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Biodiversity Net Gain Assessment

Survey site:
Land on Pound Lane, Upper Beeding BN44 3JD

Client:
Simon Stringer – Newbrook Farms

Survey date:
10/02/2025

Project:
This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as the construction of a new dwelling.

Survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Stringer and Kitson to undertake a Biodiversity Net Gain (BNG) Assessment at Land on Pound Lane, Upper Beeding BN44 3JD (hereafter referred to as "the site"). The assessment was required to inform a planning application for the construction of a dwelling for the farm manager (hereafter referred to as "the proposed development").

BNG Headline Summary

	Area Units	Linear Units	Watercourse Units
% Change	21.81%	20.63%	N/A
Units required to satisfy trading conditions	0 units required	0 units required	N/A

The baseline habitat value of the site is 0.47 units, comprising 0.45 units of modified grassland (CFGM) and 0.02 units of scrub and the baseline habitat value of the offsite enhancement area is 3.25 units, comprising 3.17 units of modified grassland (CFGM) and 0.08 units of scrub. Due to the enhancements of an offsite area the proposed development is therefore anticipated to surpass the minimum target of 10% biodiversity net gain and thus is compliant with legislation (Environment Act 2021).

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Stringer and Kitson to undertake a Biodiversity Net Gain (BNG) Assessment at Land on Pound Lane, Upper Beeding BN44 3JD (hereafter referred to as "the site"). The assessment was required to inform a planning application for the construction of a dwelling for the farm manager (hereafter referred to as "the proposed development"). A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Defra Statutory Biodiversity Metric
- Preliminary Ecological Appraisal (Arbtech Consulting Ltd 2025)

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference TQ 19775 11204 and has an area of approximately 0.065ha. The development area is situated within the south-western corner of an existing field which has an area of approximately 0.5ha It is situated in the rural location of Upper Beeding in a lowland habitat on the edge of the South Downs National Park and is positioned within a grazing marsh consisting of a network of fields utilised for sheep and horse pasture, separated by linear agricultural drainage ditches lined with thick scrubby vegetation. Newbrook business park is located adjacent to the north of the site, comprising of hard standing and buildings with no ecological value. The site is located in the River Flood Zone 3.

The wider landscape is dominated by open arable land designated as coastal and floodplain grazing marshes (CFGM), with an abundance of aquatic attributes such as rivers, streams, ditches, ponds, and lakes contributing to an expansive hydrologic network. Several small residential settlements and parishes are located within the landscape, and the River Adur is situated ~650m west. The close surrounding area and the wider landscape can be considered as high value combining to provide a variety of habitat for a diverse set of bat species. A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) states biodiversity net gain is mandatory for sites over 0.5ha as of February 2024. The requirement for biodiversity net gain is also enshrined within

the National Planning Policy Framework (NPPF, 2021). The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

- The baseline BNG Calculation was informed by Preliminary Ecological Appraisal (Arbtech Consulting Ltd 2025). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The Preliminary Ecological Appraisal (Arbtech Consulting Ltd 2025) classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Horsham District Local Plan

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the proposed site plan which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the Preliminary Ecological Appraisal (Arbtech Consulting Ltd 2025)

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Horsham District Local Plan

2.3 Limitations

No limitations

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site and within the off site enhancement area along with their area/length, condition and strategic significance. A full condition assessment for each habitat (where relevant) is provided in Appendix 5a.

Table 1: On site and Off site Baseline Biodiversity Value

On site Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Modified grassland [g4]- coastal and floodplain grazing marsh [19] – Floodplain wetland mosaic and CFGM	0.065 ha	The grassland parcel exhibits evidence of nutrient enrichment, with a high proportion of productive early successional communities, tall herb species and tall vigorous grasses. This can be attributed to the use of the field as a grazing paddock of horses and sheep. The average sward length was short at the time of the survey ranging from 5-10cm with some unmanaged borders of 30cm.	***Poor**: anticipated to pass 3 of 7 criteria.* Assessed using the 'Grassland (medium, high and very high distinctiveness)' habitat type condition sheet.	**High Strategic Significance** Formally identified in local strategy
Mixed scrub [h3h]	0.005ha	Areas of dense mixed scrub with bramble, ivy and blackthorn are located along the south of the site, beyond a wire fence.	***Poor**: anticipated to pass 2 of 5 criteria.* Assessed using the 'Scrub (medium, high and very high distinctiveness)' habitat type condition sheet.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Native hedgerow [flailed hedgerow 116]	0.008 km	A native hedgerow comprising of blackthorn encloses the western boundary. The hedgerow is heavily managed and has an average height of woody growth estimated from	***Poor**: Fails both attributes in more than one functional group.* Assessed using the 'Native Hedgerow (medium, high and	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic

		base of stem to the top of the shoots is approximately 1m with a width of approximately 80cm.	very high distinctiveness)' habitat type condition sheet.	significance (not part of a habitat corridor or steppingstone).
Off site Habitat	**Area / Length**	**Description**	**Condition Assessment**	**Strategic Significance**
Modified grassland [g4]- coastal and floodplain grazing marsh [19] – Floodplain wetland mosaic and CFGM	0.046 ha	The grassland parcel exhibits evidence of nutrient enrichment, with a high proportion of productive early successional communities, tall herb species and tall vigorous grasses. This can be attributed to the use of the field as a grazing paddock of horses and sheep. The average sward length was short at the time of the survey ranging from 5-10cm with some unmanaged borders of 30cm.	***Poor**: anticipated to pass 3 of 7 criteria.* Assessed using the 'Grassland (medium, high and very high distinctiveness)' habitat type condition sheet.	**High Strategic Significance** Formally identified in local strategy
Mixed scrub [h3h]	0.02 ha	Areas of dense mixed scrub with bramble, ivy and blackthorn are located along the south of the site, beyond a wire fence.	***Poor**: anticipated to pass 2 of 5 criteria.* Assessed using the 'Scrub (medium, high and very high distinctiveness)' habitat type condition sheet.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Native hedgerow [flailed hedgerow 116]	0.036 km	A native hedgerow comprising of blackthorn encloses the western boundary. The hedgerow is heavily managed and has an average height of woody growth estimated from base of stem to the top of the shoots is approximately 1m with a width of approximately 80cm.	***Poor**: Fails both attributes in more than one functional group.* Assessed using the 'Native Hedgerow (medium, high and very high distinctiveness)' habitat type condition sheet.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Off site adjacent freshwater water course and Tree line associated with bank or ditch .	0.1km	A drainage ditch runs offsite, alongside the south boundary of the site, approximately 1m from the perimeter. Dense brash, brambles and ivy fill the banks, with an extremely shallow water level visible at the time of the survey. Treelines comprised of dominant hawthorn; blackthorn are located in associated distance. **The ditch has no connectivity to watercourses therefore does not require further assessment.**	***Poor**: anticipated to pass 2 of 8 criteria.* Assessed using the 'Ditch (medium, high and very high distinctiveness)' habitat type condition sheet.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site and the offsite enhancement area along with their area/length, condition and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5b, which is based on the assumption that a 30 year management plan will be implemented for the site.

Table 2: On site and Off site Post Development Biodiversity Value

On site Habitat	Area / Length	Description	Target Condition	Strategic Significance
Mixed scrub	0.02 ha retained	Areas of dense mixed scrub with bramble, ivy and blackthorn are located along the south of the site, beyond a wire fence.	***Poor**: anticipated to pass 2 of 5 criteria.* Assessed using the 'Scrub (medium, high and very high distinctiveness)' habitat type condition sheet.	**Medium strategic significance.** Location ecologically desirable but not in local strategy.

Native hedgerow	0.1 km created	A native hedgerow enclosing the plot of the new dwelling.	***Poor**: Fails both attributes in more than one functional group.* Assessed using the 'Native Hedgerow (medium, high and very high distinctiveness)' habitat type condition sheet	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
u1b5 – Buildings	0.007 ha created	A new residential dwelling on site.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Developed land, sealed surface (Hardstanding)	0.018 ha created	Associated driveway and patio.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Vegetated garden	0.0381 ha created	Vegetated lawn created on site	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

On site Habitat	Area / Length	Description	Target Condition	Strategic Significance
G4 Modified grassland - coastal and floodplain grazing marsh - Floodplain wetland mosaic and CFGM	0.29ha retained	Existing grassland parcel on site.	***Poor**: anticipated to pass 3 of 7 criteria.* Assessed using the 'Grassland (medium, high and very high distinctiveness)' habitat type condition sheet.	**High Strategic Significance** Formally identified in local strategy
	0.17ha enhanced	Enhanced grassland to a locally appropriate wet grassland NVC community.	***Moderate**: anticipated to pass 4 of 7 criteria.* Assessed using the 'Grassland (medium, high and very high distinctiveness)' habitat type condition sheet.	
Native hedgerow	0.036 km retained	A native hedgerow comprising of blackthorn encloses the western boundary. The hedgerow is heavily managed and has an average height of woody growth estimated from base of stem to the top of the shoots is approximately 1m with a width of approximately 80cm.	***Poor**: Fails both attributes in more than one functional group.* Assessed using the 'Native Hedgerow (medium, high and very high distinctiveness)' habitat type condition sheet	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Off site adjacent freshwater water course and Tree line associated with bank or ditch .	0.1km retained	A drainage ditch runs offsite, alongside the south boundary of the site, approximately 1m from the perimeter. Dense brash, brambles and ivy fill the banks, with an extremely shallow water level visible at the time of the survey. Treelines comprised of dominant hawthorn; blackthorn	***Poor**: anticipated to pass 2 of 8 criteria.* Assessed using the 'Ditch (medium, high and very high distinctiveness)' habitat type condition sheet.	**Low Strategic Significance** Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

		are located in associated distance. **The ditch has no connectivity to watercourses and therefore does not require further assessment.**		

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Biodiversity Metric. The headline results are presented in Appendix 6.

Areas of Habitat

- The baseline habitat value of the site is 0.47 units, comprising 0.45 units of modified grassland (CFGM) and 0.02 units of scrub.
- The baseline habitat value of the off site enhancement area is 3.25 units, comprising 3.17 units of modified grassland (CFGM) and 0.08 units of scrub.
- The post development habitat value of the site is 0.10 units, comprising the creation of buildings and hardstanding (no value), vegetated garden (0.08 units), retention of scrub (0.02 units).
- The post development habitat value of the offsite area is 3.73 units, comprising retention of modified grassland (2 units) and the enhancement of modified grassland (CFGM) from poor to moderate (1.73).

This results in a net change in biodiversity of **21.81%** (i.e. a net gain).

Hedgerows

- The baseline hedgerow value of the site is 0.02 units, comprising 0.02 units native hedgerow.
- The baseline hedgerow value of the off site enhancement area is 0.07 units, comprising 0.07 units native hedgerow .
- The post development habitat value of the site is 0.02 units, comprising the creation of 0.02 units new native hedgerow.
- The post development habitat value of the site is 0.0 units, comprising the retention of 0.0 units native hedgerow.

This results in a net change in biodiversity of **20.63%** (i.e. a net gain).

4.0 Recommendations to Deliver BNG

4.1 Discussion

Off-site areas were assessed within the PEA report. These areas will be used to offset the lost units by enhancing these areas therefore the current proposed plan results in a 21.81% net gain in habitat units and 20.63% net gain in hedgerow units .

4.2 Post Development

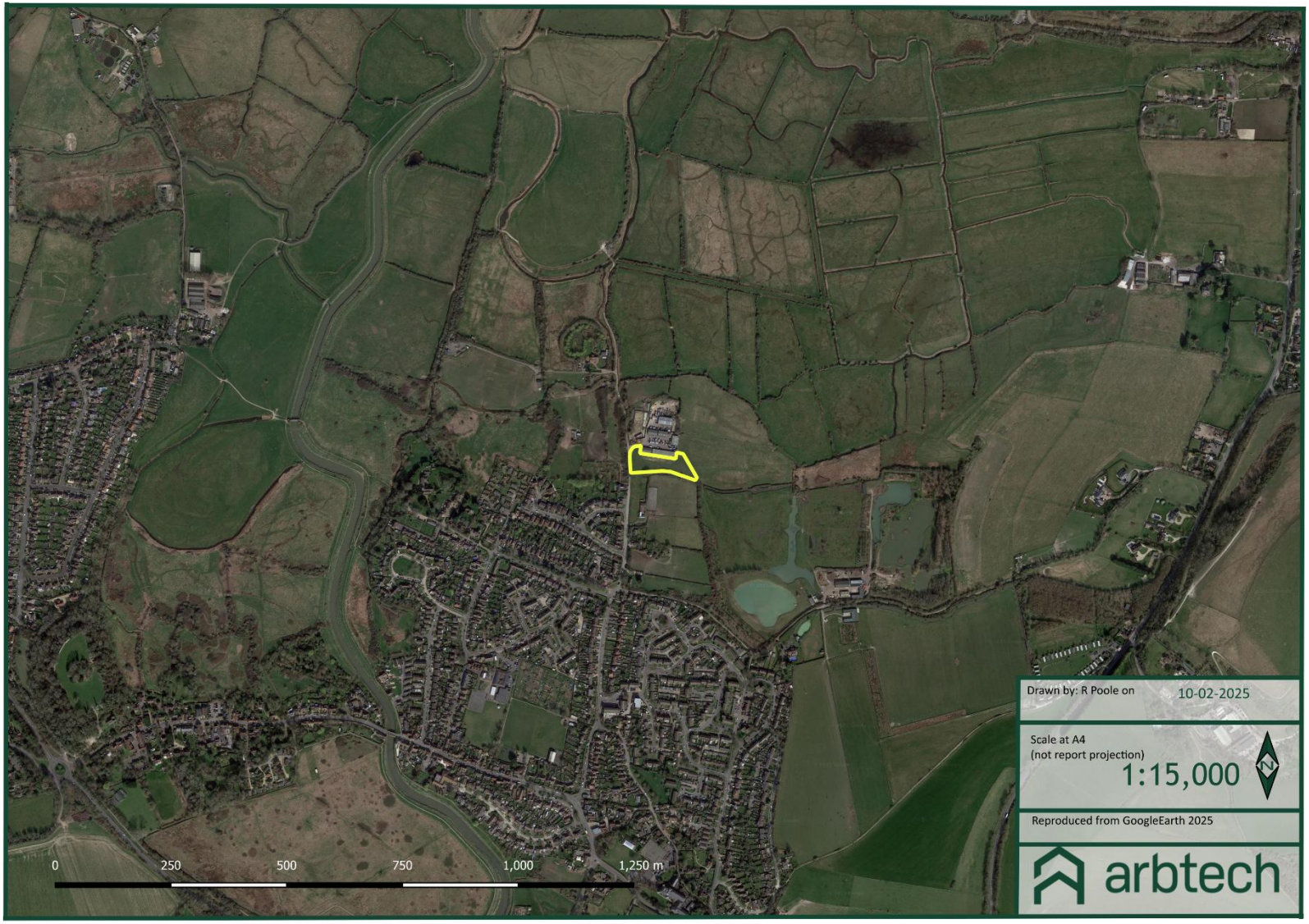
A Biodiversity Net Gain (BNG) Habitat Management and Maintenance Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of habitats within the site for at least 30 years.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit. http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- Natural England (2023). The Statutory Biodiversity Metric (JP039).
- Natural England (2023). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan

Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan

Appendix 4: Post Development Habitat Plan

Appendix 5a: Habitat Condition Assessment Sheets - Baseline

Condition Sheet: WETLAND Habitat Type

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for **all wetland habitat types**:			
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. **Note - this criterion is essential for achieving Good condition.**	NO	
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present.[1]	NO	
C	The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	NO	
D	Cover of scrub and scattered trees are less than 10%.	NO	
E	Cover of bare ground is less than 5%.	YES	
F	There is an absence of invasive non-native plant species[2] (as listed on Schedule 9 of WCA[3]) and species indicative of suboptimal condition[4] make up less than 5% of ground cover.	YES	
Additional Criterion - must be assessed for **Floodplain wetland mosaic and CFGM** only:			
J	All ditches recorded within the habitat achieve Good condition as assessed using the Ditch condition sheet.	NO	
	Essential criterion achieved (required for Good condition) Yes or No:	NO	
	Number of criteria passed	2/6	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of 6 criteria (Depression on peat substrates (H7150) and Oceanic valley mire [1] (D2.1)):		
•Passes 5 or 6 core criteria, including criterion A.	Good (3)	
•Passes 3 or 4 core criteria; OR •Passes 5 core criteria but fails criterion A.	Moderate (2)	
•Passes 2 or fewer core criteria.	Poor (1)	Yes

Condition Sheet: SCRUB Habitat Type

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
	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	
	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Y	
	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	
	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
	Number of criteria passed	2/6	

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)	Yes

Condition Sheet: DITCH Habitat Type

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	N	
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N	
C	There is less than 10% cover of filamentous algae and or duckweed *Lemna* spp. (these are signs of eutrophication).	N	
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	N	
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y	
F	Sufficient water levels are maintained – as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N	
G	Less than 10% of the ditch is heavily shaded.	N	
H	There is an absence of non-native plant and animal species[1].	Y	
	Number of criteria passed	2/8	

Condition Assessment Result (out of 8 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 8 criteria	Good (3)	
Passes 6 or 7 criteria	Moderate (2)	
Passes 5 or fewer criteria	Poor (1)	✓

Appendix 5b: Habitat Condition Assessment Sheets - Proposed

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
	Core Criteria - must be assessed for **all wetland habitat types**:		
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. **Note - this criterion is essential for achieving Good condition.**	NO	
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present.[1]	YES	
C	The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	NO	
D	Cover of scrub and scattered trees are less than 10%.	NO	
E	Cover of bare ground is less than 5%.	YES	
F	There is an absence of invasive non-native plant species[2] (as listed on Schedule 9 of WCA[3]) and species indicative of suboptimal condition[4] make up less than 5% of ground cover.	YES	
	Additional Criterion - must be assessed for **Floodplain wetland mosaic and CFGM** only:		
J	All ditches recorded within the habitat achieve Good condition as assessed using the Ditch condition sheet.	NO	
	Essential criterion achieved (required for Good condition) Yes or No:	NO	
	Number of criteria passed	03-Jun	

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of 6 criteria (Depression on peat substrates (H7150) and Oceanic valley mire [1] (D2.1)):		
•Passes 5 or 6 core criteria, including criterion A.	Good (3)	
•Passes 3 or 4 core criteria; OR •Passes 5 core criteria but fails criterion A.	Moderate (2)	Yes

Condition Sheet: SCRUB Habitat Type

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
	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	
	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Y	
	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	
	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
	Number of criteria passed	2/6	

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)	Yes

Appendix 6: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.10
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	21.81%
	Hedgerow units	20.63%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.47	0.52	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.02	0.02	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓