LIZARD
Landscape Design and Ecology

BIODIVERSITY NET GAIN STATEMENT

Land at Lower Perryland Farm, Dial Post

On behalf of: Church Barn Group

Client	Church Barn Group			
Project	Land at Lower Perryland Farm, Dial Post			
Reference	LLD3521-ECO-REP-002-00-BNG			
Revision	**Date**	**Author**	**Proof**	**Approved**
00	01/09/25	Max Day MSci (Hons)	Sam Hall MSc, BSc (Hons)	Catherine O'Reilly MCIEEM

Disclaimer:

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Validity:

This report is valid for 18 months from the date of the final survey visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, to inform whether surveys should be updated.

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to provide a Biodiversity Net Gain Statement for Land at Lower Perryland Farm, Dial Post. This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).

1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Overview

1.3 The site is a roughly rectangular shaped plot with an associated access route to the A24. The core development area is a c. 0.81-hectare (ha) plot consisting of a former cattle yard, several storage barns, tool sheds, and associated areas which are now overgrown and derelict. On-site habitats include rough neutral grassland, dense scrub, ruderal habitats and a small stream which crosses the site from east to west.

Surrounding Landscape

1.4 The site is located within a rural setting, and is surrounded by arable land, with a complex network of hedgerows, lines of trees, woodland shaws, and small woodland parcels. Several barns and dwellings are directly adjacent to the north, with Perryland Farm located c. 100m to the southeast. Areas of rewilded grassland within Knepp Wilding Estate lie c. 350m to the northwest. The village of Dial Post lies c. 0.8km northeast, and the A24 lies c. 0.6km to the east. The underlying geology is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Development Proposals

1.5 It is understood that the proposals are for the construction of 3no. dwellings with associated car ports, and access. This would necessitate construction within the riparian zone of the stream and the removal of areas of existing ruderal and grassland habitats.

2.0 METHODOLOGY

2.1 Desk Study - Assigning Strategic Significance

2.1.1 Due to the lack of Local Nature Recovery Strategy (LNRS) within Sussex, strategic significance has been assessed as per table 8 of the User Guide (DEFRA, 2023). This included assessing whether the site was located within a Biodiversity Opportunity Area (BOA) or Area of Outstanding Natural Beauty (AONB), as well as examining the local plan for any specific targets regarding creation or retention of certain habitat types.

2.1.2 Where sites were found to be located within any designated area, such as an AONB, policy statement and management plans for the relevant area were examined. High strategic significance was then assigned to any habitat identified as a priority within these documents.

2.1.3 For any sites not located within a designated area, habitats were generally assigned low strategic significance, unless they were considered to provide important ecological linkages in which case they were assigned medium strategic significance.

2.2 Desk Study – Statutory Designated Sites and Irreplaceable Habitat

2.2.1 To identify any designated sites for nature conservation, irreplaceable habitat and/or priority habitats (the presence of which may influence the feasibility of delivering BNG) within or adjacent to the Site, the Multi-Agency Geographic Information for the Countryside (MAGIC) and The Woodland Trust's Ancient Tree Inventory were reviewed.

2.3 Baseline Habitat Assessment

2.3.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on the 17th of April 2024 by Max Day MSci (Hons). No habitat degradation had taken place prior to the survey and the baseline data is considered to be an accurate reflection of the ecological value of the site. Full details of the habitats present are contained within the Ecological Impact Assessment (*LLD3521-ECO-REP-003-00-EcIA*) and summarised herein.

2.3.2 All area based, and linear habitats were mapped on site with the aid of aerial imagery and topographical surveys. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).

2.3.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.

2.4 Post-Development Habitats

2.4.1 The proposed landscape plan has been used to inform the post-development scenario. This plan was converted from CAD software to a GIS environment where it was overlaid on the baseline habitat data. Areas of proposed post development intervention (habitat creation and/or habitat retention / enhancement), including the built development, were calculated using QGIS.

2.4.2 The proposed habitats and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). Target condition scores were assigned based upon what could realistically be achieved on site. The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator.

2.4.3 The Metric takes into account whether habitat creation or enhancement is delivered in advance of any impact, or whether there will be any significant delay in an intervention relative to the impact. Where delays in habitat creation are anticipated, or habitat creation is to be undertaken in advance, this has been included within the metric and fully explained within section 3 of this report. Where no delays or advance creation shall occur, a standard temporal multiplier has been applied to created habitats.

2.4.4 Once all measures have been input into The Biodiversity Metric Calculation, the overall change in value of the site could then be determined.

2.5 Mitigation Hierarchy

2.5.1 Biodiversity net gain planning practice guidance and Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, sets out a list of priority actions to ensure adherence to the Biodiversity Gain Hierarchy:

- First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

2.6 Survey Constraints / Considerations

2.6.1 Areas and linear lengths have been rounded to the nearest $10m^2$ / 10m and measurements input to the metric using three and two decimal places, respectively. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Strategic Significance, Irreplaceable Habitat and Designated Sites.

3.1.1 The site is not within any ecological designation, such as a *Biodiversity Opportunity Area* or *Nature Improvement Area* and no habitats on site are directly referenced in any local plan or other such document. All habitats on-site have therefore been classified as being of low strategic significance.

3.1.2 There is no irreplaceable habitat within or immediately adjacent to the site.

3.1.3 The site is not located within any statutory designated site.

3.2 Baseline Habitat Value

Habitat Degradation

3.2.1 No site clearance or habitat degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

Existing On-Site Habitats

3.2.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **4.96** Habitat Units, consisting of:

- 0.172ha of Developed Land; Sealed Surface (U01) (condition assessment N/A) which offers no habitat units.
- 0.055ha of Developed Land; Sealed Surface (U02) (condition assessment N/A) which offers no habitat units.
- 0.109ha of Artificial Unvegetated; Unsealed Surface (U03) (condition assessment N/A) which offers no habitat units.
- 0.088ha of Other Neutral Grassland (NG01) in **good** condition providing 1.06 habitat units.
- 0.182ha of Other Neutral Grassland (NG02) in **moderate** condition providing 1.46 habitat units.
- 0.004ha of Other Neutral Grassland (NG03) in **moderate** condition providing 0.03 habitat units.
- 0.044ha of Blackthorn Scrub (SC01) in **moderate** condition providing 0.35 habitat units.

- 0.021ha of Blackthorn Scrub (SC02) in **poor** condition providing 0.08 habitat units.
- 0.012ha of Bramble Scrub (SC03) (condition assessment N/A) providing 0.05 habitat units.
- 0.027ha of Ruderal/Ephemeral (RD01) in **good** condition providing 0.16 habitat units.
- 0.022ha of Ruderal/Ephemeral (RD02) in **good** condition providing 0.13 habitat units.
- 0.057ha of Tall Forbs (TF01) in **moderate** condition providing 0.23 habitat units.
- 0.012ha of Tall Forbs (TF02) in **good** condition providing 0.07 habitat units.
- 1no. large Rural Trees (T01) totalling 0.0366ha, in **moderate** condition providing 0.29 habitat units.
- 1no. very large Rural Tree (T02) totalling 0.0765ha, in **good** condition providing 0.92 habitat units.
- 1no. medium Rural Tree (T04) totalling 0.0163ha, in **moderate** condition providing 0.13 habitat units.

3.2.3 A full condition assessment for each existing habitat type is detailed in Appendix A.

Habitat Retention

3.2.4 Some of the existing habitat on site is to be retained in its current condition, meaning the retention of **0.27** Habitat Units, comprising:

- 0.076ha of Artificial Unvegetated; Unsealed Surface (U03).
- 0.004ha of Other Neutral Grassland (NG03).
- 0.036ha of Blackthorn Scrub in moderate condition (SC01).
- 0.021ha of Blackthorn Scrub in poor condition (SC02).
- 0.005ha of Bramble Scrub (SC03)
- 0.0366ha of Rural Trees in moderate condition (T01).
- 0.0765ha of Rural Trees in good condition (T02).
- 0.0163ha of Rural Trees in moderate condition (T04).

3.3 Baseline Hedgerow Value

Hedgerow Degradation

3.3.1 No hedgerow clearance or degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

Existing On-Site Hedgerows

3.3.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **0.96** Hedgerow Units, comprising:

- 0.08km of Species-Rich Native Hedgerow (H01) in **good** condition providing 0.96 Hedgerow Units.

Hedgerow Retention

3.3.3 The existing hedgerow is proposed to be retained, but it's condition cannot be secured given that it is proposed to be situated within private curtilage. Further details are set out within *Section 3.6 – Proposed Hedgerows / Watercourses*.

3.4 Baseline Watercourse Value

Watercourse Degradation

3.3.1 No watercourse degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

Existing On-Site Watercourses

3.3.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **0.73** Watercourse Units, comprising:

- 0.09km of Other Rivers and Streams in **moderate** condition, with Minor watercourse encroachment, and Major/Major riparian encroachment, providing 0.71 Watercourse Units.
- 0.01km of Culvert in assumed **poor** condition (condition assessment N/A) providing 0.01 Watercourse Units.

3.3.3 A full condition assessment for the existing watercourse is detailed in Appendix B.

Watercourse Retention

3.3.4 All watercourses and culverts are proposed to be retained in their current condition post-development. This equates to the retention of **0.73** watercourse units.

3.5 Proposed Habitat Creation

3.5.1 Proposals are to include the creation of new habitats on site which will result in the provision of **1.69** Habitat Units. Habitat creation measures proposed is to include:

- 0.125ha of Developed Land; Sealed Surface which includes the proposed dwellings, roads, parking spaces, and pathways.
- 0.081ha of Artificial Unvegetated; Unsealed Surface to include non-permeable access and pathways.
- 0.309ha of Vegetated Garden which includes the proposed private gardens for all dwellings.
- 0.125ha of Other Neutral Grassland of **moderate** condition comprising new wildflower grassland areas to replace existing ruderal / ephemeral scrub, tall forbs, buildings, and unsealed surface areas.
- 0.023ha of Mixed Scrub in **moderate** condition to comprise new native shrub planting around site boundaries, and adjacent to the stream.
- 0.0326ha of Individual Trees in **moderate** condition comprising 8no. native trees proposed to be planted across the wildflower grassland area.

3.5.2 No condition assessment for areas of Vegetated Garden is applicable and a standard score has been assigned to this habitat.

3.5.3 Other Neutral Grassland is proposed to meet **moderate** condition to be established through seeding with a native wildflower mixture and implementing an appropriate management regime.

3.5.4 Areas of Mixed Scrub have been assigned a target condition of **moderate**, which is considered appropriate through planting an even native mix of shrubs, with routine management.

3.5.5 The proposed Individual Trees have been assigned a target condition of **moderate** which is considered to be achievable through appropriate species selection, management, and planting.

3.5.6 A full target condition assessment for each proposed habitat creation type is detailed in Appendix C.

3.6 Proposed Hedgerows / Watercourses

3.6.1 No new watercourses are proposed within the scheme.

3.6.2 Proposals are to include the creation of new hedgerows which will result in the provision of **1.06** Hedgerow Units. Proposed hedgerow creation includes:

- 0.08km of Species-Rich Native Hedgerow in **poor** condition, with a temporal multiplier of 30+ years applied. This is the existing hedgerow (H01) in poor condition to account for the potential degradation of the existing hedgerow within private curtilage.
- 0.02km of Species-Rich Native Hedgerow with Trees in **good** condition. This is to include planting along the north bank of the stream to the west of the site.
- 0.02km of Species-Rich Native Hedgerow with Trees in **good** condition. This is to include planting along the south bank of the stream to the west of the site.
- 0.02km of Species-Rich Native Hedgerow in **good** condition. This is to include planting along the north bank of the stream to the east of the site, adjacent to mixed scrub areas.

3.6.3 The newly proposed Species-Rich Hedgerows and Species-Rich Hedgerows with Trees have been assigned a target condition of **good** which is considered to be achievable through appropriate planting and management.

3.6.4 A full target condition assessment for each proposed hedgerow creation type is detailed in Appendix C.

3.7 Proposed Habitat Enhancements

3.7.1 No enhancements for existing habitats, hedgerows or watercourses are proposed within the scheme.

3.8 Adherence to the Mitigation Hierarchy

Avoidance and Mitigation

3.8.1 The scheme has avoided the degradation of the existing Other Rivers and Streams (a high distinctiveness habitat) through a considered design approach that avoids any new hardstanding within the riparian zone. Protection measures are to be implemented through construction to ensure no impacts result from dust, emissions, or chemical spills, as set out within the *Ecological Impact Assessment*.

3.8.2 Individual trees (a medium distinctiveness habitat) are proposed to be retained and protected wherever possible through avoidance, tree protection barriers, and the use of no-dig construction in root protection areas where required. Full details are set out in the accompanying arboricultural package.

3.8.3 Existing areas of other neutral grassland, blackthorn scrub, and bramble scrub have been retained wherever possible but has required some removal to facilitate access routes, and proposed car ports and dwellings.

Compensation

3.8.4 New habitat creation has focused on medium distinctiveness habitats which are appropriate to the location and size of habitat parcels. This has included the creation of areas of Mixed Scrub, creation of new areas of Other Neutral Grassland surrounding the watercourse, and planting of 8no. new individual Rural Trees throughout the site.

3.8.5 Due to the requirements for usable gardens within curtilage, areas of low distinctiveness Vegetated Garden were necessary within the scheme, however all other areas of the site have seen the creation of semi-natural habitats.

3.8.6 New hedgerow creation has been proposed across the site to include numerous new species-rich shrubs that provide connectivity along the existing stream. These are proposed to be managed to maximise biodiversity wherever possible.

3.9 Trading Summary

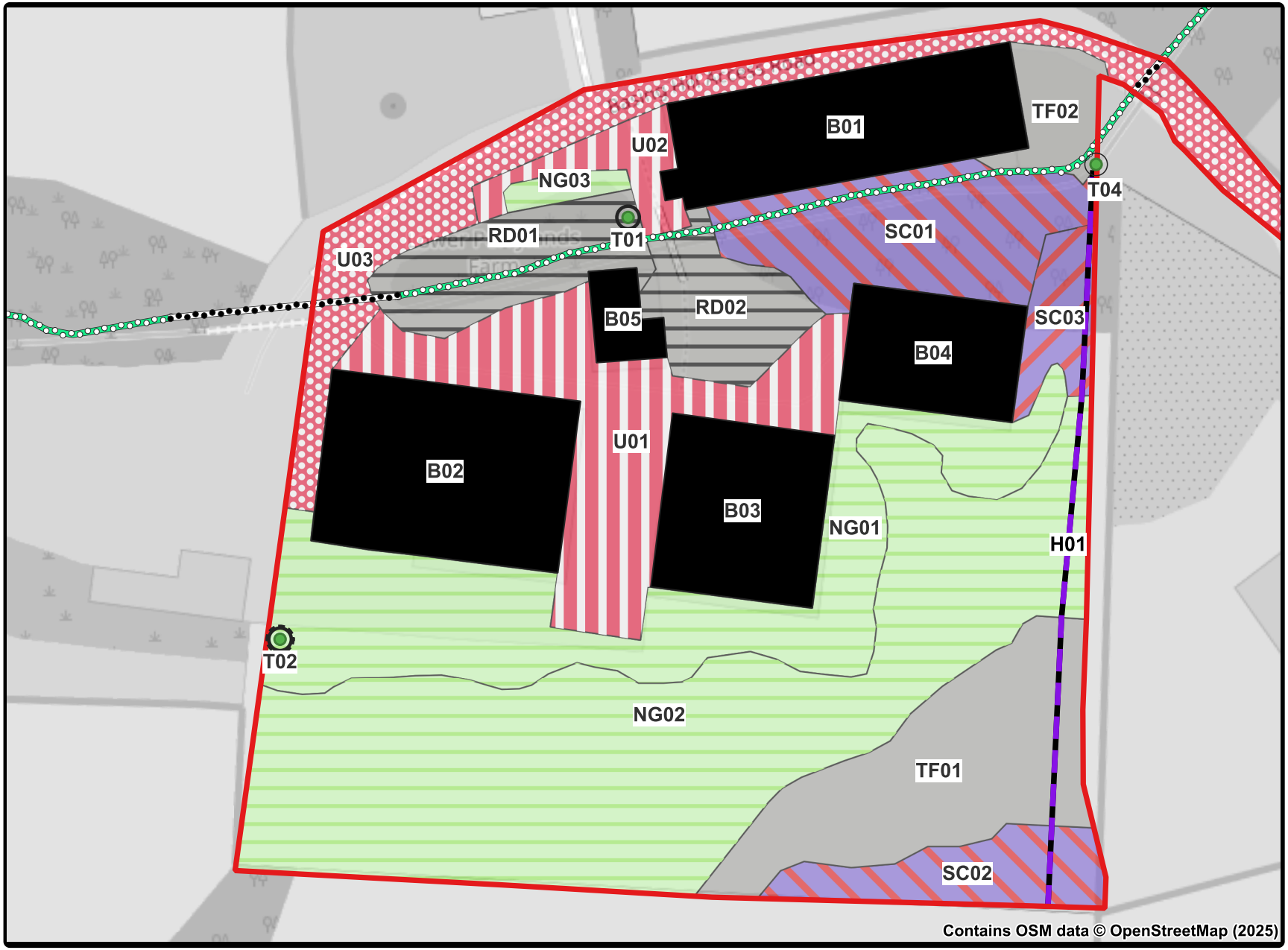
3.9.1 Trading rules for medium distinctiveness habitats have not been satisfied. A total deficit of **1.68** habitat units for the medium distinctiveness Grassland broad habitat type is anticipated.

3.10 Overall Results

3.10.1 Once all retention, enhancement and habitat creation measures are taken into the account, the scheme currently results in the delivery of **3.45** Habitat Units, resulting in a net decrease of **1.51** units and a **-30.45%** net change in Habitat Units.

3.10.2 The scheme shall currently result in **1.06** Hedgerow Units, resulting in a net increase of **0.10** hedgerow units and a **10.87%** Biodiversity Net Gain in Hedgerow Units.

3.10.3 The scheme shall currently result in **0.73** Watercourse Units, resulting in no net loss of watercourse units or a **0%** net change overall.



Legend

- Red Line Boundary

Baseline Habitats

- Artificial unvegetated, unsealed surface
- Blackthorn scrub
- Bramble scrub
- Developed land; sealed surface
- Other neutral grassland
- Ruderal/Ephemeral
- Tall forbs
- Buildings

Baseline Hedgerows

- Species-rich native hedgerow

Baseline Watercourses

- Culvert
- Other rivers and streams

Baseline Individual Trees

- Existing Very Large Rural Tree
- Existing Large Rural Tree
- Existing Medium Rural Tree

25 50 m

1:600

Figure No. 01 - Baseline Site Habitat Plan

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MD	SH	00	22/08/25

Legend

- Red Line Boundary

Proposed Habitats

- Artificial unvegetated, unsealed surface
- Blackthorn scrub
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Other neutral grassland
- Vegetated garden
- Proposed Buildings

Proposed Hedgerows

- Species-rich native hedgerow
- Species-rich native hedgerow with trees

Proposed Watercourses

- Culvert
- Other rivers and streams

Proposed Individual Trees

- Retained Very Large Rural Tree
- Retained Large Rural Tree
- Retained Medium Rural Tree
- Proposed Small Rural Tree

25 50 m

1:600

Figure No. 02 - Proposed Site Habitat Plan

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4.0 MEASURES TO ACHIEVE MINIMUM REQUIRED LEVELS OF BNG

4.1 Proposal currently result in a deficit of **2.01** Habitat Units and **0.07** Watercourse Units from the required +10% net gains. Trading rules for watercourses have been met, however trading rules for the area habitats is not met with an overall deficit of **1.68** habitat units for medium distinctiveness grassland.

4.2 The purchase of units from a private habitat provider, such as the Environment Bank, Wiston Estate, Iford Biodiversity Project or similar, shall be sought post-planning approval to allow the shortfall in units to be addressed. This shall include a minimum of 1.68 habitat units of medium distinctiveness grassland units or those of a higher distinctiveness to ensure the scheme has met trading rules. This approach is in accordance with Government guidelines, with the completion of a full metric with inclusion of off-site habitats provided pre-commencement as part of the standard Biodiversity Gain Condition.

5.0 CONCLUSION

5.1 Metric calculations have identified that the proposed scheme currently does result in a minimum +10% Biodiversity Net Gain in Hedgerow units. However, the scheme will not result in a minimum of +10% Biodiversity Net Gain in Habitat Units or Watercourse Units. Therefore, Habitat Units and Watercourse units shall be purchased from a third-party provider to satisfy the current deficit and ensure that the current proposals abide by trading rules.

5.2 To ensure the above habitats are managed into the future, a suitable Habitat Creation Management and Monitoring Plan (HMMP) should be produced. This should include management prescriptions for new habitat areas including aspects such as mowing regimes, which shall ensure the target conditions are achieved. The HMMP should include details of monitoring intervals and methods for the 30-year period to ensure that the target conditions are achieved. These measures shall ensure that the scheme accords with The Environment Act 2021, and can be secured by the standard Biodiversity Gain pre-commencement planning condition.

6.0 REFERENCES

CIEEM. (2017). *Guidelines on Ecological Report Writing.* Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM. (2019). *Biodiversity Net Gain: Good Practice Principles for Development.* Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Environment Food and Rural Affairs. (2023). *The Statutory Biodiversity Metric Calculation Tool.*

Department for Environment Food and Rural Affairs. (2023). *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology.*

UKHabs Ltd. (2023). *UK Habitat Classification. Version 2.01.*

Appendix A – Condition Assessment for Existing Habitats

Other Neutral Grassland in Good and Moderate Condition:

Habitat Description													
Other Neutral Grassland swards in south (NG01 and NG02) and north (NG03) of the site.													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	LLD3521 Land at Lower Perrylands Farm, Dial Post. On-site	**Survey date and Surveyor name**	17/04/25 Max Day MSci (Hons)										
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)	None	**Habitat parcel reference**											
		NG01	NG02	NG03									
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.**	Yes	Yes	Yes									Species diversity of NG02 and NG03 lower than criteria but all swards generally meet description well. Good cover of indicator species
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.	Yes	Yes	No									Varied sward height caused by rubble and disturbance (NG01) or recent colonisation and usage of vehicle track (NG02).
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Yes	Yes									Bare ground present within all swards but generally low cover. Caused by shading, rubble, and vehicles driving over areas
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Yes	Yes									Some minor scrub in NG01 and NG02 but <5% cover. No bracken identified on-site.
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.	No	Yes	Yes									High cover of docks in areas of NG01 from rubble clearance. Considered a suboptimal species.
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.**	Yes	No	No									NG01 had average of 13sp per m2. Other swards <10sp
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	No	No									
Number of criteria passed		5	5	4									

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓										
Non-acid grassland types (Result out of 6 criteria)												
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	✓										
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		✓	✓								
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)											

Species-rich Native Hedgerow in Good Condition:

Habitat Description			
Species-rich native hedgerow on east site boundary.			
ukhab – UK Habitat Classification			
On-site or off-site, site name and location	LLD3521 Land at Lower Perrylands Farm, Dial Post. On-site	**Survey date and Surveyor name**	17/04/25 Max Day MSci (Hons)
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	H01

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).	Yes	Average height between 1.5 - 2.5m across length of hedgerow
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).	Yes	Average of 1.5m width
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).	Yes	Canopy to ground level across most of length
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).	Yes	Several small gaps, but less than 10% of total length and less than 5m width
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.	Yes	Undisturbed ground across greater than 90% of length on west side. Unclear on east side (off-site and inaccessible).
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.	No	Nettles and docks greater than 20% cover
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].	Yes	No INNS identified within or adjacent to hedgerow
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).	Yes	No damaging practices identified

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:	Good

Rural Trees in Good and Moderate Condition:

Habitat Description
Scattered rural trees including medium-sized semi-mature oak in north (T01), large mature oak in west (T02) and medium semi-mature oak in northeast (T04).

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	LLD3521 Land at Lower Perrylands Farm, Dial Post. On-site	**Survey date and Surveyor name**	17/04/25 Max Day MSci (Hons)
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	T01 / T02 / T04
		Grid reference	

	Condition Assessment Criteria	T01	T02	T04							Notes (such as justification)
		Criterion passed (Yes or No)									
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y							All trees native oak
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y							All individual trees
C	The tree is mature (or more than 50% within the block are mature)[1].	N	Y	N							T02 only mature tree
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y							No evidence of adverse impacts or pruning
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	N							Significant ivy and deadwood with peeling bark in crown of T02. Minimal deadwood niches or ivy in other trees.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y							All trees within vegetated areas
	Number of criteria passed	4	6	4							

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓									
Passes 5 or 6 criteria	Good (3)		✓								
Passes 3 or 4 criteria	Moderate (2)	✓		✓							
Passes 2 or fewer criteria	Poor (1)										

Blackthorn Scrub in Good and Moderate Condition:

Habitat Description													
Dense blackthorn scrub in east of site (SC01) and young scrub in southeast (SC02)													
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	LLD3521 Land at Lower Perrylands Farm, Dial Post. On-site	**Survey date and Surveyor name**	17/04/25 Max Day MSci (Hons)										
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		**Habitat parcel reference**											
		SC01	SC02										
		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).	N	N										All species native with three native woody species present. Blackthorn has greater than 75% cover
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Y	N										SC02 only has saplings, seedlings and young shrubs
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										No INNS identified
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										Natural edge with scrub, grassland and forbs
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	N										Small clearings in SC01. SC02 not of sufficient
	Number of criteria passed	4	2										

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

Ruderal/Ephemeral and Tall Forbs in Good and Moderate Condition:

Habitat Description												
Areas of dense ruderal/ephemeral surrounding watercourse (RD01) and over existing concrete and harstanding (RD02). Area of tall forbs in southeast (TF01) and in northeast (TF02).												
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats:		ukhab – UK Habitat Classification										
On-site or off-site, site name and location	LLD3521 Land at Lower Perrylands Farm, Dial Post. On-site	**Survey date and Surveyor name**	17/04/25 Max Day MSci (Hons)									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		RD01	RD02	TF01	TF02							
		Grid reference										
Condition Assessment Criteria												
		Criterion passed (Yes or No)										**Notes (such as justification)**
Core Criteria - must be assessed for **all urban habitat types**:												
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	Y	N	Y							TF01 greater than 80% cover of nettles. Other parcels varied
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	Y	Y	Y							All had varied flowering species of value to inverts
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Y	Y	Y	Y							No INNS or detrimental species present
	Essential criteria relevant for habitat type achieved (Yes or No)	Yes	Yes	Yes	Yes							
	Number of criteria passed	3	3	2	3							
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**										
Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**:												
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	✓	✓		✓							
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)			✓								
• Passes 0 or 1 of 3 core criteria.	Poor (1)											

Appendix B – MoRPH5 Assessment for Existing Watercourse

Other Rivers and Streams in Moderate Condition:

Condition + Encroachment Reporting Sheet: RIVERS and STREAMS

River Condition Assessment (RCA) + Encroachment results for: Priority rivers, Other rivers and streams, Canals

Site name/location:	Lower Perryland Farm	**Unique river section reference:**	Lower Perryland Farm
GPS of MoRPh5 midpoint	GPS: 50.957579, -0.371312	**River section length:**	50m

Rivers and streams form naturally draining networks within the wider landscape.
A long history of channel modification and artificial water body creation has led to widespread loss of naturally formed and functioning habitats.
The River Condition Assessment (RCA) method requires one or more MoRPh5 sub-reach sample(s) for a longer length of channel, the river(or canal) section, that has consistent condition throughout and is represented by a single line within the Biodiversity Metric tool.
This sheet provides information about the full river (or canal) section length based on a site walkover plus representative RCA (MoRPh5) results for this section.

RCA River Type and Habitat Description for full river section (from walkover survey)

Upstream end of assessed section is heavily shaded by surrounding trees and scrub. Farm buildings and access roads encroach along the entire length of the assessed section. Some good physical features recorded within the channel bed, however bank face and bank top vegetation is limited in structure primarily due to overshading. Small concrete bridge present to middle of assessed section with no other artificial features recorded within the channel. Stream passes beneath a culvert at the upstream and downstream ends of the MoRPh5 section (outside MoRPh5 area).

THE RESULTS OF THE 32 RCA INDICATORS FOR EACH RIVER SECTION SHOULD BE INSERTED BELOW WITH NOTES TO EXPLAIN RECOMMENDATIONS FOR THE WHOLE CHANNEL LENGTH:

Condition Assessment Criteria		RCA Index values	Notes / Justification
RCA INDEX ID	RCA INDEX NAME	Insert values -4 to 0 OR 0 to 4; Highlight those >2 OR <-2	Explain where significant, the influence of high/low RCA indices on overall river condition
BANK TOP			
B1	Bank top vegetation structure	2	Dominated by scrub and tall forbs
B2	Bank top tree feature richness	0	
B3	Bank top water-related features	0	None present
B4	*Bank top NNIPS cover*	0	None present
B5	*Bank top managed ground cover*	-4	Riparian zone comprises farm buildings, hardstanding and access road.
BANK FACE			
C1	Bank face riparian vegetation structure	1	Limited to short grasses and tall forbs, and limited in extent
C2	Bank face tree feature richness	1	Limited in type and presence
C3	Bank face natural bank profile extent	2	Most appears natural, with re-profiling in modules 4 and 5
C4	Bank face natural bank profile richness	4	Mixture of profiles along channel length
C5	Bank face natural bank material richness	2	All clay / earth
C6	Bank face bare sediment extent	4	Good amount of bare earth present
C7	*Bank face artificial bank profile extent*	0	None present
C8	*Bank face reinforcement extent*	0	None present
C9	*Bank face reinforcement material severity*	0	None present
C10	*Bank face NNIPS cover*	0	None present
CHANNEL MARGIN			
D1	Channel margin aquatic vegetation extent	1	
D2	Channel margin aquatic morphotype richness	0	Very limited diversity due to shading
D3	Channel margin physical feature extent	1	Some areas of unvegetated bars present.
D4	Channel margin physical feature richness	1	Only unvegetated bars present.
D5	*Channel margin artificial features*	0	None present
CHANNEL BED			
E1	Channel aquatic morphotype richness	0	No aquatic vegetation noted
E2	Channel bed tree features richness	2	Some submerged roots
E3	Channel bed hydraulic features richness	1	Much of the channel had smooth or no perceptable flow
E4	Channel bed natural features extent	3	Pools and riffles within most modules
E5	Channel bed natural features richness	1	Features limited in type to pool and
E6	Channel bed material richness	4	Sand, clay, silt and gravel present
E7	*Channel bed siltation*	0	None present
E8	*Channel bed reinforcement extent*	0	None present
E9	*Channel bed reinforcement severity*	0	None present
E10	*Channel bed artificial features severity*	-4	Presence of bridge pier in channel
E11	*Channel bed NNIPS extent*	0	None present
E12	*Channel bed filamentous algae extent*	0	None present

Overview of RCA and river section assessment

River Condition Assessment PRELIMINARY SCORE:	0.81	**River Type and class bands:**	River Type K. Moderate = 1.2 - 0.2, fairly good = 1.9 - 1.2
River Shape index:	0.709	**Is the river channel OVERDEEP?** *If yes, what supporting evidence is provided?*	Yes - Rivershape score less than 2.0
River Condition Assessment FINAL CLASS:	**Moderate**	**IS THE RCA FINAL CLASS MODIFIED ?** *If yes, why and what supporting evidence is provided?*	No. Although overdeep, this predominantly is an issue in modules 4 and 5 only

Summary of RCA results (and Encroachment where applicable) with recommendations for improvements
Major encroachment along both banks due to presence of large agricultural building within 4m of the right bank top (1.6m at nearest point) and smaller agricultural building present to the left bank, located c. 1.5m from the bank top at its nearest point. Large areas of hardstanding also present immediately adjacent to left bank. Improvements to criteria B5 and E10 would improve condition. Improvements could also be made to C1, C2, D2 and E1 through removal / reduction of overshading and planting of areas with native species.
Suggested enhancement interventions to improve the river condition score
Removal of all encroachment within 4m, ideally moving all hard surfacing and buildings outside the 10m riparian zone. Where this is not possible, encroachment should be no closer than 8m, or limited to no more than 10% coverage 4-10m from the banktop. Remove existing small bridge if possible and utilise existing culverted area for access. Reduce overshading and introduce greater diveristy of planting in-channel, channel margin and bank face to improve score. Add significant deadwood (>1m length and 10cm diameter) to bank top to aid with feature richness.

Appendix C – Target Condition Assessment for Proposed Habitats

Proposed Other Neutral Grassland in Moderate Condition:

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	Overseeding with appropriate wildflower mix will improve species diversity and cover of broadleaved herbs. Management plan tailored to avoid enrichment by removing arisings.
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.	Yes	Variable mowing regime to be impmented with steep areas allowed to grow larger and variabel lengths to be implemented at top of banks.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes	Wildflower mix to include variety of species and will be managed to allow bare ground to form. Any dense bare ground areas to be reseeded.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes	Management to remove encroachment of scrub. No bracken currently present but will be removed by management if required.
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.	Yes	Management to avoid heavy disturbance or damage to grassland by only mowing 2x per year. Also to include removal of any INNS or dense stands of suboptimal species.
	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.**	No	Wildflower seed mix to include more than 10 species to be planted. However, soil nutrients unknown so may be unsuitable to support significant species diversity.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	
	Number of criteria passed	5	

Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	✓
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Proposed Native Hedgerow and Native Hedgerow with Trees in Moderate Condition:

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).	No	New hedgerow cannot achieve condition.
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).	Yes	Hedgerow to be planted and managed at greater than 1.5m width.
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).	Yes	Hedgerow to be pruned and managed to have continuous vertical canopy.
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).	Yes	Hedgerow to be planted with continuous shrubs. Management to foster continuous canopy and remedial measures to replant all failed shrubs.
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.	Yes	All hedgerows proposed with semi-natural areas with undisturbed width of at least 1m along length.
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.	Yes	Management to avoid nutrient enrichment by removing pruning and any grass arisings from habitat beneath.
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].	Yes	No invasive species to be planted, and all to be removed from regular management.
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).	Yes	Hedgerows to be managed with no damaging practices including excessive cutting. Areas to be cleared of any waste.
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.	No	New trees proposed so insufficient time to achieve multiple age classes.
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.	Yes	No damaging activities proposed that will impact trees.

Proposed Creation of Rural Trees in Moderate condition

	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	All trees proposed to be planted will be native species of known value to wildlife.
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	All newly planted trees will be individual trees so automatically pass.
C	The tree is mature (or more than 50% within the block are mature)[1].	N	Cannot target criteria.
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	Site located within low crime area. No agricultural activities or herbicide management proposed. No regular pruning regime proposed.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Cannot target criteria.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	All trees to be planted within areas of grassland vegetation.
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	✓
Passes 2 or fewer criteria	Poor (1)	

Proposed Creation of Mixed Scrub in Moderate Condition

	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).	Yes	Scrub to be planted with 3+ native species of equal amounts, and managed to avoid specific shrub from dominating area
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Yes	To be planted with range of ages and allowed to set seed. However, encroachment of grassland to be managed
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.	Yes	To be planted with no non-native species and managed to remove any encroachment
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	To be planted within grassland sward and allowed to form natural edges
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	Insufficient size to form glades and rides
	Number of criteria passed		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)	✓
Passes 2 or fewer criteria	Poor (1)	