

20 October 2025

Ms Jen Booth
Greenacres Farm
Wineham Lane
Bolney
West Sussex
RH17 5SD

Ref: 25082

Dear Jen

Biodiversity Net Gain Assessment: Land at Greenacres Farm, Bolney, West Sussex.

Introduction

CT Ecology was commissioned by Ms Booth to undertake a biodiversity net gain assessment in relation to the proposed scheme for the above site in order to inform the planning application submission.

Proposals are for the installation of an equestrian sand school in addition to the creation of an all-weather turnout area for horses. Access will remain as existing, with a section of the existing access track extending to the proposed sand school being upgraded as part of the proposals. Works will result in the loss of 0.28ha modified grassland and 10 trees.

Site Description

Greenacres Farm is within a semi-rural location in the western extent of Bolney, West Sussex, located to the immediate south of the A272, accessed from Wineham Lane to the east. The farm estate comprises a residential property and garden with associated land used for equestrian purposes and includes a large agricultural unit used for stabling, together with a series of grazed fields and boundary tree lines, extending over approximately 3ha. In the wider context, agricultural fields and associated farmsteads dominated together with scattered woodland blocks and residential properties.

Methodology

Baseline Assessment

The BNG assessment has been informed by an ecological walkover, undertaken 5th August 2025 by Carly Teague, a suitably qualified ecologist with over 17 years' experience as a professional ecologist. The ecological walkover (and associated PEA report) has been used to inform the BNG assessment and the results are included in Table 1.0.

Biodiversity Net Gain Assessment

The biodiversity value of the site has been quantified applying the Statutory Biodiversity Metric (2024). The metric uses habitats to describe biodiversity, which is converted into measurable 'biodiversity units' according to the area of each type of habitat. The metric scores different habitat types according to their relative biodiversity value and adjusts this according to the condition and location of the habitat. Where new habitat is created or existing habitat is enhanced then the associated risks of doing so are factored into the metric. The metric can then be used to quantify the biodiversity value of habitats and it can be used to calculate the losses and gains in biodiversity from proposed activities including development or site management.

The biodiversity 'value' of each habitat type is evaluated using the area and the relative 'quality' of the habitat. This assessment of quality comprises four components:

- * Distinctiveness
- * Condition
- * Strategic significance
- * Habitat connectivity

The calculation then gives a number of biodiversity units that represents the baseline biodiversity value of that habitat parcel.

A further calculation is then obtained to provide a post development score (to include measures to retain, enhance or create additional biodiversity features) and additional factors to account for the risk associated with these actions are also taken into account to include:

- * Difficulty of creating or restoring a habitat
- * Temporal risk
- * Spatial Risk

The post development biodiversity units are then deducted from the baseline units to provide a value for 'the extent of change'. If a net gain is achieved then there is no need to consider additional potential off-site measures however if the calculation does not result in a sufficient net gain in biodiversity units, proposals may need to be revised or additional enhancement measures employed or off-site enhancement measures may need to be considered.

The current biodiversity net gain assessment has been based on existing habitat areas and proposed habitat types post development, based on the proposed layout and discussions with the client.

Results

Baseline Assessment

A summary of the existing habitats is provided in the table below.

Table 1.0: Habitat Descriptions

Habitat Type	UK Habitats Code (secondary codes in brackets)	Description	Area (ha)
Modified Grassland	g4	Grassland dominated the application areas. This habitat has been subject to long-term grazing/disturbance and supported a short sward at the time of the assessment. The sward was dominated by coarser grasses and forbs contributed to less than 15% of the species composition, with a slightly higher forb content recorded in Field 1, compared to other areas. <i>Fields:</i> Grasses comprised a combination of Yorkshire fog (<i>Holcus lanatus</i>), perennial rye-grass (<i>Lolium perenne</i>), sheep's fescue (<i>Festuca ovina</i>) and annual meadow grass (<i>Poa annua</i>). Forbs were patchy throughout the sward. Species included white clover (<i>Trifolium repens</i>), meadow buttercup (<i>Ranunculus acris</i>) creeping cinquefoil (<i>Potentilla reptans</i>), ground-ivy (<i>Glechoma hederacea</i>) and spear thistle (<i>Cirsium vulgare</i>). Poaching was evident throughout Field 2, extending throughout approximately 30% of the survey area at this location. Spoil piles comprising stored building materials were within Field 1, some of which looked relatively recent. <i>Access Track:</i> Existing access to the network of horse grazed fields within the central and western site extents was via a linear strip of grassland which extended west from a formal concrete access track.	0.46

	(112 earthbank)	This area supported a narrow strip of geo-textile grid which extended along the northern section of the access track. Grassland species included Yorkshire fog and sheep's fescue with occasional forbs including greater plantain (<i>Plantago major</i>) and curled dock (<i>Rumex crispus</i>). Poaching by horses, pedestrians and vehicles was evident along the access track. An earthbank, created two years ago with spoil from the wider site, bounded the application site within Field 1 to the north. This extended for approximately 10m with a width of approximately 0.5m. Grassland had colonised this feature. A semi-mature tree-of-heaven (<i>Ailanthus altissima</i>) was within the south-west corner of Field 1. This will be retained. A small number of semi-mature Leyland cypress (<i>Cupressocyparis leylandii</i>) were along the eastern margin of Field 1 together with a semi-mature corkscrew willow (<i>Salix matsudana</i>). These trees will require removal. Bare ground extended below the Leyland cypress trees.	
Developed Land; Sealed Surface. Other Developed Land	u1b6	Areas of concrete, forming the foundations of a former building were within the western extent of Field 1, extending from the entrance gate along the southern boundary. A discrete area of concrete was also in the north-east corner of Field 1, providing access to a manure pile off-site to the east. Existing access was via hardstanding which extended to the entrance of Field 1.	0.01

Biodiversity Net Gain Assessment

The total net % change for the proposed development area when applying the Statutory Biodiversity Metric is **+11.06%** (habitat units) which indicates a net gain in biodiversity as a result of the Scheme., in line with current BNG policy.

The total area of habitat to be lost to facilitate the development equates to 0.028ha which comprises modified grassland, together with 10 trees.

The following habitat features will be incorporated post development:

On-site

- * Existing grassland within the northern extent of the site, equating to 0.19ha will be enhanced to create wildflower grassland. Overseeding with an appropriate wildflower grassland mix will serve to enhance the sward with long-term meadow management promoting a diverse range of flowering species to develop throughout the growing season. Yellow rattle will be incorporated into the seed mix in order to suppress growth of coarse grasses during establishment. The area will be fenced to restrict horse grazing; and
- * a series of 117 trees will be planted to form a tree line along the northern site boundary, buffering the site from the adjacent 'A' road. These will comprise a mix of native specimens.

A summary of the biodiversity metric score is shown in the table below.

Table 1.1: Statutory Biodiversity Metric Headline Results Summary

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.28
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	11.06%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Conclusions and Recommendations

The total net % change for the proposed development area when applying the Statutory Biodiversity Metric is **+11.06%** (habitat units) which indicates a net gain in biodiversity as a result of the Scheme.

Management of the on-site habitats will be undertaken by the applicant who is the landowner of the site (Ms Booth).

In order to ensure the success of implementation and establishment of the biodiversity net gain measures, a long-term management plan will be required in accordance with current BNG policy.

I trust the above information relating to land at Greenacres Farm, is satisfactory however if you have any queries, please do not hesitate to contact me.

Yours sincerely



Carly Teague BSc (Hons) MSc MCIEEM

Director

References

- * CIEEM – Chartered Institute of Ecology and Environmental Management (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Publications/EclA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf [Accessed on 18/09/2025].
- * CIEEM – Chartered Institute of Ecology and Environmental Management (2013). *Guidelines for Preliminary Ecological Appraisal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf [Accessed on 18/09/2025].
- * CT Ecology (2025). *Preliminary Ecological Appraisal for land at Greenacres Farm, Bolney, West Sussex*. Unpublished report for Ms Booth. West Sussex: CT Ecology.
- * GOV.UK (2024). *The Statutory biodiversity metric tools and guides* [on-line]. Available from [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](https://www.gov.uk/statutory-biodiversity-metric-tools-and-guides) [Accessed on 16/09/2025].
- * UKHab Ltd (2023). *UK Habitat Classification Version 2.0* [on-line]. Available from: <https://www.ukhab.org> [Accessed on 15/09/2025 & 18/09/2025].

Appendix A

Site Maps

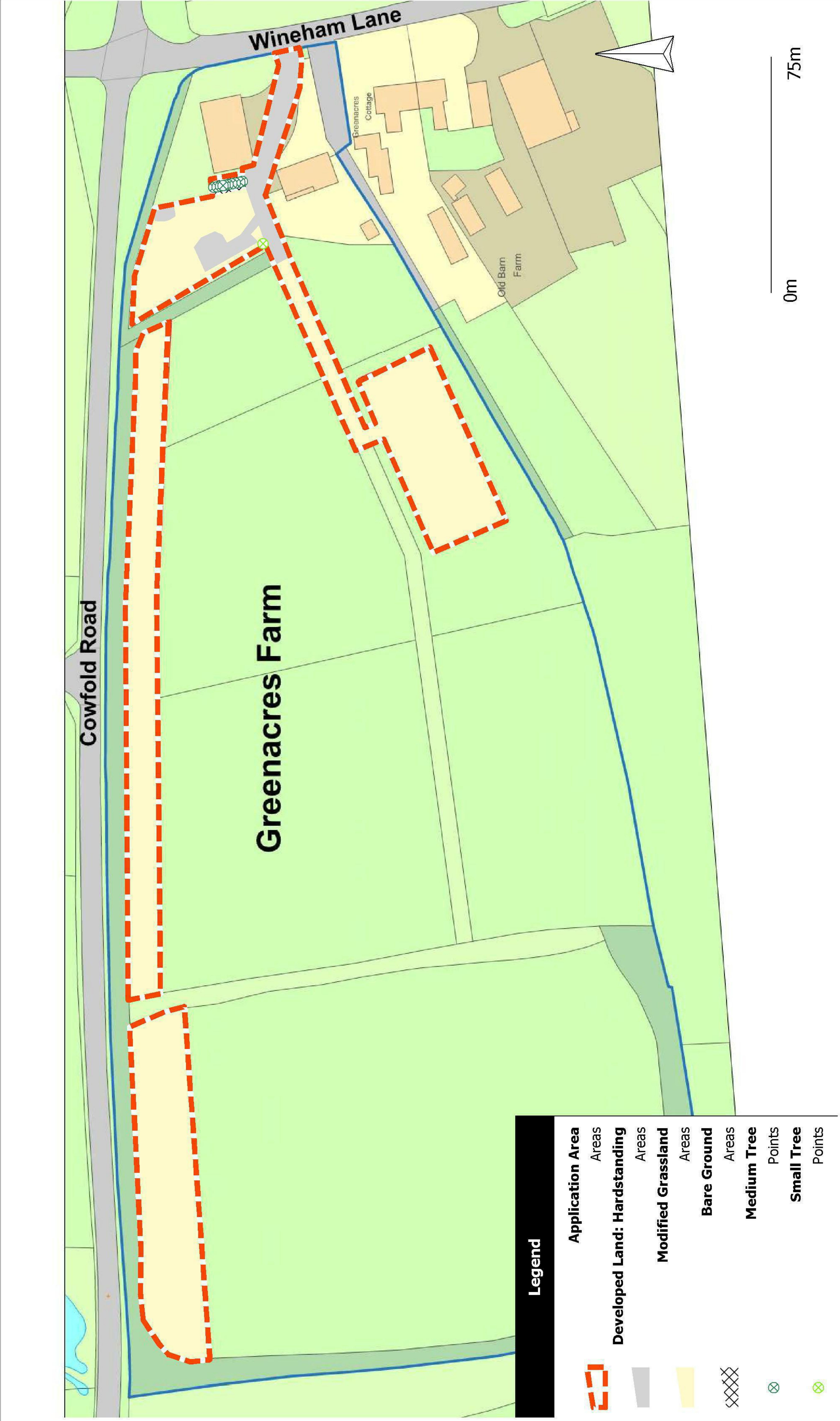


Figure 1: Greenacres Farm Baseline Habitat Map

Drawn by: CT
Date: 20/10/2025
Scale: 1:1250

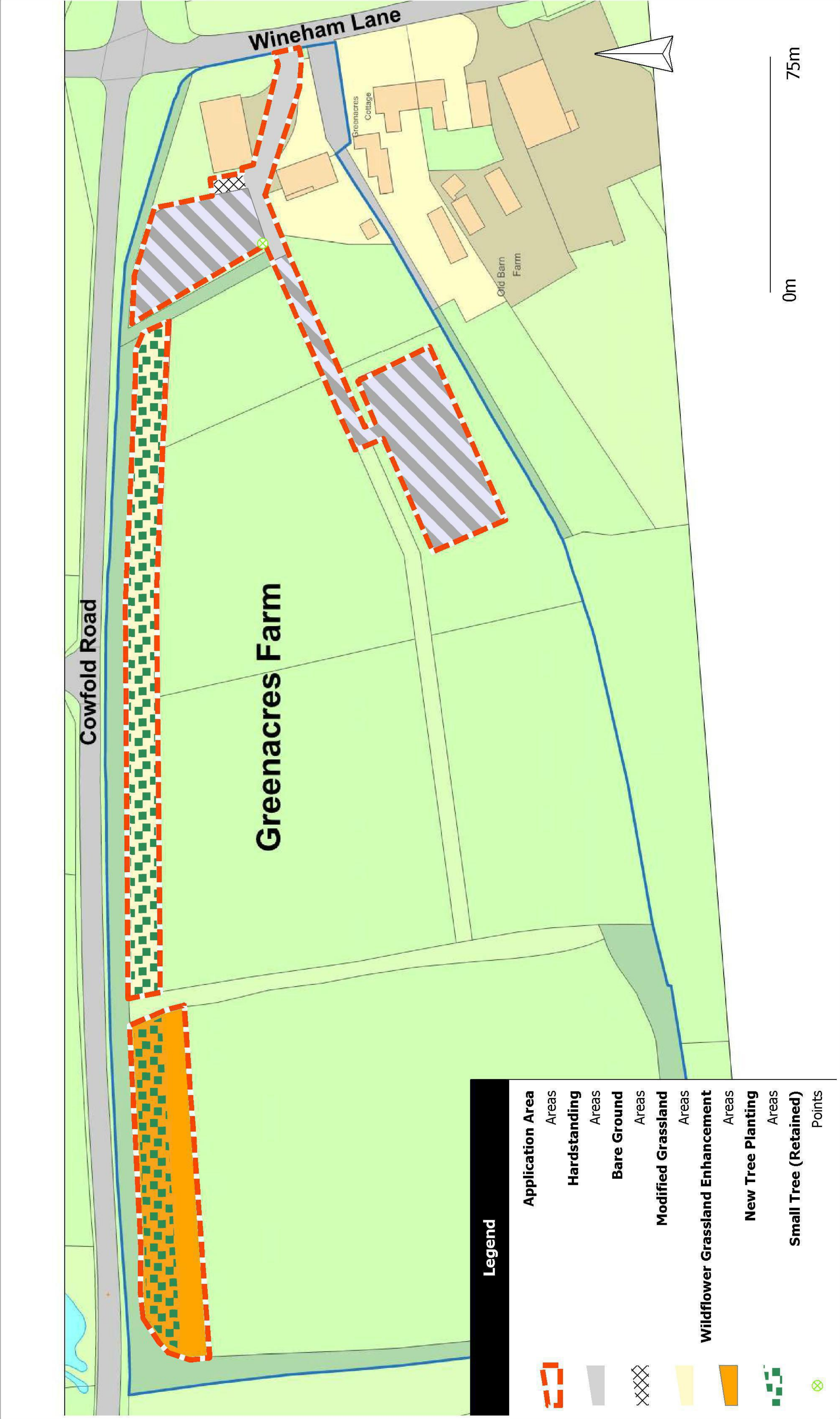


Figure 2: Greenacres Farm Post Development Map

Drawn by: CT
Date: 20/10/2025
Scale: 1:1250

Appendix B

Baseline Habitat Condition Assessment Sheets

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			
Leylandii x 9			
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	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel 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).	N	
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	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		3	
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)	YES	
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: 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			
WILLOW X 1			
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	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel 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	
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	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
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)	YES	
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: 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			
TREE OF HEAVEN NN X 1 SMALL			
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	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel 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).	N	
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	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		3	
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)	YES	
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: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel reference	
Habitat Description			
Grassland subject to long-term grazing/disturbance. Grasses comprised a combination of Yorkshire fog (<i>Holcus lanatus</i>), perennial rye-grass (<i>Lolium perenne</i>), sheep's fescue (<i>Festuca ovina</i>) and annual meadow grass (<i>Poa annua</i>). Forbs, were patchy and contributed to less than 15% of the species composition. Species included white clover (<i>Trifolium repens</i>), meadow buttercup (<i>Ranunculus acris</i>) creeping cinquefoil (<i>Potentilla reptans</i>), ground-ivy (<i>Glechoma hederacea</i>) and spear thistle (<i>Cirsium vulgare</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)			NO
Number of criteria passed			3
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)	YES	
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: 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			
An area of bare ground was present under the dense canopy formed by the Leyland cypress trees in the east of Field 1.			
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	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel reference	
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.	N	
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.	N	
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).	Y	
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.		
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 .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
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).		
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.		
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
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)	Y
• 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			

Appendix C
Post Development
Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel reference	
Habitat Description			
Existing grassland overseeded with a wildflower seed mix to enhance sward. Relaxed management to encourage flowering throughout the growing season. Fenced to protect from grazing.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	
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 insects, birds and small mammals to live and breed.	Y	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Y	

Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y	
Number of criteria passed		5	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site.			
Footnote 4 – 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, by applying professional judgement.			
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

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			
New native tree planting. By default new tree planting receives a condition score of POOR.			
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	Greenacres Farm On-site	Survey date and Surveyor name	5th August 2025. Carly Teague MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ241 226	Habitat parcel 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	
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	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
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)	YES	
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			