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Biodiversity Impact Calculation

Site Name

Land at Northlands Lane

Client

Fairfax Acquisitions
Ltd

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Author

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About the Author

This report has been prepared by Sam Lunn, a Principal Ecologist at The Ecology Co-op, with 13 years experience. As a Full 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 nine years' experience. She holds Level 1 great crested newt and hazel dormice survey licences. As a Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM), she is bound by their 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 for up to 56 residential dwellings with associated hard and soft landscaping, including several sustainable drainage systems (SuDS) and a village green area on land at Northlands Lane, Storrington 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 • 0.043ha of bramble scrub (h3d) • 2.71ha of other neutral grassland (g3c) in poor condition • 0.01ha of bracken (g) The proposed development scheme at this site will retain: On-site • 0.142ha of bramble scrub (h3d) • 0.972ha of lowland mixed deciduous woodland in moderate condition • 0.0529ha individual trees – rural (eight in moderate condition and five in good) • 0.0557km of line of trees in moderate condition The proposed development scheme at this site will enhance: On-site • 0.081ha of bracken (g) no condition to other neutral grassland in moderate condition • 0.344ha of bramble scrub (h3d) no condition to native mixed scrub in moderate condition • 0.042ha of bramble scrub (h3d) no condition to native mixed scrub in moderate condition • 0.225ha other woodland, broadleaved in poor condition to moderate condition • 0.132ha of other neutral grassland in poor condition to moderate condition • 0.0544km of line of trees in poor condition to moderate condition Post-intervention the following habitats will be created: On-site • 0.461ha of modified grassland in poor condition • 0.08ha of sustainable drainage system (SuDS) in moderate condition • 0.036ha of developed land; sealed surface (play area) • 0.263ha of developed land; sealed surface (buildings) • 1.012ha of vegetated garden • 0.409ha of developed land; sealed surface (roads/paths)



	• 0.094ha of other woodland; broadleaved in moderate condition • 0.416ha of other neutral grassland in poor condition • 0.57ha of individual trees – urban in poor condition
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net loss of 2.08 habitat units (-7.77%). The linear feature calculation for the proposed scheme results in a likely gain of 0.05 hedgerow units (+16.09%). The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. The calculation has identified a 'Medium Distinctiveness Broad Habitat Deficit' of 8.41 Habitat Units of grassland – other neutral.
Does the scheme meet net gain requirements?	The current scheme does not meet the 10% mandatory net gain value set out within the Environment Act 2021 or the 12% net gain requested by Horsham District Council. However, in order to satisfy the trading requirements, the scheme would require off-setting by trading up through the creation of medium distinctiveness habitat off-site. This includes identifying an off-site area baseline consisting of 1.3ha of low distinctiveness grassland (e.g. Grassland – modified grassland) in poor condition from which can be created 1.3ha of medium distinctiveness grassland (e.g. Grassland – other neutral grassland) in moderate condition. With the above measures in place, the scheme would satisfy the trading rules and see an overall net gain of 6.62 habitat units and increase of 24.68%. Alternatively, if an off-site area cannot be identified for uplift, then habitat units could be purchased from a third-party habitat bank.



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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 on land at Northlands Lane. 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 up to 56 residential dwellings with associated hard and soft landscaping, including several sustainable drainage systems (SuDS) and a village green area. 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.

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

1.2 Background

The site measures 4.7ha in area and comprises a singular field of other neutral grassland with woodland and scrub boundaries.

The site was subject to an initial Ecological Impact Assessment (EclA) undertaken by the Ecology Co-op in 2019³. A Preliminary Ecological Appraisal (PEA) and Phase 2 surveys for this assessment were undertaken between 2017 and 2018.

Due to the age of this EclA report and previous surveys, a repeat assessment was commissioned including a

¹ HM Government (2024). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf.

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). *Ecological Impact Assessment – Land at Northlands Lane, Storrington, West Sussex*



repeat site walkover to assess the site's value for protected species and habitats and determine if the site has changed significantly from the previous assessments. The Phase 2 surveys were also repeated across the site.

Updated condition assessments were completed for all habitat types on the 22nd April 2026.

Habitats (UKHAB) within the site and along the site boundaries are shown in (Figure 1), these include:

- g – grassland (bracken);
- g3c – other neutral grassland;
- h3d – bramble scrub;
- w1f – lowland mixed deciduous woodland
- w1g – other woodland - broadleaved
- w22 – line of trees;

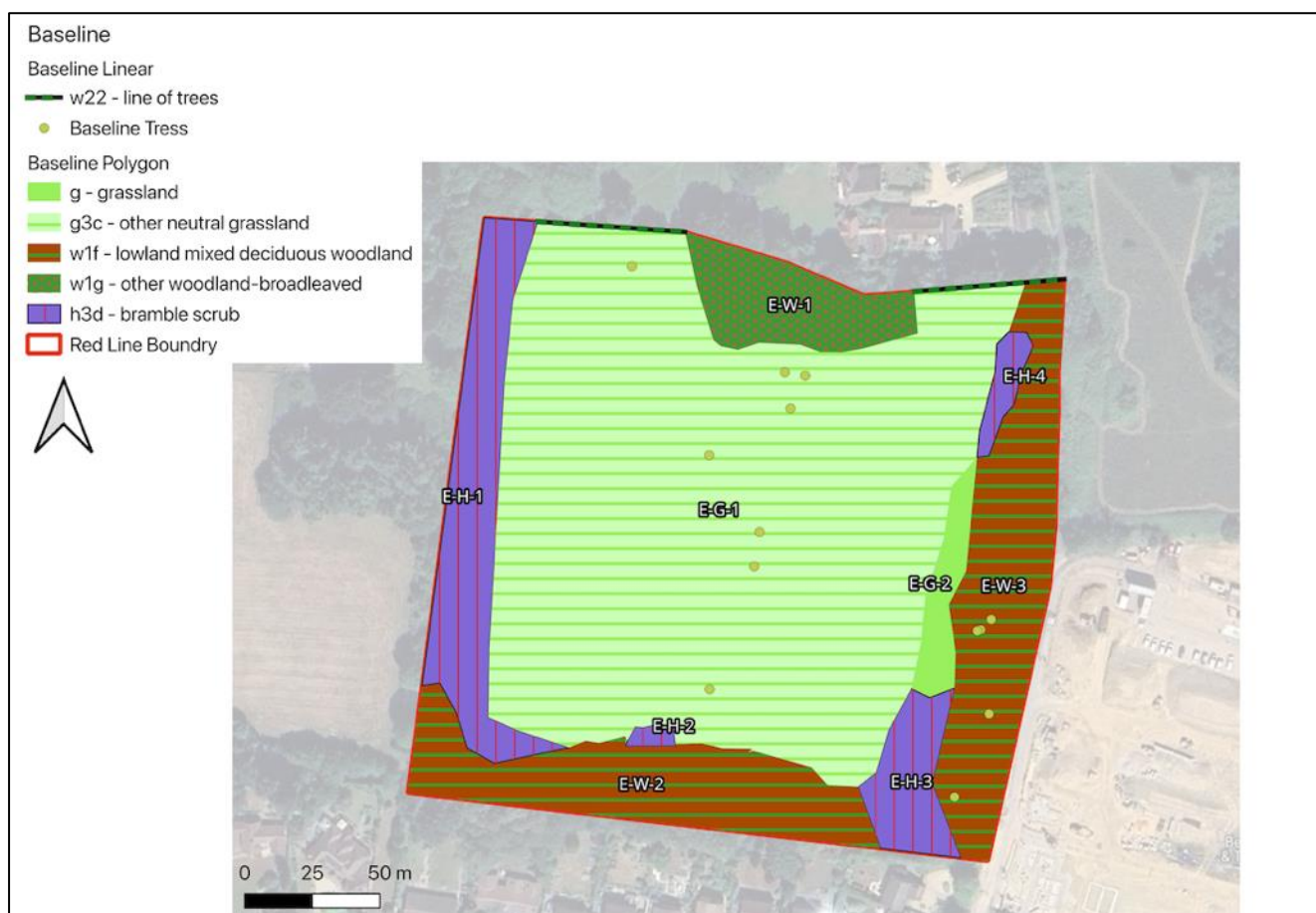


Figure 1. UKHAB map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 4.06.3 – Hannover.



Figure 2. Illustrative coloured masterplan produced courtesy of Paul Hewett Architects. Drawing number 2505/PL.05 Dated April 2026.



Figure 3. UKHAB map showing proposed habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.40.5 – Bratislava.

1.3 Summary of Previous Survey Work

A PEA and Phase 2 surveys were completed by The Ecology Co-op between 2017 and 2018³, which included the following:

- [REDACTED]
- bat scoping assessment (March 2018);
- bat activity surveys (July 2017 to May 2019);
- hazel dormice *Muscardinus avellanarius* presence/absence survey (July 2017 to May 2018);
- great crested newt *Triturus cristatus* presence/absence surveys (June 2017); and
- reptile presence/absence surveys (July to September 2017).

These surveys identified the presence of the following on the site:

- a 'low' population of slow worm *Anguis fragilis* and grass snake *Natrix Helvetica*.
- likely absence of great crested newts;
- dormouse presence;
- [REDACTED]
- moderate bat species diversity; and
- four trees with high bat roosting potential.



A site walkover survey was undertaken on 7th December 2023, by Joshua Harwood and Libby Morris (FISC level 4) during which the habitats contained within the site were described and evaluated in accordance with standard UK Habitat Classification (UKHab)⁴. All Phase 2 surveys were also repeated, in addition to breeding bird surveys. These identified:

- multiple bat species (commuting and foraging);
- multiple breeding bird species on site, including three 'red' listed and three eight 'amber' listed (BoCC);
- hazel dormouse;
- smooth newt *Lissotriton vulgaris*, palmate newt *Lissotriton helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo*;
- a low grass snake population and good slow worm population;
- [REDACTED]
- [REDACTED]
- invasive *Rhododendron* sp. within on-site woodland.

A botanical assessment was completed on the 3rd July 2024 and updated on 22nd April 2026 along with all condition assessments.

1.4 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

⁴ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>).



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

Policy 13 (Strategic Policy: The Natural Environment and Landscape character) of the current District Planning Policy Framework from Horsham District Council⁵ notes that it will support development proposals which:

“Maintain and enhance the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and secure measurable net gains in biodiversity” and

Policy 17 (Green Infrastructure and Biodiversity) notes that:

“The council will support appropriate new development which delivers at least 12% biodiversity net gain.”

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 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

⁵ Horsham District Local Plan 2023 – 2040 Available online at:

<https://horsham.moderngov.co.uk/documents/s25850/Appendix%201%20-%20Horsham%20District%20Local%20Plan%20Regulation%2019%20Dec%202023.pdf>

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>



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 gathered during the site visit on 22nd April 2026 and specific condition assessments which were undertaken at the same time. 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.

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 26.82 habitat units and 0.33 hedgerow units.

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>

**Table 1.** Existing habitat conditions for land at Northlands, Storrington. Codes in brackets refer to Figure 1.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Grassland – g (Bracken)	Small area of Bracken (e-g-2) at edge of woodland parcel (e-w-3)	N/A
Grassland g3c – other neutral	Dominates the centre of the site (e-g-1)	Poor
Heathland and Scrub – h3d bramble scrub	Dense bramble scrub that forms the western boundary of the site (e-h-1)	N/A
Heathland and Scrub – h3d bramble scrub	A small area of bramble scrub (e-h-2) at the southern end on the edge of the woodland parcel (e-w-2)	N/A
Heathland and Scrub – h3d bramble scrub	A large area of bramble scrub (e-h-3) connecting two parcels of woodland in the southeast corner (e-w-2 and e-w-3)	N/A
Heathland and Scrub – h3d bramble scrub	A small area of bramble scrub (e-h-4) in the northeast corner in front of woodland along the eastern boundary (e-w-3)	N/A
Woodland – w1g other woodland, broadleaved	A parcel of woodland (e-w-1) at the northern end of the site dominated by oak <i>Quercus robur</i>	Poor
Woodland – w1f Lowland mixed deciduous	There are two woodland parcels located along the southern (E-W-2) and eastern boundaries (E-W-3).	Moderate
Individual trees – rural	8 trees	Moderate
Individual trees – rural	5 trees	Good
Line of trees – w22	A line of trees along the northern boundary to the west side of the woodland parcel (e-w-1)	Poor
Line of trees – w22	A line of trees along the northern boundary to the east side of the woodland parcel (e-w-1)	Moderate

3.2 Habitat Losses and Gains

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

On-site

- 0.043ha of bramble scrub (h3d)
- 2.71ha of other neutral grassland (g3c) in poor condition
- 0.01ha of bracken (g)

The proposed development scheme at this site will retain:

On-site

- 0.142ha of bramble scrub (h3d)
- 0.972ha of lowland mixed deciduous woodland in moderate condition
- 0.0529ha individual trees – rural (eight in moderate condition and five in good condition)
- 0.0557km of line of trees in moderate condition



The proposed development scheme at this site will enhance:

On-site

- 0.081ha of bracken (g) no condition to other neutral grassland in moderate condition
- 0.344ha of bramble scrub (h3d) no condition to native mixed scrub in moderate condition
- 0.042ha of bramble scrub (h3d) no condition to native mixed scrub in moderate condition
- 0.225ha other woodland, broadleaved in poor condition to moderate condition
- 0.132ha of other neutral grassland in poor condition to moderate condition
- 0.0544km of line of trees in poor condition to moderate condition

Post-intervention the following habitats will be created:

On-site

- 0.461ha of modified grassland in poor condition
- 0.08ha of sustainable drainage system (SuDS) in moderate condition
- 0.036ha of developed land; sealed surface (play area)
- 0.263ha of developed land; sealed surface (buildings)
- 1.012ha of vegetated garden
- 0.409ha of developed land; sealed surface (roads/paths)
- 0.094ha of other woodland; broadleaved in moderate condition
- 0.416ha of other neutral grassland in poor condition
- 0.57ha of individual trees – urban in poor condition

The overall results of the calculations are presented in Table 2. 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 on Land at Northlands Lane.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.08
	Hedgerow units	0.05
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-7.77%
	Hedgerow units	16.09%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Table 3. Trading summary results of the Biodiversity Impact Calculation for the proposed development on Land at Northlands Lane.

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Same habitat required – bespoke compensation option E	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	No ▲
Low	Same distinctiveness or better habitat required >	Yes ✓



4 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net loss of **2.08 habitat units (-7.77%)**.

The linear feature calculation for the proposed scheme results in a likely gain of **0.05 hedgerow units (+16.09%)**.

The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. The calculation has identified a 'Medium Distinctiveness Broad Habitat Deficit' of 8.41 Habitat Units of grassland – other neutral.

In order to satisfy the trading requirements, the scheme would require off-setting by trading up through the creation of medium distinctiveness habitat off-site. Requirements of this off-site offsetting as follows:

- The off-site area must be located within the same local planning authority, natural character area or be deemed to be 'sufficiently local' as/to the development site
- The off-site area baseline must consist of 1.3ha of low distinctiveness grassland (e.g. Grassland – modified grassland) in poor condition.
- 1.3ha of medium distinctiveness grassland (e.g. Grassland – other neutral grassland) must be created in moderate condition within the off-site area.
- The off-site area must be protected from future development/change of use for a minimum of 30 years and managed appropriately to achieve the required condition.

With the above measures in place, the scheme would satisfy the trading rules and see an overall net gain of 6.62 habitat units and increase of 24.68%.

Alternatively, if an off-site area cannot be identified for uplift, then habitat units could be purchased from a third-party habitat bank.

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

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	22.04.2026	Unique polygon reference	E-G-1
Surveyor name(s)	James Whitby	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Other neutral grassland with <i>Festuca rubra</i> Red Fescue, <i>Luzula campestris</i> Field Wood-rush, <i>Lolium perenne</i> Perennial Rye-grass, <i>Holcus lanatus</i> Yorkshire-fog, <i>Dactylis glomerata</i> Cock's-foot, <i>Rumex acetosa</i> Common sorrel, <i>Taraxacum spp.</i> Dandelions, <i>Veronica chamaedrys</i> Germander Speedwell, <i>Glechoma hederacea</i> Ground-ivy, <i>Lotus corniculatus</i> Common Bird's-foot-trefoil, <i>Centaurea nigra</i> Common Knapweed			
Condition assessment results			
1	Condition Assessment Results Poor		
Condition Criteria Assessment for GrasslandHigh			
A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.			
☐ 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 insects, birds and small mammals to live and breed.			
☐ TRUE			
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.			
☐ TRUE			
D. Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) less than 5%.			
☐ TRUE			
E. Combined cover of species indicative of sub-optimal condition 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.			
☐ TRUE			
F. There are 10 or more vesicular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).			
☐ FALSE			



Photo ref			
	Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass both A & F	Condition (Good/Moderate/Poor) : Poor

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	22.04.2026	Unique polygon reference	E-W-1
Surveyor name(s)	James Whitby	SBM habitat type	Other woodland - broadleaved
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Woodland parcel dominated by oak			
Condition assessment results			



Land at Northlands Lane – BIODIVERSITY IMPACT CALCULATION

1 Condition Assessment Results Poor	G. Woodland regeneration? No classes or coppice regrowth present in woodland
Condition Criteria Assessment for Woodland	1
A. Age distribution of trees? Two age classes present	H. Tree Health? Tree mortality less than 10%, no pests or diseases and no crown dieback
2	3
B. Wild, domestic and feral herbivore damage? Evidence of significant browsing pressure is present in 40% or more of whole woodland	I. Vegetation and ground flora? No recognisable woodland NVC community at ground layer present.
1	1
C. Invasive plant species? No invasive species present in woodland	J. Woodland vertical structure One or less storey across all survey plots
3	1
D. Number of native tree species? None to two native tree or shrub species across whole woodland	K. Veteran trees? No veteran trees present in woodland
1	1
E. Cover of native tree and shrub species? > 80% of canopy trees and >80% of understorey shrubs are native.	L. Amount of Deadwood? Less than 25% of all survey plots within the woodland parcel have deadwood.
3	1
F. Open space within woodland? 21- 40% of woodland has areas of temporary open space	M. Woodland disturbance? No nutrient enrichment or damaged ground evident
2	3



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n/a	Condition (Good/Moderate/Poor):	Poor

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	22.04.2026	Unique polygon reference	E-W-2
Surveyor name(s)	James Whitby	SBM habitat type	Lowland mixed deciduous
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Woodland parcel with: <i>Quercus robur</i> (Pedunculate Oak) <i>Fagus sylvatica</i> (Beech) <i>Carpinus betulus</i> (Hornbeam) <i>Crataegus monogyna</i> (Hawthorn) <i>Corylus avellana</i> (Hazel) <i>Acer campestre</i> (Field Maple) <i>Sambucus nigra</i> (Elder) <i>Betula pendula</i> (Silver Birch) <i>Rubus fruticosus</i> agg. (Bramble) <i>Allium ursinum</i> (Ramsons) <i>Geum urbanum</i> (Wood Aven)			



Veronica hederifolia (Ivy-leaved Speedwell)
Myosotis sylvatica (Wood Forget-me-not)
Hyacinthoides non-scripta (Bluebell)
Rumex conglomeratus (Clustered Dock)
Veronica chamaedrys (Germander Speedwell)
Galium aparine (Cleavers)
Cirsium arvense (Creeping Thistle)
Geranium robertianum (Herb-Robert)
Anthriscus sylvestris (Cow Parsley)
Urtica dioica (Common Nettle)
Melissa officinalis (Balm)
Crocsmia pottsii (Pott's Montbretia)

Condition assessment results

2

Condition Assessment Results
Moderate

Condition Criteria Assessment for Woodland

A. Age distribution of trees?

Three age classes present

3

G. Woodland regeneration?

One or two classes only present in woodland

2

H. Tree Health?

Tree mortality less than 10%, no pests or diseases and no crown dieback

3

B. Wild, domestic and feral herbivore damage?

Evidence of significant browsing pressure is present in 40% or less of whole woodland

2

I. Vegetation and ground flora?

Recognisable woodland NVC plant community at ground layer present

2

C. Invasive plant species?

Rhododendron and laurel not present, other invasive species < 10% cover

2

J. Woodland vertical structure

Two storeys across all survey plots

2

D. Number of native tree species?

Five or more native tree or shrub species found across whole woodland

3

K. Veteran trees?

No veteran trees present in woodland

1

E. Cover of native tree and shrub species?

> 80% of canopy trees and >80% of understorey shrubs are native.

3

L. Amount of Deadwood?

Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, l

1

F. Open space within woodland?

21- 40% of woodland has areas of temporary open space

2

M. Woodland disturbance?

More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.

1



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n/a	Condition (Good/Moderate/Poor) :	Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	22.04.2026	Unique polygon reference	E-W-3
Surveyor name(s)	James Whitby	SBM habitat type	Lowland mixed deciduous
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Woodland parcel with: <i>Quercus robur</i> (Pedunculate Oak) <i>Corylus avellana</i> (Hazel) <i>Sambucus nigra</i> (Elder) <i>Hyacinthoides non-scripta</i> (Bluebell) <i>Ficaria verna</i> (Lesser celandine) <i>Arum maculatum</i> (Lords-and-Ladies) <i>Geum urbanum</i> (Wood Aven) <i>Mercurialis perennis</i> (Dog's Mercury) <i>Adoxa moschatellina</i> (Moschatel) <i>Veronica hederifolia</i> (Ivy-leaved Speedwell)			
Condition assessment results			



2 Condition Assessment Results Moderate	G. Woodland regeneration? One or two classes only present in woodland 2
Condition Criteria Assessment for Woodland	
A. Age distribution of trees? Two age classes present 2	H. Tree Health? Tree mortality less than 10%, no pests or diseases and no crown dieback 3
B. Wild, domestic and feral herbivore damage? Evidence of significant browsing pressure is present in 40% or less of whole woodland 2	I. Vegetation and ground flora? Recognisable woodland NVC plant community at ground layer present 2
C. Invasive plant species? No invasive species present in woodland 3	J. Woodland vertical structure Two storeys across all survey plots 2
D. Number of native tree species? Three to four native tree or shrub species found across whole woodland 2	K. Veteran trees? Two or more veteran trees per hectare 3
E. Cover of native tree and shrub species? > 80% of canopy trees and >80% of understorey shrubs are native. 3	L. Amount of Deadwood? Between 25% and 50% of all survey plots within the woodland parcel have deadwood, cavities. 2
F. Open space within woodland? 21- 40% of woodland has areas of temporary open space 2	M. Woodland disturbance? No nutrient enrichment or damaged ground evident 3



Photo ref			
	Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n/a	Condition (Good/Moderate/Poor) : Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	22.04.2026	Unique polygon reference	West of E-W-1
Surveyor name(s)	James Whitby	SBM habitat type	Line of trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Oak tree line <i>Quercus robur</i>			
Condition assessment results			



Land at Northlands Lane – BIODIVERSITY IMPACT CALCULATION

1 Condition Assessment Results Poor Condition Criteria Assessment for Lineoftrees A. At least 70% of trees are native species TRUE 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. FALSE 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. FALSE 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. FALSE 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. TRUE Photo ref 			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n/a	Condition (Good/Moderate/Poor):	Poor



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	22.04.2026	Unique polygon reference	East of E-W-1
Surveyor name(s)	James Whitby	SBM habitat type	Line of trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Yes
Limitations (if applicable)	N/A		
Habitat description			
Oak tree line <i>Quercus robur</i>			
Condition assessment results			
2 Condition Assessment Results Moderate Condition Criteria Assessment for Lineoftrees A. At least 70% of trees are native species TRUE 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. TRUE 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. FALSE 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. FALSE 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. TRUE			



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	n/a	Condition (Good/Moderate/Poor) :	Moderate