BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

40 Newland Road
Upper Beeding
West Sussex

Document date: 4th December 2025

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This report has been prepared by

PJC Consultancy Ltd

on behalf of

Stringer & Kitson

Document Prepared & Authorised By

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Tom is Director of Ecology with over ten years' experience working in the ecological consultancy industry. He gained a BSc(Hons) in Wildlife Conservation at the University of Kent in 2010 and a MSc in Conservation and Biodiversity at the University of Exeter in 2011. Tom is also a full professional member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

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CONTENTS

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy Ltd was commissioned by Stringer & Kitson to undertake a Biodiversity Net Gain (BNG) feasibility assessment in support of the proposed development at 40 Newland Road, Upper Beeding, West Sussex (hereafter referred to as the 'Site').

1.2 Document Objectives

1.2.1 The aim of this BNG Feasibility Assessment is to:

- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
- Ascertain the anticipated biodiversity value of the Site post-development;
- Provide a summary of the overall BNG calculations; and
- Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3	To accurately apply the biodiversity metric formula, you must use the 'Statutory Biodiversity Metric' calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.
2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any

	other requirements. This includes consenting or licensing processes, for example woodlands.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: maintain habitat extent - supporting more, bigger, better and more joined up ecological networks; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

1.5.1 The Site, approximately 0.05ha in size, is located immediately south of Newland Road and west of Manor Road, towards the eastern outskirts of the village of Upper Beeding, West Sussex (OS central grid reference: TQ 19933 10523). The Site is situated within a relatively urban environment bounded on all aspects by residential development. The location of the Site within its environs is presented in Appendix I.

1.6 Documents and Information Provided

1.6.1 Development proposals are anticipated to include the construction of a new single-storey one-bedroom residential dwelling with associated vehicle parking and private garden. The 'Proposed Location & Block Plan' (Drawing No: 22527-101) (Rathbone Miller Ltd, 2025) was used to aid the preparation of this report.

2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

2.1.1 This BNG Feasibility report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019).

2.2 Competency of Assessor

2.2.1 The author of this report, Thomas Knight BSc(Hons) MCIEEM has been a practising ecologist in ecological consultancy since 2013. During this time, Thomas has assisted on and completed multiple BNG Assessments and accompanying reports, using both the 'Statutory Biodiversity Metric' (and previous versions) and 'Small Sites Metric'.

2.3 Ecological Walkover Survey & Habitat Condition Assessment

2.3.1 An ecological walkover survey and habitat condition assessment was undertaken on the 28th November 2025 by David Blagden BSc(Hons). As part of the ecological walkover survey, habitats were identified and mapped in accordance with 'UK Habitat Classification 2.0' (UKHab Ltd, 2023). UK Habitat Classification 2.0 comprises a five-level 'Primary Habitat Hierarchy' and a list of 'Secondary Codes', the latter is sub-divided into Essential and Additional Codes. For the purpose of this assessment, habitats have been allocated a single Primary Habitat Code up to Level 4 as well as all associated Essential Secondary Codes, and where relevant Additional Secondary Codes. As part of the habitat condition assessment, all identified habitat types / parcels were assessed using condition assessment criteria detailed within the appropriate habitat condition sheets presented in the 'Statutory Biodiversity Metric' Technical Supplement (Natural England, 2023).

2.4 Biodiversity Unit Calculation: Pre-Development (Baseline)

2.4.1 The total number of 'habitat units' and 'hedgerow units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area-based habitats (habitat units) and linear-based habitats (hedgerow units) within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.

2.4.2 The area/length and distinctiveness and condition scores for each area-based and linear-based habitat was based on habitat and condition data collected as part of the initial ecological walkover survey and habitat condition assessments.

2.4.3 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.

2.4.4 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each area-based habitat parcel (habitat units) and linear- based habitat (hedgerow units). The ecological baseline of the Site is calculated by totalling the habitat units across all area-based habitat parcels and hedgerow units all linear-based habitats within the Site.

Habitat Distinctiveness

2.4.5 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.

2.4.6 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple

rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The Defra distinctiveness bands, and corresponding scores are as follows:

- Very high (8);
- High (6);
- Medium (4);
- Low (2); and
- Very low (0).

Habitat Condition

2.4.7 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

2.4.8 For area-based and linear-based habitats, habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheets presented in the 'Statutory Biodiversity Metric' Technical Supplement (Natural England, 2023). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands, and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5); and
- Poor (1).

Strategic Significance

2.4.9 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations for biodiversity and other environmental objectives.

2.4.10 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity action plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher strategic position multiplier than proposed developments that are not situated within areas of strategic significance.

Measurement of Habitats

2.4.11 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.5 Biodiversity Unit Calculation: Post-Development

2.5.1 The total number of biodiversity units of the Site post-development was calculated using the design information that was available at the time (see paragraph 1.6.1 above).

2.5.2 The area/length of retained and enhanced habitats and hedgerows previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length

of all newly created habitats and hedgerows was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitats and hedgerows are defined as the following:

- Retention: there is no loss of the habitat or hedgerow parcel and/or the habitat and hedgerow parcel is retained in its baseline condition;
- Enhancement: the habitat or hedgerow parcel is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat or hedgerow parcel and replacement with another, and/or a change in the broad habitat or hedgerow type.

2.5.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.6 Limitations

2.6.1 The habitats present, and their management are likely to change over time, thus the findings of the ecological walkover survey are only considered valid for a period of up to two years.

2.6.2 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.

3 RESULTS

3.1 Ecological Walkover Survey

3.1.1 Habitat types and descriptions and associated primary and secondary codes are provided in Table 3 below in accordance with UK Habitat Classification 2.0. The distribution of these habitats are presented in Appendix II, together with Site photographs, which are presented in Appendix V.

Table 3: Habitat types present within the Site.

Habitat Type				Description
Level 2	**Level 3**	**Level 4**	**Secondary Codes**	
Urban (u)	Built-up areas and gardens (u1)	Developed land; sealed surface (u1b)		The Site comprised a detached residential bungalow. Small areas of hardstanding comprising a patio area and walkways were also recorded within the garden.
Grassland (g)	Modified grassland (g4)	N/A	Vegetated garden (828)	A formal garden lawn was present to the front and rear of the property. The grassland, for the most part, exhibited a short and uniform sward (< 10cm) due to a relatively regular mowing regime. It should be noted that an area of grass lawn was recorded outside of the rear walled garden area and it was not immediately obvious whether this area formed part of the residential curtilage or not; however, given its obvious formal / regular management regime and aesthetic function, for the purposes of this assessment it is also considered to qualify as 'vegetated garden'. Species recorded included primarily grasses such as perennial rye-grass *Lollium perenne* and red fescue *Festuca rubra* as well as dandelion *Taraxacum officinale,* yarrow *Achillea millefolium*, daisy *Bellis perennis*, cut-leaved cranes-bill *Geranium dissectum*, speedwell *Veronia* sp., selfheal *Prunella vulgaris,* creeping buttercup *Ranunculus repens*, plantain *Plantago* spp., and clover *Trifolium* spp. Small shrubs comprising largely non-native ornamental species were also recorded within the Site.
Grassland (g)	Modified grassland (g4)	N/A		An area of modified grassland was recorded towards the southern extent of the Site. A review of historic aerial imagery datasets indicate that this area of grassland formed part of the private vegetated garden detailed above until early 2022. This area of grassland was then fenced off and subject to some

	disturbance / degradation and appears to have since been left unmanaged. Although the area is still largely grassland comprised of grasses, creeping thistle *Cirsium arvense*, dock *Rumex* sp., and low-lying bramble *Rubus fruticosus* agg are gradually starting to colonise this parcel of grassland.

4 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

4.1 Irreplaceable Habitats

4.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

4.2 Habitats

4.2.1 A description of the habitats and associated units generated on-site pre-development (ecological baseline) is presented in Table 4 below. Overall, pre-development, a total of 0.06 habitat units are generated on-site, primarily from the vegetated garden and modified grassland.

4.3 Hedgerows

4.3.1 No hedgerow habitat types were recorded within the Site as part of the ecological walkover survey.

4.4 Watercourses

4.4.1 No watercourse habitat types were recorded within the Site or within 10m of the Site as part of the ecological walkover survey and desk study.

Table 4: On-site habitats pre-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Area / Baseline Units Retained	Area / Baseline Units Enhanced	Habitat Units Lost
1	Vegetated garden	0.0204	Low (2)	N/A (1)	Low (1)	0.04	0.00 / 0.00	0.00 / 0.00	0.04
2	Developed land; sealed surface	0.0162	Very Low (0)	N/A (0)	Low (1)	0.00	0.00 / 0.00	0.00 / 0.00	0.00
3	Modified grassland	0.0119	Low (2)	Poor (1)	Low (1)	0.02	0.00 / 0.00	0.00 / 0.00	0.02
TOTALS		**0.05**				**0.06**	**0.00 / 0.00**	**0.00 / 0.00**	**0.06**

5 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

5.1 Habitats

5.1.1 Post-development, on-site habitat creation measures are anticipated to generate approximately 0.05 habitat units (see Table 5).

5.2 Hedgerows

5.2.1 No hedgerow habitat types are proposed post-development.

5.3 Watercourses

5.3.1 No watercourse habitat types are proposed post-development.

Table 5: On-site habitats created post-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
1	Developed land; sealed surface	0.0244	Very Low (0)	N/A (0)	Low (1)	0.00
2	Vegetated garden	0.0275	Low (2)	N/A (1)	Low (1)	0.05
TOTAL		**0.05**				**0.05**

6 CONCLUSION

6.1.1 Pre-development, a total number of 0.06 habitat units are generated on-site.

6.1.2 Post-development, a total number of 0.05 habitat units are generated on-site.

6.1.3 This equates to an overall on-site net loss of 0.01 habitat units (-17.84%) which equates to a deficit of 0.02 habitat units (0.04 Tier A1 credits).

6.1.4 The proposed development is therefore not anticipated to deliver their BNG targets.

7 NEXT STEPS

7.1.1 Given the spatial constraints of the Site, achieving BNG targets through on-site habitat creation and enhancement measures is considered unrealistic.

7.1.2 BNG targets should therefore be met through off-site habitat creation and enhancement measures, for example by purchasing the relevant number of off-site units from a land manager / habitat bank provider. If the applicant chooses to purchase off-site units, they will need to explore the marketplace to find what is available to buy in order to meet your specific BNG requirements.

7.1.3 The land manager / habitat bank provider you buy from will need to register the gain site on the national biodiversity gain sites register before, at the same time as, or after you buy units on it. Sites on the register may be allocated to specific development projects to help them achieve their biodiversity gain target.

7.1.4 Any off-site gains will then need to be secured via a legal agreement (for example a S106 agreement or conservation covenant) which will set out who will do the BNG creation, enhancement and management work for 30 years (usually the land manager / habitat bank provider).

7.1.5 Once you have found and agreed a contract with a land manager / habitat bank provider, either the land manager or applicant / developer (with the land manager's permission) must apply to record the allocation of the biodiversity units to your development on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to your development will need to be recorded before the local planning authority can approve your biodiversity gain plan.

7.1.6 A Biodiversity Gain Plan can then be prepared and submitted to the local planning authority if the applicant / developer can meet their BNG requirements with off-site gains, and once the applicant / developer have recorded the allocation of any off-site biodiversity gains on the national biodiversity gain sites register.

7.1.7 If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. This is anticipated to equate to 0.04 Tier A1 credits totalling £1,680.

8 REFERENCES

CIEEM, CIRIA, IEMA (2019). Biodiversity Net Gain: Good practice principles for development [PDF] Available from: https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/

CIEEM (2021). Biodiversity Net Gain Report & Audit Templates [PDF] . [online]. Available from: https://cieem.net/resource/biodiversity-net-gain-report-and-audit-templates/

DEFRA (2024). The Small Sites Metric User Guide.

DEFRA (2023). The Small Sites Metric Calculation Tool.

9 APPENDICES

Appendix I: Site Location Plan

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

LEGEND:

Red Line Boundary

STATUS: FOR INFORMATION ONLY

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CLIENT: Stringer & Kitson

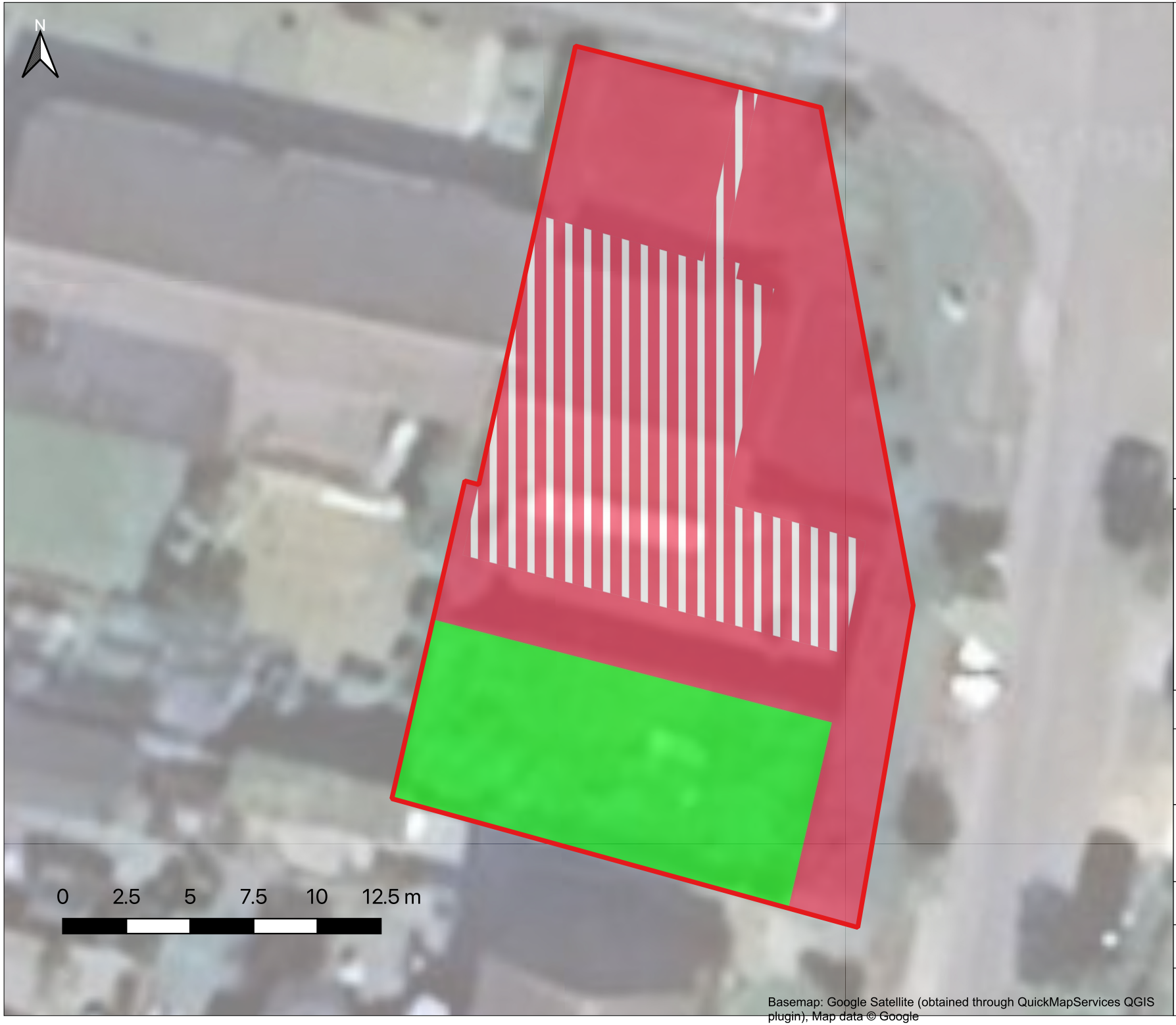
PROJECT: 40 Newland Road
Upper Beeding
West Sussex

TITLE: Site Location Plan

SCALE AT A4:	DRAWN:	APPROVED:
1:1,000	TK	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	04/12/25	04/12/25

DRAWING No: PJC/6711E/25/A1/V1

Appendix II: Pre-Development (Baseline) Habitat Map



LEGEND:

- Red Line Boundary
- Developed land; sealed surface
- Modified grassland
- Vegetated garden

STATUS: FOR INFORMATION ONLY

PJC

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CLIENT: Stringer & Kitson

PROJECT: 40 Newland Road
Upper Beeding
West Sussex

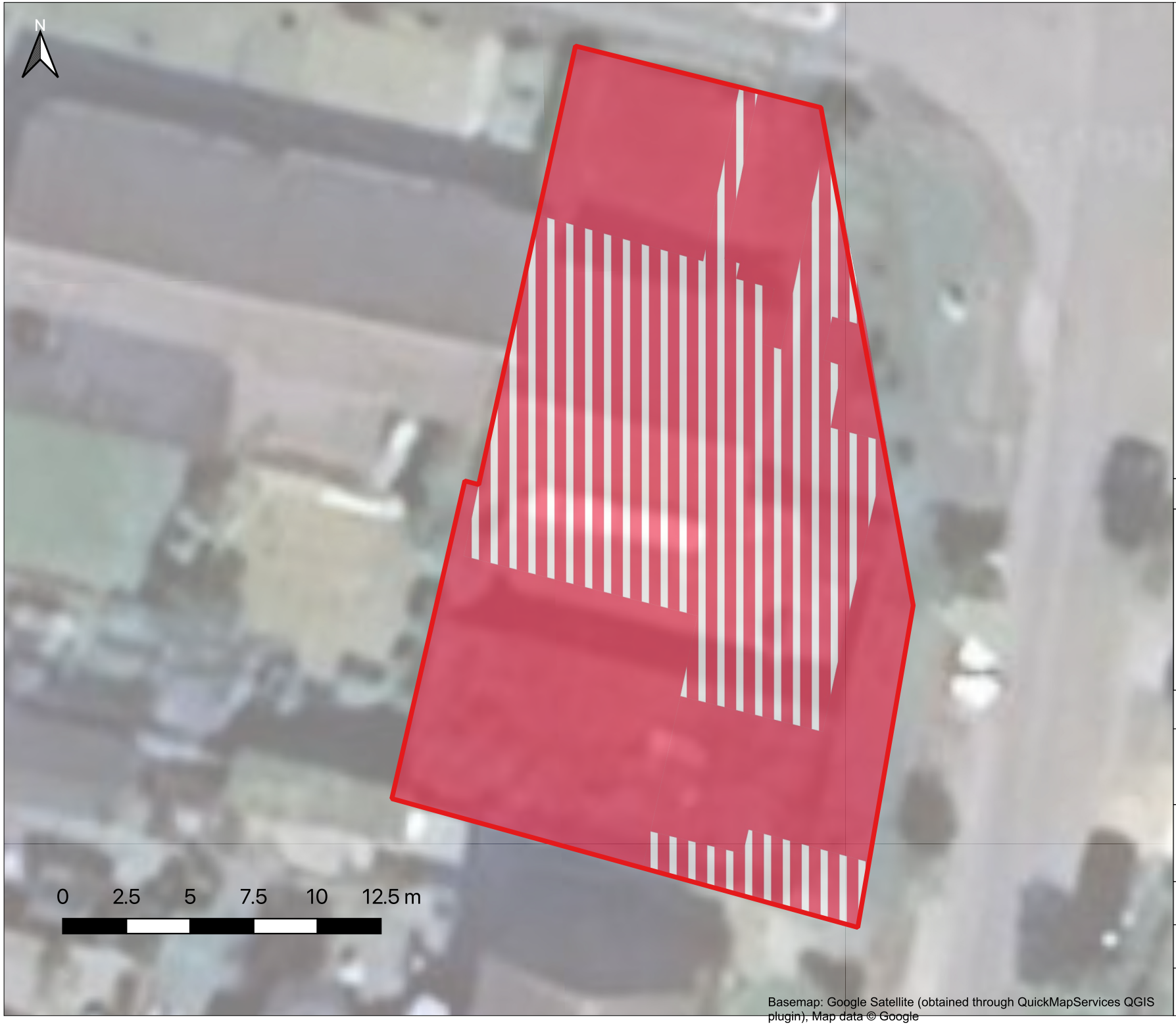
TITLE: Pre-Development (Baseline) Habitat Map

SCALE AT A4:	DRAWN:	APPROVED:
1:195.3	TK	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	04/12/25	04/12/25

DRAWING No: PJC/6711E/25/A2/V1

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

Appendix III: Post-Development Habitat Map



LEGEND:

- Red Line Boundary
- Developed land; sealed surface
- Vegetated garden

STATUS: FOR INFORMATION ONLY

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CLIENT: Stringer & Kitson

PROJECT: 40 Newland Road
Upper Beeding
West Sussex

TITLE: Post-Development
Habitat Map

SCALE AT A4:	DRAWN:	APPROVED:
1:195.3	TK	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	04/12/25	04/12/25

DRAWING No: PJC/6711E/25/A3/V1

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

Appendix IV: Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site.	**Survey date and Surveyor name**	28th November 2025 by David Blagden BSc(Hons)
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Habitat Description

An area of modified grassland was recorded towards the southern extent of the Site. A review of historic aerial imagery datasets indicate that this area of grassland formed part of the private vegetated garden detailed above until early 2022. This area of grassland was then fenced off and subject to some disturbance / degradation and appears to have since been left unmanaged. Although the area is still largely grassland comprised of grasses, creeping thistle Cirsium arvense, dock Rumex sp., and low-lying bramble Rubus fruticosus agg are gradually starting to colonise this parcel of grassland.

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ^{2} present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ^{2} (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Approximately around 15%.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Approximately around 25%.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) [2].	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species [3] (as listed on Schedule 9 of WCA [4]).	Y	
	Essential criterion achieved (Yes or No)		N
	Number of criteria passed		5

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Appendix V: Site Photographs

Photograph 1. Private garden to the front of the property.

Photograph 2. Private garden to the rear of the property.

Photograph 3. Area of overgrown modified grassland within fenced off area to the rear of the property.

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