



BIODIVERSITY NET GAIN STATEMENT

The Pavilion, Mackley Field, Small Dole

On behalf of: Hopegar Properties Ltd

Client:	Hopegar Properties Ltd			
Project:	The Pavilion, Mackley Field, Small Dole			
Reference:	LLD3774-ECO-REP-001-00-BNG			
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Validity:

This report is valid for 18 months from the date of the final survey visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, to inform whether surveys should be updated.



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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to provide a Biodiversity Net Gain Statement for The Pavilion, Mackley Field, Small Dole. This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).

1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Overview

1.3 The area covers c. 0.08 Ha of existing buildings, grassland and footpath located within Mackley Field. The site is bound to the north by modified grassland, the west by residential properties, and east by a small pocket of deciduous woodland and industrial buildings to the south.

Surrounding Landscape

1.4 The surrounding landscape is semi-rural in nature, consisting of a matrix of residential buildings, arable fields, farmland and patches of woodland interspersed by hedgerows, streams and ponds/lakes.

Development Proposals

1.5 It is understood that the proposals include the demolition of the existing building on site and the construction of a new community building with a small associated parking area and bike store.

2.0 METHODOLOGY

2.1 Desk Study - Assigning Strategic Significance

- 2.1.1 Due to the lack of Local Nature Recovery Strategy (LNRS) within West Sussex, strategic significance has been assessed as per table 8 of the User Guide (DEFRA, 2023). This included utilising the West Sussex Nature Recovery Partnership's draft LNRS which was opened for public consultation in October 2025, as well as examining the local plan for any specific targets regarding creation or retention of certain habitat types.
- 2.1.2 Where sites were found to be located within any designated area, such as Areas of Particular Importance for Biodiversity (APIB) or an Area that Could become of particular importance for Biodiversity (ACB), policy statement and management plans for the relevant area were examined. High strategic significance was then assigned to any habitat identified as a priority within these documents.
- 2.1.3 For any sites not located within a designated area, habitats were generally assigned low strategic significance, unless they were considered to provide important ecological linkages in which case they were assigned medium strategic significance.

2.2 Desk Study – Statutory Designated Sites and Irreplaceable Habitat

- 2.2.1 To identify any designated sites for nature conservation, irreplaceable habitat and/or priority habitats (the presence of which may influence the feasibility of delivering BNG) within or adjacent to the Site, the Multi-Agency Geographic Information for the Countryside (MAGIC) and The Woodland Trust's Ancient Tree Inventory (2024) were reviewed.

2.3 Baseline Habitat Assessment

- 2.3.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on the 19th of July 2023 by Will Mills ACIEEM. Given the small size of the site and low ecological value of the existing habitats on site an updated site visit was not deemed necessary. Therefore, the baseline data is considered to be an accurate reflection of the ecological value of the site.
- 2.3.2 All area based and linear habitats were mapped on site with the aid of aerial imagery and topographical survey where available. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).
- 2.3.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.

2.4 Post-Development Habitats

- 2.4.1 The proposed landscape plan has been used to inform the post-development scenario. This plan was converted from CAD software to a GIS environment where it was overlaid on the baseline habitat data. Areas of proposed post development intervention (habitat creation and/or habitat retention / enhancement), including the built development, were calculated using QGIS.
- 2.4.2 The proposed habitats and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). Target condition scores were assigned based upon what could realistically be achieved on site. The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator.

2.4.3 The Metric takes into account whether habitat creation or enhancement is delivered in advance of any impact, or whether there will be any significant delay in an intervention relative to the impact. Where delays in habitat creation are anticipated, or habitat creation is to be undertaken in advance, this has been included within the metric and fully explained within section 3 of this report. Where no delays or advance creation shall occur, a standard temporal multiplier has been applied to created habitats.

2.4.4 Once all measures have been input into The Biodiversity Metric Calculation, the overall change in value of the site could then be determined.

2.5 Mitigation Hierarchy

2.5.1 Biodiversity net gain planning practice guidance and Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, sets out a list of priority actions to ensure adherence to the Biodiversity Gain Hierarchy:

- First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

2.6 Survey Constraints / Considerations

2.6.1 Areas and linear lengths have been rounded to the nearest 10m² and measurements input to the metric using three decimal places. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Strategic Significance, Irreplaceable Habitat and Designated Sites.

3.1.1 The site is not within any ecological designation, such as a *Biodiversity Opportunity Area* or *Nature Improvement Area* and no habitats on site are directly referenced in any local plan or other such document. Habitats on site have therefore been classified as being of low strategic significance.

3.1.2 There is no irreplaceable habitat within or immediately adjacent to the site.

3.1.3 The site is not located within or immediately adjacent any statutory designated site.

3.2 Baseline Habitat Value

Habitat Degradation

3.2.1 No site clearance or habitat degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

Existing On-Site Habitats

- 3.2.2 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **0.22** Habitat Units, consisting of:
- 0.048 ha of modified grassland in poor condition providing 0.10 habitat units.
 - 0.016 ha of individual trees in moderate condition providing 0.13 habitat units.
 - 0.023 ha of artificial unvegetated, unsealed surface (condition assessment N/A).
 - 0.01 ha of developed land, sealed surface (condition assessment N/A).
- 3.2.3 A full condition assessment for each existing habitat type is detailed in Appendix A.

Habitat Retention

- 3.2.4 Some of the existing habitat on site is to be retained in its current condition, meaning the retention of 0.03habitat units comprised of:

- All existing artificial unsealed surface and individual trees.
- 0.009ha of modified grassland.

3.3 Baseline Hedgerow Value

- 3.3.1 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was 0.14 Hedgerow Units, consisting of:

- 0.023 km of species-rich native hedgerow with trees in poor condition providing 0.14 hedgerow units.

3.4 Baseline Watercourse Value

- 3.4.1 No watercourses are present on site.

3.5 Proposed Habitat Creation

- 3.5.1 Proposals are to result in the creation of new habitats on site. The proposed habitats would result in the provision of would deliver **0.00** habitat units and include:

- 0.008 ha of developed land, sealed surface which includes the proposed building and bike shed.
- 0.003 ha of artificial unsealed unvegetated surface comprised of the slight expansion of the existing footpath.
- 0.009ha of artificial unsealed surface which comprised the proposed area of grass-crete, calculated as 50% retained grassland and 50% new artificial surface.

- 3.5.2 Condition assessment of all proposed habitats is not applicable and a standard score has been assigned to these habitats.

- 3.5.3 A full target condition assessment for each proposed habitat creation type is detailed in Appendix B.

3.6 Proposed Hedgerows / Watercourses

- 3.6.1 Proposals are to result in the creation of new hedgerow on site including:
- 0.021 km of species rich native hedgerow in moderate condition to be located towards the north of the parking area, providing 0.14 hedgerow units.
- 3.6.2 A full target condition assessment for each proposed hedgerow creation type is detailed in Appendix B. Proposed hedgerows would deliver 0.14 hedgerow units.

3.7 Proposed Habitat Enhancements

- 3.7.1 A total of 0.024 ha of modified grassland within the site shall be enhanced from poor condition to good condition through the repair of damaged areas with a flowering lawn mix or similar, to increase the average sward diversity to >5 species per meter square.
- 3.7.2 The proposed enhancement measures shall result in the overall delivery of **0.10** habitat units. A full target condition assessment for each enhanced habitat type is detailed in Appendix B.

3.8 Adherence to the Mitigation Hierarchy

Avoidance and Mitigation

- 3.8.1 The scheme has been designed to avoid impacts to the majority of individual trees (a medium distinctiveness habitat) through the location of the access route at an existing access point and the use of no-dig construction through root protection areas of trees. Full details of protection measures are included within the arboricultural package which accompanies this application.

Compensation

- 3.8.2 In accordance with the hierarchy, there has been a focus on enhancement of existing habitats within the scheme. This includes the enhancement of existing modified grassland from poor to good condition through seeding and management.
- 3.8.3 New habitat creation has not played any significant role in the meeting of BNG and all have conditions that are automatically met.

3.9 Trading Summary

- 3.9.1 All trading rules have been satisfied.

3.10 Overall Results

- 3.10.1 Once all retention, enhancement and habitat creation measures are taken into the account, the scheme currently results in the delivery of **0.25** habitat units, resulting in a net increase of **0.03** units and a **11.72% Biodiversity Net Gain** in Habitat Units.
- 3.10.2 The scheme shall currently result in 0.28 hedgerow units, resulting in a net increase of 0.14 units and a 101.87% Biodiversity Net Gain in Hedgerow Units.
- 3.10.3 None of the on-site gains are significant, and therefore a formal Habitat Management and Maintenance Plan (HMMP) should not be required.

4.0 CONCLUSION

- 4.1 Metric calculations have identified that the proposed scheme would result in over +10% Biodiversity Net Gain, complying with the current Local Planning policy, subsequent to the provision of legal agreement / conservation covenant, to ensure that the proposed habitats are delivered for at least 30 years.

6.0 REFERENCES

CIEEM. (2017). *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM. (2019). *Biodiversity Net Gain: Good Practice Principles for Development*. Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Environment Food and Rural Affairs. (2023). *The Statutory Biodiversity Metric Calculation Tool*.

Department for Environment Food and Rural Affairs. (2023). *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology*.

Woodland Trust. (2024). *Ancient Tree Inventory (ATI)*. Woodland Trust, in partnership with the Ancient Tree Forum and the Tree Register. Available at: <https://ati.woodlandtrust.org.uk>.

UKHab Ltd. (2023). *UK Habitat Classification Version 2.01*.

Appendix A – Condition Assessment for Existing Habitats

Modified Grassland in Poor Condition:

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	Species per m2 is limited to ~3-4.
	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	The sward height is of a uniform length.
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	No scrub present at the time of survey.
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	No physical damage noted at the time of survey.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground within the habitat area was ~4%.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present at the time of survey.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasive species noted at the time of survey.
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
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)	1	

Individual Tree in Moderate Condition:

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).	No	Tree is a non native ornamental apple.
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	Conpy is continuous.
C	The tree is mature (or more than 50% within the block are mature) [†] .	Yes	Tree is of a mature gae and size.
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	No evidence of adverse impacts from human activity noted.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No niches noted.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	>50% of the tree oversails vegetation.
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)	X	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Species-rich Native Hedgerow with Trees in Poor Condition:

Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
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	Hedgerow height is 2m on average.
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	Hedgerow width is around 2m.
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	The gap between the ground and base canopy is <0.5m.
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	The hedgerow is continuous with no gaps noted.
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	The hedgerow only has 0.3m of undisturbed ground.
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.	No	Cover of indicator species including nettles is >20%.
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	No invasive species noted at the time of survey.
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	No damage from human activity noted at the time of survey.
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	No	All trees are semi-mature.
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Yes	All trees displayed good vitality and health.
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are 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 Does not fail both attributes 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 Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved:					
Condition categories for hedgerows with 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 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2			
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved:		1			

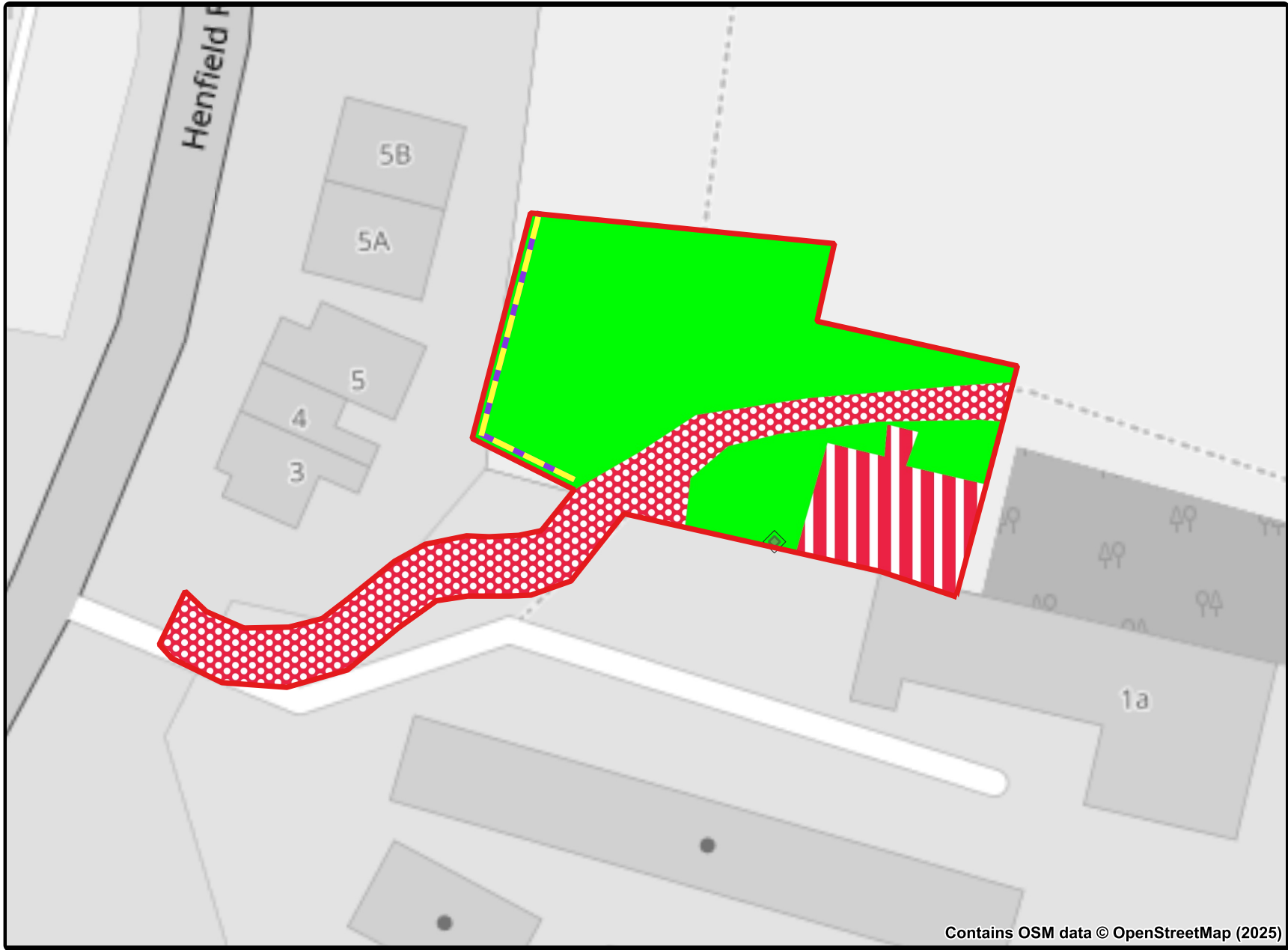
Appendix B – Target Condition Assessment for Proposed Habitats

Enhanced Modified Grassland = Good Condition

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.	Yes	Species per m2 is expected to be >6.
	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	The sward height is to be managed at a uniform length.
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	No scrub present at the time of survey or proposed.
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	No physical damage is expected.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground within the habitat area to be managed to keep within this range.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present at the time of the baseline survey thus none expected.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasive species noted at the time of the baseline survey thus none expected.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			6
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)	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)		

Proposed Species-rich Native Hedgerow = Moderate Condition

Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
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).	No	Hedgerow unlikely to attain 1.5m in height within the monitoring period.
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	Hedgerow width shall be maintained to >1.5m.
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	The gap between the ground and base canopy shall be <0.5m.
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	The hedgerow shall be continuous with no gaps.
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.	Yes	The hedgerow shall have an area of undisturbed ground on the northern side of >1m.
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.	No	Cover of indicator species cannot be guaranteed to below 20%.
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	No invasive species noted at the time of the baseline survey thus none expected.
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).	No	Due to being located adjacent to a car park, damage from human activity may occur.
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N/A	N/A
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N/A	N/A
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are 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 Does not fail both attributes 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 Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		1		
		Score achieved:	2		
Condition categories for hedgerows with 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 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		2		
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).		1		
		Score achieved:			



Legend

- Red Line Boundary
- Existing Medium Urban Tree
- Native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland



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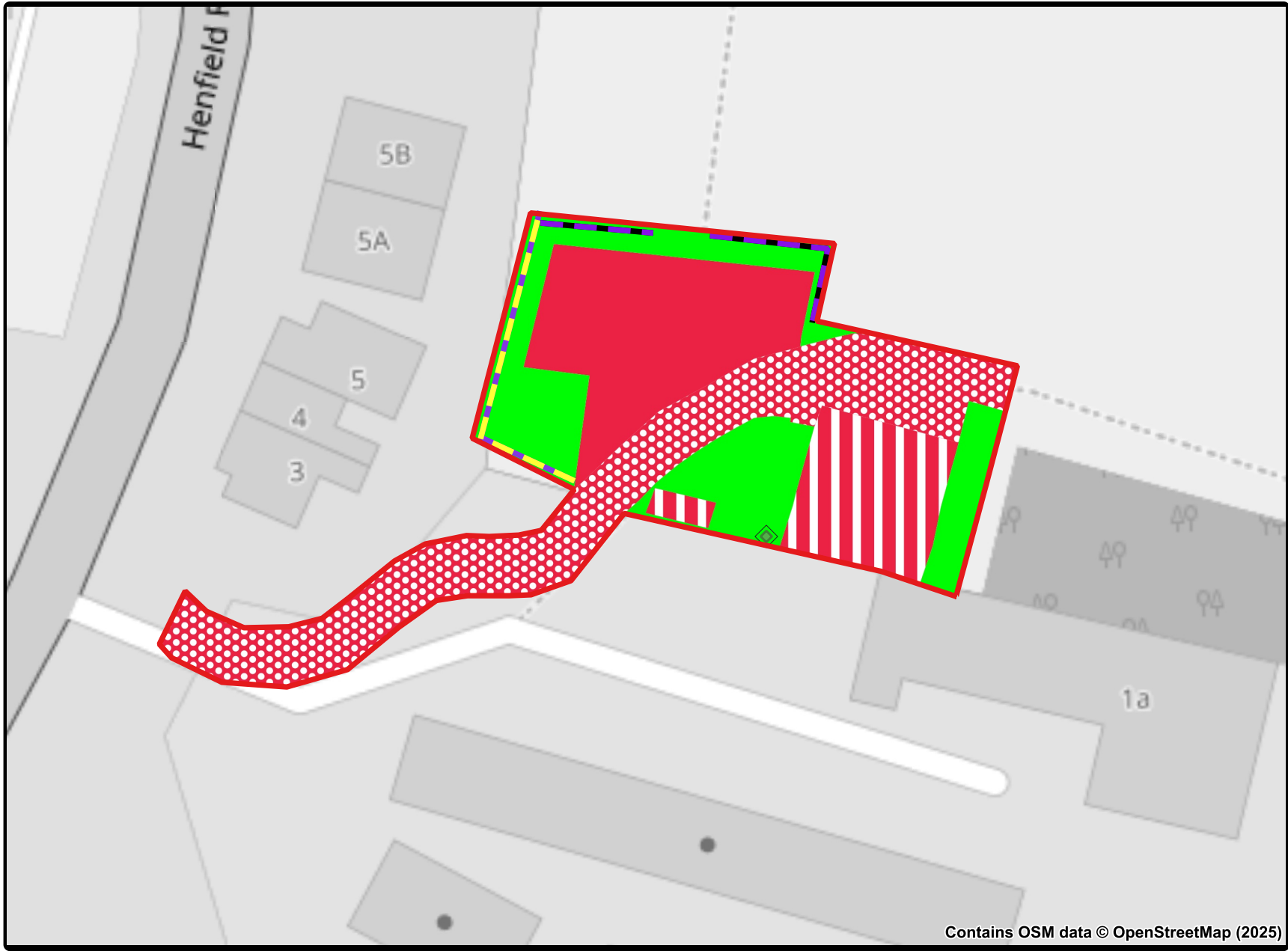
Hopegar Properties Ltd

Project Title & Location

LLD3774 Mackley Field,
Small Dole

Drawn by	Approved by	Rev	Date
WB	WM	00	04/03/26

Figure No. 01 - Baseline Habitat Plan



Legend

- Red Line Boundary
- Existing Medium Urban Tree
- Native hedgerow with trees
- Species-rich native hedgerow
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Bare ground



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WB	WM	00	04/03/26

Figure No. 02 - Proposed Habitat Plan