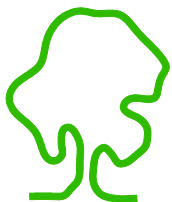


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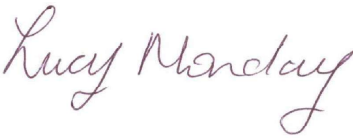
May 2025 (Update March 2026)



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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	798/GB/DHill/PascottsFarm/BNGv4
Date	May 2025
Client	Mr David Hill
Report type	Biodiversity Net Gain
Purpose	Planning Submission
Revisions	December 2025 – Proposed site plans March 2026 – Updated to include habitat to be provided for Hazel Dormouse compensation and enhancement (including mixed scrub and native hedgerows)
Prepared by	Lucy Monday BSc (Hons), ACIEEM  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc  Signed

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**PASCOTTS FARM, SNOWDROP LANE, LINDFIELD,
WEST SUSSEX RH16 2EQ**

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May 2025 (Update March 2026)

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**PASCOTTS FARM, SNOWDROP LANE, LINDFIELD,
WEST SUSSEX RH16 2EQ**

Biodiversity Net Gain

May 2025 (Updated March 2026)

1. BACKGROUND & METHOD

- 1.1 Environmental Assessment Services Ltd have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission to Mid Sussex District Council in regard to the proposed development of land at Pascotts Farm to the northwest of Snowdrop Lane in Lindfield, West Sussex.
- 1.2 The site (as existing) comprises a paddock used as grazing pasture, together with a separate section of unmanaged land (scrub) that is fenced off from the paddock which extends to the northwest of the site. Following further surveying for hazel dormice a further 0.045 ha of land has been included into the redline boundary of the site from the adjacent pasture (under the same land management) to provide compensation and habitat enhancement for the benefit of hazel dormice.
- 1.3 This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013, The Statutory Biodiversity Metric Users Guide (Defra Feb 2024) and The UK Habitat Classification (Version 2).
- 1.4 The BNG assessment was undertaken as follows:
 - a) Site visit undertaken 3 April 2025 (and repeated monthly through June – November, with updates to the condition sheets where deemed appropriate) to identify and map (on the provided topographical survey of the site) all existing habitats and linear features on site based on the *UKHab* definitions, and to complete condition assessment of habitats and linear features using the Biodiversity Metric Condition Sheets, where appropriate.
 - b) Review of the proposed development plans to identify proposed habitat types and linear features post-development, to quantify habitat areas and linear feature lengths, and to make recommendations where ecological enhancements may be made within the proposed plans for the site.
 - c) Calculation of Biodiversity Units for pre- and post-development scenarios, following Defra's Statutory Biodiversity Metric User Guide.
 - d) Determination of strategic significance of the site through review of the Local Nature Recovery Strategy, where available, or other specified alternative documents, and statutory and non-statutory sites (EA Magic Map).

2. HABITAT ASSESSMENT

The existing habitats are identified on the Baseline (As Existing) Habitat Map provided in Appendix A. A more detailed description of these habitats, as observed during 2025, is provided as follows.

2.1 Existing Habitats

2.1.1 Modified Grassland (g4):

Modified grassland is defined as: *Species-poor vegetation (<9 species per m²) dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of Rye-grasses (Lolium spp.) and White clover (Lolium spp.). Most broadleaved species present will be associated with high fertility.*

The majority of the site comprises heavily grazed and poached grassland. At the time of the site visit the sward was less than 2 cm across the site, grazed by sheep. Creeping buttercup (*Ranunculus repens*) and White clover (*Trifolium repens*) are dominant within the sward, and Common nettle (*Urtica dioica*) and Broad-leaved dock (*Rumex obtusifolius*) were noted towards the edges of the paddock. This habitat is most representative of modified grassland.

The total area of the modified grassland within the paddock is 0.2567 ha.

A further area 0.045 ha of similar habitat under the same management has been added to the site following hazel dormouse surveying to provide compensation and enhancement habitat for this species.

The grassland condition was assessed for both areas and was found to be ‘moderate’ condition in the main paddock and ‘good’ in the adjacent strip. The condition sheets are provided in Appendix B.

2.1.2 Bramble Scrub (h3d):

Bramble scrub is defined as: *Dense scrub with Bramble Rubus fruticosus agg. dominant.*

The southwest corner of site is divided from the paddock by post and rail fencing. This area is not grazed and does not appear to be subject to any ongoing management. Bramble (*Fruticosus* spp) is dominant with some willow, oak, hazel and hornbeam, and one walnut. Whilst some trees are present, the area is dominated by bramble.

The total area of the bramble scrub habitat is 0.0245 ha.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.3 Non-priority Pond

At the time of the site survey there was a low lying area surrounded by trees and covered by leaf litter. This area was dry at the time of our visit, however, it is noted within the topographical survey that the area was holding water at the time the topography was measured. The pond is also shown to be present on historic mapping of the site. Vegetation within this area suggests that it remains dry for the majority of the year but is likely to hold water after very heavy and or prolonged periods of rainfall. The area is poached by sheep which graze the paddock.

The measured area of the pond is 0.0086 ha.

A condition assessment has been completed based on observations made during the site walkover, when the pond was dry. The pond scores a habitat condition of ‘moderate’.

2.1.4 Individual Trees

The site includes 11 individual trees, plus other trees which form part of the hedgerow along the southeast boundary of the site with Snowdrop Lane. The individual trees are summarised in Table 1 below. The hedgerow trees that form part of the linear features are calculated separately as part of the hedgerow (see section 2.2 below), with the exception of those trees which lie within the line of the hedgerow but which will be lost as part of the site’s redevelopment. These trees have been calculated as individual trees in order to account for their loss. Total number of trees calculated is 15.

Table 1: Individual Trees

Tree Species (ID number)	Diameter at breast height (mm)	Class size	Condition	Metric Area
Walnut (T2)	260	Small	Moderate	0.0041
Oak (T3)	310	Medium	Good	0.0163
Oak (T6)	240	Small	Good	0.0041
Willow (G7) – 1	380	Medium	Good	0.0163
Willow (G7) - 2	380	Medium	Good	0.0163
Oak (G11) – 1	190	Small	Good	0.0041
Oak (G11) – 2	190	Small	Good	0.0041
Oak (G11) – 3	190	Small	Good	0.0041
Oak (G12) – 1	350	Medium	Good	0.0163
Oak (G12) – 2	350	Medium	Good	0.0163
Oak (G12) – 3	350	Medium	Good	0.0163
Oak (G12) – 4	350	Medium	Good	0.0163
Oak (G12) – 5	350	Medium	Good	0.0163
Oak (G12) – 6	350	Medium	Good	0.0163
Oak (G12) - 7	350	Medium	Good	0.0163

Metric extract: Data input to the baseline

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	1	0.0041	4	0.0163
Medium		0.0000		0.0000	10	0.1629
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	1	0.0041	14	0.1791

See condition sheets in Appendix B.

2.2 Existing Linear Features

2.2.1 Native Hedgerow with Trees - and associated ditch

A native hedgerow is defined as: *A hedgerow with 80% canopy cover of UK native or archaeophyte woody species.*

Species-rich native hedgerow is defined as: *Native hedgerows with ≥ 5 UK native or archaeophyte woody species in a 30 m section.*

A hedgerow is associate with ditch when: *any bank, wall, ditch, tree or herbaceous vegetation that is < 2 m from the hedgerow centre.*

There is a hedgerow along the southeastern boundary of the site with Snowdrop Lane. The hedgerow is predominantly hornbeam, with some holly and hazel. The hedgerow includes a number of hedgerow trees including large mature oaks, hornbeam and holly trees. Based on the number of woody species present, and the dominance of hornbeam within this section of hedgerow, it is not considered species rich. A shallow, vegetated ditch runs the length of the hedgerow, discharging into a pond adjacent to the northeastern corner of the site, where the hedgerow ends, adjacent to the existing entrance / driveway to Pascotts Farm.

The redline site boundary excludes much of the hedgerow with the exception of two sections where two new access points, each 5 m in width, will cross the hedgerow, resulting in the removal of these sections. The remaining hedgerow is to be retained and protected.

Hedgerow condition is 'good'. See Appendix B for the hedgerow condition sheet.

2.3 Proposed Habitats

This includes all retained and created habitats on site calculated based on the As Proposed Site Layout Plan provided by Gould Baxter. The As Proposed Habitat Map is provided in Appendix A.

2.3.1 Developed Land: sealed surface (u1b)

Developed land: sealed surface is defined as: *Soil surface sealed with impervious materials as a result of urban development and infrastructure construction.*

It is proposed to develop the land for residential use comprising two detached dwellings with associated garaging, and access from Snowdrop Lane.

The total area of developed land: sealed surface is 0.1159 ha

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.3.2 Vegetated Garden (282)

Vegetated garden is defined as: *Garden that is principally vegetated, for example with large areas of grass and flower beds.*

The total area of vegetated garden will be 0.1653 ha

The habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.3.3 Individual Trees

The proposed scheme looks to retain 6 individual trees plus those within the line of the hedgerow. These are summarised in Table 2A below:

Table 2A: Retained Trees

Tree Species (ID number)	Diameter at breast height (cm)	Class size	Condition
Walnut (T2)	26	Small	Moderate
Oak (T3)	31	Medium	Good
Oak (T6)	24	Small	Good
Willow (G7)	38	Medium	Good
Willow (G7)	38	Medium	Good
Oak (G11) - 1	190	Small	Good

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	1	0.0041	2	0.0081
Medium		0.0000		0.0000	3	0.0489
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	1	0.0041	5	0.0570

There will however be a loss of 9 trees. These are summarised in Table 2B below:

Table 2B: Trees to be removed

Tree Species (ID number)	Diameter at breast height (cm)	Class size	Condition
Oak (G11) – 2	190	Small	Good
Oak (G11) – 3	190	Small	Good
Oak (G12) – 1	350	Medium	Good
Oak (G12) – 2	350	Medium	Good
Oak (G12) – 3	350	Medium	Good
Oak (G12) – 4	350	Medium	Good
Oak (G12) – 5	350	Medium	Good
Oak (G12) – 6	350	Medium	Good
Oak (G12) – 7	350	Medium	Good

2.3.4 Mixed Scrub

A new area of mixed scrub is to be created for the benefit of hazel dormice within an area located to the southwest of the site, which lies within the site's redline boundary but outside of the proposed residential curtilage of the two new dwellings.

The total area of mixed scrub will be 0.045 ha, to be delivered in a 'good' condition.

2.4 Proposed Linear Features

2.4.1 Native Hedgerow

New native hedging is to be planted along the full length of the northeast, northwest, and southwest boundaries of the site, and between the two new plots.

This will provide 0.04 km of hedging between the two plots and 0.146 km of hedging along the boundaries (not presently supporting hedgerows).

The habitat is to be delivered at minimum of 'poor' condition but is likely to achieve higher.

This habitat is to be secured for the benefit of hazel dormice, a European Protected Species.

3. RESULTS

3.1 Site as Existing

3.1.1 As existing, the site comprises three habitat types (modified grassland, non-priority pond and bramble scrub) and 15 individual trees. The area of each habitat type and individual trees has been calculated, their condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 3A below.

Table 3A: Habitats as Existing (Baseline)

Habitat Type	Size (hectares)	Condition	Units
Modified Grassland	0.2567	Moderate	1.03
Bramble Scrub	0.0245	N/A	0.10
Non-Priority Pond	0.0086	Moderate	0.07
Individual Trees	0.0041	Moderate	0.03
Individual Trees	0.1791	Good	2.15
Modified grassland	0.045	Good	0.27
Total	0.33 (ex. trees) (0.52 in trees)	-	3.65

- 3.1.2 As existing, the site comprises of two parts of a linear features: native hedgerow with trees and associated ditch. The length of the linear features as included within the redline boundary have been calculated, their condition assessed and other factors applied. This information has been inputted into the metric calculator and the linear feature units have been calculated. The results are given in Table 3B below

Table 3B: Hedgerows As Existing (Baseline)

Habitat Type	Length (km)	Condition	Units
#1 Native hedgerow with trees – associated with bank or ditch	0.005	Good	0.09
#2 Native hedgerow with trees – associated with bank or ditch	0.005	Good	0.09
Total	0.01	-	0.18

3.2 Site as Proposed

- 3.2.1 As proposed, the site will comprise of four habitat types (developed land: sealed surface, vegetated garden, non-priority pond and mixed scrub) and six retained individual trees. The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 4A below.

Table 4A: Habitats as Proposed (Planned)

Habitat Classification	Size (hectares)	Condition	Units
Developed Land: Sealed Surface	0.1159	N/A	0
Vegetated Garden	0.1653	N/A	0.32
Non-Priority Pond	0.0086	Moderate	0.07
Individual Trees	0.0041	Moderate	0.03
Individual Trees	0.0570	Good	0.68
Mixed Scrub	0.045	Good	0.38
Total	0.33 exc. trees 0.39 inc trees	-	1.48

- 3.2.2 As proposed, native hedgerow will be created along the northeast, northwest and southwest residential boundaries and between the two plots. The length of the linear feature has been calculated, its condition assessed and other factors applied. This information has been inputted into the metric calculator and the hedgerow and watercourse units have been calculated. The results are given in Table 4B below.

Table 4B: Hedgerows As Proposed (Planned)

Habitat Type	Length (km)	Condition	Units
Native hedgerow #3	0.04	Poor	0.08
Native hedgerow #4	0.146	Poor	0.28
Total	0.1809525	-	0.36

3.3 Biodiversity Unit Calculations

The change in biodiversity units from the baseline (pre-development) to the proposed is shown in Tables 5A, B below.

Table 5A: Habitat Unit Change Summary

Parameter	Habitat Units
Baseline units	3.65
Onsite post intervention units	1.48
Onsite net change unit	-2.16
Total net change, %	-59.33

Table 5B: Hedgerow Unit Change Summary

Parameter	Hedgerow Units
Baseline units	0.18
Onsite post intervention units	0.36
Onsite net change unit	+0.18
Total net change, %	+99.43

3.4 Trading Summaries

- 3.4.1 The trading summary indicates the required compensation for the loss of habitats of differing distinctiveness. In this case, the trading summary indicates that the rule for both low distinctiveness habitats and medium distinctiveness habitats has been failed i.e. the habitat which is being created does not exceed that of the baseline. This is also the case for the loss of hedgerow on site.
- 3.4.2 There is a loss of bramble scrub, however, this is offset through the delivery of mixed scrub. No further compensation is required in this case. However, **there is a loss of individual trees, a medium distinctiveness habitat. 1.47 medium distinctiveness tree / woodland units will need to be secured from an offsite source to compensate for this loss.**

3.4.3 There is a further **loss of low distinctiveness habitat which is partially offset on site, but a further 0.98 units of low distinctiveness grassland habitat or higher is required to compensate for this loss.**

3.4.4 **The hedgerow sections which will be lost are of high distinctiveness, but those to be created are of low distinctiveness. There is therefore a deficit of -0.18 high distinctiveness hedgerow units which will need to be secured from an offsite source.**

3.5 Ecological Functionality

3.5.1 The site, as proposed, should be assessed, alongside the biodiversity net gain assessment for ecological functionality to ensure the scheme incorporates the most appropriate measures to enhance and preserve biodiversity on site and benefits for the wider area.

3.5.2 The site was found to be of generally low ecological value but does include features of ecological value, including the hedgerows and trees, pond and bramble scrub. The pond and the majority of hedgerow and trees are to be retained, and the proposed loss is considered unlikely to significantly impact the overall ecological functionality of the site. The bramble scrub will be lost, however, this is to be compensated for with the addition of new mixed scrub habitat on site. New native hedging is also to be included between the two plots and around the boundary of the new plots which will improve connectivity, nesting and foraging potential.

3.5.3 In this case, it is deemed that ecological functionality will be retained and potentially enhanced.

3.6 Achieving Biodiversity Net Gain

3.6.1 The site, as proposed, will not achieve biodiversity net gain for habitats on site. The habitat baseline is 3.65 units. To achieve 10% net gain, 4.01 units are required. Under the current scheme 1.48 units are delivered leaving a deficit of 2.53 units to be delivered from an offsite source.

3.6.2 **The 2.53 unit deficit is to include 1.47 medium distinctiveness tree / woodland units, and 0.98 units of low distinctiveness grassland habitat (or higher) in order to satisfy the trading rules.**

3.6.3 The site will achieve net gain for linear features on site, however, compensation will still be required for the loss of high distinctiveness hedgerow. **0.18 high distinctiveness hedgerow units are therefore to be secured from an offsite source.**

4. MANAGEMENT AND MONITORING

4.1 Confirmation should be provided to Mid Sussex District Council to confirm the development has been developed in accordance with the proposed plans used for this

assessment. If the proposed plans have been altered, the BNG assessment should be updated and any alteration in BNG delivered, addressed as appropriate.

- 4.2 No management or monitoring of the garden habitat is proposed. New hedgerows which are to be provided along the boundaries of the site have been included in 'poor' condition, therefore, no monitoring of the new hedgerows will be required but once planted they should be retained for the benefit of hazel dormice (a European Protected Species).
- 4.3 The proposed mixed scrub lies outside the residential gardens but inside the redline boundary of the site. The targeted condition of this habitat is 'Good'. The difficulty of creation of mixed scrub in a good condition is deemed to be low and may be achieved within 10 years. See Appendix C for an example of the criteria targeted to achieve 'good' condition. All five criterion must be met. Given the type of habitat, significant management actions and intervention requirement is likely to be fairly low. Monitoring may not be required in this case.

5. CONCLUSIONS

- 5.1 The Biodiversity Net Gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions. The site was visited on 3 April 2025 and subsequently revisited through the summer months, and all habitats and linear features were recorded and an assessment of condition was made (and updated) where appropriate.
- 5.2 The redevelopment of the site, as proposed, will result in a net loss of 2.16 habitat units (-59.33% net loss), and a gain of 0.18 hedgerow units (99.43 % net gain).
- 5.3 In this case, **2.53 habitat units will need to be delivered from an offsite source to include 1.47 medium distinctiveness tree / woodland units, and 0.98 units of low distinctiveness grassland habitat (or higher) in order to satisfy the trading rules.**
- 5.4 **While the site will offer net gain for hedgerow units, 0.18 high distinctiveness hedgerow units will still need to be secured from an offsite source to satisfy the trading rules.**
- 5.5 The ecological functionality of the site, as proposed, has been assessed alongside a review of the site's strategic importance. While not considered to be strategically important, the proposed scheme looks to retain key habitats and the majority of linear features, and compensation is offered for the loss of bramble scrub. New hedging is to be provided which will improve ecological connectivity, foraging and nesting potential. These measures have been applied in line with the mitigation hierarchy.

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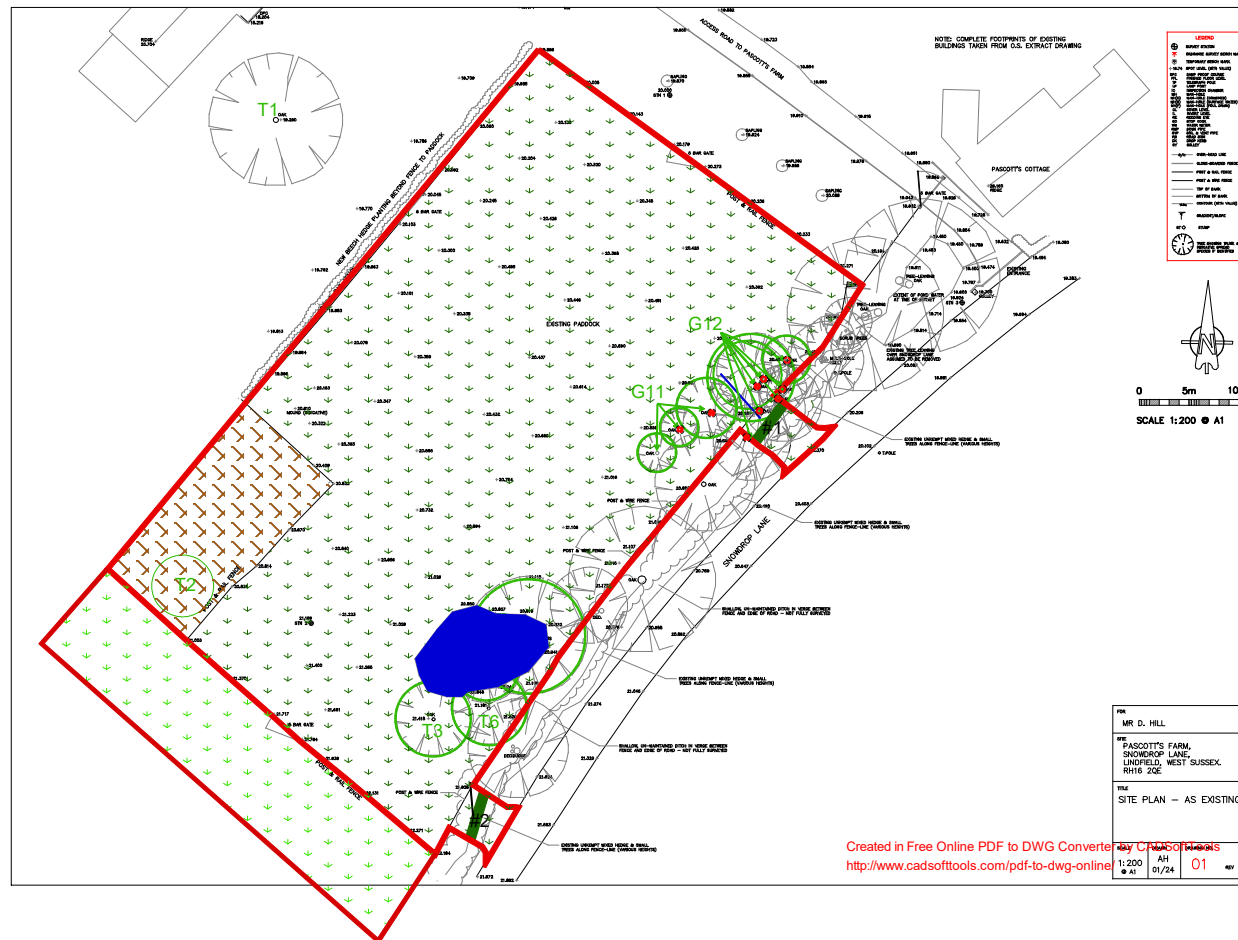
APPENDIX A:
Baseline (As Existing) Habitat Map
As Proposed Habitat Map

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WEST SUSSEX RH16 2EQ

Biodiversity Net Gain
BASELINE HABITAT MAP

May 2025 (Update March 2026)



Baseline:

-  Modified Grassland (moderate condition) - 0.2567 ha
-  Bramble Scrub (condition n/a) - 0.0245 ha
-  Non-priority Pond (moderate) - 0.0086 ha
-  Modified Grassland (good condition) - 0.045 ha

Total site area - 0.3348 ha

-  #1 Native species rich hedgerow with trees and associated with ditch (5 m)
-  #2 Species rich native hedgerow with trees associated with ditch (5 m)
-  Individual trees (excluding hedgerow trees which are to be retained)

- T1 - Outside site boundary (retained)
- T2 - Walnut (small, moderate) - 0.0041ha
- T3 - Oak (medium, good) - 0.0163 ha
- T4 - Outside site boundary (retained)
- T5 - Outside site boundary (retained)
- T6 - Outside site boundary (retained)
- G7 - 2 x Willows (medium, good) - 0.0163 ha x2
- G11 - 3 x Oak (small, good) - 0.0041 ha x3
- G12 - 7 x Oak (medium, good) - 0.0163 ha x 7

1 x small - in moderate condition = 0.0041 ha

4 x small + 10 x medium - in good condition = 0.1791 ha

(G12 includes 4 Oaks in the hedgerow
- but these will be removed so considered
as individual trees to account for loss)



APPENDIX B: Condition Sheets

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	Pascoe's Farm - Paddock	Survey date and Surveyor name	Lucy Manday updated through 2025 season
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Paddock grazed by sheep.			
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.	Yes	
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	Heavily grazed throughout.
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	Minimal scrub around pond.
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.	No	Excessive poaching in shade of trees and hedge.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes.	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes.	

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes.	
Essential criterion achieved (Yes or No)			Yes.
Number of criteria passed			5
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)		
Suggested enhancement interventions to improve condition score			
Footnotes Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. 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: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Pascotts Farm - smp ad; Paddock	Survey date and Surveyor name	Henry Monday updated through 2025 season
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Part of paddock to the south east of the main site. same use but less grazing pressure. 0.045ha.			
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.	Yes	
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	Grazed to consistent height
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	
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	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			6
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)		
Suggested enhancement interventions to improve condition score			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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: POND Habitat Type
Habitat Type

Lakes - Ponds (priority habitat)

Lakes - Ponds (non-priority habitat)

Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]

Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

Habitat Description

Dry Pond located adjacent to the S.E. site boundary hedgerow.

ukhab - UK Habitat Classification

On-site or off-site, site name and location

Pascotts Farm
- Paddock.

Survey date and Surveyor name

Lucy Mansfield
3 April 2025.

Limitations (if applicable)

Dry at time
of survey.

Survey reference (if relating to a wider survey)

Grid reference

Habitat parcel reference

Condition Assessment Criteria

Criterion passed (Yes or No)

Notes (such as justification)

Core Criteria - applicable to all ponds (woodland¹ and non-woodland):

A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	No water at time of survey but no significant pollution sources.
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	Heavily grazed and poached modified grassland.
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes.	Likely passes when water present.
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	Isolated Pond.
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes.	Dry at time of survey.
F	There is an absence of listed non-native plant and animal species ³ .	Yes.	None Present.

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	No fish.
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No.	No aquatic Plants Present.
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	No.	100% shaded by trees.
Number of criteria passed		6	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	✓
Passes 5 or fewer criteria		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat. Footnote 2 - This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>. Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:			

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												
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		Survey date and Surveyor name		LOCAL NORTHERN 3 April 2025								
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		Habitat parcel reference										
Condition Assessment Criteria		Grid reference										
		T2	T3	T6	G7-1	G7-2	G11-1	G11-2	G11-3			
A	The tree is a native species (or at least 70% within the block are native species).	N walnut	Y oak	Y oak	Y willow	Y willow	Y oak	Y oak	Y oak			
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	Y	Y	Y	Y			
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y	Y	Y	Y	Y			
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	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	Y	N	Y	Y	N	N	N			
F	More than 20% of the tree canopy area is overhanging vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y			

Number of criteria passed		4	6	5	6	6	5	5	5			
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)	✓										
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												

Number of criteria passed		6	6	6	6	6	6						
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)												
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: 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

ukhab - UK Habitat Classification

On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	

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 Handbook¹ and Favourable Conservation Status document². 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).	4	
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.	4	
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.	2	
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' 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 .	4	
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).	4	

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 ⁶), 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.	4	
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.	4	

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 Does not fail both attributes 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 Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3
Condition categories for hedgerows with trees		

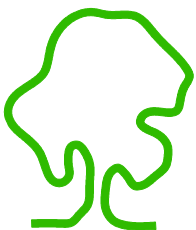
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3-Good.

Suggested enhancement interventions to improve condition score

APPENDIX C
Proposed Habitat Condition Sheet
(blank for information only)

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.		
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.		
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.		

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.		
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			



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