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Biodiversity Impact Calculation

Site Name

Church Farm, Upper Beeding

Client

Fairfax Acquisitions
Ltd

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Document Control

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Rev03	Meerabai Kings MSci (Hons)	N/A	17/12/2025	Corrections and amendments	
Rev04	Joshua McIlroy MRes, BSc (Hons)	Kate Priestman MCIEEM, CEnv	13/7/2026	Change to redline boundary	

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About the Author

This report has been prepared by Meerabai Kings, a Consultant Ecologist at The Ecology Co-op, with over two years' experience. As a qualifying member of the Chartered Institute for Ecology and Environmental Management (CIEEM) she is bound by their code of professional conduct.

This revision has been prepared by Joshua McIlroy, an Assistant Ecologist at The Ecology Co-op. He holds a Master of Research in Biodiversity, Evolution and Conservation and as a qualifying member of the Chartered Institute for Ecology and Environmental Management (CIEEM), he is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Emma Baker, who is a Senior ecologist with eight years' experience. She holds Level 1 great crested newt and hazel dormice survey licenses. As a Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM), she is bound by their code of professional conduct.

This revision has been reviewed by Kate Priestman, who is a Principal Ecologist with over twenty years' experience. Kate has undertaken extensive survey work and reporting, encompassing a breadth of deliverables, and prepared European Protected Species licences for numerous schemes. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), she is bound by CIEEM's code of professional conduct.



Report Summary

Purpose	The Ecology Co-operation was commissioned by Fairfax Acquisitions Ltd to undertake a Biodiversity Impact Calculation of a proposal to build four houses at Church Farm, Upper Beeding, using the Statutory Biodiversity Metric to quantify net change in biodiversity.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: On-site 0.493ha of bramble scrub h3d (condition N/A) Post-intervention the following habitats will be retained: 0.002ha of blackthorn scrub – h3a (moderate condition) 0.005ha of blackthorn scrub – h3a (poor condition) 0.014ha modified grassland – g4 (poor condition) Post-intervention the following habitats will be created: On-site 0.064ha of developed land; sealed surface - u1b (condition N/A) 0.077ha of buildings - u1b5 (condition N/A) 0.227ha of vegetated garden - u1827 (condition N/A) 0.027ha of artificial unvegetated, unsealed surface – u1c (condition N/A) 0.019ha of modified grassland – g4 (poor condition) 0.057ha of other neutral grassland – g3c (poor condition) 0.029ha of mixed scrub - h3h (poor condition) 0.114km of species-rich native hedgerow – h2a5 (poor condition) 0.08km of native hedgerow - h2a (poor condition) 0.1018ha of individual rural trees (25 small trees in moderate condition) Post-intervention the following habitats will be enhanced: Off-site 0.530ha of bramble scrub (condition N/A) - h3d to mixed scrub (moderate condition)
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of 1.07 habitat units (+52.67%) and 0.68 hedgerow units. The current scheme satisfies the trading rules within the Statutory Biodiversity Metric.
Does the scheme meet net gain requirements?	The current scheme exceeds the 10% mandatory net gain value set out within the Environment Act 2021.



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1 INTRODUCTION

1.1 Purpose of the Report

There has been a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity from the 12th February 2024, following the release of updated National Planning Policy Framework¹ by the Department of Housing, Communities and Local Government and the Environment Act 2021². A mandatory value of 10% net gain in biodiversity value for all developments (that do not meet exemption criteria) is required under the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at Church Farm, Upper Beeding. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. BICs provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal for four houses to be built on the site. Given the likelihood of proposed changes in the design scheme, some of the recommendations will potentially be subject to change. The results of the BIC are deemed accurate for the most recent layout plan. The most recent changes to the redline boundary include temporary works to lay a drainage pipe, in the northeast of the site, where the original habitats will be allowed to re-establish following completion of the works.

This report was commissioned and produced at the request of Fairfax Acquisitions Ltd.

1.2 Background

The site measures approximately 0.49 ha in area, and comprises bramble scrub, which has recently been cleared.

The site was subject to a Preliminary Ecological Appraisal in 2021³ and 2025⁴.

Habitats (UKHAB) within the site are shown in (Figure 1), these are:

- 0.49ha of recently cleared bramble scrub - h3d (condition N/A)

¹ HM Government (2024). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² HM Government (2021). Environment Act 2021 Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

³ The Ecology Co-op (2021) Church Farm, Upper Beeding, Ecological Assessment.

⁴ The Ecology Co-op (2025) Church Farm, Upper Beeding, Preliminary Ecological Appraisal.



- < 0.01ha of blackthorn scrub – h3a (moderate condition)
- < 0.01ha of blackthorn scrub – h3a (poor condition)
- < 0.01ha modified grassland – g4 (poor condition)

The site is situated within a wider ownership boundary measuring approximately 3ha, comprised of grassland and scrub. These areas have been earmarked for enhancement in order to achieve at least 10% biodiversity net gain (BNG). The habitats present within the wider ownership boundary include:

- 1.68ha of modified grassland – g4 (poor condition)
- 1.25ha of bramble scrub – h3d (condition N/A)
- 0.10ha of blackthorn scrub - h3a (moderate condition)
- 0.04ha of blackthorn scrub - h3a (poor condition)
- 0.35ha of broadleaved and mixed woodland – w1 (condition not assessed)

The proposed scheme includes the construction of four new dwellings, with associated soft and hard landscaping (see Figure 2).

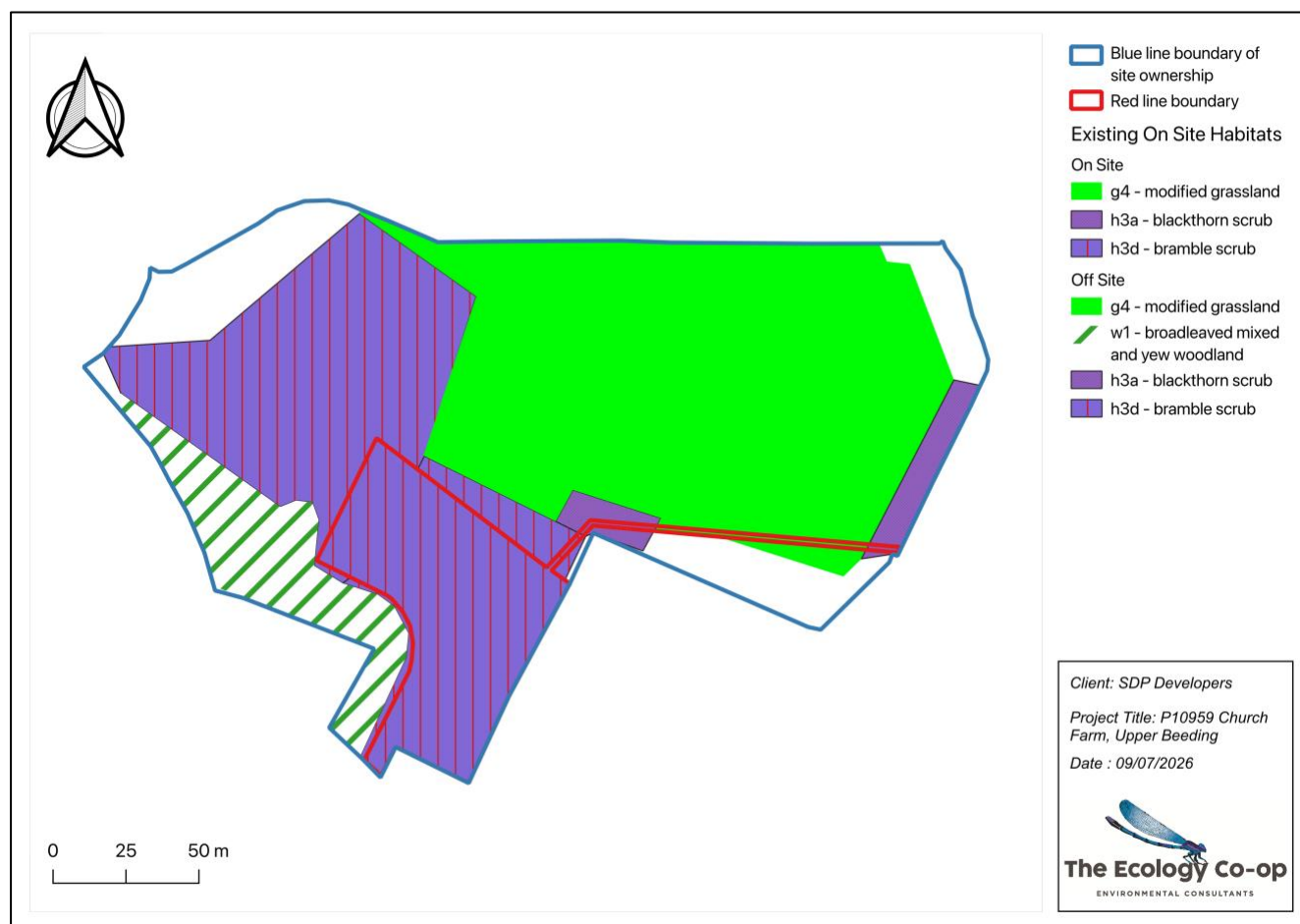


Figure 1. UKHab map showing existing habitats within the site and off site. The site boundary is indicated with a red line and the wider ownership boundary with a blue line. Produced using QGIS software, version 3.44 Solothurn.

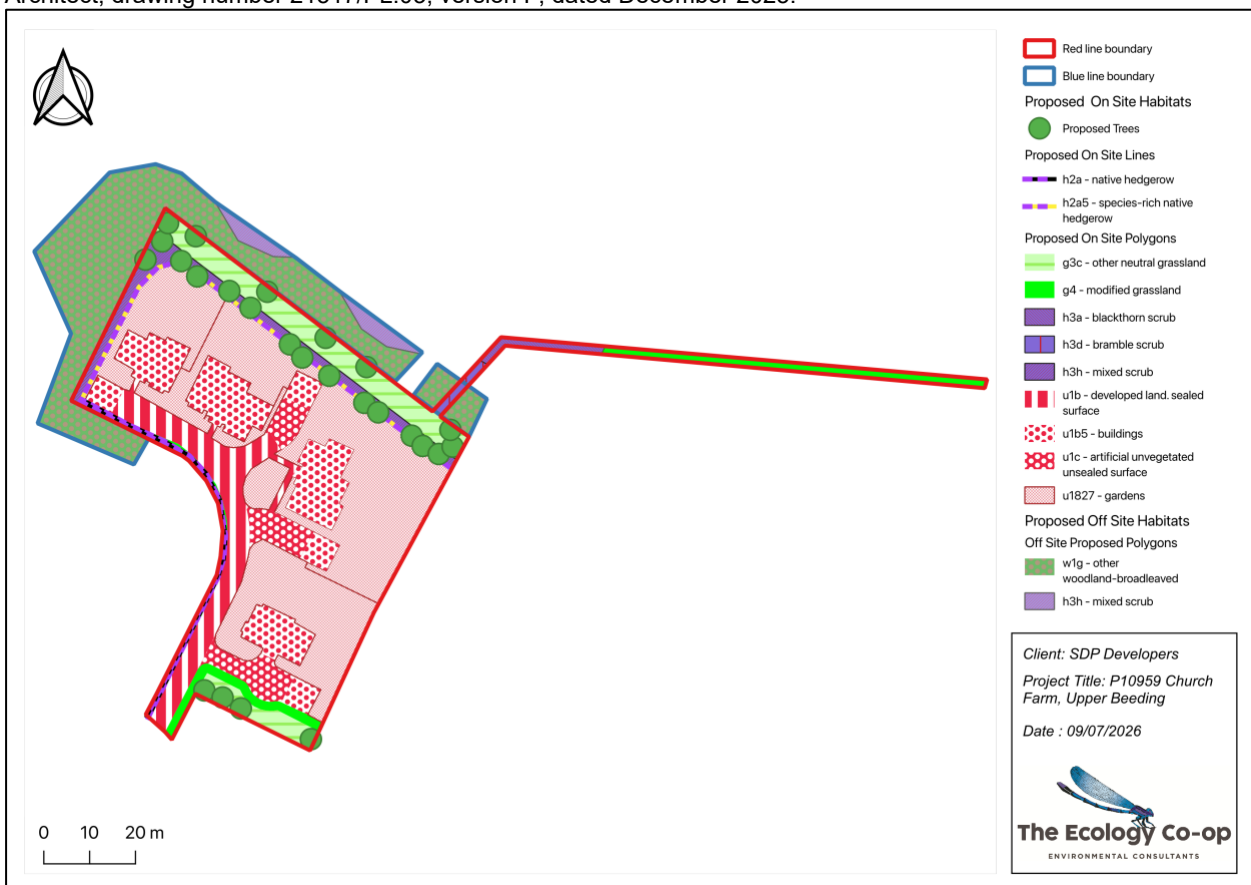
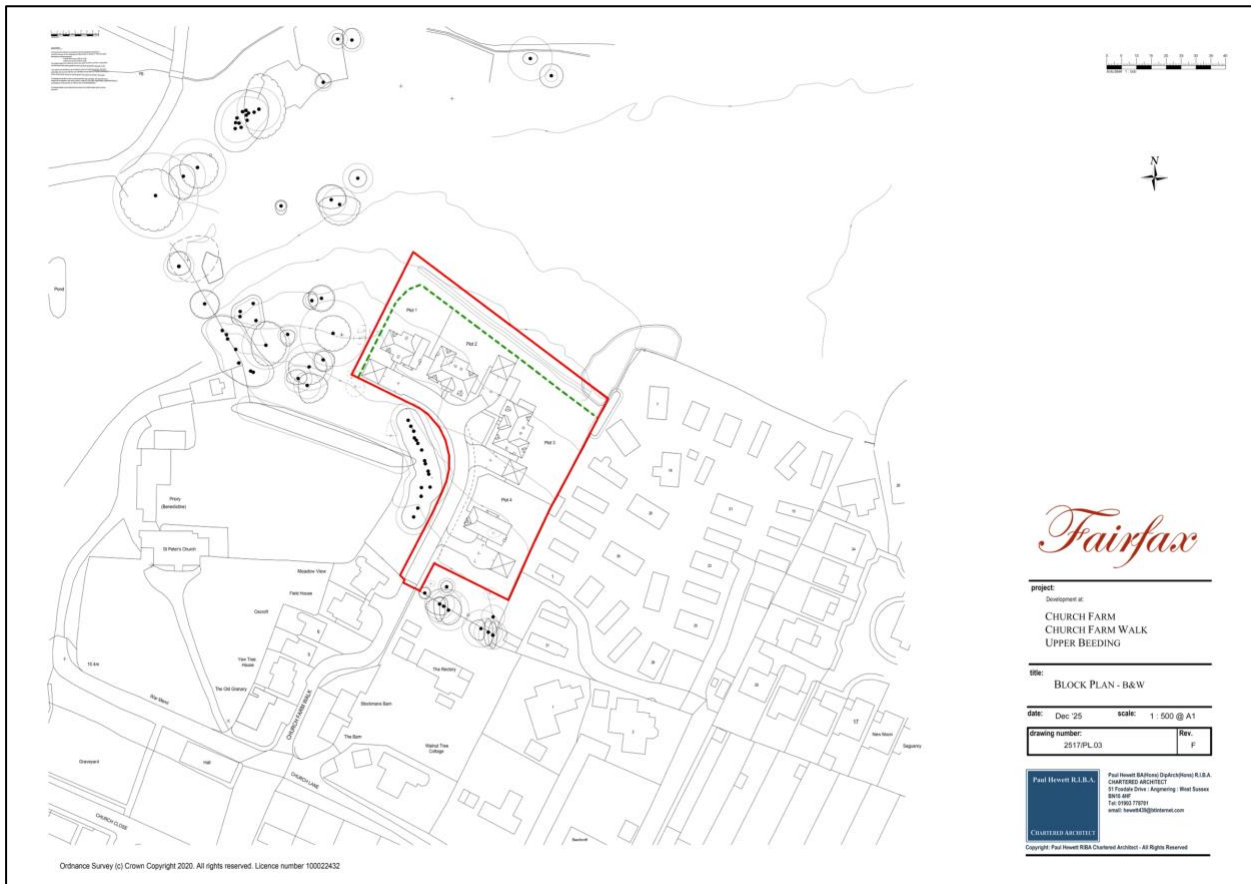


Figure 3. UKHab map showing proposed habitats within the site. The site boundary is indicated with a red line and the wider ownership boundary with a blue line. Produced using QGIS software, version 3.44 Solothurn.



1.3 Summary of Previous Survey Work

A Preliminary Ecological Appraisal (PEA), completed by The Ecology Co-op in June and October 2021³ identified the potential for reptiles and commuting/foraging bats to be present on the site. Phase 2 surveys throughout 2022 revealed that the site supports populations of slow worm *Anguis fragilis* (maximum count of six) and grass snake *Natrix helvetica* (maximum count of 1). The results of the bat activity surveys revealed that the site supports the following species: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, barbastelle *Barbastella barbastellus*, and *Myotis* sp.

A PEA with UKHab, completed by The Ecology Co-op in August 2025⁴ identified that the site still holds potential for reptiles and commuting/foraging bats. Updated Phase 2 surveys for these species have been recommended as appropriate.

1.4 Scope of work

The Biodiversity Impact Calculations at Church Farm have considered all baseline habitats present at the site based both on their existing condition and presumed highest value condition since 2020 in line with the requirements of the Environment Act. Only Habitat Units have been recorded within the baseline, with an absence of hedgerows or tree lines identified, whilst a modification to the plans to connect site drainage to a nearby ditch identified that this feature is a dry ditch, likely to only include running water during periods of heavy rainfall and does not classify as a watercourse under the Statutory Metric User Guide.

Trees have been recorded within the metric only where they are separate to an area habitat that includes trees as part of the feature (such as woodland or scrub) and where they have a Diameter at Breast Height (DBH) greater than 7cm.

1.5 Policy and Legislation

NPPF (2024)

The NPPF sets out the Government's view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 187d, states that planning policies and decisions should contribute to and enhance the local environment by:

- “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*”

Paragraph 192b, states that to protect and enhance biodiversity and geodiversity, plans should;

- “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

Paragraph 193d, states that when determining planning applications, authorities should apply the following principle:



- “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.

Local Policy – Horsham District Planning Framework⁵:

Horsham District Council's Policy 25: Strategic Policy: The Natural Environment and Landscape Character:

The council will support development that: [...]

Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible [...]

Horsham District Council's Policy 31: Green Infrastructure and Biodiversity:

Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

Horsham District Council's Policy 37 – Sustainable Construction

To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location: [...] Incorporate measures which enhance the biodiversity value of development

2 METHODOLOGY

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England⁶. This is used to calculate 'habitat units' and 'hedgerow units' by multiplying the area (ha) or lengths (km), 'distinctiveness' (habitat type), 'condition' (quality), and strategic significance (location in relation to the authority's local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value

⁵ Horsham District Council (2015) Horsham District Planning Framework available online at: <https://www.horsham.gov.uk/planning/local-plan/read-the-current-local-plan>

⁶ Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity 'net gain' respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity 'net loss' is calculated, this becomes an 'offset requirement'. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for 'trading down'; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a 'trading down correction' that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (high distinctiveness) will not be offset by a larger area of modified grassland (medium distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

2.1 Data Sources

This calculation uses the most up to date survey information, using botanical data and specific condition assessments gathered during the site visit on 11th August 2025 (and 11th September 2025 for off-site habitats). The areas of each habitat category were measured using GIS Mapping Tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document⁷ and the Statutory Biodiversity Metric: draft user guide⁸. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

⁷ Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

⁸ Natural England (2023). *Statutory Biodiversity Metric draft user guide*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



3 RESULTS

3.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

Overall, the on-site calculated baseline is 2.04 habitat units. The off-site calculated baseline is 9.31 habitat units.

Table 1. Existing habitat conditions for Church Farm.

On-site habitats		Condition Assessments
Bramble scrub (h3d)	Recently cleared/ flailed bramble <i>Rubus fruticosus</i> scrub throughout the site.	N/A
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub in the northeast of the site.	Moderate
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub towards the western end of the strip where the drainage pipe will be laid.	Poor
Modified grassland (g4)	A small parcel of modified grassland in the central section of the strip where the drainage pipe will be laid.	Poor
Rural tree	One small sycamore tree	Moderate
Off-site habitats		Condition Assessments
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub bordering the northeastern end of the site.	Moderate
Blackthorn scrub (h3a)	One stand of blackthorn <i>Prunus spinosa</i> scrub surrounding the western end of the strip where the drainage pipe will be laid.	Poor
Bramble scrub (h3d)	Recently cleared/ flailed bramble <i>Rubus fruticosus</i> scrub west of the site.	N/A
Modified grassland (g4)	A large parcel of modified grassland east of the main site, north of the strip where the drainage pipe will be laid.	Poor
Broadleaved and mixed woodland (w1)	A copse of woodland in the southwest of the wider site.	Not assessed

3.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:

On-site

- 0.493ha of bramble scrub h3d (condition N/A)

Post-intervention the following habitats will be retained:

- 0.002ha of blackthorn scrub – h3a (moderate condition)
- 0.005ha of blackthorn scrub – h3a (poor condition)
- 0.014ha modified grassland – g4 (poor condition)



Post-intervention the following habitats will be created:

On-site

- 0.064ha of developed land; sealed surface - u1b (condition N/A)
- 0.077ha of buildings - u1b5 (condition N/A)
- 0.227ha of vegetated garden - u1827 (condition N/A)
- 0.027ha of artificial unvegetated, unsealed surface – u1c (condition N/A)
- 0.019ha of modified grassland – g4 (poor condition)
- 0.057ha of other neutral grassland – g3c (poor condition)
- 0.029ha of mixed scrub - h3h (poor condition)
- 0.114km of species-rich native hedgerow – h2a5 (poor condition)
- 0.08km of native hedgerow - h2a (poor condition)
- 0.1018ha of individual rural trees (25 small trees in moderate condition)

Post-intervention the following habitats will be retained:

- 0.004ha of rural trees in moderate condition

Post-intervention the following habitats will be enhanced:

Off-site

- 0.530ha of bramble scrub (condition N/A) - h3d to mixed scrub (moderate condition)

The overall results of the calculations are presented in Table 2 and the trading summaries for relevant habitats (area habitats) are shown in Table 3. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at Church Farm.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.07
	<i>Hedgerow units</i>	0.68
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	52.67%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	



Table 3. Trading results for area habitats for the proposed development at Church Farm.

Low Distinctiveness					Low Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Units available to offset Low Distinctiveness deficit	0.60 ✓
Cropland - Cereal crops	Cropland	0.00	0.00	0.00	Low Distinctiveness net change in units	0.47 ✓
Cropland - Horticulture	Cropland	0.00	0.00	0.00	Cumulative surplus of units	1.07 ✓
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00		
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00		
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00		
Cropland - Winter stubble	Cropland	0.00	0.00	0.00		
Grassland - Modified grassland	Grassland	0.04	0.00	0.04		
Grassland - Bracken	Grassland	0.00	0.00	0.00		
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00		
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00		
Urban - Bioswale	Urban	0.00	0.00	0.00		
Urban - Bare ground	Urban	0.00	0.00	0.00		
Urban - Allotments	Urban	0.00	0.00	0.00		
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00		
Urban - Ground based green wall	Urban	0.00	0.00	0.00		
Urban - Ground level planters	Urban	0.00	0.00	0.00		
Urban - Other green roof	Urban	0.00	0.00	0.00		
Urban - Intensive green roof	Urban	0.00	0.00	0.00		
Urban - Introduced shrub	Urban	0.00	0.00	0.00		
Urban - Rain garden	Urban	0.00	0.00	0.00		
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00		
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00		
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00		
Urban - Woodland	Urban	0.00	0.00	0.00		
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00		
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00		
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00		
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00		
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00		
		0.47	0.00	0.47		

Medium Distinctiveness					Medium Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change	Medium Distinctiveness Units available to offset lower distinctiveness deficit
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00	0.60 ✓
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00		
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00		
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00		
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.21	
Grassland - Other neutral grassland	Grassland	0.21	0.00	0.21		
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	0.03	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Bramble scrub	Heathland and shrub	-1.97	-3.28	-4.23		
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Mixed scrub	Heathland and shrub	0.11	4.14	4.25		
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00	
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00		
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	0.38	
Individual trees - Urban tree	Individual trees	0.00	0.00	0.00		
Individual trees - Rural tree	Individual trees	0.38	0.00	0.38		
Woodland and forest - Other Scots pine woodland	Woodland and forest	0.00	0.00	0.00	0.00	
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Other woodland; mixed	Woodland and forest	0.00	0.00	0.00		
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00		
		-1.29	1.69	0.68		

Medium Distinctiveness Units available to offset lower distinctiveness deficit	0.60	✓
Medium Distinctiveness broad habitat losses to be offset by trading up	0.00	
Medium Distinctiveness Unit deficit (required to meet trading rules)	0.00	

4 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of **1.07 habitat units (+52.67%)** and **0.68 hedgerow units**.

The current scheme satisfies the trading rules within the Statutory Biodiversity Metric. It also exceeds the 10% mandatory net gain value set out within the Environment Act 2021.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.



APPENDIX 1 – Habitat Condition Assessment Sheets

S1- Bramble Scrub (h3d) (on site)

UKHab Primary Name

Bramble scrub

Metric Broad Habitat

Heathland and shrub

Metric Habitat

Bramble scrub

h3d

Secondary Codes

UKHab code **h3d**

Species information

[View species information](#)

🌀 **10** Total species recorded

☐ **0** Quadrats recorded

🌿 **3** Total native woody species

📊 **0.0** Mean species per quadrat

Habitat Notes



Cleared bramble scrub. Failed

Condition of habitat

Condition Assessment N/A

1

Distinctiveness

Medium

4





10 species recorded

Select species to see more information

Search for a Species



Rubus fruticosus agg. (Bramble)

Pteridium aquilinum (Bracken)

Dactylis glomerata (Cock's-foot)

Urtica dioica (Common Nettle)

Prunus spinosa (Blackthorn)

Sambucus nigra (Elder)

Plantago major (Greater Plantain)

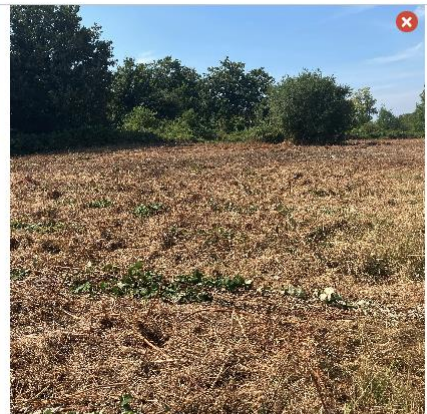
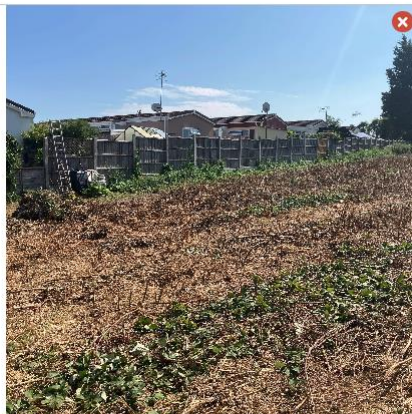
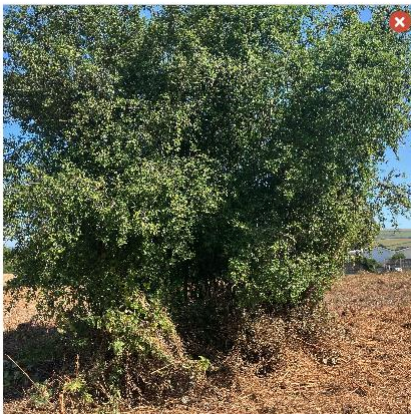
Hedera helix (Common Ivy)

Arum maculatum (Lords-and-Ladies)

Acer pseudoplatanus (Sycamore)

Photos of habitat features and relating to the condition assessment

Upload image





S2 – Blackthorn Scrub (h3a) (both on-site and off-site)

Record 29238437 Baseline

Record created: 11 August 2025 | Meerabai Kings



UKHab Primary Name

Blackthorn scrub

Metric Broad Habitat
Heathland and shrub

Metric Habitat
Blackthorn scrub

h3a

Secondary Codes

UKHab code **h3a**

Condition of habitat
Poor

1

Distinctiveness
Medium

4

Species information

 **7** Total species recorded

☐ **0** Quadrats recorded

 **2** Total native woody species

 **0.0** Mean species per quadrat





Church Farm, Upper Beeding – BIODIVERSITY IMPACT CALCULATION

Condition Criteria Assessment for Scrub		Total Score: 0
A. The scrub is a good representation of the habitat type it has been identified as, based on its UKHob description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Notes Blackthorn dominant	
B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Notes	
C. There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Notes	
D. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Notes	
E. There are clearings, glades or rides present within the scrub, providing sheltered edges.	Notes	

7 species recorded
Select species to see more information

Prunus spinosa (Blackthorn)

Rubus fruticosus agg. (Bramble)

Crataegus monogyna (Hawthorn)

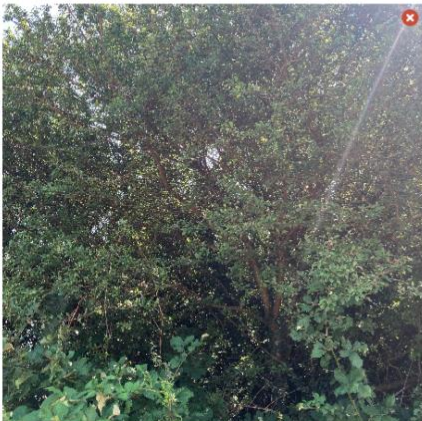
Cirsium arvense (Creeping Thistle)

Heracleum sphondylium (Hogweed)

Clematis vitalba (Traveller's-joy)

Urtica dioica (Common Nettle)

Photos of habitat features and relating to the condition assessment





S3 – Blackthorn Scrub (h3a) (both on-site and off-site)

Record 32287938 Baseline

Record created: 7 July 2026 | Paul Whitby



UKHab Primary Name

Blackthorn scrub

Metric Broad Habitat
Heathland and shrub

Metric Habitat
Blackthorn scrub

h3a

Secondary Codes

UKHab code **h3a**

Condition of habitat
Moderate

2

Distinctiveness
Medium

4

Species information

 **1** Total species recorded

☐ **0** Quadrats recorded

 **1** Total native woody species

 **0.0** Mean species per quadrat

Habitat Notes

A wide bad on blackthorn scrub that may formerly have formed a hedgerow



Church Farm, Upper Beeding – BIODIVERSITY IMPACT CALCULATION

2

Condition Assessment Results
Moderate

Condition Criteria Assessment for Scrub

A. The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).

TRUE

B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.

FALSE

C. There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.

TRUE

D. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).

TRUE

E. There are clearings, glades or rides present within the scrub, providing sheltered edges.

FALSE

1 species recorded

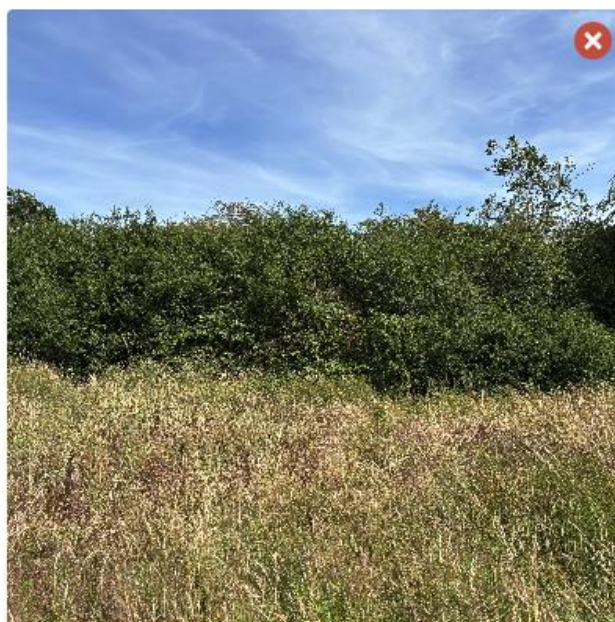
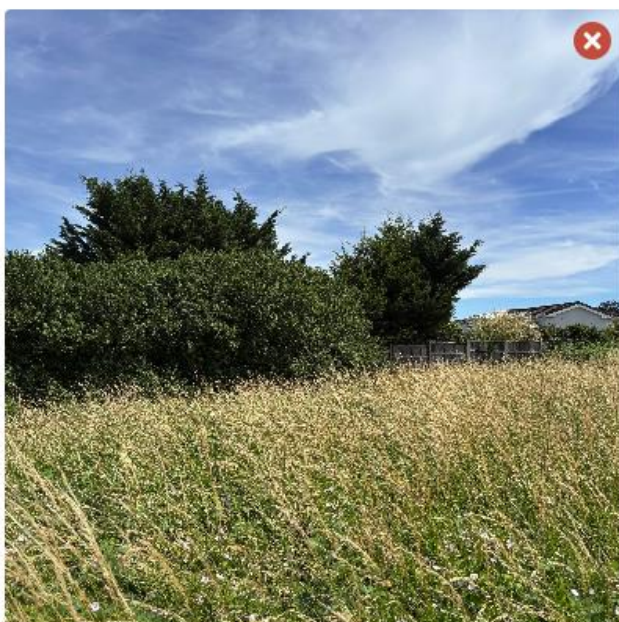
Select species to see more information

Search for a Species



Prunus spinosa (Blackthorn)

Photos of habitat features and relating to the condition assessment





S4 – Modified Grassland (g4) (on-site and off-site)

Record 29704400 Baseline

Record created: 11 September 2025 | Meerabai Kings



UKHab Primary Name

Modified grassland

Metric Broad Habitat
Grassland

Metric Habitat
Modified grassland

g4

Secondary Codes

UKHab code **g4 10**

Essential

10 | Scattered scrub

Condition of habitat

Poor

1

Distinctiveness

Low

2

Species information

 **16** Total species recorded

☐ **0** Quadrats recorded

 **1** Total native woody species

 **0.0** Mean species per quadrat





Church Farm, Upper Beeding – BIODIVERSITY IMPACT CALCULATION

1	Condition Assessment Results Poor
Condition Criteria Assessment for Grasslandlow	
A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).	
FALSE	
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	
TRUE	
C. Scrub accounts for less than 20% of total grassland area.	
FALSE	
D. Physical damage evident in less than 5% of total grassland area.	
TRUE	
E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	
TRUE	
F. Cover of bracken is <20%.	
TRUE	
G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)	
TRUE	



Church Farm, Upper Beeding – BIODIVERSITY IMPACT CALCULATION

16 species recorded

Select species to see more information

Juncus effusus (Soft-rush)

Potentilla anserina (Silverweed)

Cirsium arvense (Creeping Thistle)

Lathyrus pratensis (Meadow Vetchling)

Epilobium hirsutum (Great Willowherb)

Arrhenatherum elatius (False Oat-grass)

Phragmites australis (Common Reed)

Holcus lanatus (Yorkshire-fog)

Dactylis glomerata (Cock's-foot)

Lolium perenne (Perennial Rye-grass)

Hippuris vulgaris (Mare's-tail)

Heracleum sphondylium (Hogweed)

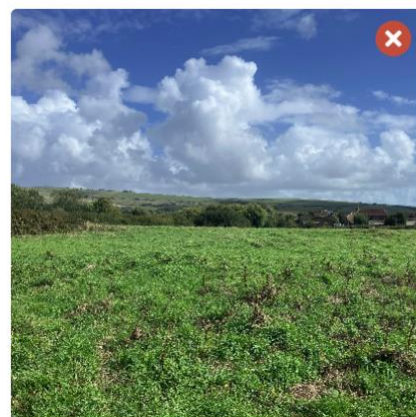
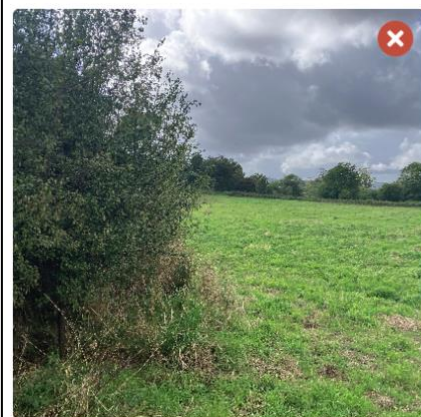
Urtica dioica (Common Nettle)

Convolvulus arvensis (Field Bindweed)

Prunus spinosa (Blackthorn)

Rumex obtusifolius (Broad-leaved Dock)

Photos of habitat features and relating to the condition assessment





Off S1 – Bramble Scrub (h3d) (off-site)

UKHab Primary Name Bramble scrub	h3d
Metric Broad Habitat Heathland and shrub	
Metric Habitat Bramble scrub	

Secondary Codes	UKHab code h3d
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Species information View species information	
11 Total species recorded	0 Quadrats recorded
4 Total native woody species	0.0 Mean species per quadrat

Condition of habitat Condition Assessment N/A	1	Distinctiveness Medium	4
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Church Farm, Upper Beeding – BIODIVERSITY IMPACT CALCULATION

11 species recorded

Select species to see more information

Search for a Species



Rubus fruticosus agg. (Bramble)

Holcus lanatus (Yorkshire-fog)

Cirsium vulgare (Spear Thistle)

Lolium perenne (Perennial Rye-grass)

Prunus spinosa (Blackthorn)

Sambucus nigra (Elder)

Heracleum sphondylium (Hogweed)

Galium aparine (Cleavers)

Crataegus monogyna (Hawthorn)

Phragmites australis (Common Reed)

Fraxinus excelsior (Ash)

Photos of habitat features and relating to the condition assessment

