



BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

**Land at Selby Close
Hammonds Ridge
Burgess Hill
West Sussex
RH15 9RT**

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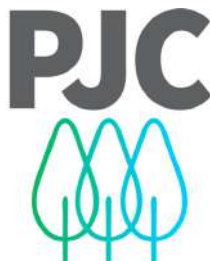
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This report has been prepared by
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on behalf of
Cross Homes Lewes Ltd

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arboriculture . ecology . landscape



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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by Cross Homes Lewes Ltd to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment in support of the proposed development at Selby Close, Hammonds Ridge, Burgess Hill, West Sussex, RH15 9RT (hereafter referred to as the 'Site').
- 1.1.2 Please note that this BNG feasibility assessment report should be read in conjunction with the preliminary ecological appraisal (PEA) report (Report Ref: PJC/6167E/26-01) (PJC Consultancy, 2026).

1.2 Document Objectives

- 1.2.1 The aim of this BNG Feasibility Assessment is to:
- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
 - Ascertain the anticipated biodiversity value of the Site post-development;
 - Provide a summary of the overall BNG calculations; and
 - Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

- 1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

- 1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3	To accurately apply the biodiversity metric formula, you must use the 'Statutory Biodiversity Metric' calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.



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

1.5 Site Description

- 1.5.1 The Site, approximately 0.2ha in size, comprises a parcel of derelict land, immediately surrounded by residential development, and primarily formed of hardstanding and grass. The Site lies within a suburban environment, approximately 2.4km from Burgess Hill town centre (centred on OS Grid Reference TQ 30288 18369). Burgess Hill is predominantly residential, comprising a mix of housing, commercial development, public open spaces, and employment land. The surrounding landscape transitions into a mosaic of agricultural land, grassland, hedgerows, woodland, and watercourses within the Low Weald, providing ecological connectivity across the wider Sussex countryside. The location of the Site within its environs is presented in Appendix I.

1.6 Documents and Information Provided

- 1.6.1 Development proposals are anticipated to include the construction of nine residential dwellings with associated, parking, access, and gardens. The following documents were used to aid in the preparation of this report:
- Proposed Block Plan (Drawing No. DA2603-P-03, Datum Architects 2026);
 - Arboricultural Implications Report (Report Ref: SJA air 26176-01) (SJA, 2026).



2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

- 2.1.1 This BNG Feasibility Assessment report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019). Furthermore, the 'Statutory Biodiversity Metric' calculations were undertaken in accordance with industry recognised guidance (DEFRA, 2025).

2.2 Competency of Assessor

- 2.2.1 The author of this report, Thomas Knight BSc(Hons) MCIEEM has been a practising ecologist in ecological consultancy since 2013. During this time, Thomas has assisted on and completed multiple BNG Assessments and accompanying reports, using both the 'Statutory Biodiversity Metric' (and previous versions) and 'Small Sites Metric'.

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area-based habitats (habitat units), linear-based habitats (hedgerow units) and watercourse habitats within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.
- 2.3.2 The area/length and distinctiveness and condition scores for each area-based and linear-based habitat was based on habitat and condition data collected as part of the initial ecological walkover survey and habitat condition assessments undertaken on 3rd June 2026 by David Blagden BSc(Hons)..
- 2.3.3 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.
- 2.3.4 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each area-based habitat parcel (habitat units) and linear-based habitat (hedgerow units). The ecological baseline of the Site is calculated by totalling the habitat units across all area-based habitat parcels and hedgerow units all linear-based habitats within the Site.
- 2.3.5 It should be noted that a minimum 10m buffer zone is proposed between the application boundary and the nearest bank top of the Great Stour, a river / stream located approximately 10m to the west of the Site at it nearest point. On this basis, watercourses are not included within the pre-development and post-development metric calculations.

Habitat Distinctiveness

- 2.3.6 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.
- 2.3.7 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The Defra distinctiveness bands, and corresponding scores are as follows:
- Very high (8);
 - High (6);
 - Medium (4);



- Low (2); and
- Very low (0).

Habitat Condition

2.3.8 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

2.3.9 For area-based and linear-based habitats, habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheets presented in the 'Statutory Biodiversity Metric' Technical Supplement (Natural England, 2023). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands, and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5); and
- Poor (1).

Strategic Significance

2.3.10 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations targeting biodiversity and nature conservation objectives as set out in the relevant Local Nature Recovery Strategy (LNRS). Where a LNRS has been published, high strategic significance (and the associated score) is applied to a location when:

- the location of the habitat parcel has been mapped in the LNRS as an area where a potential measure has been proposed to help deliver the priorities of the LNRS; and
- the proposed intervention is consistent with the mapped potential measure in the LNRS for the habitat parcel.

2.3.11 The West Sussex LNRS has been published, therefore as per industry recognised guidance, pre-development (baseline) strategic significance values for all identified habitat parcels were scored as low.

2.3.12 Furthermore, as all identified habitat parcels were not mapped in the LNRS as an area where a potential measure has been proposed to help deliver the priorities of the LNRS, post-development (intervention) strategic significance values for all identified habitat parcels were also scored as low.

Measurement of Habitats

2.3.13 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.4 Biodiversity Unit Calculation: Post-Development

2.4.1 The total number of biodiversity units of the Site post-development was calculated using the design information that was available at the time (see paragraph 1.6.1 above).

2.4.2 The area/length of retained and enhanced habitats and hedgerows previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length



of all newly created habitats and hedgerows was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitats and hedgerows are defined as the following:

- Retention: there is no loss of the habitat or hedgerow parcel and/or the habitat and hedgerow parcel is retained in its baseline condition;
- Enhancement: the habitat or hedgerow parcel is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat or hedgerow parcel and replacement with another, and/or a change in the broad habitat or hedgerow type.

2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.



3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

- 3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

- 3.2.1 A description of the habitats and associated units generated on-site pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 0.38 habitat units are generated on-site, primarily from the area of modified grassland and to a lesser degree the four individual / scattered urban trees recorded within the Site.

3.3 Hedgerows

- 3.3.1 A description of the hedgerows and associated units generated on-site pre-development (ecological baseline) is presented in Table 4 below. Overall, pre-development, a total of 0.12 hedgerow units are generated on-site.

3.4 Watercourses

- 3.4.1 No watercourse habitat types were recorded within the Site or within 10m of the Site as part of the ecological walkover survey and desk study.



Table 3: On-site habitats pre-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Area / Baseline Units Retained	Area / Baseline Units Enhanced	Habitat Units Lost
1	Developed land; sealed surface	0.0738	Very Low (0)	N/A (0)	Low (1)	0.00	0.00 / 0.00	0.00 / 0.00	0.00
2	Modified grassland	0.1252	Low (2)	Poor (1)	Low (1)	0.25	0.00 / 0.00	0.00 / 0.00	0.25
3	Urban tree	0.0163	Medium (4)	Moderate (2)	Low (1)	0.13	0.0081 / 0.06	0.00 / 0.00	0.07
TOTALS		0.20 (excl tree area)				0.38	0.01 / 0.06	0.00 / 0.00	0.32



Table 4: On-site hedgerows pre-development.

Parcel Ref	Hedgerow Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Hedgerow Units	Length / Baseline Units Retained	Length / Baseline Units Enhanced	Hedgerow Units Lost
1	Native hedgerow	0.029	Low (2)	Moderate (2)	Low (1)	0.12	0.00 / 0.00	0.00 / 0.00	0.12
TOTALS		0.03				0.12	0.00 / 0.00	0.00 / 0.00	0.12



4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1.1 Assumptions have been made regarding the habitats to be permanently lost and the type and targeted condition of habitats / hedgerows that are proposed to be created and enhanced. These assumptions include:

- Permanent loss of the native hedgerow;
- Permanent loss of two native trees (T1 & T2) and retention of two native trees (T3 & T5);
- Permanent loss of 0.1251ha of modified grassland;
- Planting and appropriate long-term management of six individual / scattered urban trees comprising native species (outside of proposed private gardens); and
- Creation and appropriate long-term management of vegetated garden and modified grassland.

4.2 Habitats

4.2.1 Post-development, on-site habitat retention measures are anticipated to generate approximately 0.06 habitat units (see Table 3) and on-site habitat creation measures are anticipated to generate approximately 0.21 habitat units (see Table 5).

4.3 Hedgerows

4.3.1 No hedgerow habitat types are proposed post-development.

4.4 Watercourses

4.4.1 No watercourse habitat types are proposed post-development.



Table 5: On-site habitats created post-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
1	Developed land; sealed surface	0.1348	V.Low (0)	N/A (0)	Low (1)	0.00
2	Vegetated garden	0.0534	Low (2)	N/A (1)	Low (1)	0.10
3	Modified grassland	0.0106	Low (2)	Moderate (2)	Low (1)	0.04
4	Individual urban tree	0.0244	Medium (4)	Moderate (2)	Low (1)	0.07
TOTAL		0.20 (excl tree area)				0.21



5 CONCLUSION

- 5.1.1 Pre-development, a total number of 0.38 habitat units and 0.12 hedgerow units are generated on-site.
- 5.1.2 Post-development, a total number of 0.28 habitat units and zero hedgerow units are generated on-site.
- 5.1.3 This equates to an overall on-site net loss of 0.10 habitat units (-26.67%) and 0.12 hedgerow units (-100%). This equates to a unit deficit of 0.14 habitat units (equivalent to 0.28 Tier A1 credits) and 0.13 hedgerow units (equivalent to 0.26 Tier H credits).
- 5.1.4 The proposed development is therefore not anticipated to deliver their BNG targets through on-site habitat retention, enhancement and creation measures.

6 NEXT STEPS

- 6.1.1 Given the spatial constraints of the Site, achieving BNG targets through on-site habitat creation and enhancement measures is considered unrealistic.
- 6.1.2 This application will proceed on the basis that the off-site BNG required to achieve a 10% uplift in BNG in accordance will be secured via purchasing the relevant number of off-site units from Iford Biodiversity Project. Any off-site gains will be secured via a legal agreement, namely a S106 agreement with South Downs National Park (acting as responsible body).



7 REFERENCES

CIEEM, CIRIA, IEMA (2019). Biodiversity Net Gain: Good practice principles for development [PDF] Available from: <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>

CIEEM (2021). Biodiversity Net Gain Report & Audit Templates [PDF] . [online]. Available from: <https://cieem.net/resource/biodiversity-net-gain-report-and-audit-templates/>

DEFRA (2024). The Statutory Biodiversity Metric User Guide.

DEFRA (2024). The Statutory Biodiversity Metric Calculation Tool.

West Sussex County Council. (2026). West Sussex Local Nature Recovery Strategy. [PDF] [online]. Available from: <https://sussexnaturerecovery.org.uk>



8 APPENDICES

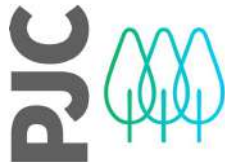
Appendix I: Site Location Plan



LEGEND:

 Red Line Boundary

STATUS: FOR INFORMATION ONLY



Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
T: 01323 832120.

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TN26 1AE
T: 01233 225365
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W: <https://www.pjcconsultancy.com>

CLIENT: Cross Homes Lewes Ltd

PROJECT: Land at Selby Close
Hammonds Ridge, Burgess Hill,
West Sussex

TITLE: Site Location Plan

SCALE AT A4: 1:1,000	DRAWN: DB	APPROVED: NC
PROJECTION: EPSG:27700	DATE: 27/11/25	DATE: 03/08/26

DRAWING No:
PJC/6168E/26/A1/V1



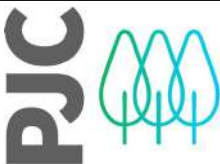
Appendix II: Pre-Development (Baseline) Habitat Map



LEGEND:

-  Site Boundary
-  Existing Small Urban Tree
-  Native hedgerow
-  Developed land; sealed surface
-  Modified grassland

STATUS: FOR INFORMATION ONLY



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CLIENT: Cross Homes Lewes Ltd

PROJECT: Land at Selby Close
Hammonds Ridge, Burgess Hill,
West Sussex

TITLE: Pre-Development (Baseline)
Habitat Map

SCALE AT A4: 1:500	DRAWN: DB	APPROVED: NC
PROJECTION: EPSG:27700	DATE: 27/11/25	DATE: 03/08/26

DRAWING No:
PJC/6168E/26/A2/V1



Appendix III: Post-Development Habitat Map



LEGEND:



Red Line Boundary



Proposed Small Urban Tree



Retained Tree



Lost Tree



Lost Hedgerow



Developed land; sealed surface

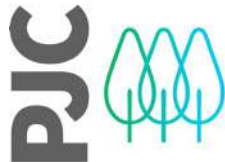


Modified grassland



Vegetated garden

STATUS: FOR INFORMATION ONLY



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TN26 1AE
E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

CLIENT: Cross Homes Lewes Ltd

PROJECT: Land at Selby Close
Hammonds Ridge, Burgess Hill,
West Sussex

TITLE: Post-Development
Habitat Map

SCALE AT A4:
1:500

DRAWN:
DB

APPROVED:
NC

PROJECTION:
EPSG:27700

DATE:
27/11/25

DATE:
03/08/26

DRAWING No:
PJC/6168E/26/A3/V1



Appendix IV: Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	3rd of June 2026 by David Blagden BSc(Hons)
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
A substantial area of the Site comprised grassland, which extended outward from the central hardstanding to the northern, eastern, and southern extents of the Site. Evidence of routine management was apparent, with the sward maintained at an approximate height of 10 cm. Bare earth was visible across much of the grassland. Species recorded included Yorkshire fog <i>Holcus lanatus</i> , perennial rye-grass <i>Lolium perenne</i> , and great brome <i>Bromus diandrus</i> , as well as yarrow <i>Achillea millefolium</i> , creeping buttercup <i>Ranunculus repens</i> , common fleabane <i>Pulicaria dysenterica</i> , bristly oxtongue <i>Helminthotheca echioides</i> , ragwort <i>Jacobaea vulgaris</i> , clover <i>Trifolium</i> spp., bitter dock <i>Rumex obtusifolius</i> , cutleaf geranium <i>Geranium dissectum</i> , black medick <i>Medicago lupulina</i> , dandelion <i>Taraxacum officinale</i> , creeping cinquefoil <i>Potentilla reptans</i> , and drooping sedge <i>Carex pendula</i> .			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		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.	N	
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.	N	
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.	Y	
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.	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			N
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
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	
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					
A hedgerow approximately 28m in length, 3m in height, and 2m in width was recorded within the eastern aspect of the Site. The hedgerow exhibited a dense structure indicative of previous management. Variations in stem and twig lengths, including some growth extending beyond the main hedge profile, suggested that management was not being undertaken on a regular basis. The hedgerow was dominated by native species including blackthorn <i>Prunus spinosa</i>, dog rose <i>Rosa canina</i>, bramble <i>Rubus fruticosus</i> agg., elm-leaf blackberry <i>Rubus ulmifolius</i>, and tutsan <i>Hypericum androsaemum</i>, with occasional ash <i>Fraxinus excelsior</i>. Sycamore <i>Acer pseudoplatanus</i>, a naturalised non-native species, was also present.					
See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	3rd of June 2026 by David Blagden BSc(Hons)		
Limitations (if applicable)		Survey reference (if relating to a wider survey)			
Grid reference		Habitat parcel reference	H5		
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).	Y	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	Road adjacent to hedge.

C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the ‘Online Atlas of the British and Irish Flora’ ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
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.		
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 separate Line of trees condition sheet for a line of Rural trees.													
Habitat Description													
Refer to arboricultural impact assessment report.													
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 must 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.	Survey date and Surveyor name		3rd of June 2026 by David Blagden BSc(Hons)								
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			1	2	3	5							
			Grid reference										
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	Y	Y	Y							
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y	Y	Y	Y							
C	The tree is mature (or more than 50% within the block are mature) ¹ .		N	N	N	N							
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	Y	Y	Y							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N	N	N	N							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y	Y	Y	Y							
Number of criteria passed			4	4	4	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	X	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													



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