duckyls Farm Centre, Selsfield Road, West Hoathly

Biodiversity Gain Plan

A Report for Keri Strugnell of Duckyls Farm
Centre

15 July 2026



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Biodiversity Gain Plan

Client:	Keri Strugnell of Duckyls Farm Centre		
Project Ref:	J25-000175_P2_BNG		
Report Ref:	Duckyls Farm Centre		
Authors:		Technical Review and Approval:	
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Disclosure:			
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1 PROJECT OVERVIEW

Client: Keri Strugnell of Duckyls Farm Centre

Site Address: Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex, RH19 4QY

Attending Ecologist: Hana Ketley BA (Hons) BSc (Hons), Ecologist

Survey Date: 17th June 2025

Site Proposals: The proposed development of two agricultural buildings, a 10x14m wood workshop and a 13x45m barn.

Associated Planning Reference Number: Not yet submitted.

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	GML Architects Ltd – Site Location Plan
Site Plans:	GML Architects Ltd – Proposed Site Plan – 5117/PA/10B
Associated documents:	Preliminary Ecological Appraisal (GES, 2026)

2 NON-TECHNICAL SUMMARY

- 2.1 Greenspace Ecological Solutions Ltd (GES) were commissioned by Keri Strugnell of Duckyls Farm Centre to undertake a Biodiversity Net Gain (BNG) assessment for a development at Duckyls Farm Centre (hereafter 'the Site').
- 2.2 The Site, depicted in Figure 1, was assessed through the application of a Habitat Condition Assessment (HCA), the results of which were input into the Statutory Biodiversity Metric.
- 2.3 Subsequent calculations determined that the current habitat layout, as presented in the Proposed Habitats Plan (Figure 2), results in a net gain of 0.19 habitat units (12.33%), and a net gain of 0.15 hedgerow units (11.34%).
- 2.4 The Environment Act 2021 includes the mandatory requirement for all proposed developments (unless exempt) to deliver a minimum +10% net gain. In addition, the National Planning Policy Framework (NPPF) 2024 requires all projects to demonstrate net gains for biodiversity. Therefore, in accordance with the calculations of the Metric, the project's delivery of an overall gain in biodiversity is compliant with both existing planning policy and current legal requirements.
- 2.5 In addition to the above, recommendations for ecological enhancements to further increase the value of the Site for biodiversity were made within the Preliminary Ecological Appraisal (GES, 2026). These measures include:
- Installation of 2 x bird boxes on retained boundary trees / within proposed buildings
 - Installation of 2 x bat boxes on retained boundary trees / within proposed buildings
 - Installation of a hedgehog house

3 INTRODUCTION

3.1 Context

- 3.1.1 Prepared on behalf of Keri Strugnell of Duckyls Farm Centre ('the Client'), the following report sets out the results of the Statutory Biodiversity Metric calculations undertaken for Duckyls Farm Centre ('the Site').
- 3.1.2 The Environment Act 2021 includes the mandatory (unless exempt) requirement for all proposed developments to deliver a minimum +10% net gain in biodiversity (Section 98), in addition to, *"strengthening of the duty placed on all public bodies to "conserve" and "enhance" biodiversity (Section 102)"*
- 3.1.3 In accordance with the National Planning Policy Framework (NPPF) 2024 (para. 192b), development plans should *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*
- 3.1.4 The Site's baseline value was assessed and appropriate recommendations to ensure the delivery of a minimum of 10% net gain in biodiversity are presented in Section 6 of this report.
- 3.1.5 Natural England state that *"The Statutory Biodiversity Metric can be used to inform and improve planning, design, land management and decision making. The metric uses habitats and 'biodiversity units' as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. There are three types of biodiversity units, which are calculated in three separate 'modules' of the metric (area units, hedgerow units and watercourse units).*
- 3.1.6 *The Statutory Biodiversity Metric is a simple assessment tool and only considers direct impacts on habitats, within the footprint of a development, estate or project. The metric can:*
- *Assess or audit the biodiversity unit value of an area of land.*
 - *Calculate the losses and forecast gains in biodiversity unit value resulting from interventions which affect habitats.*
 - *Compare different proposals for a site, allowing more objective assessments of potential biodiversity changes.*
 - *Be used to calculate biodiversity units and percentage biodiversity change."*

- 3.1.7 This report presents a BNG assessment for the construction of two agricultural buildings. This assessment has been undertaken using the Statutory Biodiversity Metric, based on the Proposed Site Layout (GML Architects – Proposed Site Plan – 5117/PA/10B).

3.2 Site Location

- 3.2.1 The Site is located between Selsfield Common and West Hoathly, in East Grinstead, West Sussex, at National Grid Reference: TQ 35534 33737. The location of the Site is depicted in Image 1 below.



Image 1 – Geographical Location of Duckyls Farm Centre ('the Site')

3.3 Site Description

- 3.3.1 The Site occupies approximately 0.48ha and comprises a hedgerow, grassland, bramble scrub, bare ground, crop planting, a building and scattered trees.
- 3.3.2 The Site is bounded by grassland to the north, east and south, and a residential property with associated garden to the west.
- 3.3.3 The wider landscape is rural in nature, comprising scattered residential properties with associated landscaping, Selsfield road, agricultural fields, and blocks of woodland.

3.4 Legislation and Planning Policy

- 3.4.1 The recommendations of this report are in-line with the key principles of current legislation and both national and local planning policy.

Legislation

3.4.2 The Environment Act 2021 states in part that:

The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

The biodiversity value attributable to the development is the total of:

- a) The post-development biodiversity value of the onsite habitat;*
- b) The biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development; and*
- c) The biodiversity value of any biodiversity credits purchased for the development.*

The relevant percentage is 10%.

National Planning Policy

3.4.3 The NPPF 2024 states in part that:

“Para 187: Planning policies and decisions should contribute to and enhance the natural and local environment by: (d.) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

Para 192: Plans should: (b.) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Para 193 (d.) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

3.5 Objectives of Biodiversity Net Gain

3.5.1 The objectives of using the Biodiversity Net Gain approach are to:

- Ascertain the ecological value of the habitats currently present within the Site.
- Calculate the value of each habitat to be lost, retained, enhanced or created, as well as to provide recommendations regarding each in terms of the requirement for a Site-wide net gain in ecological value post-development.

3.6 Constraints

3.6.1 It is a recognised limitation of the Statutory Metric that biodiversity scores are rounded to two decimal places. This limitation results in loss of resolution when rounding smaller parcels or length of habitat. For small sites, cumulatively rounding may result in significant disparity between metric output and the biodiversity changes caused by the proposals and any feature with an area of less than 0.01ha is unable to be factored in using the current system.

3.6.2 Although every effort has been taken to accurately measure the extent of all habitats discussed herein, all measurements and indications of area given within this report remain approximate.

4 METHODOLOGY

4.1 Habitat Condition Assessment (HCA)

- 4.1.1 An HCA undertaken on 17th June 2025 served to record the condition of the baseline habitats present within the Site. The HCA was carried out by suitably experienced GES Ecologist Hana Ketley BA (Hons) BSc (Hons).
- 4.1.2 Habitat types were recorded in-line with the UK Habitat (UKHab) classification system (UKHab Ltd, 2023) and each habitat parcel was subject to an HCA using an appropriate Statutory Biodiversity Metric habitat condition assessment sheet.
- 4.1.3 The baseline habitat parcels are depicted in Figure 1. The proposed habitat parcels are depicted in Figure 2.

4.2 Biodiversity Statutory Metric

- 4.2.1 The following excerpt is taken from the Statutory Metric User Guide (DEFRA, 2024). For further details, the reader is referred to the full guidance.

“The Statutory Biodiversity Metric builds on a series of previous versions of the biodiversity metric developed with input from Natural England, Environment Agency and the Forestry Commission, including authors and contributors cited in previous versions.

All versions of the biodiversity metric build on the biodiversity loss/gain framework developed by Jo Treweek and Bill Butcher, incorporating habitat condition and a new concept of distinctiveness scores, which was subsequently adopted by Defra and Natural England for their biodiversity offset pilots and metric.”

- 4.2.2 Calculations have been carried out in accordance with Biodiversity Net Gain: Good Practice Principles for Development guidance (Baker *et al.*, 2019). Calculations were undertaken using the Statutory Metric.
- 4.2.3 The metric approach is the established method for calculating BNG and provides a quantitative approach to losses and gains resulting from development or land management changes. Whilst the statutory metric is the default approach to calculating BNG, it should not be considered a complete tool and therefore professional judgement has been used where appropriate. Where professional judgement has been used, this is outlined in the text and additional references, where required, are provided.

- 4.2.4 The assessment was carried out by Hana Ketley BA (Hons) BSc (Hons), Ecologist and was reviewed by Charlotte Bell BSc (Hons) MCIEEM, Associate Director. The revised assessment (Rev B) was carried out by Lauren Hook BSc (Hons) MSc, Ecologist and reviewed by Guy Newman BSc (Hons), MCIEEM, Director.
- 4.2.5 The steps taken to calculate the BNG baseline and proposed development calculations followed those within the Statutory Biodiversity Metric User Guide and Technical Supplement and are outlined below.
- 4.2.6 In-line with current government guidance, the following report follows the Biodiversity Gain Plan (BGP) format provided by DEFRA. Identified as mandatory from February 2024, the purpose of the plan is to clearly and consistently demonstrate how development proposals meet the statutory requirements, provide evidence for BNG decisions, and help LPAs to determine whether the development meets the BNG requirements.
- 4.2.7 It is stated within the guidance that the following documents are to be included within the plan:
- Completed metric tool calculation
 - Pre-development and post-development plans (showing the location of on-site habitat, the direction of north, and drawn to an identified scale)
- 4.2.8 If required, the BGP must also include:
- A compensation plan if the development affects [irreplaceable habitats](#)
 - Biodiversity net gain register reference numbers if using off-site units
 - Proof of purchase if buying statutory biodiversity credits
 - A description of how significant on-site gains will be managed and monitored (for example, with a [habitat management and monitoring plan](#))

4.3 Baseline Calculation

Baseline Habitats

- 4.3.1 The baseline calculation for the Site has been informed by the results of a field survey conducted in June 2025. The associated condition assessment sheets are presented in Appendix A.
- 4.3.2 To calculate the baseline units for the Site, the following data was collated and reviewed, and the following assessments were carried out:

- To ensure compliance with the requirement of the BNG assessment and to determine the appropriate habitat classification, the field data was collected using the UK Habitat Classification (UKHab) criteria. Once input into the metric, the habitats were assigned a pre-set “distinctiveness” score, indicative of the inherent “value” of these habitats.
- The area (ha) of each habitat and the length (km) of each linear habitat within the Site was calculated using QGIS software. The Baseline Habitat Plan is presented in Figure 1.
- All habitats were subject to a condition assessment (if applicable). The condition of the habitat is considered a measure of habitat quality and measures the working-order against the optimal potential of the habitat type. Assessment criteria cover broad habitat types, therefore, further clarification is provided, and professional judgement used to assign condition where appropriate.
- All habitats were subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity.
- Baseline inputs (as detailed above) were entered into the Statutory Biodiversity Metric calculation tool.

4.4 Proposed Calculation

Proposed Habitats

4.4.1 To calculate the proposed units for the Site, the following data was collated and reviewed, and the following assessments were carried out:

- The proposals were reviewed to identify which baseline habitats would be retained or enhanced, and which habitats would be created. Once entered into the Metric, the habitats were automatically assigned a pre-set “distinctiveness” score, indicative of the inherent “value” of these habitats.
- The area (ha) of each proposed habitat and the length (km) of each proposed linear habitat to be created within the Site was calculated using QGIS software. The Proposed Habitats Plan is presented in Figure 2 and is based on the Proposed Site Layout (GML Architects – Proposed Site Plan – 5117/PA/10B).
- All proposed habitats were assessed against a number of criteria, as described within the condition assessment sheets, to give each habitat a “condition” value. To do this, the likely management of these areas and any specifications (such as specific seed mixes or design details) are taken into account to provide an informed judgement as to the condition that

the proposed habitat is likely to achieve, post-development. The anticipated condition assessment sheets of the proposed habitats are presented within Appendix B.

- Proposed habitats were also subject to a strategic significance assessment based on their position within the landscape, this includes consideration of local plans to identify local priorities for targeting biodiversity.
- The inputs detailed above were entered into the Statutory Biodiversity Metric calculation tool.

Interpretation of Metric Values

4.4.2 To achieve Biodiversity Net Gain (BNG), the net percentage change (shown at the bottom of the 'Headline Results' tab) must be **equal to or in excess of the Local Planning Authority (LPA) minimum** requirement.

4.4.3 In addition, the Statutory metric illustrates unit shortfalls in a variety of ways. For clarity, these are outlined below:

- Habitat trading deficits (shown at the top of the three 'Trading Summary' tabs) are based on the loss of **specific habitat types and their distinctiveness**. Any deficits need to be balanced by an equal or better distinctiveness habitat, preferably within the same overall habitat group.
- The unit deficit (shown at the bottom of the 'Headline Results' tab) combines both area-based and linear habitats, and tells you how many additional **off-site market credits** you would need to purchase in order to achieve the 10% gain.
- The unit shortfall by tier/module (shown within the 'Credits Summary' tab) takes all of the above into account whilst also applying a spatial risk multiplier, which applies when purchasing **statutory credits** only.

4.4.4 All of the above criteria are taken into account during the BNG assessment and resultant recommendations.

4.4.5 The discussion considers the wider context of the planning application, surrounding landscape and socioeconomic values of the development as well as considering how the development contributes towards nature conservation priorities at the local, regional and national levels. This approach is guided by Principles 6 and 9 of Biodiversity Net Gain Good Practice Principles (Baker *et al.* 2019).

5 Biodiversity Gain Plan (BGP)

5.1 Submission Details

Date

15.07.26

Planning application reference number

Not yet submitted

Local planning authority (LPA)

Mid Sussex District Council

Development site address

Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex,
RH19 4QY

Describe the development

The proposed construction of two agricultural buildings, a 10x14m wood workshop and a 13x45m barn.

5.2 Developer Details

Applicant name

Keri Strugnell of Duckyls Farm Centre

Company name

Diagrama Community Services

Address

Duckyls Farm Centre, Selsfield Road, East Grinstead, RH19 4QY

Email address

keri.strugnell@diagrama.org.uk

Telephone number

07872 015179

5.3 Responsible Person Details

Name

Lauren Hook

Company name

Greenspace Ecological Solutions

Address

Greenspace Ecological Solutions LTD, Suite A1 & A2, Blackham Court, Beech Green Lane, Withyham, Hartfield, East Sussex, TN7 4DB

Email address

lauren@greenspace-ecology.co.uk

Telephone number

01892 457062

5.4 Biodiversity Net Gain Strategy

Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

If no, what earlier date did you agree with the LPA?

N/A

How have you met the guidance on 'what counts towards your BNG'?

BNG will be met through on-site habitat creation and enhancement. All net gain is being generated outside of other schemes (e.g. nutrient neutrality, protected species mitigation, etc.)

How will you avoid or minimise impacts to habitats?

There are no irreplaceable habitats on site. The hedgerow and all individual trees will be retained.

Did you use your local nature recovery strategy to inform the strategic significance of habitats?

- ☒ Yes
☐ No

How will you achieve the target net gain percentage?

- ☒ On-site
☐ Off-site
☐ Both

Are any of your on-site enhancements considered 'significant'?

- ☒ Yes
☐ No

If yes, tell us about the significant on-site enhancements

Modified grassland (G2) will be enhanced from 'Poor' to 'Moderate' condition.

How many off-site biodiversity units do you need to meet 10% net gain?

N/A

Explain why you're using off-site biodiversity units

N/A

Explain why you're planning to use statutory biodiversity credits

N/A

Do you have a habitat management and monitoring plan?

- ☐ Yes
☒ No

Have you used the statutory biodiversity metric tool?

- ☒ Yes
☐ No

Biodiversity metric calculation

J25-000175_P2 - Duckyls Farm Centre_Rev B_The_Statutory_Metric

Condition assessments

Baseline – Appendix A
Proposed – Appendix B

Pre-development habitat survey report and map

Figure 1 Baseline Habitat Plan

Post-development habitat map or landscape plan

Figure 2 Proposed Habitats Plan

Have you included an approved habitat degradation in the baseline?

☐ Yes

☒ No

Consenting body

N/A

Reference number

N/A

5.5 Irreplaceable Habitats*Does the development impact any irreplaceable habitats?*

☐ Yes

☒ No

Have you submitted an approved compensation plan?

☐ Yes

☒ No

5.6 On-site Habitat Enhancements

Answer this section if your development includes on-site habitat enhancements.

Survey date

17/06/2025

Survey constraints

N/A

*Total pre-development biodiversity value**Number of area habitat biodiversity units*

1.53

Number of hedgerow biodiversity units

1.32

Number of watercourse biodiversity units

0.00

Total post-development biodiversity value

Number of area habitat biodiversity units

1.72

Number of hedgerow biodiversity units

1.47

Number of watercourse biodiversity units

0.00

Total net change in biodiversity units

Area habitat biodiversity units

0.19

Area habitat biodiversity units % change

12.33%

Hedgerow biodiversity units

0.15

Hedgerow biodiversity units % change

11.34%

Watercourse biodiversity units

0.00

Watercourse biodiversity units % change

0.00%

Will you register and allocate any biodiversity units from your site to other developments?

☐ Yes

☒ No

Give details

N/A

5.7 Off-site Habitat Enhancements

Answer this section if your development includes off-site habitat enhancements.

Tell us about the off-site habitat enhancements

N/A

Biodiversity gain site register reference number

N/A

How have you secured the off-site habitat enhancements?

N/A

Total baseline biodiversity value

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total biodiversity value post-intervention

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

Total net change in biodiversity units

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

5.8 Statutory Biodiversity Credits

Answer this section if you need to use statutory biodiversity credits.

Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

How many statutory biodiversity credits do you need?

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

What evidence is there that no units are available through the market?

N/A

Proof of purchase

N/A

5.9 Trading Summary
Distinctiveness group

Very high

N/A

High

N/A

Medium

Yes

Low

Yes

5.10 Sharing Data (optional)*Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?*☒ Yes☐ No

6 DISCUSSION

6.1 Background

6.1.1 The future habitat management strategy is to be set out within the content of the associated HMMP, however an outline is provided below of the habitats to be retained, enhanced and created.

6.2 Retained Habitats

6.2.1 The following habitats will be retained and protected within the Site:

- Cropland – Horticulture (C1, C2)
- Heathland and shrub – Bramble scrub (S1)
- Individual trees – Rural tree (T1-T4)
- Hedgerow – Native hedgerow with trees (H1)

6.3 Enhanced Habitats

6.3.1 The following habitats will be enhanced within the Site:

- Grassland – Modified grassland (G2)

Modified grassland

6.3.2 The retained area of modified grassland G2 will be enhanced from 'poor' condition to a target condition of 'moderate'. To achieve this, criteria A, C, E, F & G will need to be met; meaning that, 6-8 vascular plant species (including at least 2 forbs) should be present per m², as well as appropriate management to ensure that there will be less than 20% scrub and bracken cover, minimal bare ground (1-10%) and lack of invasive non-native species. The grass can be over-sown in autumn and/or spring periods with [Emorsgate EM3 Special General Purpose Meadow Mixture](#), [Habitat Aid Meadow Seed Mix](#), or similar.

6.4 Created Habitats

6.4.1 When considering the descriptions below, reference should be made to Figure 2 and Appendix B.

6.4.2 The following habitats will be created within the Site:

- Urban – Developed land; sealed surface (B2 & B3)
- Urban – Artificial unvegetated, unsealed surface (HS2)
- Urban – Rain garden (RG1 & RG2)
- Hedgerow – Native hedgerow (H2)

- Individual Trees – Rural tree

Developed land; sealed surface

- 6.4.3 The proposed development includes the construction of two buildings (B2 and B3). This will provide no habitat units and requires no condition assessment.

Artificial unvegetated, unsealed surface

- 6.4.4 The proposed development includes the construction of additional areas of hardstanding (HS2). This will provide no habitat units and requires no condition assessment.

Rain garden

- 6.4.5 The proposals include the creation of two rain gardens (RG1 and RG2). These rain gardens have a target condition of 'Moderate' which will be achieved by ensuring two of the three criteria are met. This will be achieved by ensuring species planted within the rain gardens are native and provide benefit to wildlife for example, including flowering species which provide nectar sources at different times of year.

Individual trees – Rural tree

- 6.4.6 Four small individual trees with a target condition of 'Moderate' will be planted within the Site. The target condition will be achieved by ensuring that four of the six criteria are met. This will be achieved by ensuring that all trees planted are native species, are kept free from damage as a result of human activities and are planted within retained vegetation.

Native Hedgerow

- 6.4.7 One native hedgerow will be planted within the Site (H2). The hedgerow will be planted with native species such as beech *Fagus sylvatica*, hornbeam and common hawthorn. This habitat has a target condition of 'Moderate'. This will be achieved by meeting criteria A2, B1, B2, D1 and D2 on the condition assessment.

6.5 Additional Biodiversity Enhancements

- 6.5.1 There are opportunities to include additional biodiversity enhancements within the Site, in accordance with the requirements of the NPPF 2024, and the following recommendations are considered appropriate for the Site (PEA, 2026):

- Installation of 2 x bird boxes on retained boundary trees / within proposed buildings
- Installation of 2 x bat boxes on retained boundary trees / within proposed buildings
- Installation of a hedgehog house

6.6 Next Steps

6.6.1 Following the award of planning permission, the Local Planning Authority (LPA) will likely condition an additional report known as a Habitat Management and Monitoring Plan (HMMP). This details the prescriptions for:

- retention, protection, and/or enhancement of existing habitats;
- creation of new habitats;
- management of the habitats covering a 30 year period;
- a schedule for monitoring the condition of the habitats; and
- remedial measures as needed.

7 REFERENCES

Baker J., Hoskin R., and Butterworth T. (2019) Biodiversity Net Gain: *Good Practice Principles for Development*. Available at: [Biodiversity Net Gain: Good Practice Principles for Development. | CIEEM](#)

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FIGURES

Figure 1 – Baseline Habitat Plan

Figure 1: Baseline Habitat Plan | J25-000175_P2 - Duckyls Farm Centre

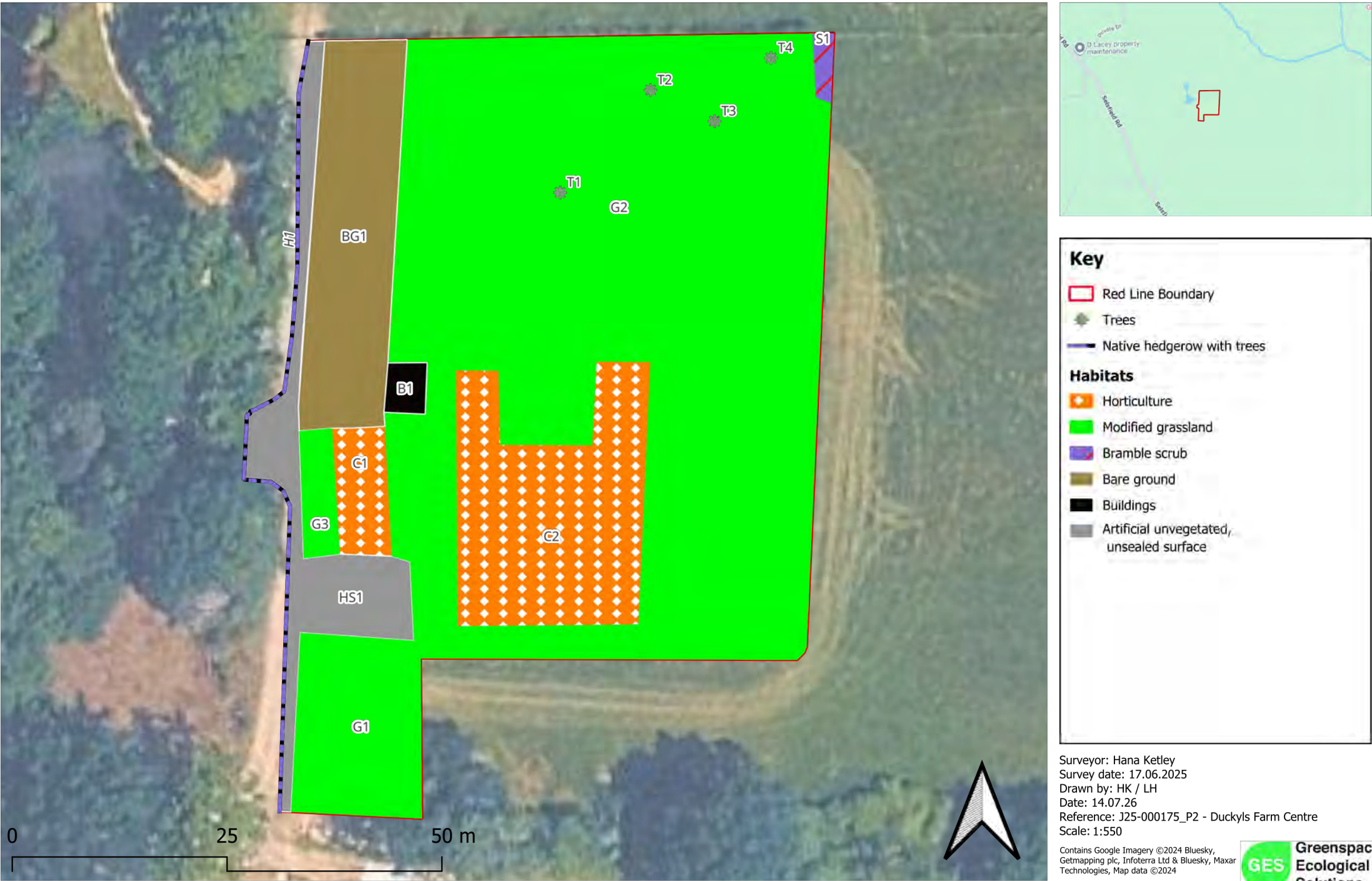
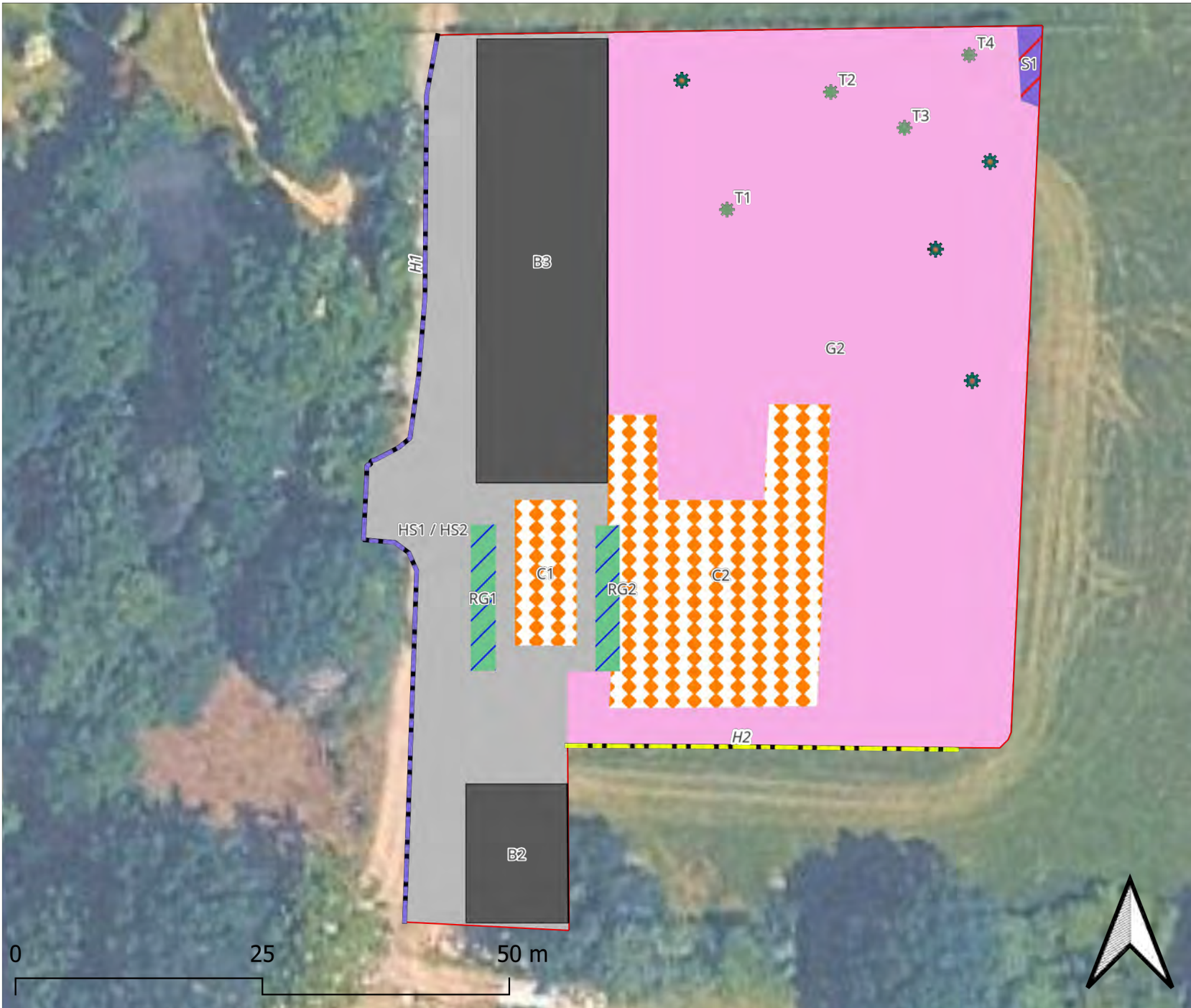


Figure 2 – Proposed Habitats Plan

Figure 2: Proposed Habitats Plan | J25-000175_P2 - Duckyls Farm Centre



Drawn by: HK / LH
 Date: 14.07.26
 Reference: J25-000175_P2 - Duckyls Farm Centre
 Scale: 1:550



APPENDICES

APPENDIX A – BASELINE HABITATS CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	17/06/2025	Site name or location	Duckyls Farm Centre
Weather conditions	22C, no rain, 20% cloud, light breeze	Project or development name	Duckyls Farm Centre
Surveyor name	Hana Ketley	On-site or off-site	On-site
Survey reference	Baseline	Reason for assessment (if not baseline condition survey)	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal	0						
	Coastal lagoons	0						
	Coastal saltmarsh	0						
	Ditches	0						
	Grassland low distinctiveness	3					3	
	Grassland medium, high, very high distinctiveness	0						

	Heathland	0						
	Hedgerow	1	1					
	Individual trees	4	2		2			
	Intertidal biogenic reefs	0						
	Intertidal hard structures	0						
	Intertidal seagrass	0						
	Intertidal sediment	0						

	Lakes	0						
	Limestone pavement	0						
	Line of trees	0						
	Orchard	0						
	Ponds	0						
	Rocky shore	0						
	Scrub	0						

	Sparsely vegetated land	0						
	Urban	1					1	
	Wetland	0						
	Woodland	0						
	Wood-pasture and parkland	0						

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)														
UK Habitat Classification (UKHab) Habitat Type														
Grassland - Modified grassland														
Habitat Description														
Modified grassland														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location		On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY	Survey date and Surveyor name	17/06/2025, Hana Ketley										
			Survey reference (if relating to a wider survey)	N/A										
Limitations (if applicable)	N/A		Habitat parcel reference											
			G1	G2	G3									
			Grid reference											
Condition Assessment Criteria			TQ 35509 33700	TQ 35532 33736	TQ 35504 33721									
			Criterion passed (Yes or No)											Notes (such as justification)
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.	No	No	No										
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Yes	No										
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.	Yes	Yes	Yes										
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No	Yes										
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	No	Yes										
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes										
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes	Yes										
Essential criterion achieved (Yes or No)		No	No	No										
Number of criteria passed		5	4	5										
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓												
Passes 6 or 7 criteria including passing essential criterion A	Good (3)													
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)													
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	x	x	x										

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

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).

Condition sheet: HEDGEROW Habitat Types					
Habitat Type					
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch					
Habitat Description					
Native hedgerow with trees					
ukhab – UK Habitat Classification					
On-site or off-site, site name and location	On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY		Survey date and Surveyor name	17/06/2025, Hana Ketley	
Limitations (if applicable)	N/A		Survey reference (if relating to a wider survey)	N/A	
Grid reference	TQ 35500 33757		Habitat parcel reference	H1	
Condition Assessment Details					
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the ‘favourable condition’ criteria.					
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.					
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for ‘favourable condition’		Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal ‘gappiness’ of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall ‘gappiness’ but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the ‘Online Atlas of the British and Irish Flora’ ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Yes	
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Yes	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3
Suggested enhancement interventions to improve condition score		

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.													
Habitat Description													
Rural trees													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location		On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY	Survey date and Surveyor name		17/06/2025, Hana Ketley								
			Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)		N/A	Habitat parcel reference										
			T1	T2	T3	T4							
			Grid reference										
Condition Assessment Criteria			TQ	TQ	TQ	TQ							
			35538 33750	3554 1	3554 9	35554 33772							
			Criterion passed (Yes or No)								Notes (such as justification)		
A	The tree is a native species (or at least 70% within the block are native species).		Yes	Yes	Yes	Yes							
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	Yes	Yes	Yes							
C	The tree is mature (or more than 50% within the block are mature) ¹ .		Yes	No	No	Yes							
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	No	No	No							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		Yes	Yes	Yes	Yes							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Yes	Yes	Yes							
Number of criteria passed			5	4	4	5							
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved ×/√										
Passes 5 or 6 criteria		Good (3)	X			X							

Passes 3 or 4 criteria	Moderate (2)		X	X								
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
Bare ground			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY	Survey date and Surveyor name	17/06/2025,HK
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 35511 33756	Habitat parcel reference	BG1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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.	No	
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.	No	
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).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	N/A	
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	N/A	
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A	
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	N/A	
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	N/A	
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	X
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

APPENDIX B – PROPOSED HABITATS CONDITION ASSESSMENT

Survey Cover Sheet			
Survey date/s	N/A	Site name or location	Duckyls Farm Centre
Weather conditions	N/A	Project or development name	Duckyls Farm Centre
Surveyor name	N/A	On-site or off-site	On-site
Survey reference	Condition assessment sheets for achieving target conditions	Reason for assessment (if not baseline condition survey)	Proposed
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal	0						
	Coastal lagoons	0						
	Coastal saltmarsh	0						
	Ditches	0						
	Grassland low distinctiveness	1			1			
	Grassland medium, high, very high distinctiveness	0						

	Heathland	0						
	Hedgerow	1			1			
	Individual trees	1			1			
	Intertidal biogenic reefs	0						
	Intertidal hard structures	0						
	Intertidal seagrass	0						
	Intertidal sediment	0						

	Lakes	0						
	Limestone pavement	0						
	Line of trees	0						
	Orchard	0						
	Ponds	0						
	Rocky shore	0						
	Scrub	0						

	Sparsely vegetated land	0						
	Urban	1			1			
	Wetland	0						
	Woodland	0						
	Wood-pasture and parkland	0						

[illegible]

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

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).

Condition sheet: HEDGEROW Habitat Types					
Habitat Type					
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch					
Habitat Description					
Native hedgerow (H2) will be planted					
ukhab – UK Habitat Classification					
On-site or off-site, site name and location	On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY		Survey date and Surveyor name	N/A	
Limitations (if applicable)	N/A		Survey reference (if relating to a wider survey)	Condition assessment sheets for achieving target conditions	
Grid reference	TBD		Habitat parcel reference	H2	
Condition Assessment Details					
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the ‘favourable condition’ criteria.					
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.					
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for ‘favourable condition’	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No	A newly planted hedgerow does not pass this criterion
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	Newly planted hedgerows pass this criterion for up to four years
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	Gaps at the hedgerow base will be planted
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal ‘gappiness’ of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall ‘gappiness’ but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	Gaps within the hedgerow will be planted

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the ‘Online Atlas of the British and Irish Flora’ ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	Hedgerow will be planted with native species and monitored for INNS
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	Hedgerow will be kept free from damage

Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N/A	
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N/A	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		2
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Suggested enhancement interventions to improve condition score		

Condition Sheet: INDIVIDUAL TREES Habitat Type				
Habitat Types				
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.				
Habitat Description				
Planting of 4 x rural trees - small with a target condition of moderate				
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
On-site or off-site, site name and location		On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY	Survey date and Surveyor name	N/A
Limitations (if applicable)		N/A	Survey reference (if relating to a wider survey)	Condition assessments to reach target condition of proposed habitats
Grid reference		TBC	Habitat parcel reference	N/A
Condition Assessment Criteria			Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		Y	Any planted trees will be native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y	Individual trees automatically pass this criterion
C	The tree is mature (or more than 50% within the block are mature) ¹ .		N	Newly planted trees will not be mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y	Newly planted trees will be protected and monitored for signs of ill health
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N	Newly planted trees are unlikely to pass this criterion
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y	Newly planted trees will be planted within existing vegetation
Number of criteria passed			4	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria		Good (3)		
Passes 3 or 4 criteria		Moderate (2)	X	
Passes 2 or fewer criteria		Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				
Suggested enhancement interventions to improve condition score ²				

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
2 x rain gardens			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site - Duckyls Farm Centre, Selsfield Road, West Hoathly, East Grinstead, West Sussex RH19 4QY	Survey date and Surveyor name	N/A
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	Condition assessments to reach target condition of proposed habitats
Grid reference	TBC	Habitat parcel reference	RG1 & RG2
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
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.	No	Criterion not targeted
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.	Yes	Species to be planted will include a selection of species that will provide benefits to wildlife
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).	Yes	No invasive non-native species will be planted within the rain gardens and INNS will be managed as required
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	N/A	N/A
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	N/A	N/A
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A	N/A
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	N/A	N/A
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	N/A	N/A
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			2
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	X
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			