

Biodiversity Net Gain Assessment

Site Address:

Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham, West Sussex, RH13 6LR

Client:

BlackOnyx Becketts Ltd

Assessment Date:

17th February 2026

Project:

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

The construction of 24 dwellings.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	18/02/2026
Reviewed	0.2	Beth Ellison-Perrett BSc (Hons) MSc MRSB, Senior Ecologist	24/02/2026
Final	1.0	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	25/02/2026
Amends	2.0	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	06/04/2026
Amends	3.0	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	29/07/2026

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located in Lower Beeding, Horsham at the National Grid Reference TQ 21872 27174 and has an area of approximately 1.067ha, comprising one building, hardstanding, an artificial access road and a field of modified grassland with scattered trees. The site is surrounded by residential dwellings, pockets of woodland and arable land. The wider landscape includes further woodland, arable land and watercourses.

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

- ❖ Statutory BNG Metric – Cedar Cottage, RH13 6LR – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (OSP, 2025)
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) - Cedar Cottage, RH13 6LR – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Preliminary Roost Assessment (PRA) - Cedar Cottage, RH13 6LR – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Arboricultural Implications Report - Cedar Cottage, RH13 6LR (SJA Trees, Arboricultural Planning Consultants, 2026)

Executive Summary

- ❖ The current landscaping proposal generates a net loss of area-based habitat units (~20.25%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of 4no. rural trees (medium distinctiveness) and areas of modified grassland (low distinctiveness).
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.52 will need to be achieved. At present, there is a unit deficit of 0.97 units. Of these units, 1.1 units must be of grassland habitats, and 0.93 units must be of individual trees to satisfy trading rules.
- ❖ The provision of additional or alternative landscaping has been explored and the proposed plans amended accordingly to achieve a net gain on site. This is within the site boundary. For these habitats a Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
- ❖ There is limited scope on site and further provisions may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the amount of vegetated garden onsite, units cannot be created within private gardens.

- ❖ As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.
- ❖ The site will be enhanced with bat and bird boxes, as per the PEA (Arbtech, 2026).

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	17th February 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEAPRA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 10th October 2018 and 14th May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
	Oct 10, 2018 > > 201520  May 14, 2025 > > 201520 	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
BNG Target Uplift	+10%
National Character Area (NCA)	122 - High Weald
Strategic Significance	West Sussex Council (WSC) has published a comprehensive LNRS that can be found here: https://www.sussexnaturerecovery.org.uk/publications Priorities for urban development include U1. Create and connect new nature-rich areas within our villages, towns and cities, for the benefit of wildlife and people. - This LNRS identifies the importance of taking specific action to support nature in our urban areas. This is for nature's sake and also because of the role nature in towns and cities plays in supporting air quality, water quality, temperature regulation and improving our quality of life, health and wellbeing. While it is difficult to create new natural greenspaces at scale within urban areas, the LNRS identifies the need to do this where possible and to take smaller scale opportunities to retrofit nature (such as green roofs and walls) into our public realm. The LNRS also identifies the option of re-naturalising stretches of our urban rivers and streams as this supports biodiversity while opening up new access to greenspace for local people. U2. Enhance the value for nature of existing parks, buildings and other blue/green spaces. Urgent action is also needed to create more opportunities for nature within our existing green and blue spaces (foreshore, parks, gardens, churchyards, schools, allotments, golf courses and so on). - The LNRS identifies the option of re-naturalising stretches of our urban rivers and streams as this supports biodiversity while opening up new access to greenspace for local people. Smaller scale work to support species, such as providing bat and bird boxes, is encouraged, as is reduced use of chemical fertilisers and pesticides on publicly owned land. The site is not part of any area of particular importance for biodiversity, or any area that could become important.

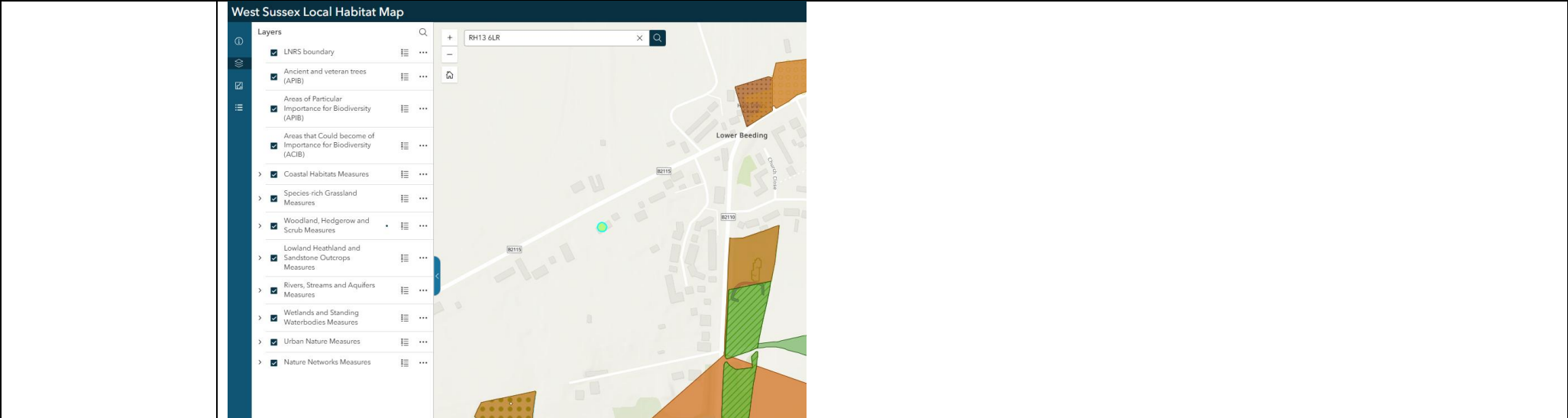


Figure 1: LNRS map of the site.

Habitat	Baseline / Post-Development	Justification
Buildings	Baseline / Post-Development	Low strategic significance
Developed land/ sealed surface		
Modified grassland		
Scattered trees		
Vegetated garden		
Ornamental Pond	Baseline	
Artificial unvegetated unsealed surface		
Native hedgerow	Post-Development	Medium strategic significance
Other neutral grassland		
Hawthorn scrub		

Limitations
There were no specific limitations to the assessment.

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats (A-1)

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified grassland	0.799	The majority of the site comprises species poor modified grassland, currently grazed by lamas. The grassland has a short homogenous sward (~5cm). Grassland condition indication: There are ~3-4 vascular plant species per m ² present, with a homogenous sward. No scrub or bracken is present. Physical damage is evident in more than 5% of the total grassland area. Cover of bare ground is less than 10%. No invasive species were identified during the survey.	Poor: passes 4 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Vegetated garden	0.096	Private garden is present within the northern area of the site comprising modified grass lawn and introduced shrubs. The grass lawn is subject to frequent management, with a short homogenous sward. The composition of the lawn is similar to the modified grassland.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Developed land/ sealed surface	0.091	There is a small area of hardstanding directly south of B1.		
Artificial unvegetated unsealed surface	0.047	A gravel access road is present within the northern area of the site, which provides vehicle access to the site.		
Buildings	0.032	There are three buildings within the site boundary. There is a single-storey stable, a residential two-storey dwelling, and a single-storey brick built garage.		
Ornamental pond	0.002	There is one pond present within the vegetated garden, decorated with surrounding stones. It was heavily shaded by offsite and onsite trees. The pond has moderate water quality, with no sign of pollution. The pond is surrounded by vegetated garden, with no semi -natural habitat present . >10 % of the water surface was covered by duckweed. The pond is not artificially connected to other waterbodies, and the water levels can fluctuate naturally. No invasive species were observed . No fish were present. Plant coverage was <50%. >50% of the pond was shaded by trees.	Poor: passes 5 of 9 criteria. Assessed using the 'Pond' habitat type condition sheet.	

Rural tree	Good: 0.1172	There are three trees within the field and 13 trees and two groups within the vegetated garden. Of the 13 trees and groups in the garden, 10 are small, as are the trees within the group. These are not included within the baseline as per BNG guidelines (small trees within a vegetated garden do not count toward the baseline, please see page 60 of the statutory biodiversity metric user guide). Two trees are medium these comprise a blue cedar (T4) and a sweet gum (T5). Of the three in the field, two are small and one is very large. Species include oak <i>Quercus robur</i>, common hazel <i>Corylus avellana</i> and English walnut <i>Juglans regia</i>. 2 out of 5 trees are of native species, with a predominantly continuous canopy. More than 50% of the trees are mature. There is no evidence of an adverse impact on tree health by human activities. Natural ecological niches are present for vertebrates and more than 20% of the tree canopy area is oversailing vegetation beneath.	Good: T1 & T2 pass 6 of 6 criteria, T3 passes 5 of 6 criteria. 2no. small (T2 & T3) 2no. medium (T4 & T5) 1no. very large (T1) Assessed using the 'Individual Trees' habitat type condition sheet.	
------------	-----------------	---	--	--

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Modified grassland	0.022	Some areas of the modified grassland will be retained on site, acting as a public open space. The condition will be kept the same.	Please see above.	
	Developed land, sealed surface	0.065	Please see above.		
	Rural tree	0.0041	T2, the hazel, will be retained.		
Created (A-2)	Modified grassland	0.014	The area of public open space will have some additional modified grassland added to it. This will have 3-4 vascular species per m² present, have a short sward length, no scrub or bracken present. Physical damage will not be evident in more than 5% of the total grassland area. Cover of bare ground will be less than 10%. No invasive species will be present.	Poor: passes 5 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Medium Strategic Significance
	Vegetated garden	0.294	Each new dwelling will have an associated garden to the rear, and soft landscaping at the front. Some portions of the soft landscaping will have small trees and hedges, these are omitted from the post development, as per the BNG user guide.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Buildings	0.173	24 houses will be erected. These will be a mix of semi-detached, detached, and terraced, and have between 2 and 4 bedrooms.		
	Developed land, sealed surface	0.305	There will be a road leading in from the site to all of the houses, as well as pavements, and associated car parking for the houses.		
	Individual trees	0.1262	~31 small trees will be planted in areas of modified and other neutral grassland. These will be UK native species, with a continuous canopy, oversailing at least 20% vegetation beneath. They will not be mature or have ecological niches present. There will be no adverse impact to health from human activities.	Moderate: passes 4 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet.	Medium Strategic Significance
	Other neutral grassland	0.024	In the western border of the site an area of other neutral grassland will be created, this will include native wild flower species. The areas will be	Moderate: passes 5 of 6 criteria including essential	

			fenced off to prevent public access. The parcel will represent a good example of its habitat type, with a consistently high proportion of characteristic species present specific to that habitat type. Sward height will be varied, with the cover of bare ground being between 1 % and 5%, and the cover of bracken being less than 20%. No invasive species will be present.	<i>criterion A, excluding criteria F.</i> Assessed using the 'Grasslands Medium, High, and Very High Distinctiveness' habitat type condition sheet.	
	Hawthorn scrub	0.0014	In the southeastern corner of the site an area of hawthorn scrub will be planted. This section will be fenced off to prevent the public from accessing it. the parcel will represent a good example of its habitat type, with at least 80% of the scrub being native. Seedlings, saplings, and mature shrubs will be present, with an absence of invasive species.	Moderate: <i>passes 3 of 5 criteria.</i> Assessed using the 'Scrub' habitat type condition sheet.	
Enhanced (A-3)	Modified grassland to other neutral grassland	0.175	In the western portion of the site, and in the southwestern corner, areas of modified grassland will be enhanced to other neutral grassland. Please see above other neutral grassland created for full description.	Moderate: <i>passes 5 of 6 criteria including essential criterion A, excluding criteria F.</i> Assessed using the 'Grasslands Medium, High, and Very High Distinctiveness' habitat type condition sheet.	

Post-Development Biodiversity Value: On-Site
Linear-Based Habitats

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	N/A				
Created (A-2)	Native hedgerow	0.158	Along the southern, eastern, and western borders of the site, native hedgerow will be planted, acting as a natural landscape buffer. This will not be included within the vegetated gardens, to ensure the habitat remains for 30+ years. The hedgerow will be over 1.5m in height and length, with no gaps between the base and ground, and gaps making up less than 10% of the total length. No invasive species will be present, nor plant species indicative of nutrient enrichment, and no damage caused by human activities.	Good: passes 7 of 8 criteria. <i>No more than 2 failures and no more than one failure in any functional group.</i> Assessed using the 'Hedgerow' habitat type condition sheet.	Medium Strategic Significance
Enhanced (A-3)	N/A				

Change of Biodiversity Value

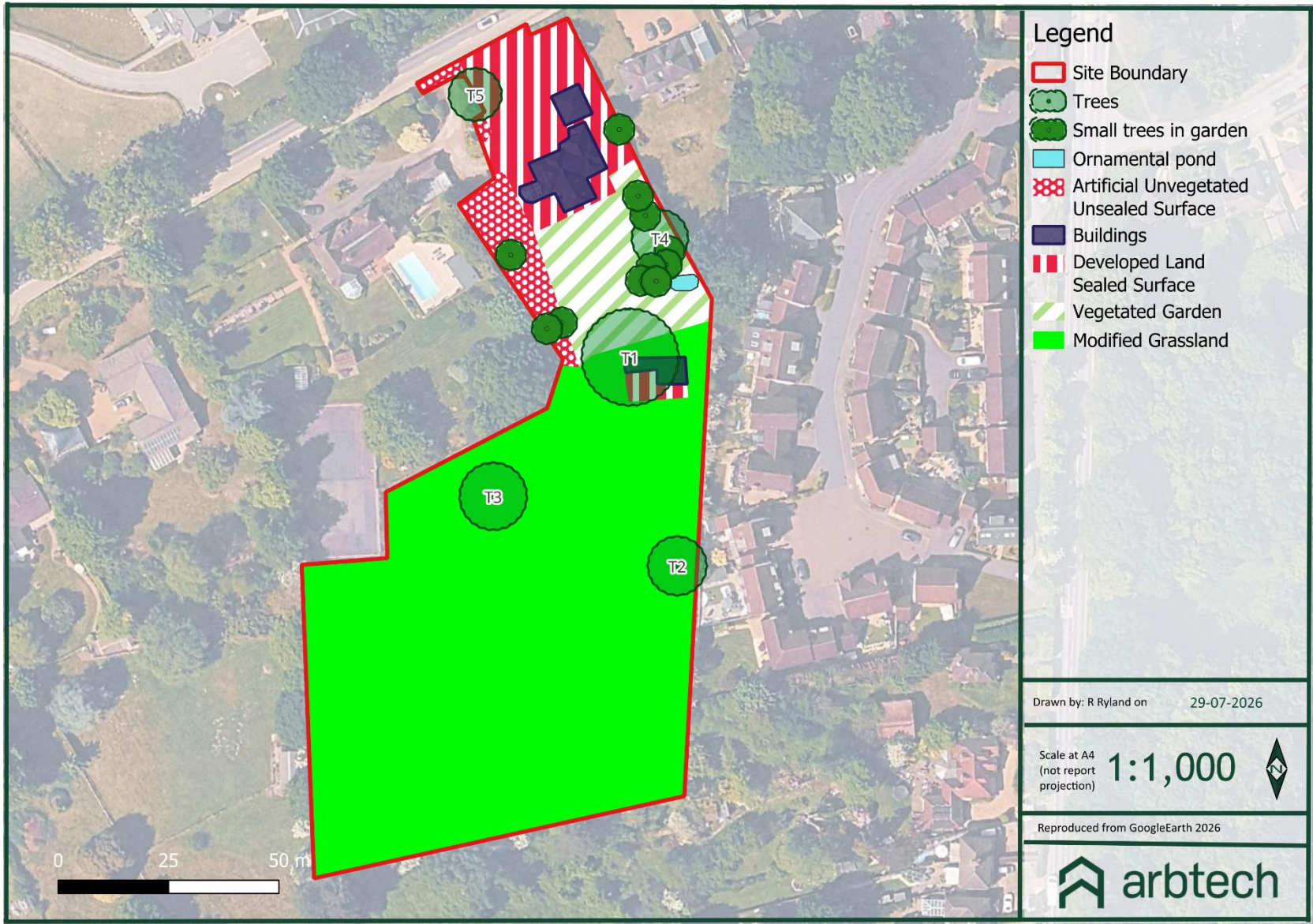
		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	3.2 ❖ Modified grassland (1.60) ❖ Vegetated garden (0.19) ❖ Developed land/ sealed surface (0.00) ❖ Artificial unvegetated unsealed surface (0.00) ❖ Buildings (0.00) ❖ Pond (0.00) ❖ Rural tree (1.41)	N/A	N/A
	Post-Development	2.55 ❖ Modified grassland (0.07) ❖ Vegetated garden (0.62) ❖ Buildings (0.00) ❖ Developed land, sealed surface (0.00) ❖ Urban tree (0.47) ❖ Other neutral grassland (1.37) ❖ Hawthorn scrub (0.01)	0.68 ❖ Native hedgerow (0.68)	
	Net Change	-0.65	+0.68	
Off-Site	Baseline	N/A		
	Post-Development			
	Net Change			
Overall Net Change		-20.25%	N/A	

Results, Discussion, and Next Steps

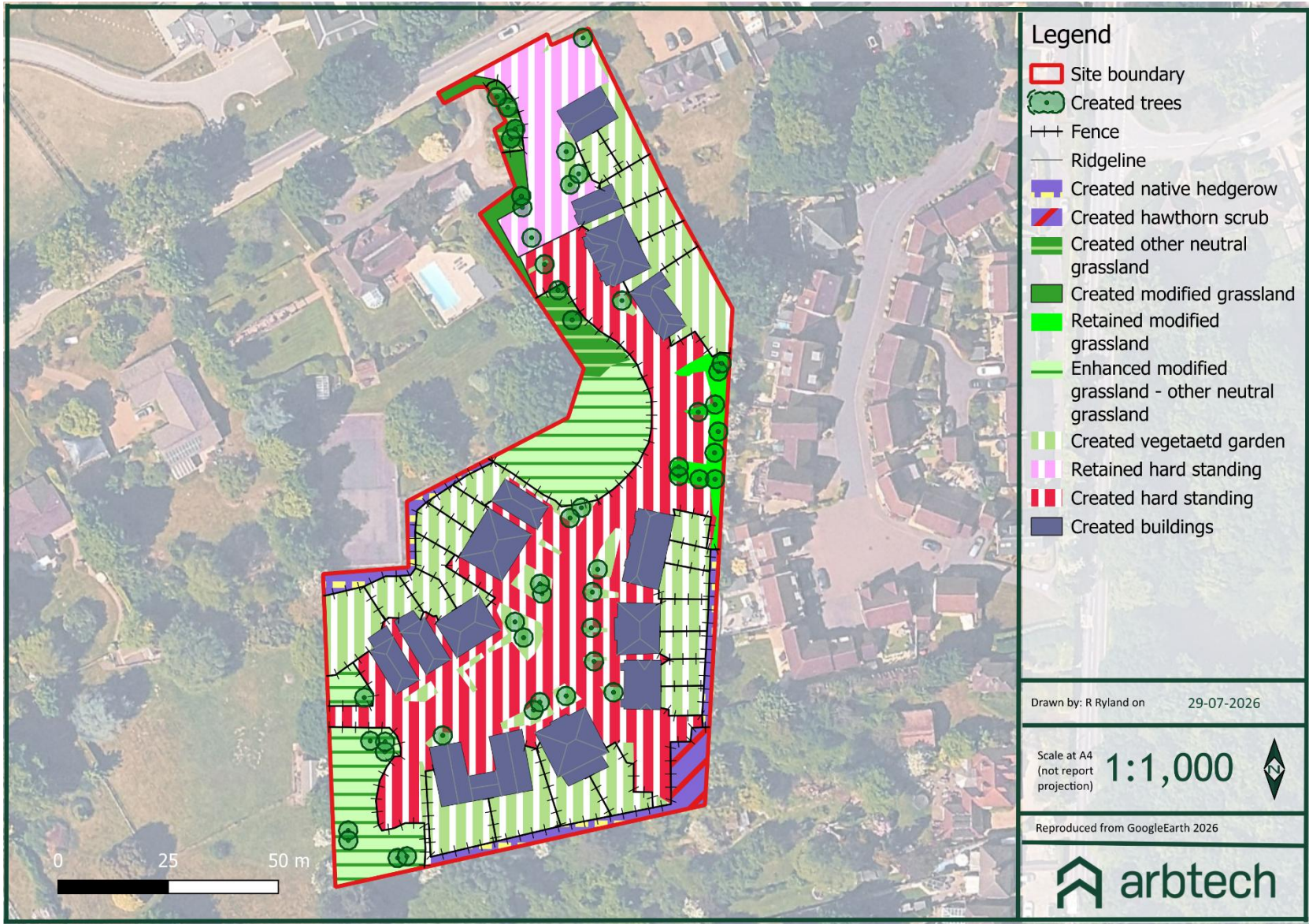
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-20.25%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of 4no. rural trees (medium distinctiveness) and areas of modified grassland (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Horsham District Council Nature Recovery Network Report, 2021). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.52 will need to be achieved. At present, there is a unit deficit of 0.97 units. Of these units, 1.1 units must be of grassland habitats, and 0.93 units must be of individual trees to satisfy trading rules.
Recommendations and Next Steps	The provision of additional or alternative landscaping has been explored and the proposed plans amended accordingly to achieve a net gain on site. This is within the site boundary. For these habitats a Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. There is limited scope on site and further provisions may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the amount of vegetated garden onsite, units cannot be created within private gardens. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and

	would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below. <table><tr><td></td><td>Distinctiveness</td><td>Broad Habitat Group</td><td>Habitat</td><td>Units Required</td></tr><tr><td rowspan="3">Area-Based</td><td rowspan="2">Medium</td><td>Grassland</td><td>Other Neutral Grassland</td><td>1.1</td></tr><tr><td>Individual Trees</td><td>Rural Tree</td><td>0.93</td></tr><tr><td colspan="3">Total</td><td>2.03</td></tr></table> The site will be enhanced with bat and bird boxes as per the PEA (Arbtech, 2026).		Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Medium	Grassland	Other Neutral Grassland	1.1	Individual Trees	Rural Tree	0.93	Total			2.03
	Distinctiveness	Broad Habitat Group	Habitat	Units Required														
Area-Based	Medium	Grassland	Other Neutral Grassland	1.1														
		Individual Trees	Rural Tree	0.93														
	Total			2.03														
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.																	
BNG Mitigation Hierarchy																		
Avoidance	Some of the modified grassland, has been retained or enhanced onsite. One tree has been kept.																	
Minimisation																		
Mitigation	The addition of trees, areas of other neutral grassland, and native scrub will add to units created onsite.																	
Offset	Units will need to be purchased to achieve a net gain.																	

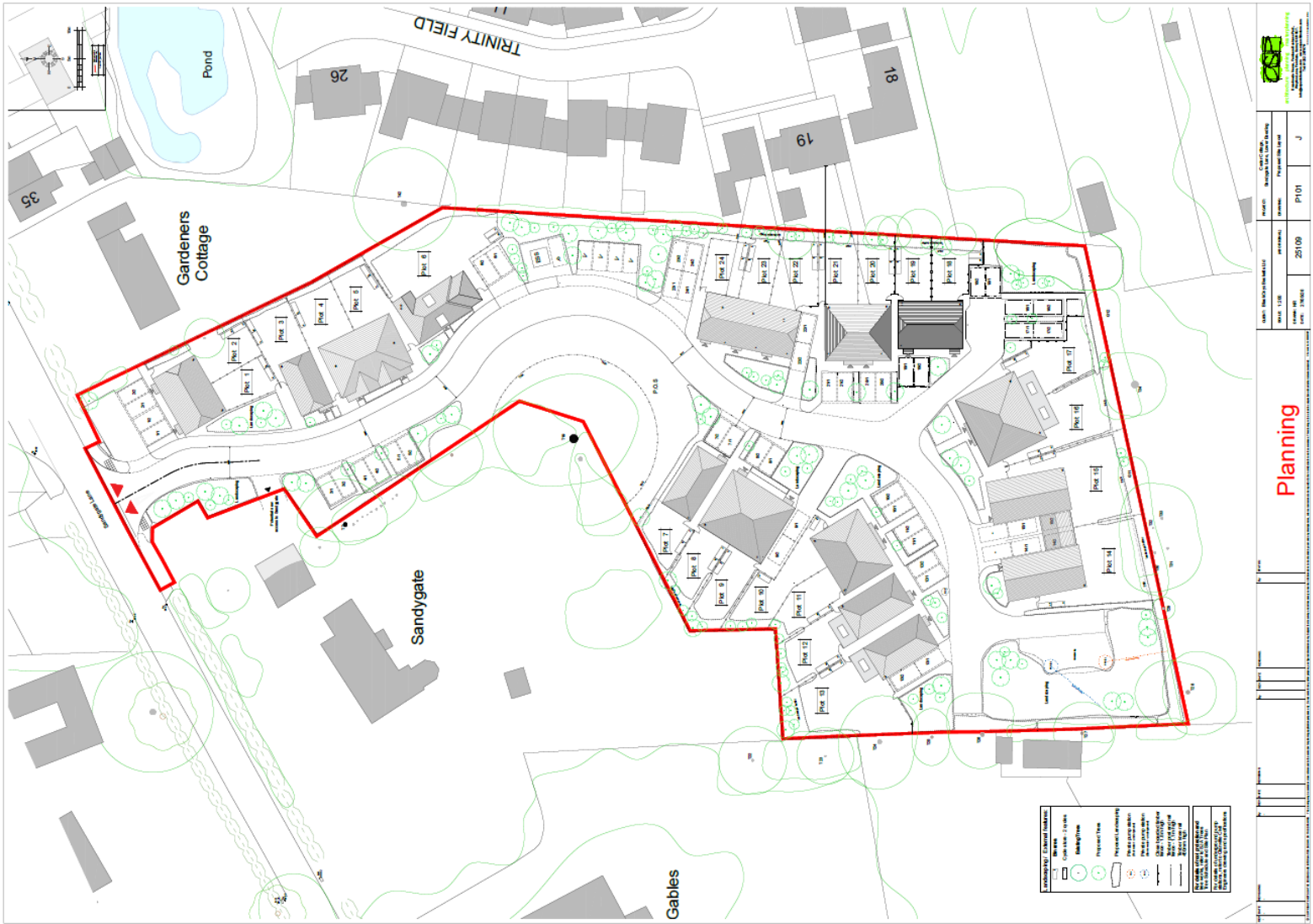
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

Cedar Cottage, RH13 6LR

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	Habitat units	3.20		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.55		
	Hedgerow units	0.68		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.65	-20.25%	On-site net gain is less than target set ⚠ Zero baseline units - % cannot be calculated
	Hedgerow units	0.68	N/A	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.65		
	Hedgerow units	0.68		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.65
	Hedgerow units	0.68
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-20.25%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.20	3.52	0.97
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Input errors/rule breaks present in metric ▲

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	
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.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
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.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)		No	
Number of criteria passed		4	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	4	

Condition Sheet: INDIVIDUAL TREES Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	T1 & 2	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	All	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	All	More than 50% of the trees are mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	All	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	All	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	All	
Number of criteria passed		T1&2- 6, T3-5	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/✓
Passes 5 or 6 criteria		Good (3)	3
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Condition Sheet: POND Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ 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	
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	
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	No	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes	
F	There is an absence of listed non-native plant and animal species ³ .	Yes	

Condition Sheet: POND Habitat Type

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	
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	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	No	
Number of criteria passed		5	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
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)	1

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
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.	No	
	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.		
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.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	
	Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.		
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	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved */✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	5	

Condition Sheet: INDIVIDUAL TREES Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes
Number of criteria passed		4
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	2
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

Condition Assessment Criteria	Criterion passed (Yes or No)
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes
B Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	Yes
D Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
E Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No
Number of criteria passed		5
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	2
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

Condition Sheet: SCRUB Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Yes	
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	
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	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	/	
Passes 2 or fewer criteria	Poor (1)		

Condition sheet: HEDGEROW Habitat Types

Core groups - applicable to all hedgerow types				Yes
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes

Condition sheet: HEDGEROW Habitat Types

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, with 3 being the best, as set out in the tables below.

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3

Condition categories for hedgerows with trees