URBAN EDGE ENVIRONMENTAL CONSULTING

NATURAL PROGRESSION

New Barn, Danworth Farm, Hurstpierpoint, West Sussex

Biodiversity Net Gain Assessment

June 2025

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Biodiversity Net Gain Assessment

Client:	Danworth Farm Limited	
Report No.:	UE0741_DanworthBarn_BNG_0_250612	
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CIEEM REGISTERED PRACTICE 2025-2026

Contents

List of Figures

0 Executive Summary

0.1.1 Biodiversity Net Gain is an approach to development which leaves the natural environment in a better state than beforehand. Defra has published a metric by which the biodiversity losses and gains associated with a particular development can be calculated. Urban Edge Environmental Consulting was commissioned by Danworth Farm Limited ('the Applicant') to undertake a Biodiversity Net Gain assessment using the Statutory Biodiversity Metric for the site of a proposed agricultural development at Danworth Farm, Hurstpierpoint, West Sussex.

0.1.2 In England, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990. The objective is for developers to deliver a 10% gain in biodiversity value. This means a development will result in more or better quality natural habitat than there was pre-development.

0.1.3 Policy DP38 – Biodiversity of the Mid Sussex District Plan 2014-2031 states that: *Biodiversity will be protected and enhanced by ensuring development:*

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances) …*

0.1.4 The Biodiversity Net Gain assessment has been carried out using the Statutory Biodiversity Metric which uses habitats as a proxy for wider biodiversity. Pre-intervention biodiversity unit calculations were informed by a walkover site visit on 30 April 2025 to establish the habitat parcels present within the Application Site, their size and condition. Post-intervention biodiversity units were calculated based upon liaison with the applicant.

0.1.5 There is a calculated **net gain of +0.06 habitat units, equivalent to +10.91%**, associated with the current development proposals.

0.1.6 There is a calculated **net gain of +0.21 hedgerow units, equivalent to +12.72%,** associated with the current development proposals.

0.1.7 The Proposed Development therefore complies with the current requirements for the achievement of net gain, including compliance with the trading rules.

1 Introduction

1.1 Purpose of the Report

1.1.1 Urban Edge Environmental Consulting (UEEC) has been commissioned by Danworth Farm Ltd ('the Applicant') to undertake a Biodiversity Net Gain (BNG) assessment for the site of a proposed agricultural development at Danworth Farm, Hurstpierpoint, West Sussex (Grid Reference: 528592, 118231).

1.1.2 The Application Site lies to the north of Hurstpierpoint in the Mid Sussex district of West Sussex. It comprises c.0.26ha of species poor agricultural modified grassland with boundary hedgerows. The extent of the Application Site is outlined in red on Figure 1.1.

1.2 Proposed Construction Activities

1.2.1 Planning consent is being sought for the construction of a new agricultural barn, together with parking, access and landscaping. A Proposed Block Plan is shown at Figure 1.2.

1.3 Biodiversity Net Gain and the Defra Metric

1.3.1 Biodiversity is the variety of life on earth; it includes all living things and the places in which they live. It is essential to sustain our society, well-being and economy. Biodiversity in the UK and internationally is declining as it comes under increasing pressure from development and land management practices. Enhancing biodiversity is integral to sustainable development, and BNG is an approach to development which leaves the natural environment in a measurably better state than beforehand.

1.3.2 In 2023 Defra published the Statutory Biodiversity Metric ('the Metric') (Natural England, 2024a), which has subsequently been updated. The metric provides a means of evaluating biodiversity losses and gains through development in a robust and consistent manner. The metric enforces the mitigation hierarchy whereby impacts to biodiversity should first be avoided, then minimised and mitigated, before being compensated where losses cannot be avoided. The Metric calculates the biodiversity value of a site before and after development to establish the change in biodiversity attributable to a particular development project.

Danworth Farm, Hurstpierpoint, West Sussex

Site boundary

Figure 1.1: Site location plan

0 100 200

Metres

N

Scale (at A4): 1:3,000 **Created by:** EM

Date: Jun 2025 **Reviewed by:** NP

Drawing number:

UE0741ECO-DanworthFarm: Site location: 250611

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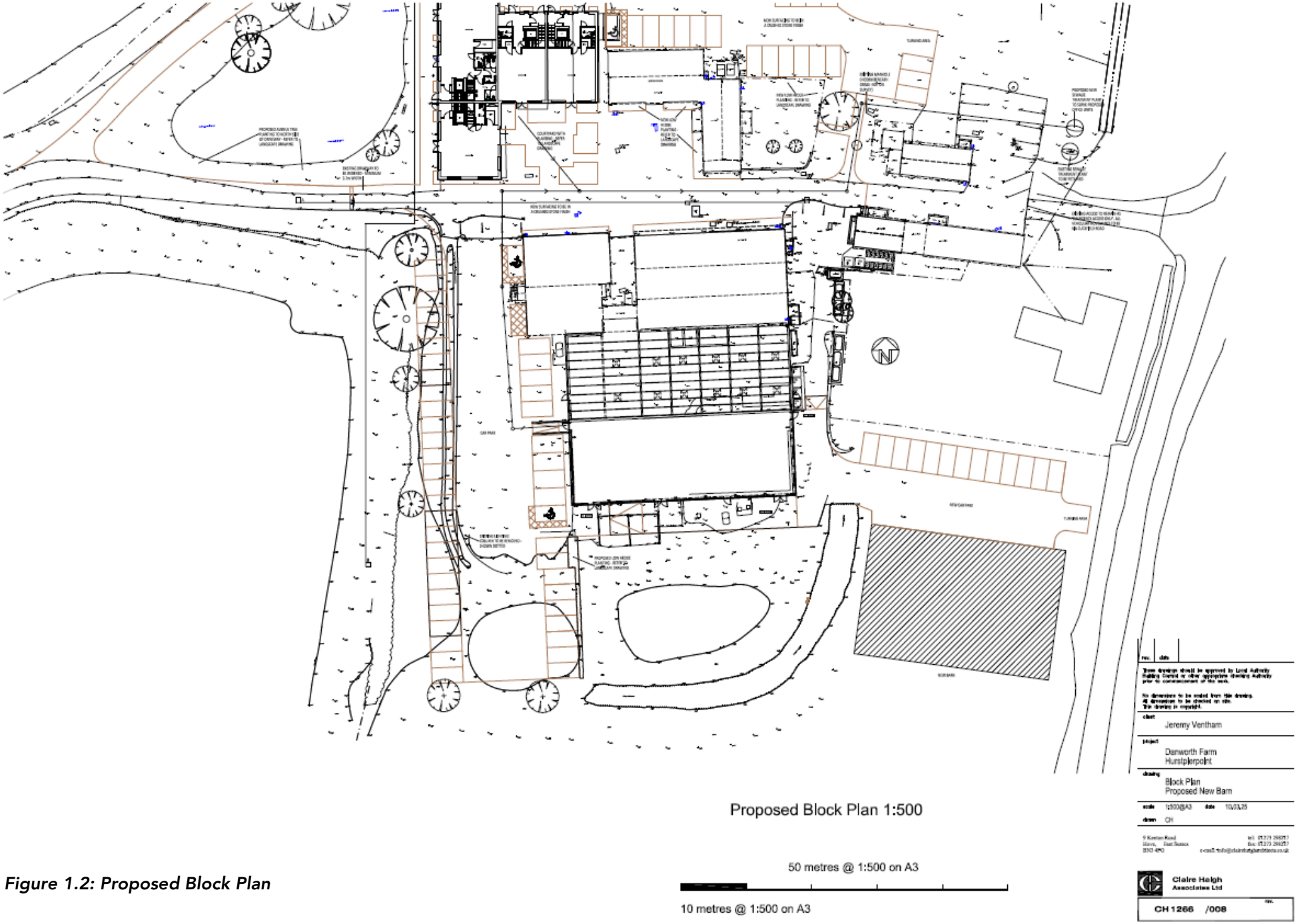

Figure 1.2: Proposed Block Plan

2 Policy Background

2.1 National Planning Policy

2.1.1 The revised National Planning Policy Framework (NPPF; MHCLG, 2023) advocates biodiversity and environmental gains[1] in the following paragraphs:

- Paragraph 125: *"Planning policies and decisions should a) encourage multiple benefits from both urban and rural land…and taking opportunities to achieve net environmental gains - such as developments that would enable new habitat creation..."*
- Paragraph 187: *"Planning policies and decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs."*
- Paragraph 188: *"Plans should…plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*
- Paragraph 192: *"To protect and enhance biodiversity and geodiversity, plans should b)…pursue opportunities for securing measurable net gains for biodiversity."*
- Paragraph 193: *"When determining planning applications, local planning authorities should apply the following principles d)…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity."*

2.1.2 The Government's '25 Year Environment Plan' (HMG, 2018) set out a policy ambition to consult on mandatory BNG for development and to embed environmental net gain principle into the planning system. A Defra consultation on mandatory BNG, advocating a minimum of 10% BNG for all development, took place in December 2018[2] with the responses published in July 2019[3]. The Environment Act 2021 mandates a minimum of 10% BNG for all development.

2.1.3 In England, Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990. The objective is for developers to deliver a 10% gain in biodiversity value. This means a development will result in more or better quality natural habitat than there was pre-development.

[1] Environmental gains extend beyond biodiversity gains to also include social, economic, amenity and natural capital gains.

[2] Defra (2018): *Net Gain – Consultation proposals*. Available online: https://consult.defra.gov.uk/land-use/net-gain/.

[3] Defra (2019): *Net Gain – Summary of responses and government response*. Available online: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/819823/net-gain-consult-sum-resp.pdf.

2.2 Local Planning Policy

2.2.1 Policy DP38 – Biodiversity of the Mid Sussex District Plan 2014-2031 (Mid Sussex District Council, March 2018) includes the following in relation to biodiversity gains:

2.2.2 *"Biodiversity will be protected and enhanced by ensuring development:*

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances);…"

3 Methodology

3.1 Overview

3.1.1 The BNG assessment has been carried out using the Defra Statutory Biodiversity Metric and accompanying *The Statutory Biodiversity Metric User Guide* (Natural England, 2024b). The Metric uses habitats as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity value. This value is then adjusted depending on the condition and location of the habitat, to calculate 'Biodiversity Units' (BU) for the specific development site. Pre-intervention BU are subtracted from the post-intervention BU to determine the change in biodiversity value attributable to the development.

3.1.2 There are four key steps to using the Metric which are illustrated in Figure 3.1 and described further in the following sections.

Figure 3.1: Key Steps to Apply the Defra Metric

3.2 Project Planning (Step 1)

3.2.1 The development site for which the BNG assessment has been undertaken includes the red line boundary shown on Figure 1.1. The Block Plan is shown at Figure 1.2 and includes the proposed

interventions for the site as described in Section 1. The existing habitats within the development site include habitat and hedgerow units and therefore these components of the Metric have been fully applied, as discussed further below.

3.3 Data Collection (Step 2)

Pre-development habitats

3.3.1 UEEC deployed a suitably experienced ecologist on 30 April 2025 to identify the habitats according to the UK Habitat Classification System (UKHab Ltd, 2023). The site was divided into land parcels, based on the different habitats present. For each habitat, lists of plant species (where applicable) were also recorded, as well as an indication of their relative frequency and abundance (using the DAFOR[4] scale). The divergence from this methodology is in relation hedgerows, which follow the classification methodology outlined within *The Statutory Biodiversity Metric User Guide* (Natural England, 2024), in addition to collecting data relevant to each condition assessment sheet from within *The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, 2024c).

3.3.2 Annotated field maps were then digitised in ArcGIS Pro to produce the UKHab Pre-development plan shown at Appendix I. Each habitat polygon was clipped to the red line planning application boundary, and its area then calculated in GIS and exported to MS Excel for use in BNG baseline calculations. The size of each habitat parcel was recorded in hectares (ha) or kilometres (km). Each habitat parcel was assigned a condition score of Low, Medium or High, informed by the site survey and condition assessment sheets.

Post-development habitats

3.3.3 The expected effects of habitat changes and interventions on existing habitats were established in liaison with the client. Each habitat parcel / length was assigned a target condition score of Low, Medium or High, informed by conversations with the client, professional judgement and the relevant condition assessment sheets.

3.4 Calculation (Step 3)

Calculation Tool

3.4.1 The Metric is accompanied by a calculation tool which uses a number of input fields in order to calculate pre- and post-intervention biodiversity units, including:

- **Habitat types:** As described in the UK Habitat Classification System.
- **Area of habitats and length of hedgerows:** In hectares and kilometres.
- **Habitat condition:** Parcels of habitat will be in different ecological conditions. In addition, interventions to improve habitats will not always involve taking a habitat in poor condition

[4] D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare.

and improving it to good condition. The metric therefore takes account of variants in habitat condition.

- **Strategic significance:** The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are located in preferred locations for biodiversity and other environmental objectives as set out in published local plans.

3.4.2 Habitat type, area / length and condition were established via the site survey and condition assessment described in section 3.3.

3.4.3 The Calculation Tool also includes a number of pre-assigned fields which are automatically populated based on habitat type inputs:

- **Habitat distinctiveness**: Based on an assessment of the distinguishing features of a habitat or linear feature, including the consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats.
- **Risk multipliers (Post-intervention only)**: Two different risks are recognised in the Metric: difficulty of habitat creation and restoration; and temporal risk i.e. the time it takes for a newly created habitat to reach target condition.

Calculation of Biodiversity Units

3.4.4 Using the factors described above, equivalent BU were calculated for the development site pre- and post-intervention. No offsite habitat creation or enhancement is currently proposed.

3.4.5 The following formula was used to calculate the change in BU as a consequence of the Proposed Development:

POST-INTERVENTION BIODIVERSITY UNITS – PRE-INTERVENTION BIODIVERSITY UNITS = CHANGE IN BIODIVERSITY UNITS

3.4.6 Where the resulting score is negative there is a net loss in biodiversity. If the score is zero, there is no net loss in biodiversity. Where the resulting score is positive, there is a net gain in biodiversity.

3.5 Informing Design and Decisions (Step 4)

3.5.1 The requirement to deliver the statutorily required net gain informed the design of the proposed development. The BNG calculations therefore provide an overview of realistic net gains or losses resulting from the scheme.

Biodiversity Gain Hierarchy

3.5.2 The Biodiversity Gain Hierarchy (Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015) sets out the process that should be followed when planning development in order to reduce its impact on medium, high and very high distinctiveness habitats. In summary this comprises:

- First, avoid adverse effects of the development on medium, high and very high distinctiveness habitats and, if they cannot be avoided, the mitigation of those effects;
- Then, for all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible:
    1. the enhancement of existing onsite habitats
    2. creation of new onsite habitats
    3. allocation of registered offsite gains; and finally
    4. the purchase of biodiversity credits.

3.5.3 In this case the Biodiversity Gain Hierarchy has been applied as follows:

- The layout avoids the loss of species-rich native hedgerow and species-rich native hedgerow with trees, medium and high distinctiveness habitats respectively, with loss of 0.0353km of native hedgerow, a low distinctiveness habitat, which is compensated for by the creation of 0.0541km of new species-rich native hedgerow;
- The loss of 0.1592ha of Modified grassland, a low distinctiveness habitat, in poor condition, is compensated by the creation of 0.057ha of other neutral grassland in moderate condition.

3.6 Assumptions and Limitations

3.6.1 The net gain assessment has been calculated based upon assumptions regarding the condition of each habitat created to give an indication of the likely biodiversity gain / loss post-development. Management proposals to achieve the proposed condition of habitats, will need to be prepared prior to development of the site.

3.6.2 See Appendix VII for general Legal and Technical Limitations which apply to this document.

4 Results

4.1.1 The pre-development habitats were digitised in accordance with UKHab for use in the Defra Statutory Biodiversity Metric, as shown in Appendix I. Appendix II shows the post-development habitats using UKHab classifications. The data used to inform the condition assessments for the habitats pre- and post-development are provided in Appendix III to Appendix VI.

4.1.2 The extract overleaf from the Statutory Biodiversity Metric - Calculation Tool illustrates the headline results for the proposed development. This shows that with the implementation of the Illustrative Landscape Masterplan and achievement of the condition of the proposed habitats, the development proposals will achieve:

- A **net gain of +0.06 habitat units, equivalent to +10.91%;** and
- A **net gain of +0.21 hedgerow units, equivalent to +12.72%**.

4.1.3 The Proposed Development therefore complies with the current requirements for the achievement of net gain, including compliance with the trading rules.

On-site baseline	*Habitat units*	0.52
	Hedgerow units	1.66
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.57
	Hedgerow units	1.88
	Watercourse units	0.00
On-site net change (units & percentage)	*Habitat units*	0.06
	Hedgerow units	0.21
	Watercourse units	0.00
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Off-site net change (units & percentage)	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.06
	Hedgerow units	0.21
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	*Habitat units*	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.06
	Hedgerow units	0.21
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	10.91%
	Hedgerow units	12.72%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

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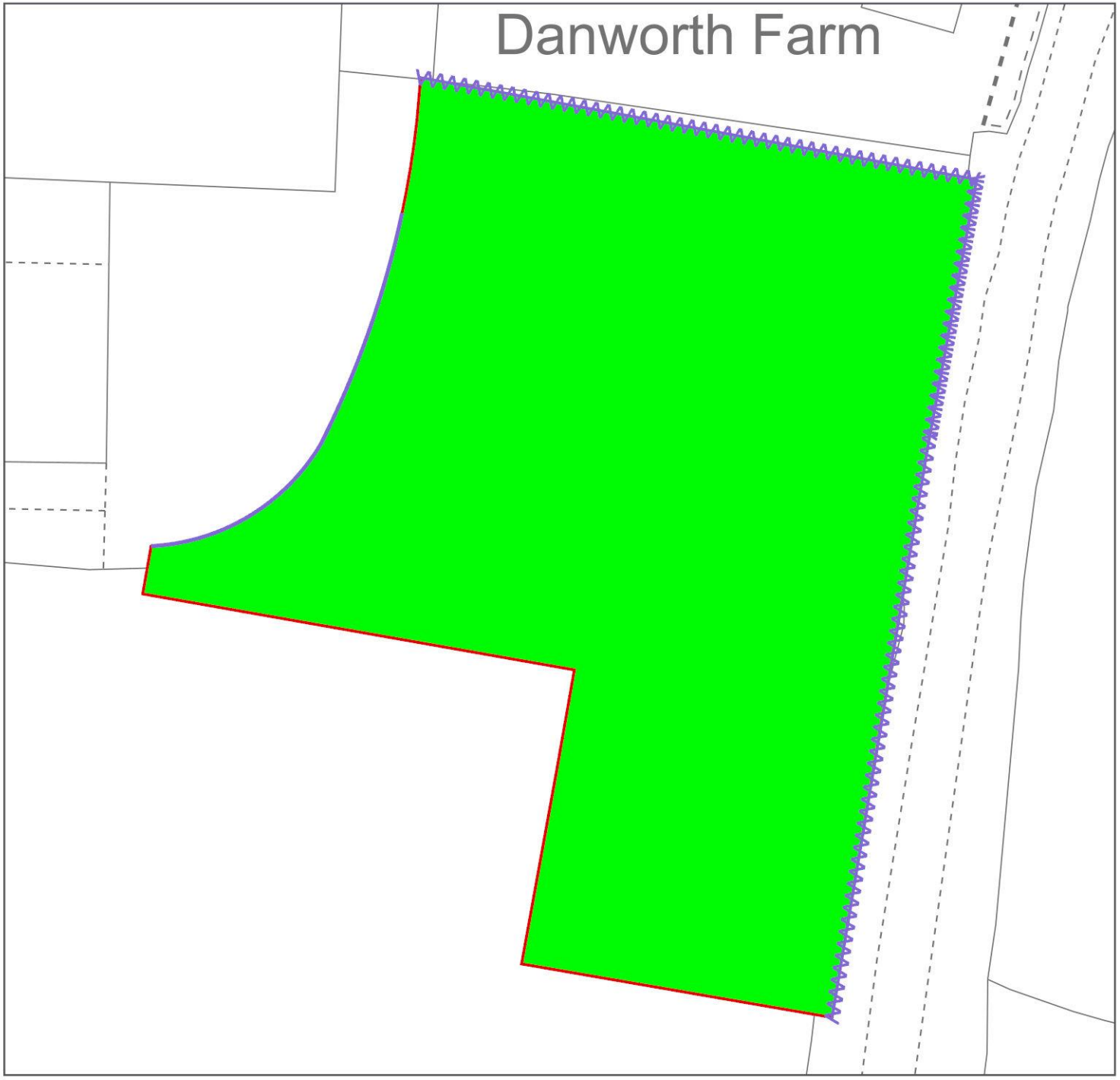
Appendix I: UKHab Pre-development Plan

Danworth Farm, Hurstpierpoint, West Sussex

- Site boundary
- Modified grassland
- Native hedgerow
- Species-rich native hedgerow
- Species-rich native hedgerow with trees



0 10 20

Metres

N

Scale (at A4): 1:450 **Created by:** EM

Date: Jun 2025 **Reviewed by:** NP

Drawing number:

UE0741ECO-DanworthFarm: HabitatsPreDev: 250611

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Appendix II: UKHab Post-development Plan

Danworth Farm, Hurstpierpoint, West Sussex

- Site boundary
- Modified grassland
- Other neutral grassland
- Developed land, sealed surface
- Developed land, sealed surface; building
- Species-rich native hedgerow
- Species-rich native hedgerow with trees

0 10 20

Metres

N

Scale (at A4): 1:400 **Created by:** EM

Date: Jun 2025 **Reviewed by:** NP

Drawing number:

UE0741ECO-DanworthFarm: HabitatsPostDev: 250610

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Appendix III: Pre-development Habitat Condition Sheets (Area baseline)

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UK Habitat Classification (UKHab) Habitat Type(s)		
Grassland - Modified grassland		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (this 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.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* 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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y
F	Cover of bracken Pteridium aquilinum 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	6
Condition Assessment Result	**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)	✓

Notes

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).

Appendix IV: Post-development Habitat Condition Sheets (Area creation)

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UK Habitat Classification (UKHab) Habitat Type(s)		
Grassland - Modified grassland		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (this 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 *Rubus fruticosus* 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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Y
F	Cover of bracken Pteridium aquilinum 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	5
Condition Assessment Result	**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)	✓

Notes

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: GRASSLAND Habitat Type (medium, high & very high distinctiveness)		
UK Habitat Classification (UKHab) Habitat Type(s)		
Grassland - Other neutral grassland		
Condition Assessment Criteria		**Criterion passed (Yes or No)**
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 *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* 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)		N
Number of criteria passed		5

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
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)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

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 *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*. 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).

Appendix V: Pre-development Habitat Condition Sheets (Hedgerow baseline)

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Species rich native hedgerow **Species rich native hedgerow with trees** **Native hedgerow**				
Condition Assessment Criteria				
A series of ten attributes, representing key physical characteristics are used for this assessment. 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. 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.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D & E)		**Criteria (the minimum requirements for 'favourable condition'**	**Description**	**Criterion passed (Yes or No)**
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 *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height.	Y

			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).	
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 hedge (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.	Y
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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y

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 (e.g., excessive hedgerow cutting).	Y
Additional group - applicable to hedgerows with trees only				
E1.	Age class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N
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.	Y
The hedgerow condition assessment generates a weighting (score) ranging from 1 – 3, which is used within the 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 (e.g. 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 (e.g. fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	**3 = Good**

Notes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) | JNCC Resource Hub

Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

and

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Appendix VI: Post-development Habitat Condition Sheets (Hedgerow creation)

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Species rich native hedgerow				
Condition Assessment Criteria				
A series of ten attributes, representing key physical characteristics are used for this assessment. 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. 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.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D & E)		**Criteria (the minimum requirements for 'favourable condition'**	**Description**	**Condition Achieved (Yes or No)**
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 *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height.	Y

			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).	
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 hedge (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.	Y
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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or	Y

			together, does not exceed the 20% cover threshold.	
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 (e.g., excessive hedgerow cutting).	Y
Additional group - applicable to hedgerows with trees only				
E1.	Class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N/A
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N/A

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the 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 = Good

Notes

Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgelink.org.uk)

Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk)

Footnote 3 – Wildlife and Countryside Act 1981 (as amended).

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Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org)

Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk)

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org)

Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Appendix VII: Legal and Technical Limitations

- This report has been prepared by Urban Edge Environmental Consulting Ltd (UEEC Ltd) with all reasonable skill, care and diligence within the terms of the contract made with the Client to undertake this work, and taking into account the information made available by the Client. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us.
- UEEC Ltd disclaims any responsibility to the Client and others in respect of any matters outside the scope of this contract. This report is confidential to the Client and is not to be disclosed to third parties. If disclosed to third parties, UEEC Ltd accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any third party relies upon the contents of this report at their own risk and the report is not to be relied upon by any party, other than the Client without the prior and express written agreement of UEEC Ltd.
- The advice provided in this report does not constitute legal advice. As such, the services of lawyers may also be considered to be warranted.
- Unless otherwise stated in this report, the assessments made assume that the sites and facilities that have been considered in this report will continue to be used for their current planned purpose without significant change.
- All work carried out in preparing this report has utilised and is based upon UEEC Ltd's current professional knowledge and understanding of current relevant UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and may cause any conclusions to become inappropriate or incorrect. UEEC Ltd does not accept responsibility for advising the Client or other interested parties of the facts or implications of any such changes;
- Where this report presents or relies upon the findings of ecological field surveys (including habitat, botanical or protected/notable species surveys), its conclusions should not be relied upon for longer than a maximum period of two years from the date of the original field surveys. Ecological change (e.g. colonisation of a site by a protected species) can occur rapidly and this limitation is not intended to imply that a likely absence of, for instance, a protected species will persist for any period of time;
- This report has been prepared using factual information contained in maps and documents prepared by others. No responsibility can be accepted by UEEC Ltd for the accuracy of such information;
- Every effort has been made to accurately represent the location of mapped features, however, the precise locations of features should not be relied upon;
- Populations of animals and plants are often transient in nature and a single survey visit can only provide a general indication of species present on site. Time of year when the survey was carried out, weather conditions and other variables will influence the results of an ecological survey (e.g. it is possible that some flowering plant species which flower at other times of the year were not observed). Every effort has been made to accurately note indicators of presence of protected, rare and notable species within and adjacent to the site but the possibility nonetheless exists for other species to be present which were not recorded or otherwise indicated by the survey;
- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.

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