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# Biodiversity Net Gain

October 2026

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Environmental Assessment Services Ltd

# REPORT DATA SHEET

| **Requirement** | **Data** |
|---|---|
| Report Reference | 934a/DouglasJPEdwards/HyattsYard/BNG |
| Date | October 2026 |
| Client | James Hyatt |
| Report type | Biodiversity Net Gain |
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| Approved by | Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc<br><br>Signed |

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**Biodiversity Net Gain**

October 2026

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# Biodiversity Net Gain

October 2026

## 1. BACKGROUND & METHOD

1.1 Environmental Assessment Services Ltd have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission to West Sussex County Council and/or Horsham District Council in regard to a retrospective planning application which includes alterations to the site layout since the approved 2020 planning application which relates to the current operations / use of the site known as Hyatts Yard, on Thistleworth Farm near Dial Post, West Sussex.

1.2 The site was granted planning permission in October 2020 for the development and use from agricultural land to a construction/demolition/excavation waste recycling facility under planning application number WSCC/009/20. However, retrospective planning is now being sought for the expansion of the existing working yard area (amongst other things).

1.3 In accordance with the current BNG guidance, the baseline ecological status of the site has been taken as that approved under planning application WSCC/009/20. The plans (site layout) approved under this application have been used, together with a review of other documents and site assessment to determine likely habitats and conditions, to prepare the baseline habitat map for this project. A planting scheme was also agreed with the Council as part of the approved scheme. This was not drawn up but the plant purchase record has been provided to us for use in this assessment. See Appendix A for the site layout as approved under planning application No. WSCC/009/20, and for the 'proposed' site layout.

1.4 This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013, The Statutory Biodiversity Metric Users Guide (Defra, June 2026) and The UK Habitat Classification (Version 2).

1.5 The BNG assessment was undertaken as follows:

a) Review of the Waste Site Layout Plan As Approved in 2020 dated July 2026, produced by Douglas J P Edwards (Chartered Surveyor) prior to the site survey, and site survey completed 24 September 2026 to identify all existing habitats, trees and linear features on site.

b) Condition assessment of habitats, trees and linear features using the Biodiversity Metric Condition Sheets, where appropriate, during the site visit (24 September 2026).

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c) Review of the 'proposed' development plans and confirmation of 'proposed' habitat types and linear features post-development, to quantify habitat areas and linear feature lengths, and to make recommendations where ecological enhancements may be made within the proposed plans for the site.

d) Calculation of Biodiversity Units for pre- and post-development scenarios, following Defra's Statutory Biodiversity Metric User Guide.

e) Determination of strategic significance of the site through review of the West Sussex Local Nature Recovery Strategy (LNRS) published 24 June 2026, and habitats within high priority national conservation sites (i.e. SSSIs).

## 2. LOCAL NATURE RECOVERY STRATEGY

2.1 The site lies within West Sussex in an area covered by the West Sussex Local Nature Recovery Strategy (LNRS).

2.2 The West Sussex Local Habitat Map has been used to identify (recorded):

i. Ancient and veteran trees (APIB) *Irreplaceable Habitat*
ii. Areas of Particular Importance for Biodiversity (APIB), and
iii. Areas that Could become of Importance for Biodiversity (ACIB)

2.3 There are none of the above within or immediately adjacent to the site and none likely to be impacted by the proposed development.

2.4 The above mentioned map has also been used to identify priority habitats, including the following:

i. Coastal Habitats Measures
ii. Species-rich Grassland Measures
iii. Woodland, Hedgerow and Scrub Measures
iv. Lowland Heathland and Sandstone Outcrops Measures
v. Rivers, Streams and Aquifers Measures

2.5 None of the above have been identified within or adjacent to the site.

2.6 In addition to the above, the map has also been used to identify:

i. Urban Nature Measures
ii. Nature Network Measures

2.7 The site does not lie within or adjacent to the above identified areas.

2.8 The site does not lie within a SSSI or other high level designated site.

2.9 West Sussex LNRS has identified 166 species which are to be targeted in West Sussex. These include seven mammals (exc. bats), five bat species, 29 bird species, three reptiles, two amphibians, six fish, one crustacean, 11 spiders, three wasps, six bees, five beetles, seven butterflies and moths, one cricket, three dragonflies and

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damselflies, one true fly, four true bugs, 10 molluscs and one moss animal, plus 36 higher plants, three mosses, one stonewort, four lichens, and 17 fungi. Where appropriate, the habitat these species are associated with is listed in Table 3 of Part 3 of the LNRS. This list has been reviewed and consideration of the habitats they are associated with has been made in assessment of the ecological functionality of the site and most beneficial enhancement measures. Target enhancement measures as listed in Table 6.1 of section 3 of the LNRS have been considered. See section 4.5 below for further consideration.

## 3. HABITAT ASSESSMENT

This is a retrospective application and therefore non-standard. In this case, the baseline condition of the site has been based on the approved site layout of 2020 in accordance with drawing No. 25-04-54 provided to us by Douglas J P Edwards (on behalf of the site owner and applicant), and the accompanying proposed surfacing details drawing No. 19-02-34.

The baseline habitats are identified on the Baseline Habitat Map, prepared by EAS and provided in Appendix B. A more detailed description of these habitats, and how their type and condition has been confirmed, is provided as follows.

### 3.1 Baseline Habitats

The approved plans include a surfaced yard and access road, with surrounding earth bunds and a balancing pond to the north of the site.

#### 3.1.1 Developed Land; Sealed Surface (u1b)

Developed Land is defined as: *Soil surface sealed with impervious material as a result of urban development and infrastructure construction.*

The approved plans for the site included a yard area; the eastern part of which is sealed with concrete surfacing and the western part of which is crushed concrete (the latter being unsealed surface, see 3.1.2 below), together with a section of tarmacadam roadway (located between the yard and the existing asphalt driveway), and the existing asphalt driveway which extends from the site gates to the public highway (Grinders Lane) to the south of the site.

The total approved area of sealed surface (concrete 3182.01 $m^2$, tarmac 306.54 $m^2$, and asphalt driveway 598.88 $m^2$) is 4087.43 $m^2$ (0.408743 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

#### 3.1.2 Artificial Unvegetated – Unsealed Surface (u1c)

Artificial Unvegetated - Unsealed Surface is described as: *Land that has no or very low (<10%) cover of vegetation through direct or indirect human activities, and the soil surface is not sealed with impervious materials.* This includes tracks and unsealed yards.

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The western section of the yard (as approved) is shown to be surfaced with crushed concrete.

The total (approved) area of artificial unsealed surface (crushed concrete) is 1412.35.88 $m^2$ (0.141235 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

3.1.3 Ponds (non-priority)

Non-priority ponds are defined as: *Standing water bodies that are <2 ha and that do not meet the criteria for Priority Habitat ponds.*

The area of the approved pond is 215.11 $m^2$ (0.021511 ha).

The condition of the pond was assessed 24 September 2026. This is a dug feature with steep, sparsely vegetated banks. The balancing pond has not been planted and is considered to be of low ecological value (i.e. it is a function feature for the site only).

The water quality has no obvious signs of pollution, there are no fish present, it is not significantly shaded by adjacent trees/shrubs, less than 10% of the water surface is covered with duckweed or filamentous algae and no non-native plants or animals were identified (five of nine criterion passed). But there is no semi-natural habitat surrounding the pond, the pond is connected to pipework and there is little vegetation within the pond.

This habitat in its current state achieves a habitat condition of 'Poor', see Appendix C. This is considered representative of the condition as designed now and is unlikely to significantly improve (without active intervention).

3.1.4 Modified Grassland

Modified Grassland is defined as: *Species-poor vegetation (<9 species per $m^2$) dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grasses (Lolium spp.) and white clover (Trifolium repens). Most broadleaved species present will be associated with high fertility (e.g. creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover and cow parsley).*

There is an earth mound along the eastern boundary of the site which pre-dates the existing development. There has been some recent disturbance / further deposit of earth/soils onto the mound to the northeast of the plot, but the southern section appears likely to be in similar condition to that which is likely to have been present in 2020.

Three 1$m^2$ quadrate assessments were undertaken in the undisturbed area of grassland within the site boundary in order to confirm the habitat type and condition. Species recorded within the quadrates included the following grasses; meadow foxtail,

crested foxtail, cocks-foot, ryegrass and smooth meadow grass, and the following higher plants; creeping cinquefoil, dandelion, geranium, clover, black knapweed, willowherb, curled dock, and ribwort plantain. These species are typical of semi-improved neutral grasslands of the area. The highest species count being 9 species per metre squared.

The total area of modified grassland based on the 2020 plan of the site was 1273.86 $m^2$ (0.127386 ha).

The condition of the grassland is 'good' passing all of the criterion. The condition of the grassland is likely to have been similar in 2020. The condition sheet is provided in Appendix C.

3.1.5 Mixed scrub (h3h)

Dense scrub is defined as *Patches of shrubs that are <5 m in height with continuous (>75%) cover.* This includes patches with occasional trees that are >5 m in height, trees species that are <5 m in height, coastal scrub and scattered sea-buckthorn scrub on sand dunes.

Mixed scrub is defined as *Dense scrub comprising a mixture of species without a single species dominant or stands with a dominant species not listed in h3a-h3k (blackthorn, hazel, sea-buckthorn, bramble, gorse, hawthorn and rhododendron).*

The 2020 scheme included a planting scheme for the bunds on site which included the close planting of a variety of woody shrub / tree species including equal quantities (30 of each) of hornbeam, blackthorn, hawthorn and field maple. The close planting scheme and the planting location is most likely to limit the tree growth (total height) creating a mixed scrub habitat on the bunds.

The bund as designed along the southern boundary of the site measures 1175.15 $m^2$ and the bund along the western boundary measures 1984.87 $m^2$, giving a total sum of mixed scrub planting of 3160.02 $m^2$ (0.316002 ha).

The condition assessment sheet has been used to ascertain the likely achievable condition of this habitat within the overall landscape scheme. The planting scheme would pass criteria A (good example of type) and C (no non-native invasives present), but would not pass criteria B (lacking age diversity), D (edge habitat prevented by hard standing) and E (no clearings etc present within the scrub), giving a total number of two passed criteria which is 'poor' condition.

3.1.6 Sparsely Vegetated **Urban** Land (u1f)

Sparsely vegetated urban land is defined as: *Urban land with vegetation cover 10-50%. Habitats include abandoned or derelict land, usually constructed permeable but can be impermeable where succession is taking place.*

*This includes Tall Forbs and Ruderal/Ephemeral species, assessed under the Urban Condition sheet, but listed as Sparsely Vegetated Land under the broad habitat type in the metric tool. (Similar habitat with <10% vegetation cover is Artificial*

*unvegetated – unsealed surface (u1c). These include tracks and unsealed yard areas, as above.)*

The area from the yard and adjacent to the balancing pond was not included within the planting scheme (that we are aware). This area presently comprises a low coverage of pioneer species common to disturbed ground. The type of habitat is quick to generate on disturbed ground and is likely to be maintained where there is occasional but regular disturbance on exposed subsoil.

The total area of sparsely vegetated urban land within the redline boundary amounts to 273.19 $m^2$ based on the proposed plan of 2020.

The condition of this habitat (as calculated from the Urban condition sheet which includes sparsely vegetated land – Ruderal/Ephemeral) has been calculated as 'good' (passing all three criteria) deemed appropriate for this location within the site.

3.1.7 Individual Trees

There are no individual trees within the boundaries of the site which are likely to be impacted by the proposed development. There is a line of trees along the southern boundary of the site which have been assessed as a linear feature. See section 3.2 below.

## 3.2 Baseline Linear Features

3.2.1 Line of trees

There is a line of 16 mature poplar trees (Lombardi and Hybrid species), with one small oak, located along the southern boundary of the site. This tree line pre-dates the current development. These trees were planted on the southern boundary of a field (which has now been developed) and the access track through fields to the south of the site, which remains present. This is considered a rural location (surrounded by fields) so these trees have been recorded as a 'rural' line of trees and not individual trees (as required for urban locations).

The trees (with the exception of the oak) are non-native and planted in a continuous (but short and isolated) line. None are veteran but there are some ecological niches for vertebrates and invertebrates. There is a track to the south and a man-made bund to the north, beyond which is the yard area, although the trees appear to remain in fair / healthy condition.

The tree line passes three of the five condition assessment criteria, achieving 'moderate' condition. The condition sheet is provided in Appendix C.

On the western side of the bund along the western boundary of the site with the A24 is an unmanaged hedgerow / tree line. These trees lie at the base of the bund outside the site boundary and form part of the adjacent highway landscaping. This tree line will not be impacted by the proposed development and is excluded from the metric.

## 3.3 Proposed Habitats

The proposed habitat map is based on the Proposed Layout of Waste Site (Drw. No. 25-04-53) prepared by Douglas J P Edwards and dated July 2026. The As Proposed Habitat Map is provided in Appendix B. In this case, all habitats have been recorded as created (rather than retained) due to site layout differences, and the failure of planting across the bunds which will need to be replanted under the current scheme.

### 3.3.1 Developed Land; sealed surface (u1b)

The layout of the site varies from that proposed in 2020, and the area of developed land; sealed surface has been altered. Concrete surfacing now lies within the southern section of the site. The northern section being crushed concrete and the western area being gravel, both classified as artificial unsealed surface (see section 3.3.2 below).

- The total area of proposed concrete surfacing measures 2147.25 $m^2$ (a reduction from the approved area of 3182.01 $m^2$).
- The tarmacadam access is not present (now gravel) – area zero (a total reduction from the proposed 306.54 $m^2$).
- The existing asphalt driveway remains as existing (with no alteration) at 598.88 $m^2$.

The total post developed area of developed land; sealed surface will be 2746.13 $m^2$ (0.274613 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

### 3.3.2 Artificial Unvegetated – Unsealed Surface (u1c)

The area of artificial unvegetated unsealed surface used as yard area is 3842.47 $m^2$ comprising a mix of crushed concrete and gravel surfacing (a significant increase from the 1413.88 $m^2$ approved in 2020). In addition to this, the access tracks are also unsealed surfacing (gravel) with an area of 1060.24 $m^2$.

The total post developed area of Artificial Unvegetated unsealed surface will be 4902.71 $m^2$ (0.490271 ha).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

### 3.3.3 Ponds (non-priority)

The area of the proposed balancing pond is smaller than that of the approved pond, now measuring 97.07 $m^2$ / 0.009707 ha (from 215.11 $m^2$, a reduction of 118.04 $m^2$).

The condition of the pond was assessed on 24 September 2026. This is a dug feature with steep, sparsely vegetated banks. The balancing pond has not been planted and is considered to be of low ecological value (i.e. it is a function feature for the site only).

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The water quality has no obvious signs of pollution, there are no fish present, it is not significantly shaded by adjacent trees/shrubs, less than 10% of the water surface is covered with duckweed or filamentous algae and no non-native plants or animals were identified (five of nine criterion passed). But there is no semi-natural habitat surrounding the pond, the pond is connected to pipework and there is little vegetation within the pond.

This habitat in its current state achieves a habitat condition of 'Poor', see Appendix C. This is considered representative of the condition as designed now and is unlikely to significantly improve (without active intervention).

3.3.4 Modified Grassland

The modified grassland habitat on the mound to the east of the site has been reduced in area. This habitat has been retained on land to the east of the site boundary (i.e. beyond the redline boundary, but still within the same ownership as the site), but has been removed (in totality) from within the site boundary.

There is no longer any modified grassland habitat within the site (i.e. total area of modified grassland post development = 0.0 ha).

3.3.5 Mixed scrub h3h

The bunds along the southern and western boundary of the site have been reduced in area within the proposed scheme (southern bund 1046.28 $m^2$, western bund 975.21 $m^2$ and an isolated island of 90.13$m^2$) giving a total area of 2111.62 $m^2$ (0.211162 ha) a reduction from 3160.02 $m^2$.

New planting will be required to deliver mixed scrub, as previously agreed and as deemed appropriate under the current scheme. Planting should be similar to that previously approved, comprising a equal mix of hornbeam, blackthorn, hawthorn and field maple.

The condition assessment sheet has been used to ascertain the likely achievable condition of this habitat within the overall landscape scheme. The planting scheme would pass criteria A (good example of type) and C (no non-native invasives present), but would not pass criteria B (lacking age diversity), D (edge habitat prevented by hard standing) and E (no clearings etc present within the scrub), giving a total number of two passed criteria which is 'poor' condition.

3.3.6 Sparsely Vegetated **Urban** Land (u1f)

The area of land adjacent to the balancing pond is likely to remain as generally existing under the new scheme, subject to some disturbance, and most likely to remain sparsely vegetated urban land. This habitat offers invertebrate interest likely to provide an early nectar source which extends late into the growth season. Whilst this vegetation provides little vegetative cover, which is often considered beneficial adjacent to ponds, the pond is a balancing pond and not a wildlife feature and so exhibits little potential to support species such as newts which would benefit from more dense ground cover such as grassland.

The total area of this habitat is 504.77 $m^2$ under the proposed scheme and is likely to achieve a condition of 'good' as presently seen on site.

### 3.4 Proposed Linear Features

3.4.1 Line of trees

The line of 16 mature poplar trees (Lombardi and Hybrid species), with one small oak, located along the southern boundary of the, site is to be retained and is unlikely to be impacted by the proposed development.

## 4. RESULTS

### 4.1 Site as Existing / Baseline

4.1.1 The baseline scheme comprised six habitat types (sealed surface, unsealed surface, non-priority pond, modified grassland, mixed scrub and sparsely vegetated urban land). The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 1A below.

**Table 1A: Habitats as Existing (Baseline)**

| Habitat Type | Size (hectares) | Condition | Units |
|---|---|---|---|
| Developed Land: Sealed Surface | 0.408743 | N/A | 0 |
| Artificial unvegetated, unsealed surface | 0.141235 | N/A | 0 |
| Ponds (non-priority) | 0.021511 | Poor | 0.09 |
| Modified Grassland | 0.127386 | Good | 0.76 |
| Mixed scrub | 0.316002 | Poor | 1.26 |
| Sparsely vegetated urban land – Ruderal / Ephemeral | 0.027319 | Good | 0.16 |
| **Total** | **1.04** | **-** | **2.28** |

4.1.2 The baseline scheme includes one existing linear feature (a line of trees). The length of this linear feature has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the linear feature units have been calculated. The results are given in Table 1B below.

**Table 1B: Hedgerows As Existing (Baseline)**

| Habitat Type | Length (km) | Condition | Units |
|---|---|---|---|
| Line of trees | 0.06375 | Moderate | 0.26 |
| **Total** | **0.06375** | **-** | **0.26** |

## 4.2 Site as Proposed

4.2.1 As proposed, the site will comprise five habitat types (including sealed surface, unsealed surface, non-priority pond, mixed scrub and sparsely vegetated urban land, but excluding modified grassland which has been removed from the site). The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 2A below.

**Table 2A: Habitats as Proposed (Planned)**

| Habitat Classification | Size (hectares) | Condition | Units |
|---|---|---|---|
| Developed Land: Sealed Surface | 0.274613 | N/A | 0 |
| Artificial unvegetated, unsealed surface | 0.490271 | N/A | 0 |
| Ponds (non-priority) | 0.009707 | Poor | 0.04 |
| Mixed scrub | 0.211162 | Poor | 0.82 |
| Sparsely vegetated urban land – Ruderal / Ephemeral | 0.050477 | Good | 0.25 |
| **Total** | **1.04** | **-** | **1.11** |

4.2.2 As proposed, the site will retain the existing tree line along the southern boundary, as existing. The length of this linear feature has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the hedgerow units have been calculated. The results are given in Table 2B below.

**Table 2B: Hedgerows As Proposed (Planned)**

| Habitat Type | Length (km) | Condition | Units |
|---|---|---|---|
| Line of trees | 0.06375 | Moderate | 0.26 |
| **Total** | **0.06375** | **-** | **0.26** |

## 4.3 Biodiversity Unit Calculations

The change in biodiversity units from the baseline (pre-development) to the proposed is shown in Tables 3A, B and C below.

**Table 3A: Habitat Unit Change Summary**

| Parameter | Habitat Units |
|---|---|
| Baseline Units | 2.28 |
| Onsite post intervention Units | 1.11 |
| Onsite net change unit | -1.17 |
| **Total net change, %** | **-51.45** |

**Table 3B: Hedgerow Unit Change Summary**

| Parameter | Hedgerow Units |
|---|---|
| Baseline Units | 0.26 |
| Onsite post intervention Units | 0.26 |
| Onsite net change unit | 0.0 |
| **Total net change, %** | **0.0** |

## 4.4 Trading Summaries

4.4.1 The trading summary indicates the required compensation for the loss of habitats of differing distinctiveness. In this case, the trading summary indicates that the rule for all distinctiveness groups has not been met.

4.4.2 There is a reduction in area of mixed scrub and non-priority pond, both medium distinctiveness habitats under the proposed scheme, together with the loss of modified grassland habitat, a low distinctiveness habitat. This is a result of the increase in yard area.

4.4.3 In this case, delivery of habitat to satisfy the trading rules within the redline boundary of the site is not deliverable. Enhancement in this will need to be satisfied through the delivery of units from an offsite source.

## 4.5 Ecological Functionality

4.5.1 The proposed development includes the expansion of the approved yard area. This has resulted in a loss of modified grassland and proposed mixed scrub planting from the bunds along the boundaries of the site. The overall loss of this habitat on the margins of the yard area is not deemed likely to have a significant impact on any protected, priority or notable habitat or species in this case.

## 4.6 Achieving Biodiversity Net Gain

4.6.1 The site, as proposed, will not achieve biodiversity net gain for habitats or linear features on site. Under the proposed scheme there is no significant potential to deliver habitat net gain on site. In this case, net gain will need to be delivered offsite. 1.40 habitat units and 0.03 hedgerow units will need to be secured from an offsite source in order to compensate for the losses and deliver 10% net gain over all.

# 5. MANAGEMENT AND MONITORING

5.1 Confirmation should be provided to the Local Planning Authority (LPA) to confirm the development has been developed in accordance with the proposed plans used for this assessment. If the proposed plans have been altered, the BNG assessment should be updated and any alteration in BNG delivered, addressed as appropriate.

5.2 The bunds are to be planted with a mix of native woody shrubs and trees in a tight planting formation to create mixed scrub. The planting will need to be protected and watered until established to reduce the risk of failure. Due to the location and area of planting, the target condition is limited to ‘poor’. In this case, the new planting should

reach the target condition within a year of planting. Any planting which fails within the first five years should be replaced, after which time management of this habitat on the bund will be minimal, if required. It is recommended that evidence is provided to the LPA to confirm that planting has been undertaken within 1 year of planning permission, and again five years after planting to confirm successful establishment of the mixed scrub habitat or otherwise agreement of new planting.

5.3 The target condition for the balancing pond is poor. This is a functional feature within the site and management will be undertaken to maintain good function only. This will benefit habitats and wildlife within the area. No further monitoring of this habitat is recommended in this case.

5.4 The sparsely vegetated urban land has a target condition of 'good'. This condition is based on assessment of the existing condition of this habitat within the site. This habitat is maintained in a good condition through the ongoing use of the site as existing. Therefore, no further management or monitoring of this habitat is recommended.

5.5 The targets given are considered achievable with appropriate planting and management. Management of the habitats proposed is not considered onerous and is unlikely to be failed. No further monitoring of the site is therefore recommended in this case, beyond that of the first installation and establishment of the mixed scrub. If any planting does fail, the failure should be assessed and new planting and management implemented to ensure success.

## 6. CONCLUSIONS

6.1 The Biodiversity Net Gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions. The site was visited on 24 September 2026 and all habitats and linear features were recorded and an assessment of condition was made, where appropriate.

6.2 The redevelopment of the site, as proposed, will result in a net loss of 1.17 habitat units (-51.45 % net loss) and 0.0 Hedgerow Units (0 % net gain). In this case, biodiversity net gain including 10% above baseline has not been achieved under the proposed development plans for either habitat or linear features, and the trading rules for medium and low distinctiveness habitats is not met. Additional habitat and linear feature creation or enhancement is therefore required to deliver 10% net gain and to satisfy the trading rules.

6.3 While the site does not deliver net gain, the ecological functionality of the site is not considered likely to be significantly impacted by the proposed development. There will be no loss, encroachment or impact on irreplaceable, high or very high distinctiveness habitats, and the site does not include or lie adjacent to any designated or priority habitats.

6.4 It is proposed to secure 1.40 habitat units and 0.03 hedgerow units from an offsite provider to compensate for the net loss and deliver 10% net gain.

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**APPENDIX A:**
Plans (used for the assessment)

**DOUGLAS J P EDWARDS**
**Chartered Building Surveyors**
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Blonks Barn, Hooklands Lane, Shipley, West Sussex RH13 8PY
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**Site:**
**HYATTS YARD**
**THISTLEWORTH FARM**
**GRINDERS LANE**
**DIAL POST**
**WEST SUSSEX**
**RH13 8NR**

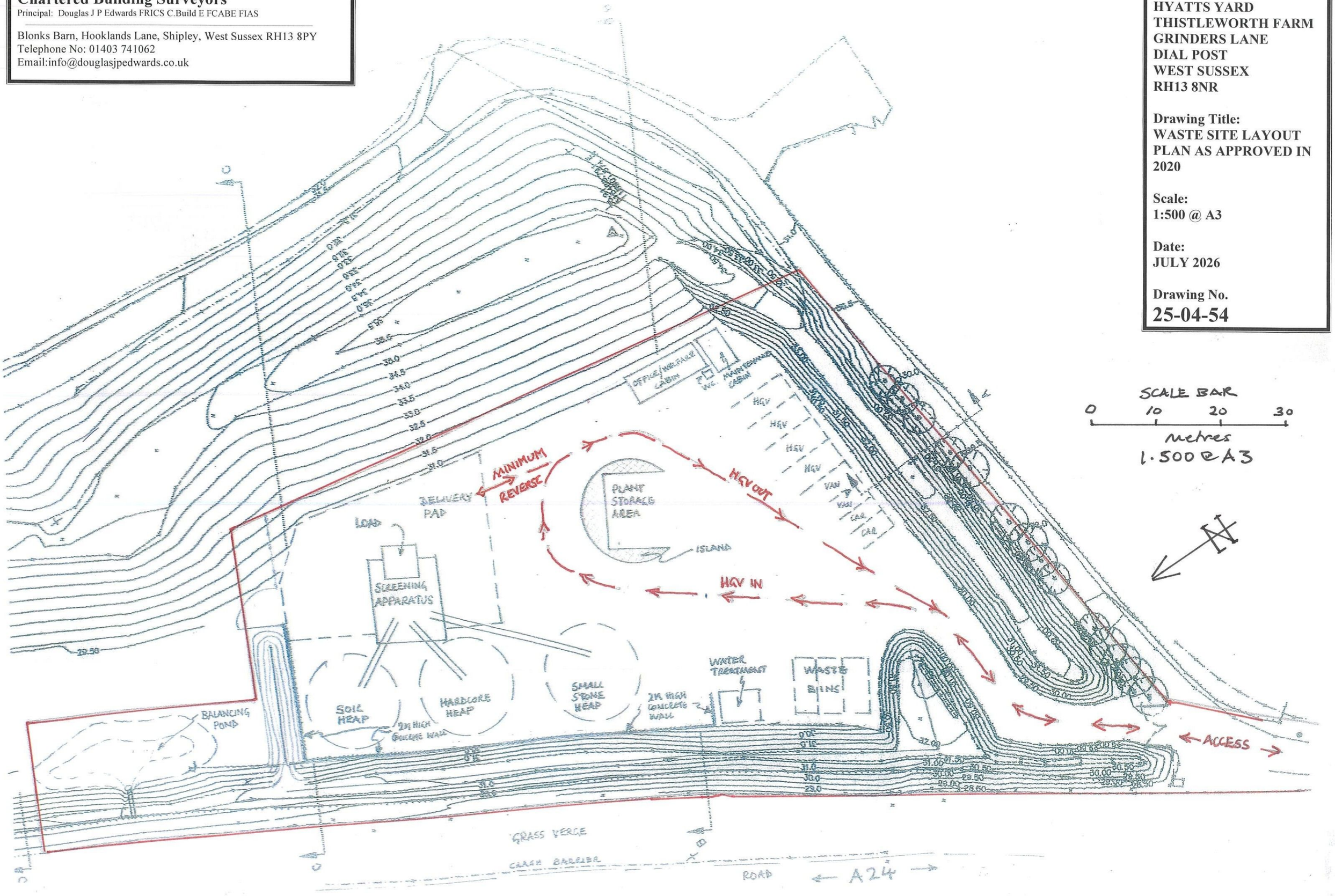
**Drawing Title:**
**WASTE SITE LAYOUT PLAN AS APPROVED IN 2020**

**Scale:**
**1:500 @ A3**

**Date:**
**JULY 2026**

**Drawing No.**
**25-04-54**

SCALE BAR
0 10 20 30
metres
1.500 @ A3



N

KERBED CONCRETE ISLAND

AREA BOUNDED BY GREEN LINES TO BE CONCRETE

fall

THIS AREA OF YARD TO BE CRUSHED CONCRETE

BALANCING POND

GRASS VERGE

CRASH BARRIER

ROAD

A24

ROADWAY TARMACADAM

GATES

EXISTING ASPHALT DRIVEWAY

Project:
THISTLEWORTH FARM
GRINDERS LANE
DIAL POST
WEST SUSSEX RH13 8NR
PROPOSED SCREENING SITE

Drawing Title:
PROPOSED SURFACING DETAILS

Client:
A HYATT CONTRACTORS LTD

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DOUGLAS J. P. EDWARDS
Chartered Building Surveyors
employing
Chartered Architects & Surveyors
Tel: 01403 740034
Email: info@douglasjpedwards.co.uk
RICS

| | |
|---|---|
| Scale | 1:500 @ A3 size |
| Date | May 2020 |
| Drg. No. | 19-02-34 |

**DOUGLAS J P EDWARDS**
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**Site:**
**HYATTS YARD**
**THISTLEWORTH FARM**
**GRINDERS LANE**
**DIAL POST**
**WEST SUSSEX**
**RH13 8NR**

**Drawing Title:**
**PROPOSED LAYOUT OF WASTE SITE**

**Scale:**
**1:500 @ A3**

**Date:**
**JULY 2026**

**Drawing No.**
**25-04-53**

BUNDS
BUNDS
BUNDS

EARTH / GRASS

GRAVEL

HARDCORE

WASTE SITE, HARDCORE

STORAGE YARD. CONCRETED SURFACE

GRAVEL

GRAVEL ROADWAY

(TO BE CONCRETED IN THE FUTURE →

GRAVEL

CONCRETE

GRAVEL

GRAVEL

MACADAM

# HYATTS YARD

## SURFACING DETAILS

1:500 @ A3

0 10 20

METRES

N

26/10/2026

KJPG

**APPENDIX B:**
Baseline Habitat Map
As Proposed Habitat Map

**JAMES HYATT**

HYATTS YARD, THISTLEWORTH FARM, GRINDERS LANE,
DIAL POST, WEST SUSSEX, RH13 8NR

**Baseline Habitat Map**

October 2026




**KEY:**

**Line of trees**
Length - 63.75 m

**Developed Land: Sealed Surface - Sum 4087.43 m²**
- Concrete Yard Area 3182.01 m²
- Tarmacadam Access Area 306.54 m²
- Asphalt Driveway Area 598.88 m² (measured separately)

**Artificial Unvegetated: Unsealed Surface - Sum 1412.35 m²**
- Crushed concrete Yard Area 1412.35 m²

**Sparsely Vegetated (Urban) Land / Bare ground - Sum 273.19 m²**
- Area (175.59 m + 78.31 m² + 19.29 m²)

**Modified Grassland - Sum 1273.86 m²**
- Mound along eastern boundary Area: 1273.86 m²

**Mixed scrub - Sum 3160.02 m²**
- Bund along southern boundary Area: 1175.15 m²
- Bund along western boundary - Area: 1984.87 m²

**Non Priority Pond - Sum 215.11 m²**
- Balancing pond Area: 215.11 m²

**JAMES HYATT**

HYATTS YARD, THISTLEWORTH FARM, GRINDERS LANE,
DIAL POST, WEST SUSSEX, RH13 8NR

**Proposed Habitat Map**

October 2026




**KEY:**

**Line of trees**

Length - 63.75 m

**Developed Land: Sealed Surface - Sum 2746.13 m²**

- Concrete Yard Area 2147.25 m²
- Asphalt Driveway Area 598.88 m² (measured separately)

**Artificial Unvegetated: Unsealed Surface - Sum 4902.71 m²**

- Crushed concrete & Gravel Yard Area 3842.47 m²
- Gravel Access Area 1060.24 m²

**Sparsely Vegetated (Urban) Land - Sum 504.77 m²**

- Area (391.90 m² + 112.87 m²)

**Modified grassland - Sum 0.0 m²**

- Mound along eastern boundary REMOVED

**Mixed scrub - sum 2111.62 m²**

- Bund along southern boundary - Sum 1046.28 m²
- Bund along the western boundary Area 975.21 m²
- Island adjacent to the access Area 90.13 m²

**Non Priority Pond - Sum 97.07 m²**

- Balancing pond Area: 97.07 m²

**APPENDIX C:**
Condition Sheets

| 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 - Hyatts Yard, Grinders Lane, Dial Post, West Sussex | **Survey date and Surveyor name** | 24/09/2026 - Lucy Monday |
| **Limitations (if applicable)** | | **Survey reference (if relating to a wider survey)** | |
| **Grid reference** | | **Habitat parcel reference** | |
| **Habitat Description** | | | |
| Raised artificial bank / large bund with modified grassland cover. The southern end appears relatively undisturbed and unmanaged. The northern end appears to have been subject to soil deposits. The southern end of the bund has been used as the standard for the whole bund. This habitat most likely to have been present 2020. | | | |
| 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.**<br><br>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. | Yes | 3 x 1m2 quadrats recorded peak counts of 5, 6 and 9. |
| 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. | Yes | Sward height varies across the section of bund used for the assessment. |
| 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).<br><br>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | Yes | No scrub present |
| 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. | Yes | It is assumed that there was no damage to the grassland on the bund in 2020. |
| E | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2]. | Yes | It is assumed that there was no significant area/s of bare ground exceeding 10%. |
| F | Cover of bracken *Pteridium aquilinum* is less than 20%. | Yes | No bracken present. |
| G | There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]). | Yes | No non-native invasive species observed. |

| | |
|---|---|
| **Essential criterion achieved (Yes or No)** | Yes |
| **Number of criteria passed** | 7 |

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

**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).

**Condition Sheet: POND Habitat Type**

**Habitat Type**

**Lakes - Ponds (priority habitat)**
**Lakes - Ponds (non-priority habitat)**
**Lakes - Temporary lakes ponds and pools (H3170)** [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]
**Lakes - Ornamental lake or pond** [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

**Habitat Description**

There is a balancing pond located to the north of the site. This conmprises a deep excavation with steep sided banks and limited vegetation.

| | | | |
|---|---|---|---|
| ukhab – UK Habitat Classification | | | |
| **On-site or off-site, site name and location** | On site - Hyatts Yard, Grinders Lane, Dial Post, West Sussex | **Survey date and Surveyor name** | 24-Sept-26 |
| **Limitations (if applicable)** | | **Survey reference (if relating to a wider survey)** | |
| **Grid reference** | | **Habitat parcel reference** | |

| | **Condition Assessment Criteria** | **Criterion passed (Yes or No)** | **Notes (such as justification)** |
|---|---|---|---|
| **Core Criteria - applicable to all ponds (woodland[1] and non-woodland):** | | | |
| A | The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock. | Yes | Water appeared clear with no obvious signs of pollution. |
| B | There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter. | No | Disturbed ground surrounds the pond. |
| C | Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae. | Yes | No duck weed or filamentous algae present. |
| D | The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework. | No | The ballancing pond is connected to the site and the adjacent highway drain. |
| E | Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework. | No | Pipework present. |
| F | There is an absence of listed non-native plant and animal species[3]. | Yes | No non-native invasive species observed. |

| | | | |
|---|---|---|---|
| G | The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities. | Yes | No fish present |
| **Additional Criteria - must be assessed for all non-woodland ponds:** | | | |
| H | Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep. | No | Vegetation limited |
| I | The pond surface is no more than 50% shaded by adjacent trees and scrub. | Yes | No significant shading from adjacent planting |
| | **Number of criteria passed** | 5 | |

| **Condition Assessment Result** | **Condition Assessment Score** | **Score Achieved ×/✓** |
|---|---|---|
| **Results for woodland ponds which require assessment of 7 core criteria** | | |
| Passes 7 criteria | Good (3) | |
| Passes 5 or 6 criteria | Moderate (2) | |
| Passes 4 or fewer criteria | Poor (1) | |
| **Results for non-woodland ponds which require assessment of 9 criteria** | | |
| Passes 9 criteria | Good (3) | |
| Passes 6 to 8 criteria | Moderate (2) | |
| Passes 5 or fewer criteria | Poor (1) | tick |

**Suggested enhancement interventions to improve condition score**

**Footnote 1** - A woodland pond will be surrounded on all sides by woodland habitat.

**Footnote 2** – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

**Footnote 3** - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from:

**Condition Sheet: SCRUB Habitat Type**

**Habitat Types**

**Heathland and shrub - Blackthorn scrub**
**Heathland and shrub - Gorse scrub**
**Heathland and shrub - Hawthorn scrub**
**Heathland and shrub - Hazel scrub**
**Heathland and shrub - Mixed scrub**
**Heathland and shrub - Dunes with sea buckthorn (H2160)**
**Heathland and shrub - Willow scrub**

**Habitat Description**

The planting schedule for the approved scheme has been used to complete this assessment sheet for the planting along the southern and western bunds within the site. The planting scheme included equall numbers of hornbean, blackthorn, hawthorn and field maple planted tightly across the bund. This planting, on the bunds is deemed likely to create mixed scrub habitat.

| | | | |
|---|---|---|---|
| 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** | On site - Hyatts Yard, Grinders Lane, Dial Post, West Sussex | **Survey date and Surveyor name** | 24/09/2026 |
| **Limitations (if applicable)** | | **Survey reference (if relating to a wider survey)** | |
| **Grid reference** | | **Habitat parcel 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]<br>- At least 80% of scrub is native,<br>- There are at least three native woody species[2],<br>- 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 | Four native, woody species included in equal numbers. |
| B | Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present. | No | All planted as whips with no plans to include / encourage age diversity. |
| 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 | Non included within planting scheme or observed during site walkover on 24/09/2026. |
| D | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat. | No | The adjacent habitat comprises man made surfacing. |

| | | | |
|---|---|---|---|
| E | There are clearings, glades or rides present within the scrub, providing sheltered edges. | No | None present. |
| | | **Number of criteria passed** | 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) | Tick |

**Suggested enhancement interventions to improve condition score**

**Condition Sheet: URBAN Habitat Type**

**Habitat Types**

**Sparsely vegetated land - Ruderal/Ephemeral**
**Sparsely vegetated land - Tall forbs**
**Urban - Allotments**
**Urban - Biodiverse green roof**
**Urban - Bioswale**
**Urban - Cemeteries and churchyards**
**Urban - Facade-bound green wall**
**Urban - Ground based green wall**
**Urban - Intensive green roof**
**Urban - Open mosaic habitats on previously developed land**
**Urban - Rain garden**
**Urban - Sustainable drainage system (SuDS)**
**Urban - Vacant or derelict land**
**Urban - Bare ground**

**Habitat Description**

There is disturbed land to the north of the site adjacent to the balancing pond which has been subject to earth works. Vegetative cover within this area varies / is patchy but is less than 50% cover. Species comprise typical pioneer species of the area. This habitat is considered to fall under sparsely vegetated urban land - ruderal/ephemeral. This is not previously developed land, and does form part of an active site. Succession is limited by substrate and ongoing disturbance.

| | | | |
|---|---|---|---|
| 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** | On site - Hyatts Yard, Grinders Lane, Dial Post, West Sussex | **Survey date and Surveyor name** | 24/09/2026 |
| **Limitations (if applicable)** | | **Survey reference (if relating to a wider survey)** | |
| **Grid reference** | | **Habitat parcel 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. | Yes | There is a mix of bare ground and vegetative cover with a variety of herbaceous species likely to support invertebrates. |
| 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. | Yes | There is a variety of plants present which will provide nectar sources through the growth season, including early and late flowering species important for invertebrates. |
| 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].<br><br>**Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).** | Yes | No non-native invasive species observed during the site walkover assessment. |
| Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only: | | | |
| D | The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:<br><br>- At least four early successional communities (a) to (i);<br><br>Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools. | | |
| Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only: | | | |
| E1 | Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4]. | | |
| E2 | The vegetation is comprised of plant species suited to wetland or riparian situations. | | |

| | | | |
|---|---|---|---|
| Additional Criterion - must be assessed for **Intensive green roofs** only: | | | |
| F | The roof has a minimum of 50% native and non-native wildflowers.<br>70% of the roof area is soil and vegetation (including water features). | | |
| Additional Criterion - must be assessed for **Biodiverse green roofs** only: | | | |
| G | The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.<br><br>**Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.** | | |
| | | **Essential criteria relevant for habitat type achieved (Yes or No)** | Yes |
| | | **Number of criteria passed** | 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;<br>AND<br>• Meets the requirements for Good condition within criterion C. | Good (3) | tick |
| • Passes 2 of 3 core criteria;<br>OR<br>• 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) | |
| Results for **Green roofs** and **Open mosaic habitat on previously developed land**<br>(requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type): | | |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C;<br>AND<br>• Passes additional criterion relevant to specific habitat type (D, F or G). | Good (3) | |
| • Passes 2 or 3 of 4 criteria;<br>OR<br>• Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C. | Moderate (2) | |
| • Passes 0 or 1 of 4 criteria. | Poor (1) | |
| Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type): | | |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C;<br>AND<br>• Passes all additional criteria relevant to specific habitat type (Group E) | Good (3) | |
| • Passes 3 or 4 of 5 criteria;<br>OR<br>• Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C. | Moderate (2) | |
| • Passes 2 or fewer of 5 criteria. | Poor (1) | |

**Suggested enhancement interventions to improve condition score**

**Footnotes**

**Condition Sheet: LINE OF TREES Habitat Type**

**Habitat Types**

**Line of trees**
**Line of trees – associated with bank or ditch**
**Ecologically valuable line of trees**
**Ecologically valuable line of trees – associated with bank or ditch**

***Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an urban setting. You should only use this Line of trees condition assessment and record this habitat type in rural locations.***

**Habitat Description**

There is a line of planted poplar trees (some Lombardi and some hydrid) along the southern boudary of the site adjacent to the access road. These trees are mature and pre-date 2020.

See the Statutory Biodiversity Metric User Guide.
This assessment is based on the Hedgerow Survey Handbook[1]. For further clarifications please refer to the Handbook.
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.

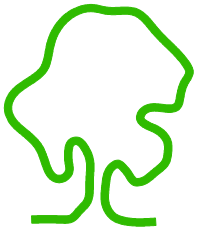
| | | | |
|---|---|---|---|
| **On-site or off-site, site name and location** | On site - Hyatts Yard, Grinders Lane, Dial Post, West Sussex | **Survey date and Surveyor name** | 24/09/2026 - Lucy Monday |
| **Limitations (if applicable)** | | **Survey reference (if relating to a wider survey)** | |
| **Grid reference** | | **Habitat parcel reference** | |

| | **Condition Assessment Criteria** | **Criterion passed (Yes or No)** | **Notes (such as justification)** |
|---|---|---|---|
| A | At least 70% of trees are native species. | No | 19 x Lombardi and hybrid poplars and 1 x oak |
| B | Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide. | No | There are gaps >5 m in the tree line canopy |
| C | One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark. | Yes | Some of the trees have dead wood and loose bark which may support invertebrates. |
| D | There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice[2]. | No | The trees lie immediately adjacent to an access track to the south and earth bund to the north beyond which is a concrete yard and access. |
| E | At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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. | Yes | Despite the development of the bund the trees appear in fair condition. |
| | | **Number of criteria passed** | 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) | 2 |
| Passes 2 or fewer criteria | Poor (1) | |

**Suggested enhancement interventions to improve condition score**

**Footnotes**



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