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Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment

Land at Anscombe Woods Crescent, Haywards Heath, West Sussex, RH16 4UJ

Date: August 2025

Revision: Rev.A, November 2025, post-development BNG details added

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1 Summary

Site	Land at Anscombe Woods Crescent, Haywards Heath, West Sussex, RH16 4UJ
OS Grid Ref.	TQ 33468 22746
Client	Lander Planning
Purpose	To support a full planning application
Date of survey	30th July 2025
Author	Caitlin Laver BSc (Hons) MSc ACIEEM, Ecologist
Approved by	Claire Munn BSc (Hons) MSc MCIEEM, Principal Ecologist

Consideration	Description	Recommendations
Further surveys / assessments		
Reptiles	The tall sward grassland and scrub and woodland interfaces provide suitable habitat for reptiles.	Presence / likely absence surveys are required from April to September in suitable weather conditions.
[redacted]		
Avoidance, mitigation and compensation measures		
Ancient and priority deciduous woodland	Ancient and priority deciduous woodland is located within the western side of the site.	Retain and protect the woodland with Heras fencing, including a 15m buffer zone between any new areas of hard standing / built development and the Ancient Woodland and a buffer of 5m between other non-ancient woodland and new development.
Native hedgerows and scattered trees	Native hedgerows and native scattered trees are of site importance.	Protect the native hedgerows and trees with Heras fencing where required. Replace any trees lost to the development with native specimens.
Birds	The woody vegetation on-site is suitable for nesting birds.	Clearance of woody habitats will be carried out between September and February (inclusive) or following a nesting bird check by an ecologist.

[redacted]

Enhancement Measures (Qualitative)		
Native planting	Wildlife planting	Raised planters will be used with wild-friendly species.
Artificial nest / roost sites	Bird boxes	Install two long-lasting general bird boxes onto retained trees
	Bat boxes	Install two long-lasting bat boxes onto retained mature trees.
	Invertebrate houses	Install two insect houses at the base of trees or hedgerows.
Other wildlife features	Grass and compost heap	Create a dedicated grass and compost heap on the development's eastern boundary.
Biodiversity Net Gain		
Baseline	Habitat units: 7.07 Hedgerow units: 2.00	No pre-emptive clearance or reduction in habitat condition has occurred, therefore the baseline date is taken to be that of the survey.
Post-development	Habitat units: 5.69 Hedgerow units: 2.37 On-site net change: Habitat: -1.17 (-16.54%)	Based on the post-development plan provided, 10% on-site BNG can be achieved for hedgerow units but cannot be achieved for habitat units. The remaining units will need to be delivered

	Hedgerows: 0.37 (18.40%)	off-site in line with the biodiversity gain hierarchy.

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2 Introduction

2.1 Background

South East Ecology Ltd. was commissioned by Homes (Haywards Heath) Ltd to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment at Land at Anscombe Woods Crescent, Haywards Heath, West Sussex, RH16 4UJ, herein referred to as 'the site'. This report will support a planning application for the construction of residential dwellings with associated parking and landscaping.

2.2 Site Location & Description

The site is located in the town of Haywards Heath, at central Ordnance Survey Grid Reference TQ 33468 22746. The site totals 0.57ha, comprising other neutral grassland, lowland mixed deciduous woodland, native hedgerows, bramble, willow and mixed scrub and developed land. **Figure 2.1** shows an aerial image of the habitats surrounding the site.

Figure 2.1: Site location (red line) showing surrounding landscape (GoogleEarth, 2025)

2.3 Scope of Survey

The PEA and BNG Condition Assessment surveys comprised a single visit to the application site. The red line boundary used for the purposes of this assessment is shown in the existing site plan (**Figure 2.1**). The study area was also extended to consider the following ecological features according to certain distances around the site boundary:

- 2km for statutory designated sites, extended where larger Zones of Influence for designated sites include the site location;
- 1km for non-statutory sites designated for nature conservation;
- 1km for protected and notable species records;
- 1km for granted European Protected Species Mitigation (EPSM) licences;
- 100m for Priority Habitats;
- 250m for water-bodies (in relation to great crested newts); and
- 30m for badger setts (where access is possible).

The proposals meet the requirements for Statutory BNG to apply. In line with the statutory requirements, details of only the baseline habitats and associated details are required for submission with a planning application. The only exception is where 'significant' on-site gains are proposed, in which case a draft Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) are also required to inform the planning decision.

In this case, the scope includes an analysis of on-site BNG delivery based on a proposed development plan as well as the baseline BNG assessment. A summary is provided in this report, but full details can be seen in the separately submitted BNG Statutory Metric excel document (see in particular the User Comments column for details). The Condition Assessment details can be found in **Appendix 3**.

2.4 Development Proposal

The proposed development includes the construction of residential dwellings with parking areas (**Figure 2.2**). This will require the partial loss of all of the grassland and scrub in the south of the site. The ancient woodland, its buffer zone, the hedgerows and an area of grassland and scrub will be retained outside of private curtilages and enhanced where possible.

2.5 Objective

The objective of this PEA is to identify any further ecological surveys and / or mitigation required, and potential enhancement opportunities in accordance with planning policy, and European and UK wildlife legislation (**Appendix 1**). The objective of the BNG assessment is to confirm habitats and associated conditions for use in the Statutory Metric and ultimately to inform the requirements for delivery of measurable BNG.

Figure 2.2: Existing site plan, showing red line boundary used for this assessment (MAGIC Maps, 2025)

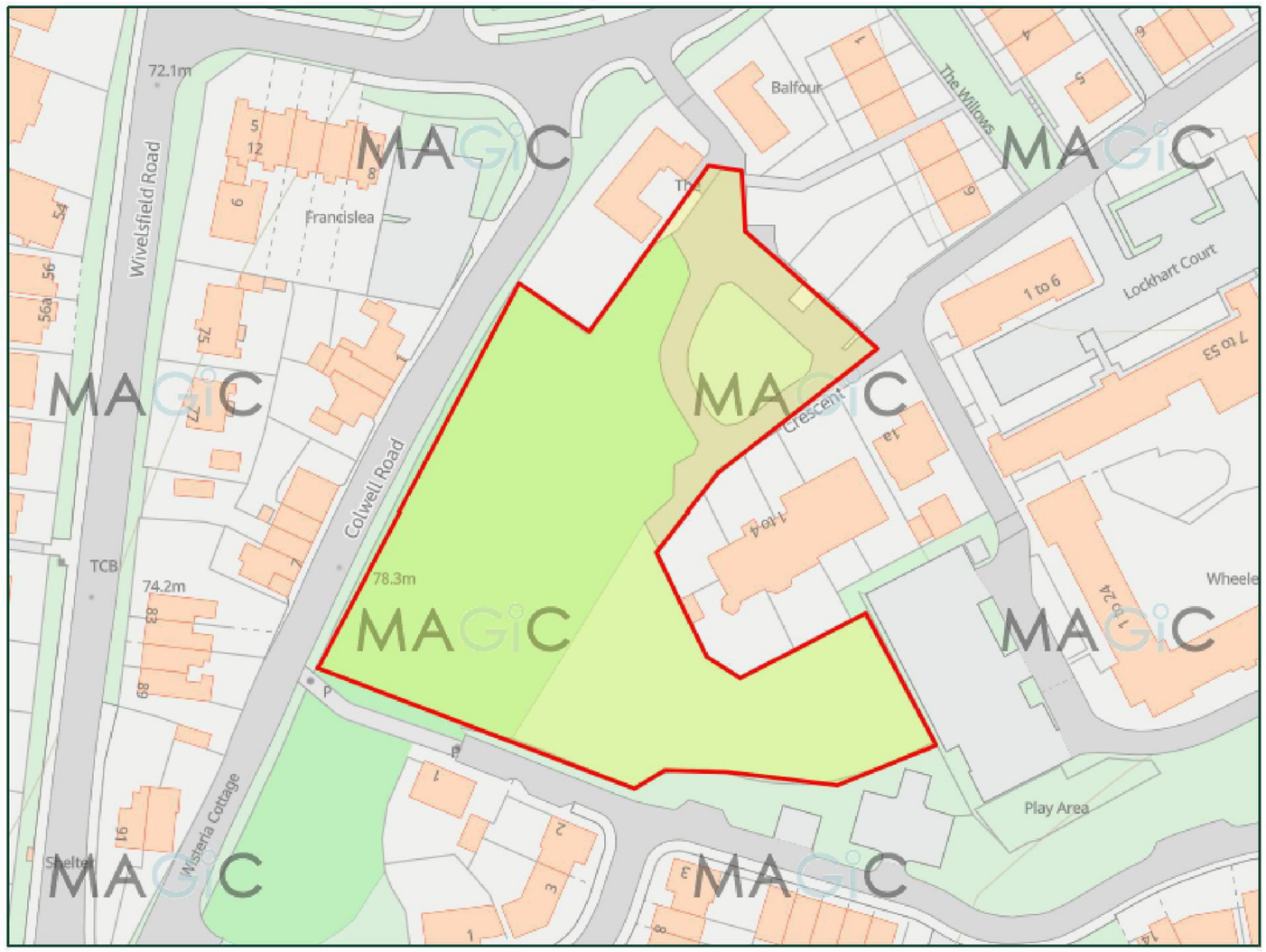


Figure 2.3: Proposed development plan (STA Associates, 2024)

3 Methodology

3.1 Surveyor

The site was surveyed by Ecologist Caitlin Laver, who is licensed to survey for great crested newts, hazel dormice and bats (level 2) (licence numbers: 2023-11402-CL08-GCN, 2023-11640-CL10A-DOR and 2025-12740-CL18-BAT, respectively). Caitlin has been a practising ecologist in England since 2022 and is a FISC level-4 botanist (last assessed 2023). She is also an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and therefore subject to the CIEEM Professional Code of Conduct.

This report was reviewed by Principal Ecologist Claire Munn, who is licensed to survey for great crested newts, bats (level 2), hazel dormice and white-clawed crayfish (licence numbers: 2015-19145-CLS-CLS, 2015-12515-CLS-CLS, 2016-21311-CLS-CLS and 2016-21100-CLS-CLS respectively). Claire also holds Natural England Class Licences for badger (CL35) and beaver (CL51) and has been the named ecologist on hazel dormouse and bat mitigation and badger development licences. Claire has been a practising ecologist in England since 2008 and is a FISC level-4 botanist (last assessed 2022). Claire is accredited to carry out River Condition Assessments and trained in delivery of watercourse BNG. She is also a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and therefore subject to the CIEEM Professional Code of Conduct.

3.2 Desk Study

Natural England's Multi-Agency Geographic Information for the Countryside (MAGIC) database was accessed on 29th July 2025 for information on statutory sites designated for nature conservation within a 2km radius of the site. Designated sites searched for on MAGIC included Special Areas of Conservation (SAC), Special Protection Areas (SPA) Ramsar sites, National Nature Reserves (NNR), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR). The search also included sites currently under public consultation for future designation as SACs, SPAs and Ramsar sites.

The desk study also included determining if the site lies within a SSSI Impact Risk Zone and/or Zone of Influence for SPAs, SACs and/or Ramsar sites, including those beyond the 2km search radius.

The Sussex Biological Records Centre (SxBRC) was also consulted on 21st July 2025 for the following information for a 1km radius around the application site:

- Non-statutory nature conservation designations, such as Local Wildlife Sites (LWS);
- Legally protected species, such as great crested newts, reptiles, birds and bats; and
- Notable / priority species, such as those listed under Section 41 of the NERC Act, 2006.

3.3 Habitat Survey

The survey involved a site visit on 30th July 2025 to record and map habitat types and ecological features within the site. The survey was undertaken in accordance with Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). The habitats present on-site have been characterised under the UK Habitat Classification Habitat Definitions V2.0 (UK Hab Ltd, 2023). A minimum habitat parcel size of 25m^2 was employed, and wherever possible, habitats were characterised to Level 5, the most detailed level available. Habitats were plotted on a Habitat Plan (**Appendix 2**).

Note that the UK Habitat Classification forms the basis for the DEFRA Statutory Biodiversity Metric (February 2024) and that the Metric requires assessment of the 'condition' of the habitat. This is based on criteria as defined within the Metric guidance. The condition assessment to inform the Metric is not directly comparable to evaluation of habitat importance in accordance with the Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018). The fully completed BNG Condition Assessments are shown in **Appendix 3**.

Aerial photographs, maps and field observations were used to identify habitats in the wider landscape which could be impacted by development of the site.

Weather conditions during the survey were 22°C, a light breeze (Beaufort 2), 40% cloud cover and dry.

3.4 Protected and Notable Species Assessment

The site was inspected for evidence of and assessed for potential to support protected and notable species. This included species listed under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, the Wildlife and Countryside Act 1981 (as amended) (WCA), and those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006, Countryside and Rights of Way (CRoW) Act 2000, and the Protection of Badgers Act 1992.

MAGIC was also accessed on 29th July 2025 to identify any European Protected Species Mitigation (EPSM) licences granted by Natural England within a 1km radius of the site.

The following protected / notable species were considered within the assessment.

3.4.1 Great Crested Newts and Common Toads

The site was assessed for suitability to support the legally protected great crested newt *Triturus cristatus* and the notable common toad *Bufo bufo*. The assessment was undertaken in accordance with the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the Great Crested Newt Conservation Handbook (Langton, et al., 2001).

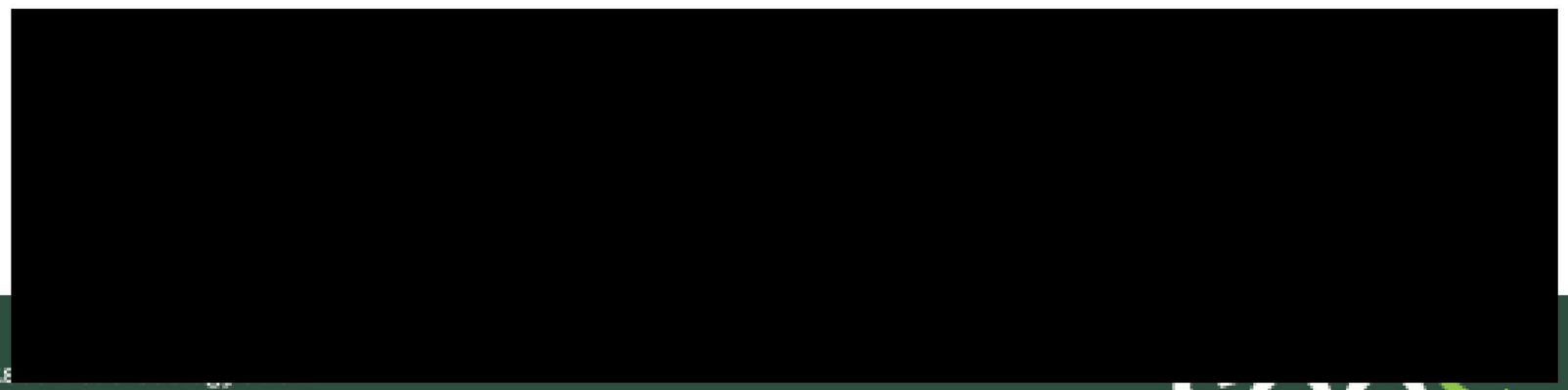
Based on Natural England (2015) guidance, surveys of land greater than 250m from the nearest water-body are normally appropriate in relation to great crested newts when all of the following conditions are met:

a) Maps, aerial photos, walkover surveys or other data indicate that the water-bodies have potential to support a large great crested newt population;
b) The development footprint contains particularly favourable habitat, especially if it constitutes the majority available locally;
c) The development would have a substantial negative effect on that habitat; and
d) There is an absence of dispersal barriers.

The proposed development does not meet criteria a and c above, and therefore consideration was given to water-bodies on and within 250m of the site using OS maps and aerial images.

3.4.2 Reptiles

The site was assessed for suitability to support reptiles with reference to the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and Froglife Advice Sheet 10 An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation (Froglife, 1999).



The number of holes comprising each sett was recorded and classified as disused, partially-used or well-used. These sett descriptions and categories of use are set out in **Tables 3.1** and **3.2** below.

Table 3.1: Badger sett categories.

Sett Type	Sett Descriptions
Main Setts	These usually have a large number of holes with large spoil heaps, and the sett generally looks well used. There will be well-used paths to and from the sett and between sett entrances. Although normally the breeding sett and in continuous use, it is possible to find a main sett that has become disused due to excessive digging or some other reason; it should be recorded as a disused main sett. The British National Badger Survey found that the average size of an active main sett is twelve holes (including all categories of use).
Annexe Setts	These are often close to a main sett, usually less than 150m away, and are usually connected to the main sett by one or more obvious, well-worn paths. They usually have several holes, but may not be in use all the time even if the main sett is very active. The British National Badger Survey found that the average size of an annexe sett is five holes (including all categories of use).
Subsidiary Setts	These often only have a few holes (averaging four), are usually at least 50m from a main sett, and do not have an obvious path connecting with another sett. They are not continuously active.
Outlying Setts	These usually have only one or two holes, often have little spoil outside the hole, have no obvious path connecting with another sett, and are only used sporadically. When not in use by badgers, they are often taken over by foxes or even rabbits. However, they can still be recognised as badger setts by the shape of the tunnel (not the actual entrance hole), which is usually at least 250mm in diameter, and is rounded or a flattened oval shape. Fox and rabbit tunnels are smaller and often taller than broad.

Table 3.2: Badger sett categories of use.

Categories of Sett Use	Description
Well-used Holes	These are clear of any debris or vegetation, are obviously in regular use, and may or may not have been excavated recently.
Partially-used Holes	These are not in regular use and have debris such as leaves and twigs in the entrance, or have moss and / or other plants growing in or around the entrance. Partially used holes could be in regular use after a minimal amount of clearance.
Disused Holes	These have not been in use for some time, are partially or completely blocked and could not be used without a considerable amount of clearance. If the hole has been disused for some time, all that may be visible is a depression in the ground where the hole used to be, and the remains of the spoil heap, which may be covered in moss or plants.

3.4.4 Bats

Potential for the site to support roosting, foraging and commuting bats was assessed in line with the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines (Collins, 2023).

3.4.4.1 Roosting

Scattered trees and trees within the woodland were surveyed for evidence of bats and Potential Roost Features (PRFs), and then the features assigned a level of suitability for roosting bats as outlined in **Table 3.3**. PRFs include woodpecker holes, rot holes, hazard beams, cracks and splits, knot holes, cavities, loose bark, and partially detached ivy (Andrews, 2013).

Table 3.3: Classifying the bat roosting suitability of trees (Collins, 2023).

No roosting suitability	Trees with no PRFs or highly unlikely to be any.
Further Assessment Required (FAR)	Further assessment needed to determine if PRFs are present.
Potential Roost Features (PRF)	A tree with one or more PRFs. Categorise where possible as: • PRF-I – suitable for individual or small numbers of bats due to size or lack of suitable habitat nearby; or • PRF-M – suitable for many bats and potentially a maternity roost.

3.4.4.2 Foraging and Commuting

The site was assessed for its suitability to support foraging and commuting bats according to **Table 3.4.**

Table 3.4: Classifying the suitability of bat foraging and commuting habitat (Collins, 2023)

None	No habitat features on site likely to be used by foraging or commuting bats.
Negligible	No obvious habitat features on site likely to be used by commuting or foraging bats, but uncertainty remains to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated or poorly connected to habitat in the surrounding landscape. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in parkland) or a patch of scrub.

Moderate	Continuous habitat connected to the wider landscape that bats may use for commuting such as tree-lines and scrub or linked back gardens. Habitat that connects to the wider landscape that bats may use for foraging such as trees, scrub grassland and water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, tree-lines and woodland edge. High quality habitat that is well-connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

3.4.5 Hazel Dormouse

The site was assessed for potential to support the hazel dormouse *Muscardinus avellanarius,* in accordance with the Dormouse Conservation Handbook (Bright, et al., 2006). Dormice typically use connected woodland, hedgerows and scrub, but they can be found in other habitats that contain suitable food plants and dispersal opportunities. Aerial images were used to assess the connectivity of any suitable habitat on the site to suitable woody vegetation within the wider area.

3.4.6 Other Species

The site was assessed for suitability to support other protected and notable fauna species / assemblages including birds, invertebrates and mammals.

3.4.7 Invasive Species

The site was searched for invasive plants such as giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, Japanese knotweed *Reynoutria japonica* and rhododendron *Rhododendron ponticum*.

3.5 Evaluation

Designated sites, habitats and species (where presence has been identified) have been evaluated in accordance with the Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018).

These guidelines aim to give consistency in evaluating the importance of the ecological features within and around a site, which help inform any effects or impacts a scheme will have upon them.

A value of the ecological features (designated sites, habitats or species) has been assigned according to their level of importance using the following terms:

- International and European
- National
- Regional
- Local
- Site
- Negligible

3.6 Limitations and Assumptions

Access was available to the entire site and the baseline conditions reported represent those identified at the time of the survey. The survey was completed during the optimal time of year for recording vegetation. Although a reasonable assessment of the site can be made during a single survey, seasonal variations are not observed.

This PEA provides an overview of the likelihood of protected / notable species occurring on the site (negligible, low, moderate, or high). Absence of a species cannot be presumed where no evidence was found. Further surveys have been recommended where there is reasonable likelihood of a protected species being present and impacted by the development proposal. This is based on the suitability of the habitat and any evidence observed.

This PEA does not constitute a full botanical survey or a Phase 2 pre-construction survey for Japanese knotweed.

The results of this assessment will remain valid for 12 months from the date of the survey i.e. until July 2026, after which the assessment should be updated, if a planning application has not been submitted within this timeframe.

4 Results and Evaluation

The following section presents the results, evaluation and discussion of the designated sites, habitats and protected / notable species, which may be impacted by the proposed development.

4.1 Designated Sites

4.1.1 Statutory Sites

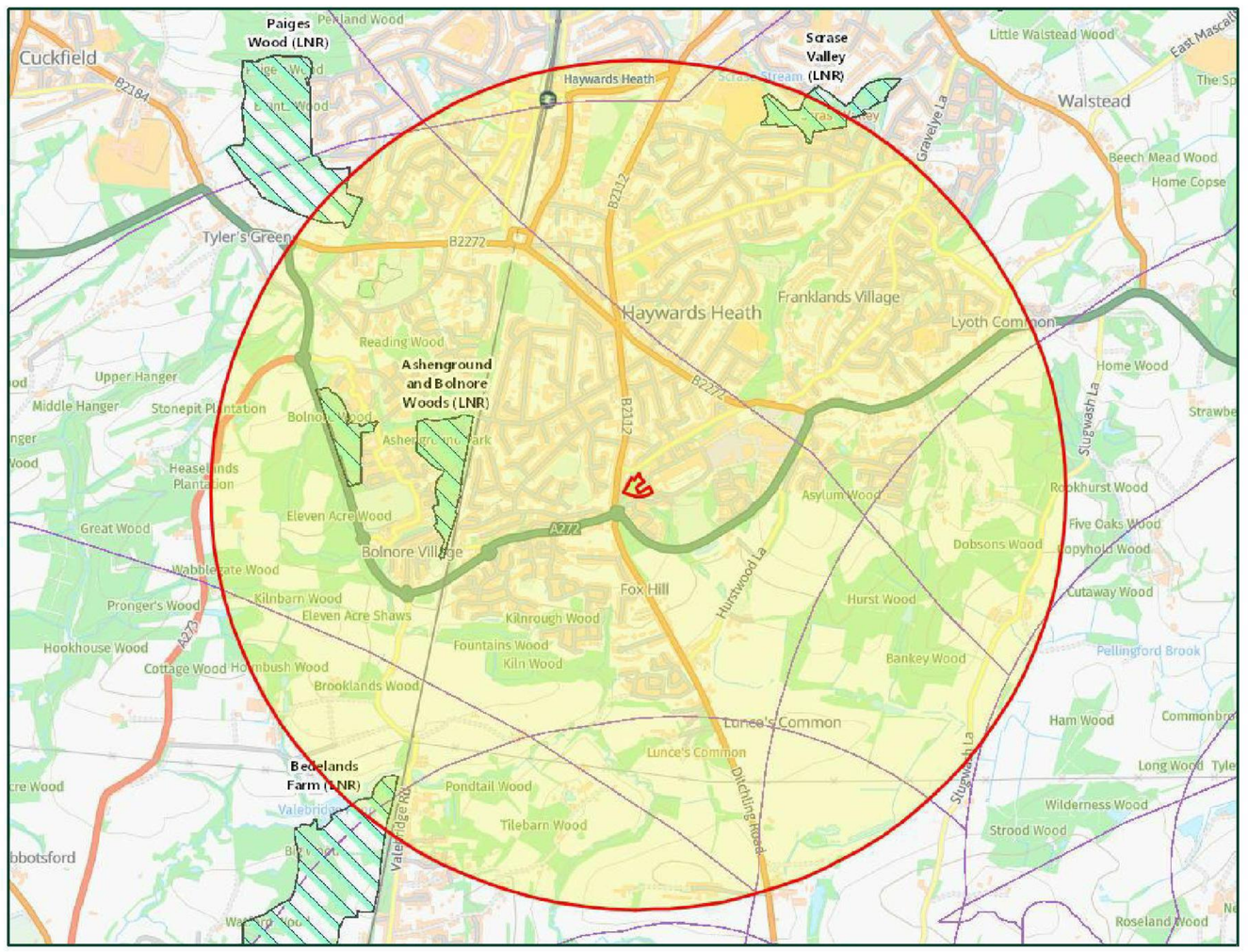
Statutory sites designated for nature conservation within the vicinity of the site are shown in **Figure 4.1**. No Ramsar sites, SPAs and SACs, SSSIs or NNRs are located within 2km of the site. Local Nature Reserves (LNR) are of **local importance**.

The site does not fall within an Impact Risk Zone (IRZ) for any SSSIs, therefore, no consultation with Natural England and no mitigation is required for SSSIs.

There are no habitats or species within the site that serve as qualifying features of the nearby statutory sites. The site is also suitably distant, and the nature of the proposals are such that impacts to statutory sites are highly unlikely to occur.

No further action is required regarding designated sites.

Figure 4.1: Statutory sites designated for nature conservation within 2km of the site (MAGIC, 2025)



4.1.2 Non-Statutory Sites

Non-statutory sites designated for nature conservation that are located within 1km of the application site are shown in **Figure 4.2**. LWSs are of are of **local importance**.

The development will be small enough and located far enough from any of these sites for there to be any direct or indirect impacts on their habitats.

Further, there does not appear to be any direct public path, hydrological link or other habitat connectivity between these sites and the application site (OS, 2025). No significant impacts on non-statutory sites are expected.

No further action is recommended in relation to non-statutory designated sites.

Figure 4.2: Non-statutory sites designated for nature conservation and Ancient Woodland within 1km of the site (KMBRC, 2025)

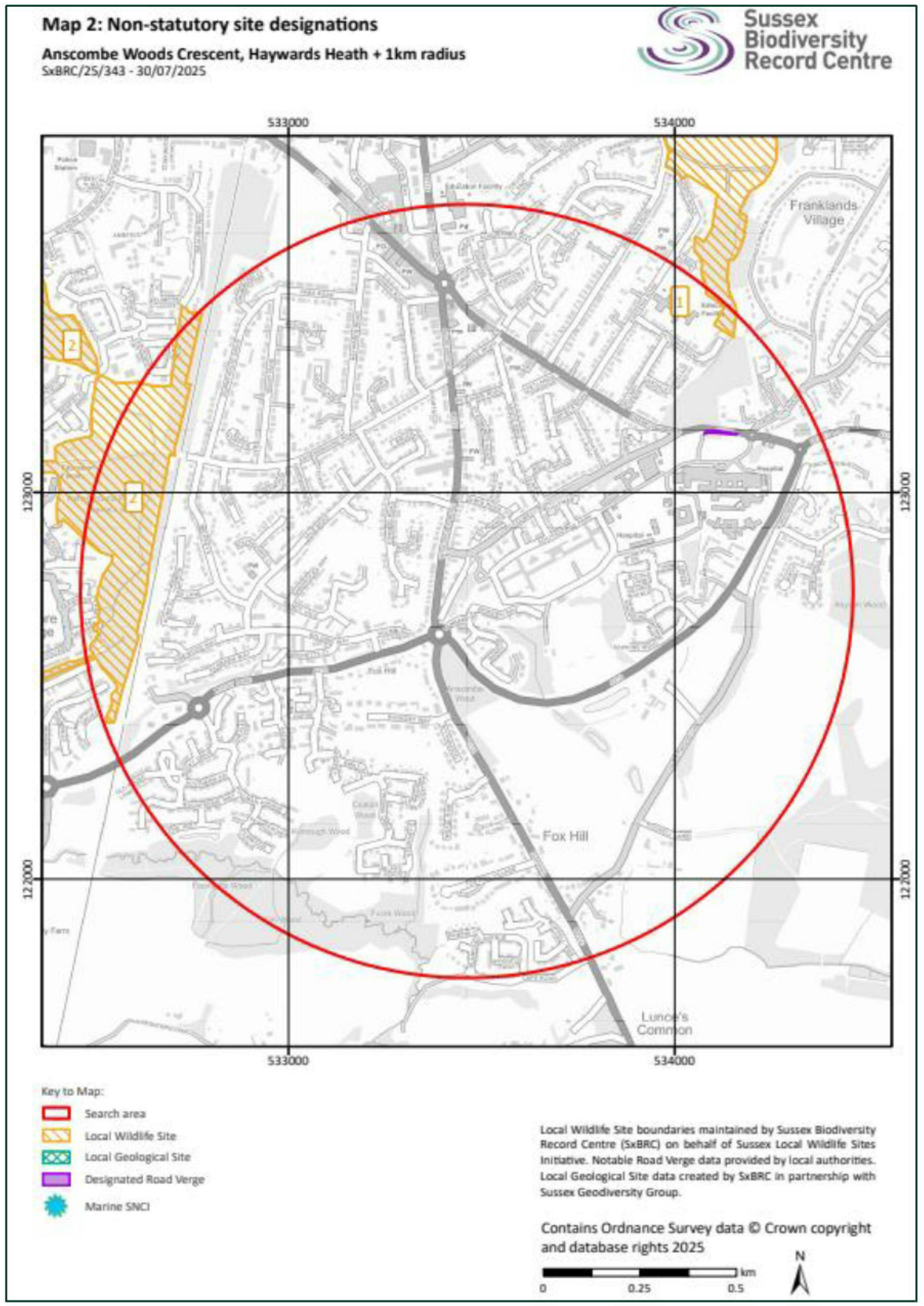
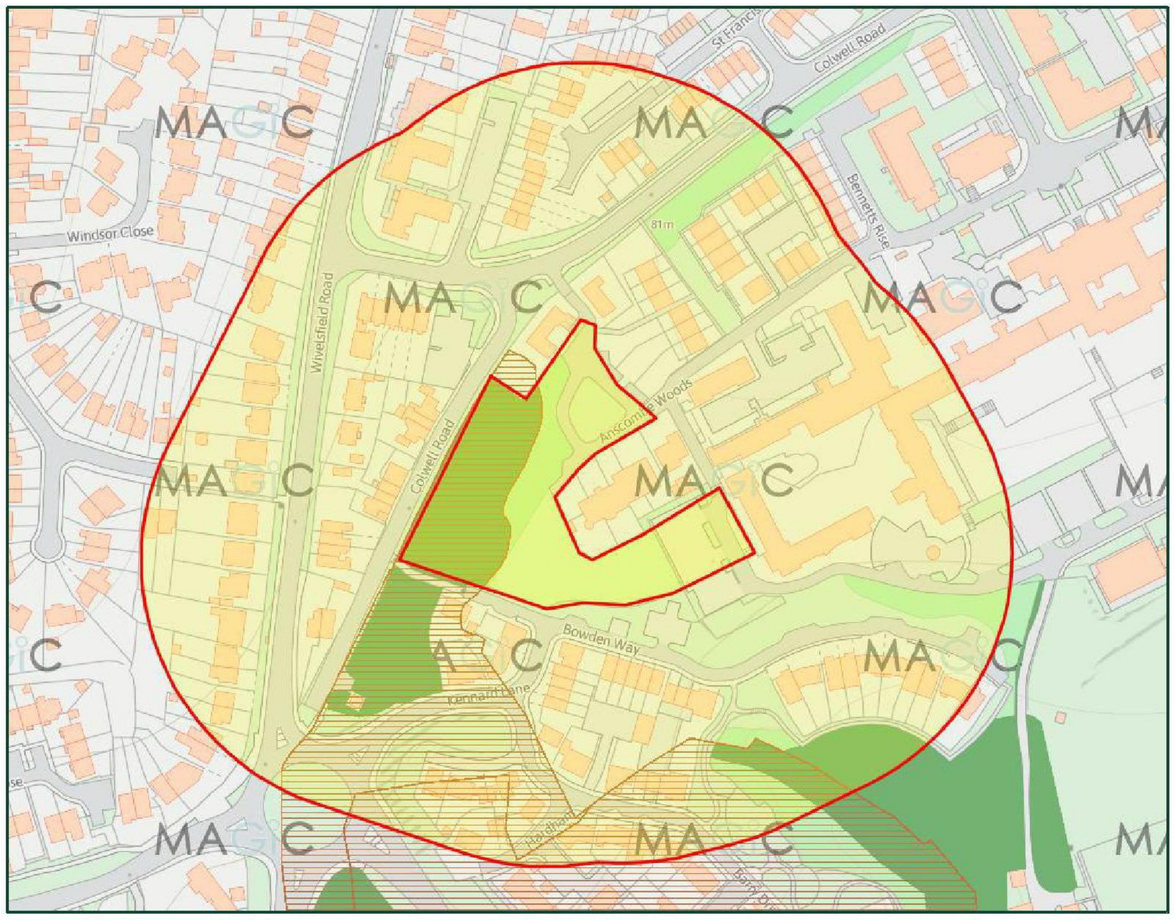


Figure 4.3: Priority Habitats (ancient and deciduous woodland) within 100m of the site (MAGIC, 2025).



4.1.3 Priority Habitats

Priority Habitats (Section 41, NERC Act 2006) are present on-site and within 100m. These include ancient and deciduous woodland (see **Figure 4.3**).

Due to the presence of ancient and deciduous woodland within the site (albeit outside of the construction zone) and the potential for this to be impacted during construction by dust pollution and potential run-off, further action is outlined in **Section 5**.

4.1.4 Habitats

The habitats in **Table 4.1** were recorded within the site during the survey. Other than the ancient and deciduous woodland, no other locally important floral species or habitats were recorded within the site during the survey. Habitat types are described below and shown on the UK Habitat Map (**Appendix 2**). For an indicative species list for each habitat type, see **Appendix 3**.

Whilst the **ancient woodland** offers **local**-level ecological importance and the **deciduous woodland, hedgerows, scrub** and **other neutral grassland** offer **site**-level ecological value, the **developed land** is of **negligible** ecological value.

Retention and/or enhancement of the woodland and hedgerows is to be carried out, as detailed in **Section 5**.

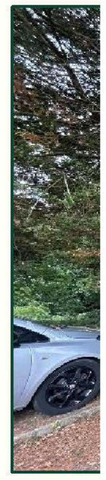
Table 4.1: Habitats recorded on-site (UK Habitats Classification) and their BNG Condition.

Primary Habitat (code) & Description	Secondary Habitat (code)	Ecological Importance & BNG Condition	Photograph
Other neutral grassland (g3c) The south of the site is dominated by other neutral grassland which is infrequently managed. Parcel A is located in the south is unmanaged with scattered scrub and rushes through (**Photo 4.1**). The sward height was noted to be varied. Parcel B is located in the north, is frequently mown and maintained as a lawn with an area of scrub and ornamentals present (**Photo 4.2**). The sward height was noted to be less than 15cm tall. The development will result in a loss of some areas of other neutral grassland. Some areas of grassland will be retained and enhanced. Two trees are located within the mown grassland in the north of the site (Parcel B), one is a large coniferous tree (**Appendix 2**) and the other is a medium-sized cherry tree (**Appendix 2**). The trees are of **site** importance due to adding structural diversity to the area of grassland.	Scattered scrub (10) Scattered rushes (14) Frequently mown (108) Tree (200) Unmanaged (521)	<u>Importance:</u> Grassland - **Site** Trees - **Site** <u>Condition:</u> Grassland: Parcel A - **Good** Parcel B - **Moderate** Scattered trees: T1 - **Good** T2 - **Moderate**	**Photo 4.1:** View of grassland with scattered scrub, looking east.  **Photo 4.2**: Grassland with scattered rushes to the south of the site. 

Lowland mixed deciduous woodland (w1f) Lowland mixed deciduous woodland is present in the west of the site, with the western half of this being classified as ancient woodland on MAGIC Maps (2025) (**Photo 4.3**). An area of open space with grassland and herbaceous species is present in the central area of the woodland (**Photo 4.4**). The ground flora beneath the tree canopy is limited with the majority being bare ground. The woodland will be retained and enhanced.	Ancient woodland site (28) Woodland open space (217)	Importance: **Local** Condition: **Moderate**	Photo  Photo 

Species-rich native hedgerow (h2a5) Hedgerow H1 is a hedgerow with trees located on the southern site boundary, consisting of hazel *Corylus avellana*, blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, field maple *Acer campestre*, pedunculate oak *Quercus robur*, ash *Fraxinus excelsior*, wayfaring tree *Viburnum lantana* and black poplar *Populus nigra* (**Photo 4.5**) The hedgerow will be retained outside of private curtilages but precautionary action is required to ensure no damage occurs.	Hedgerow with trees (11)	Importance: **Site** Condition: **Good**	**Photo** 
Other native hedgerow (h2a6) Hedgerow H2 is a line of trees and forms part of the eastern boundary (**Photo 4.6**). The hedgerow is dominated by beech *Fagus sylvatica*. The hedgerow will be retained outside of private curtilages but precautionary action is required to ensure no damage occurs.	Line of trees (33)	Importance: **Site** Condition: **Good**	**Photo** 

Bramble scrub (h3d) Bramble *Rubus fruticosus* agg., scrub is located in the central area of the site (**Photo 4.7**) and to the north of the woodland. The development will result in a partial loss of the scrub.		Importance: **Site** Condition: **N/A**	Photo 
Mixed scrub (h3h) An area of mixed scrub is located in the south of the site with species comprising bramble, goat willow *Salix caprea* and grey willow *Salix cinerea* (**Photo 4.8**) with another area located in the grassland in the north of the site. The development will result in a partial loss of the scrub.		Importance: **Site** Condition: **Moderate**	

Willow scrub (h3j) Goat willow scrub is located in the central area of the site to the south of the bramble dominated scrub (**Photo 4.9**). The development will result in a partial loss of the scrub.		Importance: **Site** Condition: **Moderate**	
Developed land; sealed surface (u1b) A section of road is present in the north of the site, acting as a small roundabout for the existing dwellings in the area (**Photo 4.10**).. Developed land is of no ecological value and therefore no further action is required.		Importance: **Negligible** Condition: **N/A**	Photo sit 
Built linear features (u1e) Post and wire fences are located on the southern and eastern site boundaries. Heras fencing is also located on the southern site boundary.		Importance: **Negligible** Condition: **N/A**	

Built linear features are of no ecological value and therefore no further action is required.			

4.2 Protected and Notable Species

Records of protected / notable species for the last ten years have been considered within the assessment below. Older records have been considered where appropriate. None of the records pertain to the site (as far as grid references accuracies allow us to tell).

4.2.1 Invertebrates

SxBRC returned no records of legally protected invertebrates.

Habitats to be significantly impacted by the proposals (small areas of other neutral grassland, mixed, willow and bramble scrub) are unlikely to support rare or notable species. Limited nectaring opportunities are available for butterflies, and no deadwood is located in the site.

The site therefore holds **negligible** potential for rare / notable invertebrates.

No further action is required.

4.2.2 Great Crested Newts and Common Toads

SxBRC returned no records of great crested newt *Triturus cristatus* or common toad *Bufo bufo*.

MAGIC returned no EPSM licences for great crested newts from within 1km of the site and no positive class licence returns.

No water-bodies are located within 250m of the site.

The site contains a grass heap (**Appendix 2, Target Note 2**) that provides a possible place of shelter and hibernation for amphibians, including great crested newts. The site also comprises tall sward other neutral grassland that represents good quality terrestrial habitat for foraging, sheltering, commuting, and hibernating great crested newts. It is understood that these habitats are to be partially removed.

Whilst suitable habitat for great crested newts and other amphibians is present on-site, there are no waterbodies located within 250m of the site. Therefore, the site holds **negligible** potential for great crested newts and **impacts to other amphibians are not expected**.

No further action is required.

4.2.3 Reptiles

SxBRC returned six records of slow-worm *Anguis fragilis,* two records of common lizard *Zootoca vivipara* and three records of grass snake *Natrix helvetica* with the nearest record for all being located c. 500m so the south-east of the site from 2016.

The tall sward other neutral grassland and the hedgerow/woodland interfaces provide the habitat structure that common lizard and slow worms typically require. A grass heap (**Appendix 2, Target Note 2**) is located in the east of the site, which could also be used for grass snake egg laying, if this species is present nearby.

The site therefore holds **moderate** potential for reptiles.

Further surveys for reptiles have therefore been recommended in **Section 5**.

4.2.4 Birds

SxBRC returned no records of bird species listed as Annex I (Birds Directive) and / or Schedule 1 (WCA) that would be likely to breed on-site. The records included species of Red- and Amber-listed Birds of Conservation Concern (BoCC) (Stanbury et al., 2021) that could breed on-site as follows: dunnock *Prunella modularis* and song thrush *Turdus philomelos*.

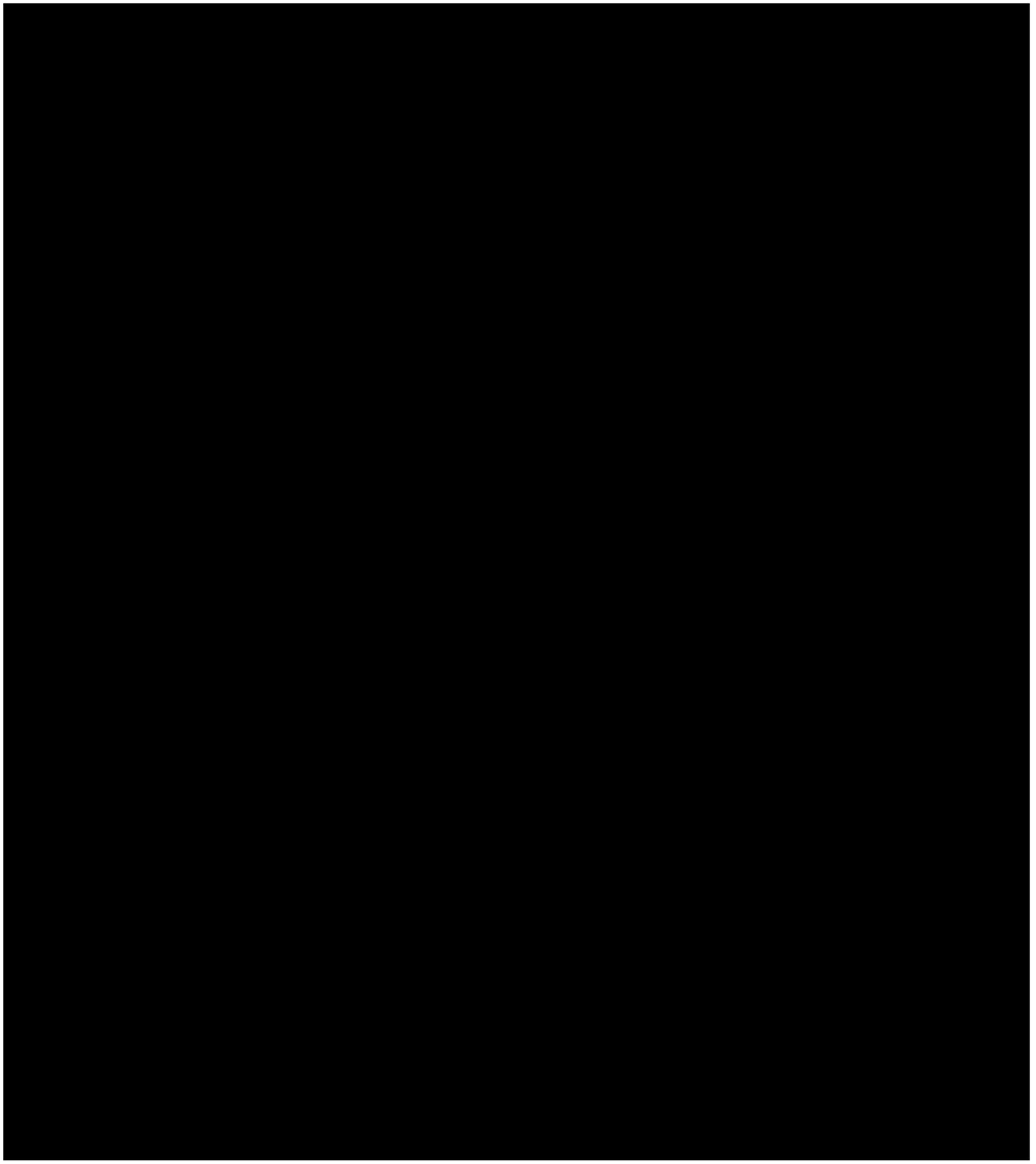
The following birds were incidentally recorded during the survey: robin *Erithacus rubecula*, blue tit *Cyanistes caeruleus*, woodpigeon *Columba palumbus*, great tit *Parus major* and dunnock.

Bird interest (nesting / foraging) is likely to be confined to the hedgerows, trees and scrub. The site therefore holds **high** potential for widespread species of nesting bird.

The site overall is, however, considered to hold **negligible** potential for bird species listed as Annex I (Birds Directive) and / or Schedule 1 (WCA). The small nature of the site and the lack of connectivity to open areas of fields or water mean that the site has **negligible** potential for notable wintering bird species and assemblages.

Precautionary action for nesting birds is recommended in **Section 5**.

[redacted]



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4.2.6 Bats

SxBRC returned records for seven bat species from within 1km of the site: brown long-eared *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's *Myotis daubentonii*, Brandt's *Myotis brandtii* or whiskered *Myotis mystacinus*, serotine *Eptesicus serotinus*, and noctule *Nyctalus noctula*.

MAGIC returned no bat Mitigation Licences within 1km of the site (MAGIC, 2025).

4.2.6.1 Roosting (Trees)

Three trees (**Appendix 2, T1, T2 and T3**) surveyed on site have features that are **PRF-I** suitability for roosting bats during both the active and hibernation seasons.

No further survey is required and the trees are to be retained, but if plans change to include removal, precautionary approaches to felling or pruning are recommended in **Section 5**.

Other scattered trees surveyed on site are of **no** suitability for roosting bats during both the active and hibernation seasons as they lack suitable features. No further action is required.

4.2.6.2 Foraging and Commuting

Suitable habitat for foraging and commuting bats was recorded within the site. Habitats include woodland and linear features such as hedgerows, which connect to similar habitats within the wider area.

The site is therefore of **moderate** suitability for foraging and commuting bats. However, the suitable habitats will be retained with additional lighting being the only impacting factor. Therefore, precautionary action has been recommended in **Section 5**.

4.2.7 Hazel Dormice

SxBRC returned four records for dormice *Muscardinus avellanarius* with the nearest and most recent being located c. 750m to the west of the site from 2020.

The site is located within the dormouse natural range and the scrub on the site contains suitable food plants such as bramble. Some areas of the site are somewhat isolated due to the open woodland areas and there is limited connectivity between areas of scrub within the site. Whilst the site does appear to be connected to a hedgerow network in the surrounding area, the site and immediately adjacent hedgerow network is mostly 'boxed in' by built development. Cat predation in the area is also likely to be high.

The site is therefore of **low** suitability for dormice. The woodland and hedgerows will be retained on-site but the areas of scrub will be partially lost.

Precautionary action for dormice has therefore been recommended in **Section 5**.

Table 4.2: Granted hazel dormouse mitigation licence applications within 1km of the site.

Case Reference	Licensed Impact	Distance & Direction	Licence Start & End Dates
2018-36773-EPS-MIT	Damage and destruction of a resting and breeding site	c. 0.6km SW	11/10/2018 – 31/12/2024
2018-33416-EPS-MIT	Damage and destruction of a resting and breeding site	c. 0.9km S	08/03/2018 – 31/12/2031
EPSM2013-4764	Damage and destruction of a breeding site	c. 1.0km SW	01/11/2012 – 01/05/2017

4.2.8 Other Section 41 Priority Species

SxBRC returned four records of hedgehog *Erinaceus europaeus* with the most recent being located c. 200m to the south of the site from 2020. The suitable habitat on-site comprises tall sward grassland for foraging and the margins of scrub and hedgerows provide suitable sheltering habitat.

Suitable habitat is also present in the surrounding landscape.

Precautionary action for hedgehogs has therefore been recommended in **Section 5**.

4.2.9 Invasive Plants

Montbretia crocosmia is scattered throughout the site within the woodland understory and in the grassland area (Parcel A). This invasive plant species is listed under Schedule 9 of the WCA. Removal of the invasive plants would enhance the woodland on-site.

Further action has therefore been recommended.

5 Further Surveys, Avoidance and Mitigation Recommendations

This section discusses recommendations for further surveys, avoidance and mitigation in line with relevant wildlife legislation and planning policy (see **Appendix 1**).

5.1 Further Surveys / Assessments

5.1.1 Reptiles

A reptile presence / likely absence survey of the suitable habitat (grassland and hedgerow / scrub interfaces) is recommended in line with current guidance (Froglife, 1999). This involves placing artificial cover objects (ACOs) in suitable habitat and leaving them to bed in for a minimum of 10-14 days. The ACOs and other suitable habitat features on site will then be checked for reptiles on seven occasions between mid-March and the end of September in suitable weather conditions.

If reptiles are found to be using parts of the site, further survey visits may be required to estimate the population size and inform the design of mitigation and avoidance measures. Mitigation would be likely to involve incorporating reptile habitat within the development or translocating reptiles to a suitable off-site receptor area, usually requiring habitat enhancement measures to be incorporated prior to translocation commencing.

5.2 Avoidance and Mitigation

5.2.1 Ancient & Lowland Mixed Deciduous Woodland

The following measures will be used to minimise impacts to the priority woodland:

- Retain all woodland within the site;
- Incorporate a min. 15m buffer between any new built development footprint and the ancient woodland in the west of the site;
- Incorporate a min. 5m buffer between any new built development footprint and the woodland that lies outside of the ancient woodland designation; and
- Protect the woodland where required during construction with Heras fencing in line with Trees in Relation to Design, Demolition and Construction - Recommendations BS5837:2012 (British Standards Institution, 2012).

5.2.2 Hedgerows and Scattered Trees

Use the following measures to minimise impacts to hedgerows and trees:

- Retain native hedgerows and trees where possible and protect where required during construction with Heras fencing in line with Trees in Relation to Design, Demolition and Construction - Recommendations BS5837:2012 (British Standards Institution, 2012); and
- Replace any trees lost to the development with native specimens of local provenance (refer to **Appendix 5** for suitable species).

5.2.3 Birds & Hazel Dormice

Clear the scrub between December and February (inclusive) to avoid the main breeding bird and active dormouse seasons. Alternatively, an ecologist should check potential nesting habitat immediately before clearance that is scheduled during the breeding bird season (March to August, inclusive) and active dormouse season (April - November, inclusive).

If clearing the scrub in the nesting bird or dormouse active season, this will need to be carried out using hand tools only to enable suitable nest checks to be carried out as works progress in a directional manner towards the retained woodland. If an active birds' nest is discovered, it must be left *in situ* with a suitable buffer (to be determined by the ecologist) until the nest is no longer active and the chicks have fledged. If a dormouse or dormouse nest is discovered, works to the woody vegetation must stop immediately until a derogation licence can be obtained from Natural England.

5.2.4 Bats and Hazel Dormice - Foraging and Commuting

The following measures should be implemented within the development to reduce impacts on foraging and commuting bats and hazel dormice within retained habitats caused by artificial lighting (BCT & ILP, 2023):

- Direct any task lighting used during construction away from on-site and off-site woodland, scattered trees, hedgerows and any newly installed bat boxes;
- Set any necessary security lighting on short timers with a sensitivity to large moving objects only;
- Consider installing internal light fittings in a recess where installed in proximity to windows facing the on-site and boundary vegetation in order to reduce glare and light spill;
- Limit lighting times to provide dark periods;
- LED light sources should be used wherever possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capabilities. A warm spectrum light (ideally <2700 Kelvin) should be used to reduce the blue light component. Lights should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). Luminaires should be mounted on the horizontal, i.e. with no upward tilt. Avoid the use of UV light and do not use metal halide, fluorescent light sources; and
- As a last resort, use hoods or cowls to avoid light being directed at the sky or towards the on-site and boundary vegetation.

5.2.5 Hedgehog

Cover any trenches, holes or deep pits overnight, or use secured planks to allow any animals that fall in to escape during construction. A member of staff should check the site at the end of each working day to ensure that these provisions to protect nocturnal species have been made.

In order to avoid / reduce potential impacts to hedgehogs, install any new garden fences with either a 13cm tall gap along the base or provide hedgehog links (13cm x 13cm holes at the base) at 10m intervals to allow hedgehogs to move freely between gardens and adjacent habitats.

5.2.6 Invasive Species: *Montbretia crocosmia*

Montbretia crocosmia was recorded within the site. *Montbretia* should be manually dug out of the ground and then immediately bagged. Plants should then be

disposed of at an appropriately licensed waste-disposal facility to ensure that this invasive non-native species is not spread off-site.

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6 Enhancements

6.1 Enhancements - Qualitative

The recommendations below are designed to enhance the value of the site for wildlife, as encouraged through the National Planning Policy Framework (2024), and to help achieve qualitative species and habitat focused enhancement in the context of both national and local biodiversity priorities and targets:

1) Install four Schwegler 1B General Bird Boxes (or suitable long-lasting alternative) onto retained suitably mature trees and / or new buildings at least 3m above the ground, avoiding direct sunlight (not directly south-facing) and prevailing wind.

2) Install four Greenwood Half and Half Bat Box Bat Boxes (or suitable long-lasting, self-cleaning alternative) onto retained suitably mature trees and / or new buildings. Install the bat boxes at least 4m above the ground and face in a southerly or easterly direction, so that they receive sun for part of the day. Place boxes clear of any obstructions to allow access for bats (e.g. over-hanging branches).

3) Provide two insect houses in sheltered, warm locations e.g. on new fence posts near the existing or new hedgerows and/or off-site woodland, to provide over-wintering sites for beneficial insects such as lady birds and lacewings, which typically prey on pest species.

4) If incorporating any planting, including through the use of raised planters, use wildlife-friendly species. Night-scented flowers would be particularly beneficial for night-flying insects and thus also bats. See **Appendix 5** for suitable wildlife-friendly planting species.

6.2 Enhancements – Quantitative (BNG)

Delivery of BNG must follow the 'biodiversity gain hierarchy' to achieve a minimum of 10% net gain. This requires on-site BNG delivery options to be exhausted first before considering off-setting options. Further guidance on the process of achieving BNG can be found on the government website here.

The baseline habitat units are shown below (see the Statutory Metric spreadsheet submitted separately for full details):

On-site baseline	*Habitat units*	**7.07**
	Hedgerow units	**2.00**
	Watercourse units	**0.00**

The on-site options for delivery of BNG include the following:

- Retention of:
    - Existing hedgerows
- Retention and enhancement of:
    - Priority woodland
    - Other neutral grassland
    - Mixed and willow scrub
- Creation of:
    - Native hedgerow within the centre of the site

If the above is implemented, the following levels of BNG will be attained:

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-1.17
	Hedgerow units	0.37
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-16.54%
	Hedgerow units	18.40%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

The minimum 10% BNG requirement can be met entirely on-site for hedgerow units based on the proposed plans. However, it is not possible for 10% BNG to be delivered on-site for habitat units, based on the current plans, with the trading rules also not being met due to the net loss of scrub and grassland.

Where a minimum of 10% BNG cannot be delivered entirely on-site, off-site options will be considered in the following order:

1. Offsetting through BNG delivery on privately owned land within the same local authority boundary, secured through either a conservation covenant or Section 106 agreement.
2. As above but outside of the local authority boundary.
3. The last resort option will be the purchase of statutory BNG credits.

7 Conclusion

The development can proceed with minimal impact to habitats and protected / notable species if the avoidance and mitigation measures outlined within **Section 5**, and any measures arising from the further surveys, are implemented. There is also the opportunity to enhance the development for local wildlife in the long-term by implementing the enhancement measures detailed in **Section 6**.

Measurable Biodiversity Net Gain (BNG) must also be achieved at the statutory minimum level of 10%. The BNG baseline calculations show a current habitat value of 7.07 units and hedgerow value of 2.00 units.

Post-development calculations have been carried out to inform the design and demonstrate that in this case, on-site BNG is not currently possible to deliver to a level that exceeds the minimum 10% requirement for habitat units. Therefore, the units required to achieve 10% need to be delivered off-site in line with the biodiversity gain hierarchy.

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9 Appendix 1 Legislation & Planning Policies

Legislation

Conservation of Habitat and Species (Amendment) (EU Exit) Regulations (CHSR) 2019

The CHSR 2019 transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English law, making it an offence to deliberately capture, kill or disturb wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

The purpose of the 2019 amendments applied to the legislation were to ensure the continued functionality of the Regulations once the UK has left the European Union, with no policy changes included.

Wildlife & Countryside Act (WCA)

The WCA 1981, as amended by the Countryside and Rights of Way Act (CRoW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

Sites of Special Scientific Interest (SSSI) are designated under this Act. Special Protection Areas (SPA) are strictly protected sites, designated under the Birds Directive, for rare and vulnerable birds and for regularly occurring migratory species.

Natural Environment & Rural Communities (NERC) Act

The NERC Act 2006 amends the CRoW Act, by further extending the requirement to have regard for biodiversity to all public authorities, which includes local authorities and local planning authorities and requires that the Secretary of State consults Natural England (NE) in the publication of the list of living organisms and habitat types deemed to be of principal importance in conserving biodiversity.

National Planning Policy

National Planning Policy Framework (NPPF)

The NPPF sets out current government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning application (MHCLG, 2025). The NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within a development, following the principles of the mitigation hierarchy. The goals set out within the NPPF are for developments to minimise impacts on and provide net gains for biodiversity, including at the catchment or landscape scale.

The NPPF works in conjunction with Government Circular 06/2005 'Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System.'

Regional and Local Planning Policy and Guidance

Local Plans & Core Policies

County, District and Local Councils have adopted Plans and associated core policy and supplementary documents that include targets and policies which aim to maintain and enhance biodiversity. These are guided by the NPPF and used by Planning Authorities to inform planning decisions.

Natural England Standing Advice

Natural England has adopted national standing advice for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It replaces some of the individual comments that Natural England has provided in the past to local authorities.

Table 9.1: Relevant Protected Species Legislation

Species	Relevant Legislation	Level of Protection
Reptiles (adder, grass snake, common lizard & slow-worm)	Partially protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended).	It is an offence to: • intentionally kill or injure these animals. • sell, offer for sale, advertise for sale, possess or transport for the purposes of selling any live or dead animals or part of these animals.
Birds	Protection under the Wildlife and Countryside Act, 1981 (as amended).	It is an offence to: • intentionally kill, injure or take any wild bird. • intentionally take, damage or destroy nests in use or being built (including ground nesting birds). • intentionally take, damage or destroy eggs. • Species listed on Schedule 1 of the WCA or their dependant young are afforded additional protection from disturbance whilst they are at their nests.
[redacted]		
Bats	European protected species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Full protection under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). Protected by the Wild Mammals (Protection) Act 1996.	It is an offence to: • intentionally kill, injure, or take any species of bat. • intentionally or recklessly disturb bats. • intentionally or recklessly damage destroy or obstruct access to bat roosts.

Species	Relevant Legislation	Level of Protection
Hazel Dormouse	European protected species under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Full protection under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended).	It is an offence to: • deliberately capture, injure or kill hazel dormice. • damage or destroy a dormouse resting place or breeding site. • deliberately or recklessly disturb a hazel dormouse while it's in a structure or place of shelter or protection. • block access to structures or places of shelter or protection. • possess, sell, control or transport live or dead hazel dormice, or parts of hazel dormice.
Wild Mammals	The Wild Mammals (Protection) Act 1996.	This makes it an offence to: • crush or asphyxiate any wild mammal with intent to inflict unnecessary suffering. This may apply during site clearance for development, particularly where burrowing animals such as foxes and rabbits are present, since such animals could be crushed or asphyxiated in their burrows by heavy machinery.

10 Appendix 2 UK Habitat Plan

See next page

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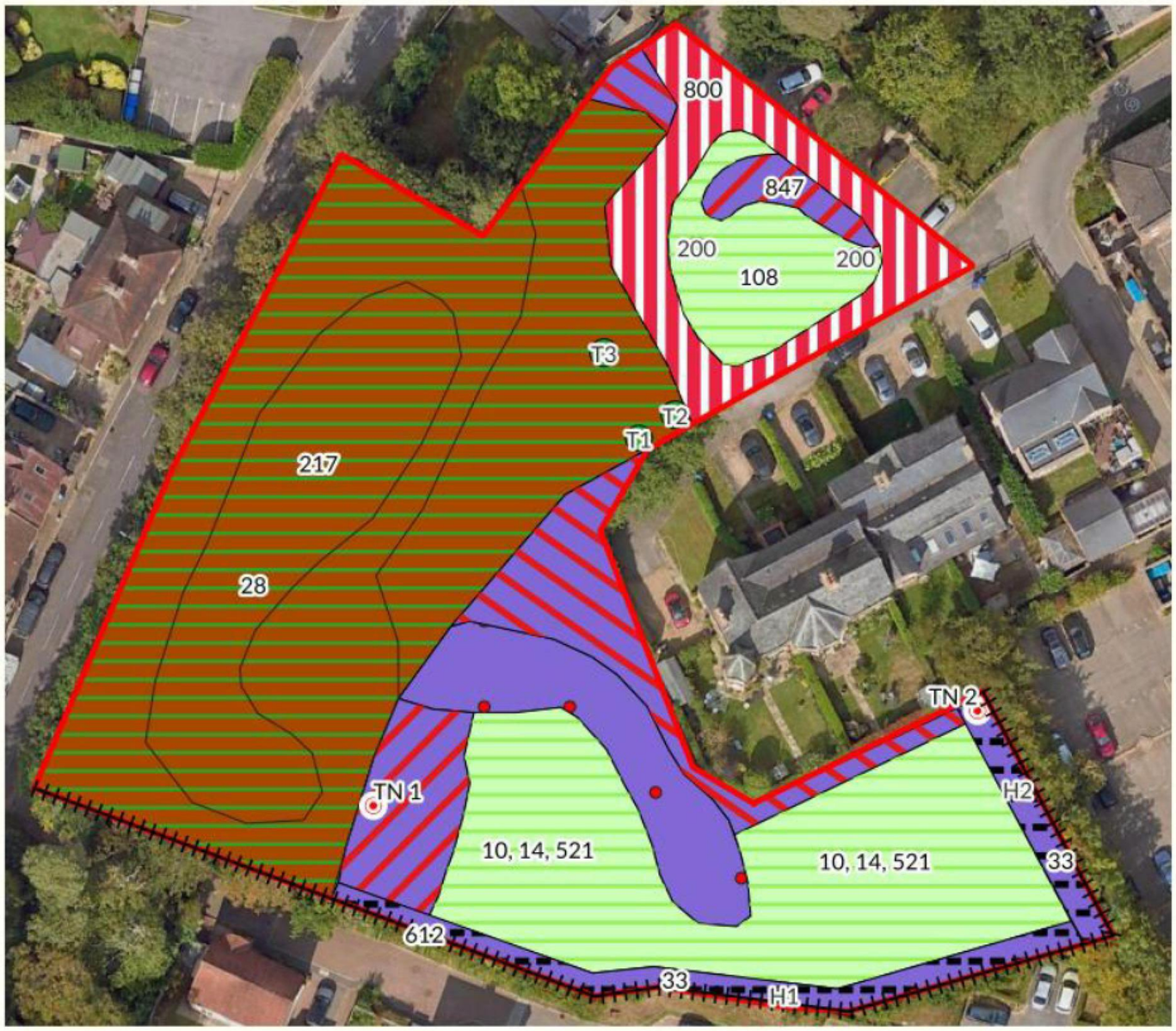

south east ecology

Legend

- Application site boundary
- Built linear features
- Target note
- Other neutral grassland
- Scattered tree
- Lowland mixed deciduous woodland
- Native hedgerow
- Bramble scrub
- Mixed scrub
- Willow scrub
- Developed land. sealed surface

Site: Land at Anscombe Woods Crescent
Address: Haywards Heath, West Sussex, RH16 4UJ
Client: Lander Planning
Date: 30/07/2025
Surveyor: Caitlin Laver

11 Appendix 3 Indicative Species List

Table 11.1: Indicative species list from PEA survey.

Habitat Type/Parcel ID	Common Name	Scientific Name
Lowland mixed deciduous woodland (w1f)	Beech	*Fagus sylvatica*
	Pedunculate oak	*Quercus robur*
	Holly	*Ilex aquifolium*
	Silver birch	*Betula pendula*
	Cherry laurel	*Prunus laurocerasus*
	Portuguese laurel	*Prunus lusitanica*
	Sycamore	*Acer pseudoplatanus*
	Sweet chestnut	*Castanea sativa*
	Goat willow	*Salix caprea*
	Rowan	*Sorbus aucuparia*
	Foxglove	*Digitalis purpurea*
	Hedge bindweed	*Calystegia sepium*
	Bramble	*Rubus fruticosus* agg.
	Garlic mustard	*Alliaria petiolata*
	Ivy	*Hedera helix*
	Wood speedwell	*Veronica montana*
	Common toadflax	*Linaria vulgaris*
	Herb-robert	*Geranium robertianum*
	Common nipplewort	*Lapsana communis*
	Broad-leaved dock	*Rumex obstusifolius*
	Wood avens	*Geum urbanum*
	Pendulous sedge	*Carex pendula*
	Stinking iris	*Iris foetidissima*
Other neutral grassland (g3c)	Rough meadow grass	*Poa trivialis*
	Timothy	*Phleum pratense*
	Cock's-foot	*Dactylis glomerata*

Habitat Type/Parcel ID	Common Name	Scientific Name
	Yorkshire fog	*Holcus lanatus*
	Creeping bent	*Agrostis stolonifera*
	Sweet vernal grass	*Anthoxanthum odoratum*
	Great willowherb	*Epilobium hirsutum*
	Hoary willowherb	*Epilobium parviflorum*
	Smooth tare	*Vicia tetrasperma*
	Common ragwort	*Senecio jacobaea*
	Compact rush	*Juncus conglomeratus*
	Common nettle	*Urtica dioica*
	Creeping cinquefoil	*Potentilla reptans*
	Common fleabane	*Pulicaria dysenterica*
	Spear thistle	*Cirsium vulgare*
Mixed scrub (h3h)	Bramble	*Rubus fruticosus* agg.
	Goat willow	*Salix caprea*
	Pedunculate oak	*Quercus robur*
Scrub (h3j)	Grey willow	*Salix cinerea*
	Goat willow	*Salix caprea*
Native hedgerow (h2a)	Wayfaring tree	*Viburnum lantana*
	Black poplar	*Populus nigra*
	Hazel	*Corylus avellana*
	Blackthorn	*Prunus spinosa*
	Hawthorn	*Crataegus monogyna*
	Field maple	*Acer campestre*
	Ash	*Fraxinus excelsior*
	Cherry	*Prunus avium*

12 Appendix 4 BNG Condition Assessment

See below for the Condition Assessments.

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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**													
Habitat Description													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	Land at Anscombe Woods Crescent, on-site.	**Survey date and Surveyor name**	Caitlin Larver, 30th July 2025										
		Survey reference (if relating to a wider survey)	g3c										
Limitations (if applicable)		**Habitat parcel reference**											
		A	B										
Condition Assessment Criteria		**Grid reference**											
		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	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	N										
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Y	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	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	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.**	Y	N										
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y	N										

Number of criteria passed:		6	4									
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)	X										
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		X									
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 *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).

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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	Land at Anscombe Woods Crescent, on-site.	**Survey date and Surveyor name**	Caitlin Laver, 30th July 2025
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 Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	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 (for example, excessive hedgerow cutting).	Y	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Y	
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 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:	

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

Suggested enhancement interventions to improve condition score

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	Land at Anscombe Woods Crescent, on-site.	**Survey date and Surveyor name**	Caitlin Laver, 30th July 2025											
		Survey reference (if relating to a wider survey)												
Limitations (if applicable)		**Habitat parcel reference**		h3h	h3j									
		Grid 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 *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).			Y	Y									
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.			Y	Y									
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.			Y	Y									
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.			Y	Y									
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.			N	N									
		Number of criteria passed		4	4									

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved ×/✓									
Passes 5 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)		X	X							
Passes 2 or fewer criteria	Poor (1)										

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural 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	Land at Anscombe Woods Crescent, on-site.	**Survey date and Surveyor name**	Caitlin Laver, 30th July 2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	T1, T2
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	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	Y									
C	The tree is mature (or more than 50% within the block are mature)[1].	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									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y									
	Number of criteria passed	5	4									

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved x/✓**									
Passes 5 or 6 criteria	Good (3)	X									
Passes 3 or 4 criteria	Moderate (2)		X								
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: WOODLAND Habitat Type					
UK Habitat Classification (UKHab) Habitat Types					
Woodland and forest - Lowland beech and yew woodland **Woodland and forest - Lowland mixed deciduous woodland** **Woodland and forest - Native pine woodlands** **Woodland and forest - Other coniferous woodland** **Woodland and forest - Other Scot's pine woodland** **Woodland and forest - Other woodland; broadleaved** **Woodland and forest - Other woodland; mixed** **Woodland and forest - Upland birchwoods** **Woodland and forest - Upland mixed ashwoods** **Woodland and forest - Upland oakwood** **Woodland and forest - Wet woodland**					
Habitat Description					
ukhab – UK Habitat Classification					
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:					
Woodland Wildlife Toolkit (sylva.org.uk)					
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.					
On-site or off-site, site name and location	Land at Anscombe Woods Crescent, on-site.	**Survey date and Surveyor name**	Caitlin Laver, 30th July 2025		
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**			
Grid reference		**Habitat parcel reference**			
Condition Assessment Criteria					
Indicator	**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes (such as justification)**
A Age distribution of trees	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	
B Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	
C Invasive plant species	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus lauroceraus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	1	
D Number of native tree species	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	3	
E Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	2	

F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[8]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	2	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	2	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	2	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	3	
				Total Score (out of a possible 39)	29	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Moderate
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score

13 Appendix 5 Wildlife Friendly Planting

Table 13.1: Native and wildlife-friendly shrubs (Natural England, 2008).

Common Name	Scientific Name
Hazel	*Corylus avellana*
Elder	*Sambucus nigra*
Goat willow	*Salix caprea*
Hawthorn	*Crataegus monogyna*
Dog rose	*Rosa canina*
Guelder rose	*Viburnum opulus*
Gorse	*Ulex europaeus*
Broom	*Cytisus scoparius*
Wayfaring tree	*Viburnum lantana*
Shrubby cinquefoil	*Potentilla fruticosa*
Raspberry	*Rubus idaeus*
Alder buckthorn	*Frangula alnus*
Wild privet	*Ligustrum vulgare*
Barberry	*Berberis × stenophylla*
Barberry	*Berberis vulgaris*
Bell heather	*Erica cinerea*
Bilberry	*Vaccinium myrtillus*
Black currant	*Ribes nigrum*
Blackthorn	*Prunus spinosa*
Buckthorn	*Rhamnus catharticus*
Butcher's-broom	*Ruscus aculeatus*
Cowberry	*Vaccinium vitis-idaea*
Cross-leaved heath	*Erica tetralix*
New Zealand holly	*Olearia macrodonta*
Daphne	*Daphne odora*
Dogwood	*Cornus sanguinea*
Field rose	*Rosa arvensis*
Firethorn	*Pyracanthus angustifolia*
Flowering Currant	*Ribes sanguineum*
Gooseberry	*Ribes uva-crispa*
Hebe 'Midsummer Beauty'	*Hebe sp.*
Himalayan honeysuckle	*Leycesteria formosa*
Holly	*Ilex aquifolium*
Japanese quince	*Chaenomeles japonica*
Lilac	*Syringa vulgaris*
Mexican orange	*Choisya ternata*
Mezereon	*Daphne mezereum*
Midland hawthorn	*Crataegus laevigata*
Oregon grape	*Mahonia aquifolium*

Common Name	Scientific Name
Osier	*Salix viminalis*
Purple willow	*Salix purpurea*
Snowy mespilus	*Amelanchier canadensis, Amelanchier lamarckii*
Spindle	*Euonymus europaeus*
Spurge laurel	*Daphne laureola*
Sweet briar	*Rosa rubiginosa*
Wild privet	*Ligustrum vulgare*

Table 13.2: Native and wildlife-friendly trees **(Natural England, 2008)**.

Common Name	Scientific Name
Pedunculate oak	*Quercus robur*
Ash	*Fraxinus excelsior*
Wych elm	*Ulmus glabra*
Whitebeam	*Sorbus aria agg.*
Rowan	*Sorbus aucuparia*
Aspen	*Populus tremula*
Apple	*Malus domestica*
Bird cherry	*Prunus padus*
Common alder	*Alnus glutinosa*
Crab apple	*Malus sylvestris*
Crack willow	*Salix fragilis*
Downy birch	*Betula pubescens*
Field maple	*Acer campestre*
Hornbeam	*Carpinus betulus*
Juniper	*Juniperus communis*
Large-leaved lime	*Tilia platyphyllos*
Small-leaved lime	*Tilia cordata*
Pear	*Pyrus communis*
Scots pine	*Pinus sylvestris*
Sessile oak	*Quercus petraea*
Silver birch	*Betula pendula*
Sweet chestnut	*Castanea sativa*
Wild cherry	*Prunus avium*
Wild service-tree	*Sorbus torminalis*
Yew	*Taxus baccata*

Table 13.3: Moth pollinator species (Butterfly Conservation, 2019).

Common Name	Scientific Name
Honeysuckle	*Lonicera periclymenum*
Jasmine	*Jasminum officinale*
Evening primrose	*Oenothera biennis*
Sweet rocket	*Hesperis matronalis*

Night-scented stock	*Matthiola bicornis*
Aubretia	*Aubretia sp.*
Cuckooflower	*Cardamine pratensis*
Forget-me-not	*Myosotis sp.*
Honesty	*Lunaria annua*
Pansy	*Viola sp.*
Primrose	*Primula veris*
Wallflower	*Erysimum sp.*
French marigold	*Tagetes sp.*
Ice plant	*Sedum sp.*
Knapweed	*Centaurea sp.*
Lavender	*Lavendula sp.*
Marjoram	*Origanum vulgare*
Michaelmas daisy	*Aster amellus*
Mint	*Mentha sp.*
Scabious	*Scabiosa sp.*
Thyme	*Thymus sp.*