

FPCR | environment
& design



Biodiversity Net Gain Report

Client

Wain Estates (Land) Limited

Project

Shermanbury Road, Partridge Green

Date

July 2026

CONTENTS

1.0 NON-TECHNICAL SUMMARY 1

2.0 INTRODUCTION 2

3.0 LEGISLATION AND POLICY 3

4.0 METHODOLOGY 6

5.0 RESULTS 8

6.0 PROPOSALS 11

7.0 CONCLUSION 13

FIGURES

- Figure 1: Baseline Habitats Plan
- Figure 2: Baseline Habitat Condition and Distinctiveness Plan
- Figure 3: Proposed Habitats Plan
- Figure 4: Proposed Habitat Condition and Distinctiveness Plan
- Figure 5: Habitat Retention Plan

APPENDICES

- Appendix A: Statutory Metric Biodiversity Metric Calculation Tool
- Appendix B: Baseline Habitat Condition Assessments
- Appendix C: Proposed Habitats Condition Assessments

Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	HG / 06.07.2026	JNHW / 07.07.26

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
FPCR were commissioned by Wain Estates to undertake a Biodiversity Net Gain (BNG) assessment at Shermanbury Road, Partridge Green to provide a baseline biodiversity score for the Site and compare this to proposals. Site proposals are for up to 75 new homes with associated green infrastructure. This assessment has been informed by a survey of the habitats present onsite, including condition assessments, undertaken on 1 May 2026.
Baseline
The Site consisted mainly of grassland with the southern section comprising a residential garden, garage and office building, along with a gravel drive. The central area was divided into smaller areas of grassland and bare ground which were grazed rotationally grazed by horses. A barn, shed and field shelter were also present in this section. Areas of scrub were encroaching from the boundaries. The northern portion of the Site had been left unmanaged and as such large areas of dense and scattered scrub had established, forming a mosaic with the grassland. Lines of trees and hedgerows form field boundaries, a veteran tree is also present in the southern section of the Site. The wider area consists of a mix of arable and pastoral fields bound by treelines and hedgerows, with several expanses of woodland to the north-east. The land directly to the west of the Site has been granted outline planning permission for 120 residential dwellings.
Proposals
The proposals are for up to 75 new residential dwellings with associated infrastructure including public open space, a play area and hedgerow and scrub planting around the boundary. The area of grassland and scrub mosaic at the north of the Site will be retained and enhanced for its ecological value. Created habitats will include wildflower grassland, native scrub, attenuation basins and individual trees which will add biodiversity value to the Site.
Conclusion
The Site will result in a 2.85% gain in habitat units and a 94.43% gain in hedgerow units. The proposals fall short of national policy requirements to deliver a 10% gain due to an insufficient gain in habitat units. The proposals will therefore seek to deliver enough offsite units of scrub habitat in order to demonstrate the required BNG.

2.0 INTRODUCTION

- 2.1 The following Biodiversity Net Gain (BNG) Report has been prepared by FPCR Environment and Design Ltd on behalf of Wain Estates (Land) Ltd. to accompany an outline planning application for the redevelopment of Shermanbury Road, Partridge Green (Central OS Grid Ref: TQ 19844 19712) herein referred to as 'the Site'.
- 2.2 This report accompanies an Ecological Appraisal for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement. This report should therefore be read in conjunction with this accompanying Ecological Appraisal report (FPCR, 2026).

Report Scope and Objectives

- 2.3 This Biodiversity Net Gain Report is based on the CIEEM guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline UKHab Survey undertaken on the Site and to present the results of habitat condition assessment surveys following the Defra Statutory Biodiversity Metric Technical Guidance.
 - Provide an overview of the proposed habitats following completion of the scheme.
 - Present the results of the Statutory Biodiversity Metric assessment completed for the proposals.
 - Demonstrate the capacity for the proposals to demonstrate a net gain in biodiversity through the Statutory Biodiversity Metric.
 - Provide recommendations for the proposals to maximise their biodiversity potential.

¹ CIEEM (2021) *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

3.0 LEGISLATION AND POLICY

The Environment Act 2021

- 3.1 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.
- 3.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 3.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

- 3.4 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - Prioritising the enhancement of existing habitats; then
 - Creation of on-site habitats;
 - Allocation of registered off-site unit gains; then
 - Purchase of biodiversity credits
- 3.5 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out by CIEEM which is addressed in the accompanying Ecological Appraisal (FPCR, 2026) where relevant.

National Planning Policy Framework

- 3.6 The National Planning Policy Framework (NPPF) 2024 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

“187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

193. when determining planning applications, local planning authorities should apply the following principles: ...

193. d) 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.”

Local Policy

- 3.7 The Horsham District Planning Framework (2015) includes the following policies of relevance:

Policy 31: Green Infrastructure and Biodiversity

“1. Development will be supported where it can demonstrate that it maintains or enhances the existing green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

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

Mandatory Biodiversity Net Gain Minimum Reporting Requirements

- 3.8 The Government's BNG Planning Practice Guidance (PPG)² sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.
- 3.9 Additional detail and information appropriate to the application is provided within this report in order to assist Horsham District Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

² Defra (2025) Biodiversity Net Gain. Available at: <https://www.gov.uk/government/collections/biodiversity-net-gain>

Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation

Minimum Requirements in BNG PPG	Statement of Relevance to Site
<i>Confirmation that the Site is believed to be subject to the mandatory BNG condition.</i>	The Site does not meet any of the exemption criteria and so it is understood that the site will be subject to the mandatory BNG condition.
<i>The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).</i>	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.
<i>Where an earlier date is proposed, provide the reasons for proposing that date.</i>	The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 1 May 2026. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM).
<i>The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.</i>	The Statutory Biodiversity Metric, published in July 2025, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.
<i>A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).</i>	This statement confirms that FPCR and Wain Estates not aware of any habitat degradation on-site.
<i>A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)</i>	Irreplaceable habitat in the form of a veteran tree is present in the baseline. This has been inputted into the metric as an irreplaceable habitat.
<i>Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).</i>	Figure 1 shows the baseline habitats present on-site on the proposed relevant date (1 May 2026). This includes the minimum requirement to show an identified scale and north arrow.

4.0 METHODOLOGY

Baseline Habitat Assessment

- 4.1 A habitat survey was initially conducted on 19 January 2026 and updated on 1 May 2026. Survey methods broadly followed the UK Habitat Classification System³ (UKHab) to map habitats present on Site. This involved a systematic walk over of the Site to classify the broad habitat types which were broadly mapped in the field using a detailed topography map produced for the scheme using pens or pencils as appropriate.
- 4.2 Habitat condition assessment surveys were completed on the 1 May 2026, in accordance with the Statutory Biodiversity Metric Habitat Condition Assessment⁴ criteria. The summary results of the habitat condition assessment survey results are presented in this report, and details are provided in *Appendix B*.
- 4.3 Further details of the survey methodologies employed to assess the ecological baseline for the Site are provided in the accompanying Ecological Appraisal (FPCR, 2026).

Biodiversity Net Gain Calculation

- 4.4 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.
- 4.5 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.
- 4.6 On-Site post-development habitats were determined from the latest Landscape Strategy Plan by FPCR (13658-FPCR-ZZ-ZZ-DR-L-0007) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.
- 4.7 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.
- 4.8 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
 - temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.

³ Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: <https://ukhab.org/>

⁴ Defra (2025) Guidance – Statutory biodiversity metric tools and guides: Statutory biodiversity metric condition assessments. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

- spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.
- 4.9 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Impact Assessment.
- 4.10 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

5.0 RESULTS

Strategic Significance

- 5.1 The West Sussex Local Nature Recovery Strategy⁵ was published in June 2026. The West Sussex Local Habitats Map was consulted to inform this BNG assessment. There were no Areas of Particular Importance to Biodiversity nor any Areas that Could Become of Particular Importance mapped within the Site. As such the Site been assigned Low Strategic Significance for both the baseline and proposed habitats.

Biodiversity Units

Habitats

- 5.2 A summary description and conditions of the baseline habitats is provided in *Table 2* below and an illustration is provided in *Figure 1*.
- 5.3 Full survey results, baseline condition assessment scores and baseline unit scores are provided in *Appendices A and B*.

Table 2: Baseline Habitats Summary

Ref	Habitat	Distinctiveness	Condition	Description
G1 G2 G3	Other neutral grassland	Medium	Poor	A mosaic of grassland and scrub is present in the northern compartment of the Site. The grassland in this area was unmanaged and featured common bent <i>Agrostis capillaris</i> , common bird's foot trefoil <i>Lotus corniculatus</i> , red fescue <i>Festuca rubra</i> and meadow foxtail <i>Alopecurus pratensis</i> . This area scored poor condition due to bramble <i>Rubus fruticosus</i> and creeping thistle <i>Cirsium arvense</i> throughout the sward and because there were <10 species per square metre. Parcels G2 and G3 did scored poor condition as they did not meet the first criterion due to the lack of herbs in these parcels.
G4	Modified Grassland	Low	Poor	The small section of modified grassland was in poor condition as it did not contain more than the required six species per square metre to score moderate or good.
G5	Other Neutral Grassland	Medium	Moderate	The grassland that forms the garden of the residential property scored moderate condition as it has an informal character which match the UKHab definition. It did not achieve good condition due to there being <10 species per square metre.
S1	Mixed Scrub	Medium	Good	The section of mixed scrub in the northern section to the west of the public footpath scored good condition as there was a mix of woody species and there were clearings in the scrub, providing sheltered edges.
S2 S3 S6	Mixed Scrub	Medium	Moderate	The areas of dense scrub to the east of the footpath in the northern section and area along the western boundary in the central section of the Site were in moderate condition due to the impenetrable nature of these areas, meaning there were no clearings.

⁵ Sussex Nature Recovery Strategy. Accessed online at: <https://sussexnaturerecovery.org.uk/publications>

Ref	Habitat	Distinctiveness	Condition	Description
S4	Mixed Scrub	Medium	Poor	S4 at the southeastern extent of the Site was in poor condition as it lack a good age range of shrubs, a well-developed edge and clearings.
S5	Blackthorn Scrub	Medium	Moderate	The blackthorn scrub <i>Prunus spinosa</i> on the eastern boundary was in moderate condition as there was a well-developed edge between the scrub and grassland, but there were not any clearings.
-	Bramble Scrub	Medium	Poor	Two areas of bramble dominant scrub were present in the central portion of the Site. Bramble scrub automatically scores poor in the Statutory Metric.
-	Bracken	Low	N/A	The section of the Site along the northern boundary was dominated by bracken. This does not have a condition assessment in the Statutory Metric.
-	Ruderal/Ephe meral	Low	Poor	Three areas of tall ruderal vegetation, dominated by common nettle <i>Urtica dioica</i> were present. These were in poor condition due to the lack of other species which are beneficial to wildlife in these areas.
-	Introduced Shrub	Low	N/A	A small section on non-native shrubs were present in the garden.
-	Bare ground	Low	Poor	Two of the horse paddocks in the centre of the Site had been over grazed and poached by horses, resulting in rutted, bare ground. These scored poor condition due to the lack of any vegetation in these areas.
-	Artificial unvegetated, unsealed ground Developed land, sealed surface	V Low	N/A	The buildings, horse riding arena and gravel driveway have been included in the metric but only hold negligible value for biodiversity and as such score zero habitat units.
T1	Veteran Tree	Medium	Good	A pedunculate oak tree <i>Quercus robur</i> at the southern extent of the Site was assessed as having veteran features in Arboricultural Report. As such it has been input into the Statutory Metric as an irreplaceable habitat.
T2 T3 T4 T5 T6	Individual Trees	Medium	Good	Five very large pedunculate oak trees were present around the Site which were all in good condition due to being mature with a continuous canopy, having oversailing vegetation below and supporting features for variety of wildlife.

Hedgerows

- 5.4 The Site supports three hedgerows in the southern portion of the Site and two lines of trees in the northern section. There is a shallow, dry ditch associated with hedges H1 and H3.

Table 3: Baseline Hedgerow Summary

Ref	Hedgerow Type	Distinctiveness	Condition	Description
H1	Native hedgerow – associated with bank or ditch	Medium	Good	This hedgerow consisted predominantly of blackthorn and hawthorn <i>Crataegus monogyna</i> with some bramble also present. Good condition was assigned as the hedge was over 1.5 m tall and 1.5m wide and did not contain gaps. The hedgerow

Ref	Hedgerow Type	Distinctiveness	Condition	Description
				was also free from non-native species and damage caused by human activities.
H3	Native hedgerow – associated with bank or ditch	Medium	Moderate	This hedgerow also consisted mainly of hawthorn and blackthorn and was in moderate condition as there were gaps making up more than 10% of the total length of the hedge. There were also species indicative of nutrient enrichment around the base of the hedge and signs of damage from human activities.
H2	Non-native and ornamental hedgerow	V Low	Poor	A non-native hedge at the south of the Site formed the boundary with Shermanbury Road. As it consisted of non-native species including Layland cypress <i>Laylandii sp.</i> it was automatically assigned poor condition in the metric.
LT1	Line of Trees	Low	Good	TL 1 was present along the northern boundary of the Site, it consisted of pedunculate oak and hazel <i>Corylus avellana</i> trees. It was in good condition and passed all five condition criteria.
LT2	Line of Treed	Low	Moderate	LT2 was on the western boundary of the Site and consisted mainly of pedunculate oak, it scored moderate condition as there were gaps in the canopy.

6.0 PROPOSALS

- 6.1 Proposed habitats are shown on *Figure 3 and 4*, while proposed habitat retention, enhancement and creation is shown on *Figure 5*. The proposals are summarised below, with broad creation, enhancement and management methods outlined in Table 4, as subject to detailed design. Proposed habitat condition assessments are detailed in *Appendix C*.
- 6.2 At this outline design stage, planting plans and detailed habitat creation and ongoing management measures have not yet been fixed. Therefore, a number of assumptions regarding proposed habitat types and condition have been made during this assessment. Individual habitat type and condition targets are outlined within this section and have been informed by the Landscape Strategy Plan and ecological professional judgement.

Habitats

Habitat Retention

- 6.3 Habitats proposed for retention include:
- The mixed scrub and bracken in the northern section of the Site
 - Sections of the scrub along the western boundary of the central section
 - The majority of the individual trees, including the veteran tree, T1

Habitat Enhancement

- 6.4 The grassland G1 at the northern extent will be enhanced from poor to good condition by reducing the bramble and creeping thistles and increasing the number of native species per square metre. This will be accomplished by adding a species-rich grassland seed mix or herb-rich green hay to increase overall diversity.

Habitat Creation

- 6.5 Proposed habitat creation includes:
- Modified grassland along the access road and around the development area
 - Other neutral grassland around the SUDS basins and peripheries of the development area, in the central section of the Site
 - Mixed scrub planting along western and eastern boundaries of the central section to buffer retained vegetation from the development footprint
 - Two SUDS basins
 - Vegetated gardens will be included in the development footprint
 - Individual trees will be planted along the new access road, around the green space and the Site boundaries and throughout the grassland in the north of the Site

Table 4: Outline Habitat Creation and Enhancement Proposals

Landscape Plan Reference	Habitat	Description	Distinctiveness	Condition
G1 – Enhanced existing grassland	Other neutral grassland	G1 will be enhanced by removing species indicative of sub-optimal condition such as creeping thistle and managing the scrub in this area to prevent bramble scrub from dominating the grassland. The species diversity will be increased to >10 species per square metre through adding wildflower plugs, locally harvested seeds or herb rich green hay.	Medium	Poor to Good
Amenity grassland	Modified Grassland	These areas will mainly be for amenity value and will therefore target poor condition.	Low	Poor
Meadow mix Meadow mix for Wetlands	Other neutral grassland	Areas of grassland containing wildflowers and managed for their biodiversity value will be created around the peripheries of the Site. These areas will target moderate condition which will be achieved by using a seed mix that is appropriate for the soil type and managed to keep these areas free from scrub and invasive non-native species. The attenuation basin in the south of the Site will be planted with a meadow mix for wetlands. As this basin will only be seasonally wet, it is unlikely that it will support emergent and marginal vegetation and so has been included in the metric as other neutral grassland.	Medium	Moderate
Native woodland edge/scrub planting	Mixed scrub	Areas of native, woody planting will target moderate condition through the planting of at least five native woody species, with no one species dominating more than 50% of the area. Management will include rotational coppicing and pruning to ensure a diverse age range and keep the scrub free from invasive non-native species.	Medium	Moderate
Attenuation Feature	Sustainable drainage system	The attenuation feature at the south-eastern extent of the Site will be designed to feature a varied vegetation structure and include shallower areas of water that are seasonally wet to encourage emergent/marginal vegetation.	Low	Moderate
-	Vegetated garden	A 70:30 split of housing and vegetated garden has been assumed for the residential areas of the Site, in accordance with the Biodiversity Metric User Guide. As such the vegetated gardens have been included in the Metric as they will add some biodiversity value to the Site.	Low	N/A
Trees	Rural Trees	Individual trees have been included throughout the northern section of the Site. These will be small in size and will target moderate condition which will be accomplished through planting native species, and through planting trees with sufficient space to allow the tree to grow a continuous canopy.	Medium	Moderate
Trees	Urban Trees	Urban street trees will be planted by the roadsides and in greenspace area in the development area of the Site. As these will be in an urban setting and mainly for amenity value, they will target poor condition.	Medium	Poor

Hedgerows

Hedgerow Retention

6.6 Hedgerows to be retained include:

- Hedgerows H3 and lines of trees LT1 and LT2 will be retained in their entirety
- Hedgerows H1 and H2 will be partially retained, with sections removed to allow for access into the Site

Hedgerow Creation

6.7 Species-rich native hedgerows that will target moderate condition will be created along the boundary at the southwestern, southeastern and northeastern extents of the Site, to separate the development from the existing residential properties in the immediate area. These hedgerows will contain at least five native woody species per 30m stretch.

7.0 CONCLUSION

7.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. *Image 1* shows a summary of the headline results of the assessment completed for the proposals.

Image 1: Statutory Biodiversity Metric Headline Results

Image 11: Statutory Biodiversity Metric Hedging Results

On-site baseline	Area habitat units	36.75		
	Hedgerow units	1.54		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	37.79		
	Hedgerow units	3.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	1.05	2.85%	On-site net gain is less than target set ▲
	Hedgerow units	1.46	94.43%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area 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)	Area habitat units	1.05		
	Hedgerow units	1.46		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	1.05		
	Hedgerow units	1.46		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	2.85%		Total net gain achieved is less than target set ▲
	Hedgerow units	94.43%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

- 7.2 The Statutory Metric has demonstrated that the scheme will result in a gain of 2.85% habitat units and a gain of 94.43% in hedgerow units.

Habitat Trading Rules

- 7.3 The proposals fall short of meeting the required 10% net gain for habitat units and do not meet the trading rules of the metric, due to the loss of scrub which has not been replaced in the proposals. To meet the 10% net gain, another 2.63 units of medium distinctiveness scrub are required offsite in order to demonstrate a policy compliant BNG, see *Image 2*.

Image 2: Units required to meet 10% net gain

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	36.75	40.42	2.63	
Hedgerow units	10.00%	1.54	1.70	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Biodiversity Net Gain Hierarchy

- 7.4 The Biodiversity Net Gain hierarchy is provided within the Government's PPG and sets out guidance on how to prioritise habitat avoidance, retention and compensation for more valuable habitats. The BNG Hierarchy has influenced the Site design through the following measures:

- Habitat loss has for the most part been restricted to habitats which have lower ecological value, such as the grassland and bare ground in the centre of the Site, most of which was in poor condition.
- The mosaic of scrub and grassland at the north of the Site will be retained and enhanced. The lines of trees will be retained in their entirety and the vast majority of the hedgerows will be kept, with only small sections removed to allow for access.
- All apart from one individual tree will be retained and buffered in the Site proposals. This includes the veteran tree which is an irreplaceable habitat.

Compensation

- 7.5 Compensatory units will be delivered through one of the following options:
- Purchasing Units from a Local Habitat Bank: Units can be purchased from any habitat banks run within the local planning authority.
 - Purchasing Units from a Nearby Habitat Bank: Where units are not available in Horsham District Council, units will be purchased from a habitat bank in an adjacent Local Planning Authority Boundary/National Character Area.
 - Purchasing Units from a National Habitat Bank: Where local habitat bank cannot be found, units can be purchased from a habitat bank elsewhere in England. Proximity will be considered while sourcing units, with the closest available units preferred.
 - Purchasing Statutory Credits: Where units cannot be sought from a national habitat bank, statutory credits will be purchased. A sufficient number of units will be purchased to both meet the trading rules and to deliver the minimum 10% net gain requirement.

- 7.6 Units will only be purchased from Sites that are registered on Natural England's BNG Sites Register. Consequently, they will have been secured under a minimum 30-year legal agreement with habitat enhancements to be delivered through an agreed habitat management and monitoring plan (HMMP).
- 7.7 The delivery of off-site habitat units will be secured through the mandatory Biodiversity Net Gain condition imposed by the Environment Act, 2021. Details of the off-site provision will be supplied as part of a Biodiversity Gain Plan which is to be submitted following receipt of planning permission in accordance with the Environment Act 2021 requirements.

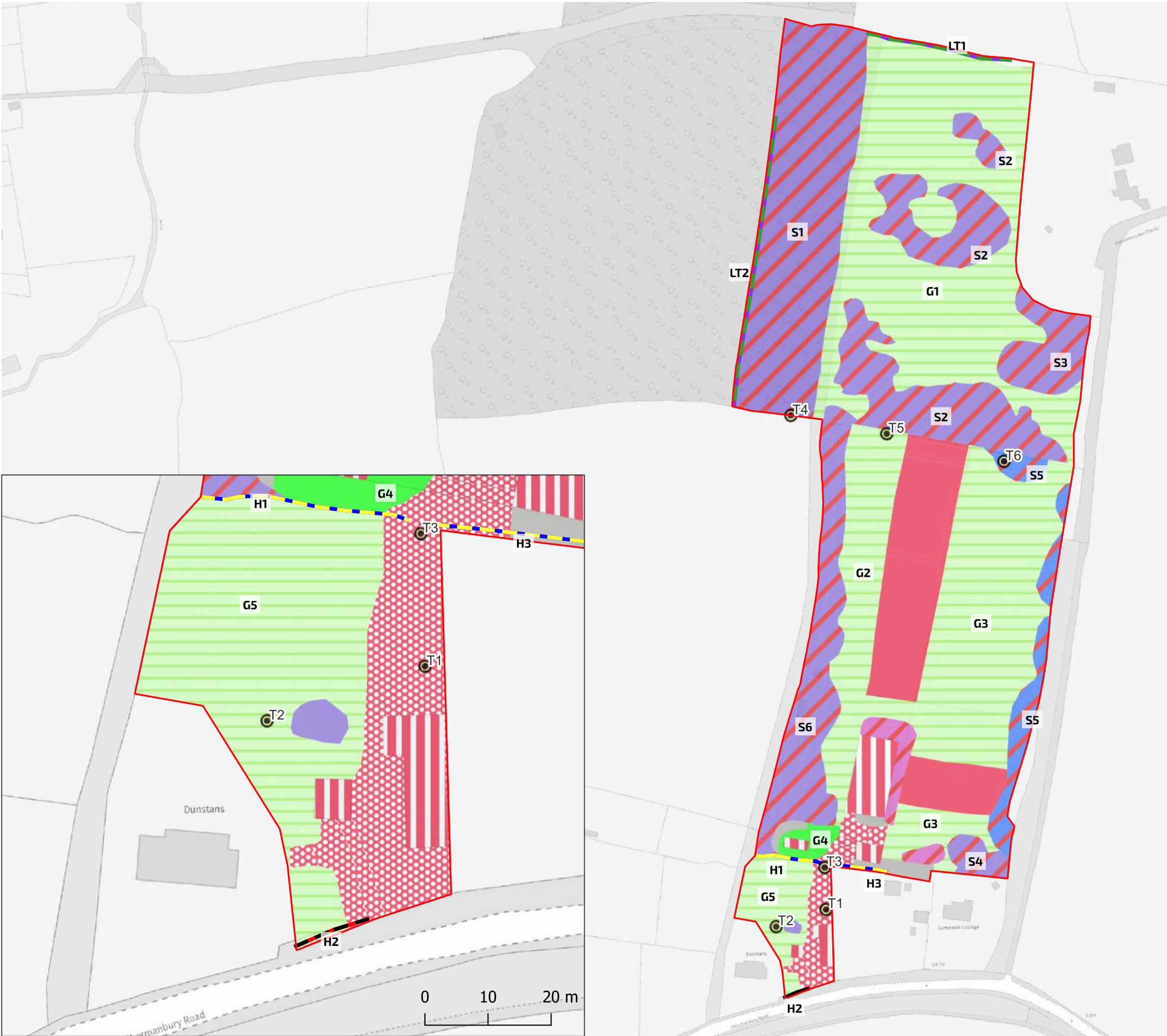
Securing BNG

- 7.8 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available. Any updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.
- 7.9 Further details on habitat creation, enhancement and management can be provided at the detailed design stage of the proposals, where ecologists will input directly into landscape planting. A Habitat Management and Monitoring Plan will also be provided as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. This HMMP will provide detail on how creation, retained and enhanced habitats across the Site that are significantly contributing to the Site's BNG will be managed for a minimum of 30 years.
- 7.10 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.

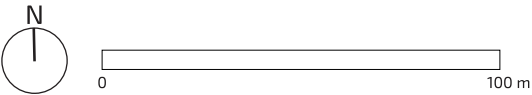
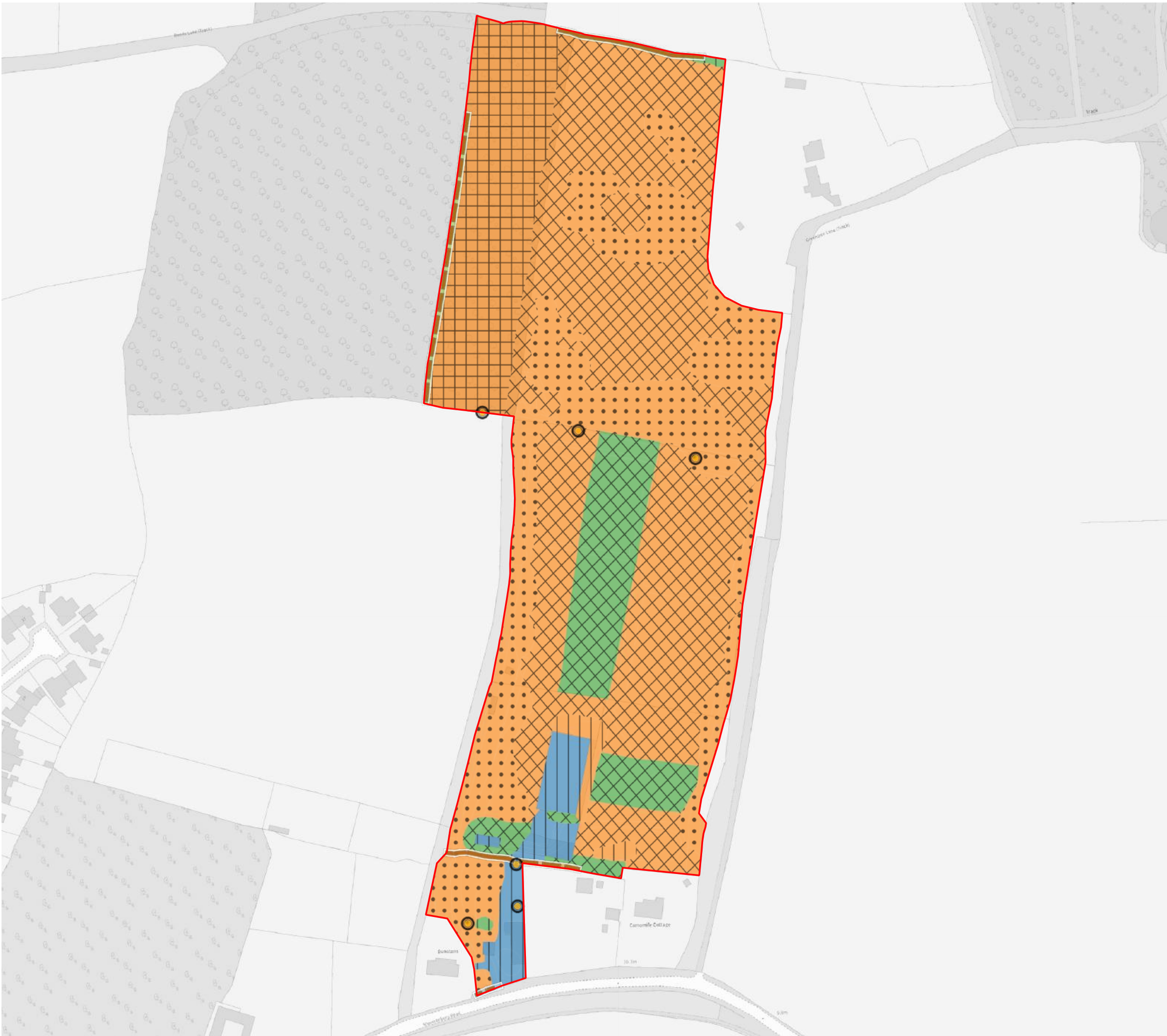
FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.

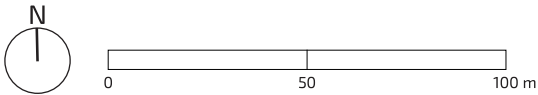
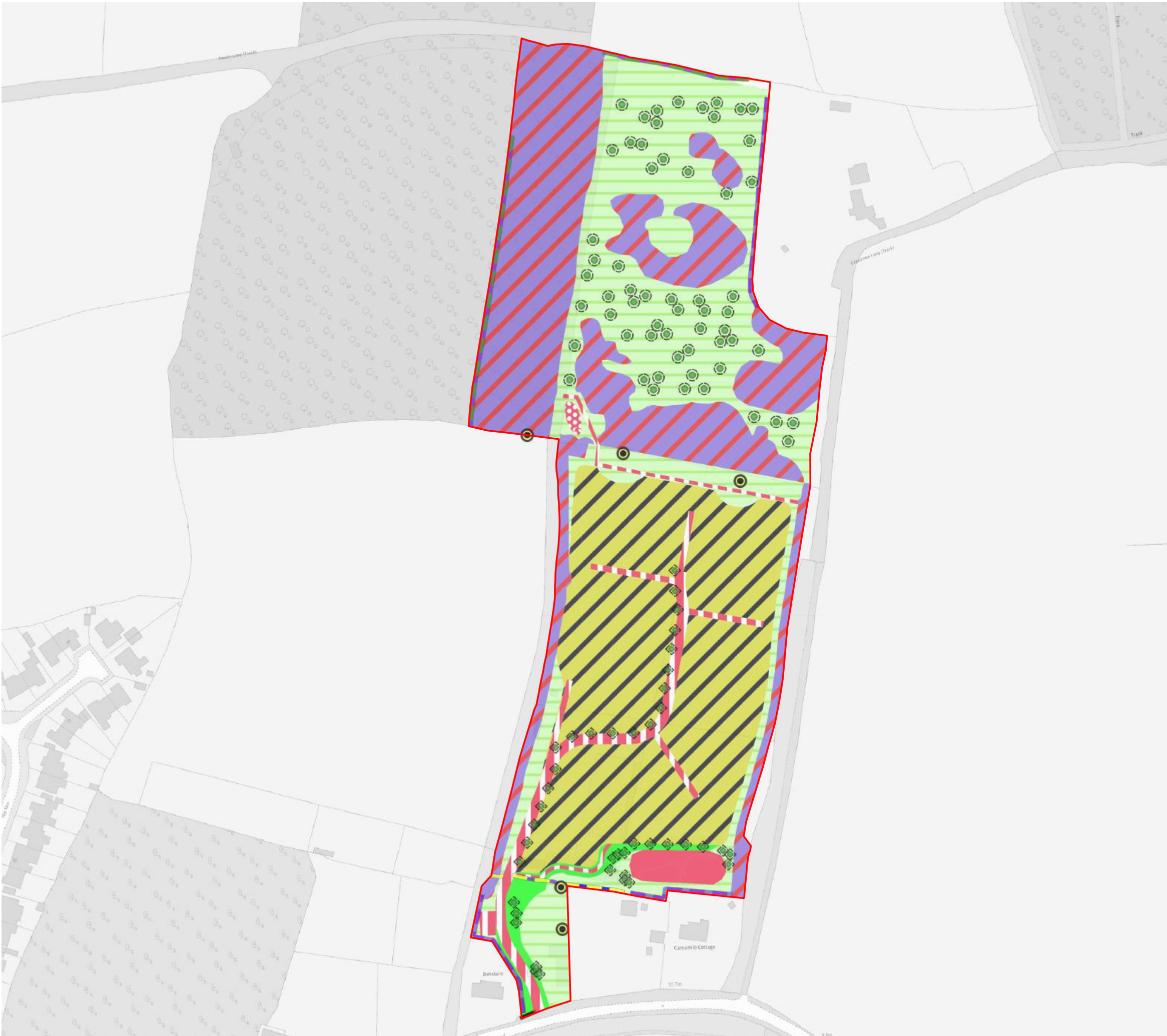


date	07/07/26	drwn/chkd	LM
client	Wain Estates		
project	Shermanbury Road, Partridge Green		
title	BASELINE HABITAT PLAN	scale	1:1,900 @ A3
number	FIGURE 1	rev	-



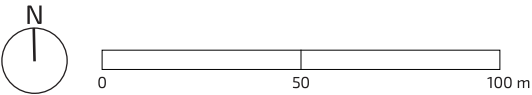
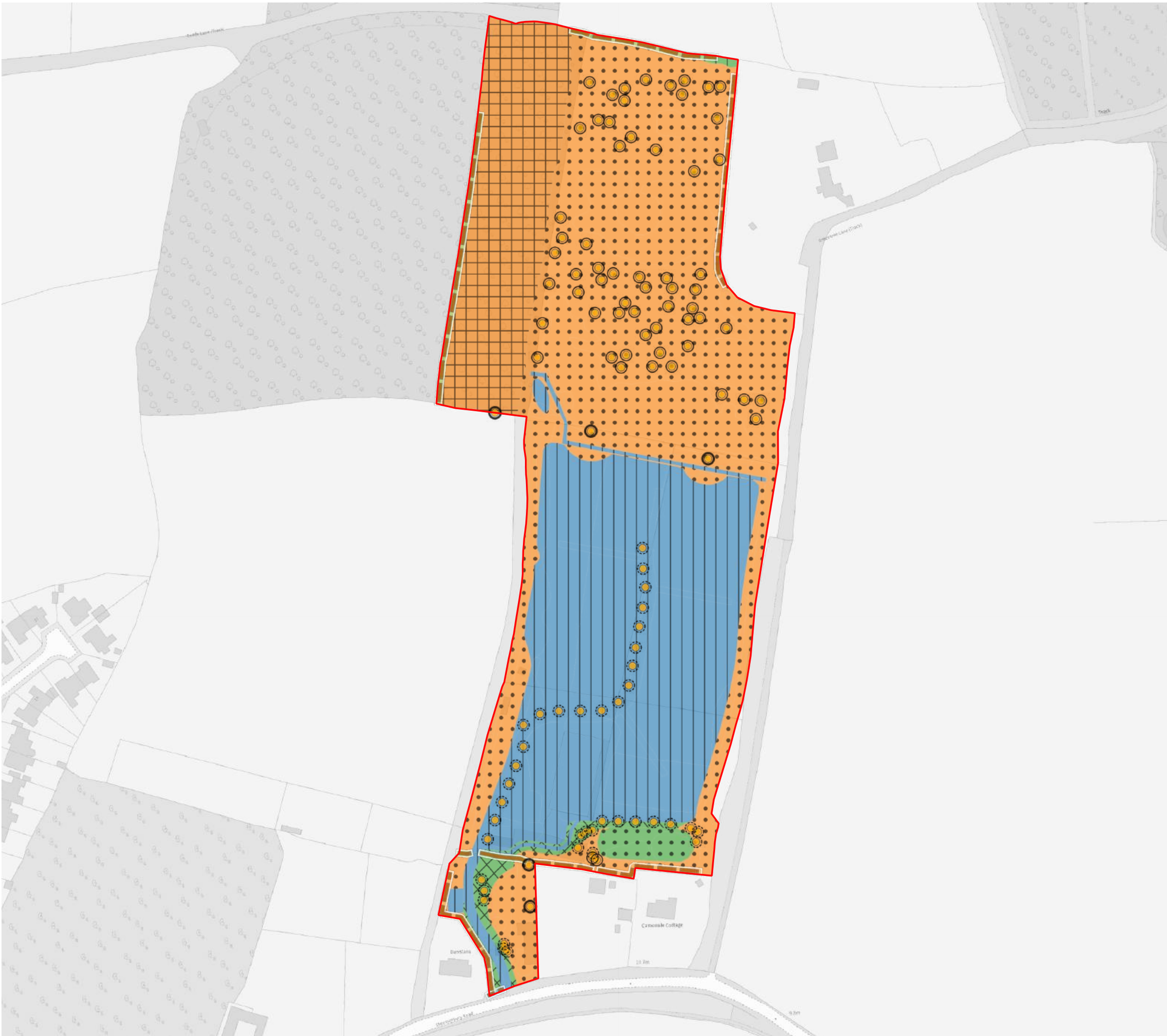
- Redline Boundary
- Baseline Habitat Condition
 - Good
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A
- Baseline Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Hedgerow Condition
 - Good
 - Moderate
 - Poor
- Baseline Hedgerow Distinctiveness
 - Medium
 - Low
 - V.Low
- Baseline Individual Tree Condition
 - Good
- Baseline Individual Tree Distinctiveness
 - Medium

date	07/07/26	drwn/chkd	LM
client	Wain Estates		
project	Shermanbury Road, Partridge Green		
title	BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN	scale	1:1,900 @ A3
number	FIGURE 2	rev	-



- Redline Boundary
- Proposed Habitats**
 - Artificial unvegetated, unsealed surface
 - Bracken
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Sustainable drainage system
 - Residential
- Proposed Hedgerows**
 - Non-native and ornamental hedgerow
 - Line of trees
 - Native hedgerow
 - Native hedgerow - associated with bank or ditch
 - Species-rich native hedgerow
- Proposed Individual Trees**
 - Proposed small urban tree
 - Proposed small rural tree
 - Retained very large rural tree

date	07/07/26	drwn/chkd	LM
client	Wain Estates		
project	Shermanbury Road, Partridge Green		
title	PROPOSED HABITAT PLAN	scale	1:1,900 @ A3
number	FIGURE 3	rev	-



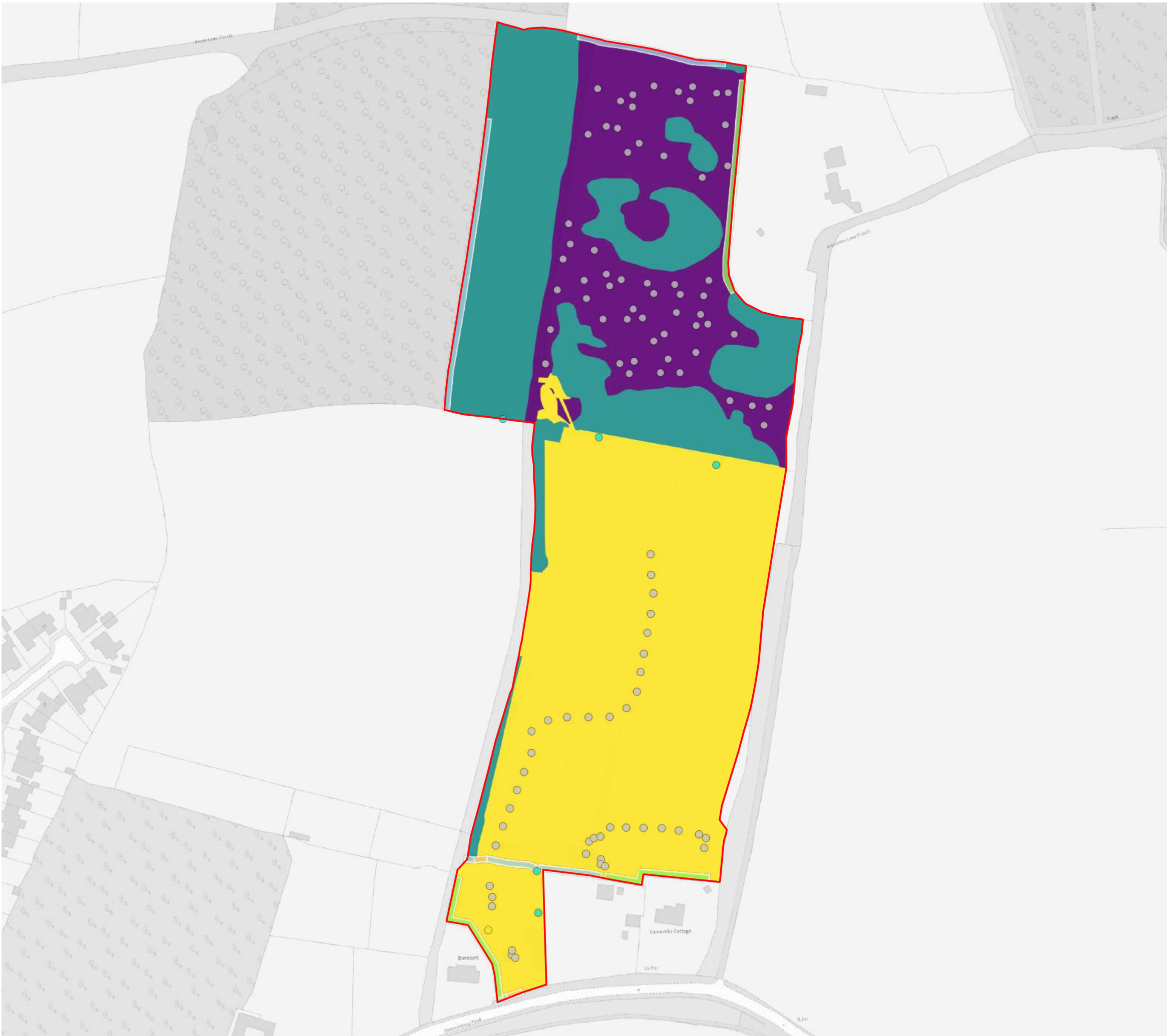
- Redline Boundary
- Proposed Habitat Condition
 - Good
 - Moderate
 - Poor
 - Condition Assessment N/A
- Proposed Habitat Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Hedgerow Condition
 - Good
 - Moderate
 - Poor
- Proposed Hedgerow Distinctiveness
 - Medium
 - Low
 - V.Low
- Proposed Individual Tree Condition
 - Poor
 - Moderate
 - Good
- Proposed Individual Tree Distinctiveness
 - Medium

date 08/07/26 drwn/chkd HG

client
Wain Estates
project
**Shermanbury Road,
Partridge Green**

title **PROPOSED HABITAT CONDITION
AND DISTINCTIVENESS PLAN** scale 1:1,900 @ A3
number rev

FIGURE 4



N

0

50

100 m

Redline Boundary

Habitats

Enhanced

Retained

Lost

Hedgerows

Created

Retained

Lost

Individual Trees

Created

Retained

Proposed Lost

date	07/07/26	drwn/chkd	HG
client	Wain Estates		
project	Shermanbury Road, Partridge Green		
title	HABITAT RETENTION PLAN	scale	1:1,900 @ A3
number	FIGURE 5	rev	-

APPENDIX B: BASELINE HABITAT CONDITION ASSESSMENTS

Grassland (Low Distinctiveness)		
Criteria		Grassland Ref.
		G4
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). This criterion is essential for achieving Moderate or Good condition.	Fail
B	Sward height is varied (at least 20% is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Pass
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).	Pass
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 cause by high levels of access, or any other damaging management activities.	Pass
E	Cover of bare ground is between 1-10% including localised areas. For example, a concentration of rabbit warrens, or small scattered areas of bare ground allowing establishment of new species.	Pass
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
G	There is an absence of invasive non-native species as listed on Schedule 9 of Wildlife and Countryside Act 1981 (as amended).	Pass
Essential criterion achieved?		No
Number of criteria passed		6
Condition Good – Passes 6 or 7 criteria including criterion A Moderate (Mod)– Passes 4 or 5 criteria including criterion A Poor – Passes 3 or fewer criteria OR passes 4-6 criteria excluding criterion A		Poor
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>		

Grassland (Medium, High and Very High Distinctiveness)					
Lowland calcareous grassland, Lowland dry acid grassland, Lowland meadows, Other lowland acid grassland, Other neutral grassland, Tall herb communities (H6430), Upland acid grassland, Upland calcareous grassland, Upland hay meadow, Calaminarian grassland					
Criteria		Grassland Ref.			
		G1	G2	G3	G5
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species relevant to the specific habitat type and relative to Footnote 1 suboptimal species which may be listed in the UKHab description (professional judgement should be used). This criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass	Fail	Fail	Pass
B	Sward height is varied (at least 20% is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass	Fail	Pass	Fail
C	Cover of bare ground is between 1-5% including localised areas. For example, a concentration of rabbit warrens, or small scattered areas of bare ground allowing establishment of new species.	Fail	Pass	Pass	Pass
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%.	Fail	Pass	Pass	Pass
E	Combined cover of species indicative of suboptimal condition (Footnote 1) and physical damage (e.g. excess poaching, damage from machinery 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 species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Fail	Pass	Pass	Pass
Additional criterion 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 listed in Footnote 1 and WCA Schedule 9 non-native species cannot contribute towards this count). This criterion is essential for achieving Good condition for non-acid grassland types only.	Fail	Fail	Fail	Fail
Essential criterion A achieved?		Yes	No	No	Yes
Essential criterion F achieved?		No	No	No	No
Number of criteria passed		2	3	4	4
Condition Good – Passes 5-6 criteria including criterion A and F Moderate (Mod)– Passes 3-5 criteria including criterion A Poor – Passes 2 or fewer criteria OR passes 3-4 criteria excluding criterion A and F		Poor	Poor	Poor	Moderate
Footnote 1 – Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region or site.					

Scrub							
Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Dunes with sea buckthorn (H2160), Willow scrub							
Criteria		Scrub Ref.					
		S1	S2	S3	S4	S5	S6
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). At least 80% of scrub is native. There are at least three native woody species as defined and listed in the Hedgerow Survey Handbook (Defra 2007). No single species comprises more than 75% of the cover, except hazel <i>Coryllus 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.	Pass	Pass	Pass	Pass	Fail	Pass
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Pass	Pass	Pass	Pass	Pass	Pass
C	There is an absence of invasive non-native species (as listed under Schedule 9 of WCA) and species indicative of suboptimal condition (Footnote 1) make up less than 5% of ground cover.	Pass	Pass	Pass	Pass	Pass	Pass
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.	Pass	Pass	Pass	Fail	Pass	Pass
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Pass	Fail	Fail	Fail	Fail	Fail
Number of criteria passed		5	4	4	3	3	4
Condition Good – Passes 5 criteria Moderate (Mod)– Passes 3-4 criteria Poor – Passes 2 or fewer criteria		Good	Mod	Mod	Mod	Mod	Mod
Footnote 1 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> , and hybrid bluebell <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and/or site.							

Hedgerows Native hedgerow, Native hedgerow associated with bank or ditch, Native hedgerow with trees, Native hedgerow with trees associated with bank or ditch, Species-rich native hedgerow, Species-rich native hedgerow associated with bank or ditch, Species-rich hedgerow with trees, Species-rich native hedgerow with trees associated with bank or ditch			
Criteria		Hedgerow Ref.	
		H1	H3
A1	>1.5m average height along length, estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerows, 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 4 years. A newly planted hedgerow does not pass unless it is >1.5m in height.	Pass	Pass
A2	>1.5 average width along length, estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths e.g. blackthorn <i>Prunus spinosa</i> suckers are only included in the width estimate when they are >0.5m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass for up to a max. of 4 years.	Pass	Pass
B1	Gap between ground and base of canopy <0.5m for >90% of length. Certain exceptions are acceptable – Page 65 of the Hedgerow Survey Handbook (Defra 2007).	Pass	Pass
B2	Gaps make up <10% of total length and no canopy gaps >5m. Access points and gates contribute to the overall gappiness but are not subject to the >5m criterion.	Pass	Fail
C1	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow and is present on at least one side of the hedgerow.	Pass	Pass
C2	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. Indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp.	Fail	Fail
D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species, including those listed on Schedule 9 of the WCA, and recently introduced species (naturalised in the UK since AD1500 – BSBI online atlas).	Pass	Pass
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities, such as pollution, piles of manure or rubble, or inappropriate management practices e.g. excessive hedgerow cutting.	Pass	Fail
Additional criteria for hedgerows with trees only			
E1	There is more than one age-class of tree present and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow.	N/A	N/A
E2	At least 95% of hedgerow trees 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, wild animals, pests, disease, or human activity.	N/A	N/A
Number of criteria failed		1	3
Condition		Good	Moderate
Without trees: Good – No more than two failures in total AND no more than 1 failure in any functional group. Moderate – No more than 4 failures in total (5 with trees) AND does not fail both attributes in more than one functional group. Poor – Fails a total of more than 4 attributes (5 with trees) OR fails both attributes in more than one functional group.			

Line of Trees (Rural locations only)			
Line of trees, Line of trees associated with bank or ditch, Ecologically valuable line of trees, Ecologically valuable line of trees associated with a bank or ditch			
Criteria		Line of Trees Ref.	
		LT1	LT2
A	At least 70% of trees are native species.	Pass	Pass
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Pass	Fail
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.	Pass	Pass
D	There is an undisturbed naturally vegetated strip of at least 6m on both sides to protect the line of trees from farming and other human activities, excluding grazing.	Pass	Pass
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, wild animals, pests, diseases, or human activity.	Pass	Pass
Number of criteria passed		5	4
Condition Good – Passes 5 criteria Moderate (Mod)– Passes 3-4 criteria Poor – Passes 2 or fewer criteria		Good	Moderate

Individual Trees Individual urban trees, Individual rural trees Trees over 7.5cm in diameter at breast height (DBH) whose canopies are not touching. In urban settings, this includes groups or stands of trees within and around the perimeter of urban land (that don't match woodland descriptions), including along urban streets, highways, railways, canals, and former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously.							
Criteria		Tree Ref.					
		T1	T2	T3	T4	T5	T6
A	The tree is a native species (or at least 70% within the block in urban settings).	Pass	Pass	Pass	Pass	Pass	Pass
B	Individual trees automatically pass this criterion. Trees in groups/stands - the tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Pass	Pass	Pass	Pass	Pass	Pass
C	The tree is mature (or more than 50% within the block are mature).	Pass	Pass	Pass	Pass	Pass	Pass
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.	Pass	Pass	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present, such as deadwood, cavities, ivy or loose bark.	Pass	Pass	Pass	Pass	Pass	Pass
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Pass	Pass	Pass	Pass	Pass	Pass
Number of criteria passed		6	6	6	6	6	6
Condition Good – Passes 5-6 criteria Moderate (Mod)– Passes 3-4 criteria Poor – Passes 2 or fewer criteria		Good	Good	Good	Good	Good	Good

Urban Ruderal/ephemeral (sparsely vegetated land), Tall forbs (sparsely vegetated land), Allotments, Biodiverse green roof, Bioswale, Cemeteries and churchyards, Façade-bound green wall, Ground based green wall, Intensive green roof, Open mosaic habitats on previously developed land, Rain garden, SuDS, Vacant or derelict land, Bare ground			
Criteria		Urban Ref.	
		Ruderal/Ephemeral	Bare Ground
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail	Fail
B	The habitat parcel contains different plant species that are beneficial for wildlife, e.g. flowering species providing nectar sources for a range of invertebrates at different times of year.	Fail	Fail
C	Invasive non-native plant species (Schedule 9 of WCA) and other which are to the detriment of native wildlife (using professional judgement) cover <5% of total vegetated area. This criterion must be satisfied by a complete absence of invasive non-native species to achieve Good condition.	Pass	Pass
Additional criterion for open mosaic habitat on previously developed land only:			
D	There is spatial variation and forms a mosaic of bare substrate PLUS at least 4 early successional communities: annuals; mosses/liverworts; lichens; ruderals; inundation species; open grassland; flower-rich grassland; heathland; pools.	N/A	N/A
Additional criteria for bioswales and SuDS only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife (professional judgement).	N/A	N/A
E2	The vegetation is comprised of plant species suited for wetland or riparian situations.	N/A	N/A
Additional criterion for intensive green roofs only			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation, including water features.	N/A	N/A
Additional criterion for biodiverse green roofs only:			
G	The roof has a varied depth of 80-150mm; at least 50% is at 150mm and is planted and seeded/pre-prepared with wildflowers and sedums. To achieve Good condition, some additional habitats should be present, such as sand piles, stones, logs, etc.	N/A	N/A
Number of criteria passed		1	1
Condition Good – Passes all 3 criteria AND meets requirements for criterion C Good condition (AND passes additional criterion relevant to habitat type). Moderate (Mod)– Passes 2 criteria (AND criterion for habitat type) OR passes 3 but does not meet requirements for criterion C Good condition. Poor – Passes 0-1 criteria (or 2 or fewer for Bioswales and SuDs).		Poor	Poor

APPENDIX C: TARGET HABITAT CONDITIONS

Grassland (Low Distinctiveness)		
Criteria		Grassland Ref.
		Amenity/Modified Grassland
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). This criterion is essential for achieving Moderate or Good condition.	Fail
B	Sward height is varied (at least 20% is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail
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).	Pass
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 cause by high levels of access, or any other damaging management activities.	Pass
E	Cover of bare ground is between 1-10% including localised areas. For example, a concentration of rabbit warrens, or small scattered areas of bare ground allowing establishment of new species.	Pass
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
G	There is an absence of invasive non-native species as listed on Schedule 9 of Wildlife and Countryside Act 1981 (as amended).	Pass
Essential criterion achieved?		No
Number of criteria passed		5
Condition Good – Passes 6 or 7 criteria including criterion A Moderate (Mod)– Passes 4 or 5 criteria including criterion A Poor – Passes 3 or fewer criteria OR passes 4-6 criteria excluding criterion A		Poor
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>		

Grassland (Medium, High and Very High Distinctiveness)			
Lowland calcareous grassland, Lowland dry acid grassland, Lowland meadows, Other lowland acid grassland, Other neutral grassland, Tall herb communities (H6430), Upland acid grassland, Upland calcareous grassland, Upland hay meadow, Calaminarian grassland			
Criteria		Grassland Ref.	
		G1	Meadow Mix/Other Neutral Grassland
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species relevant to the specific habitat type and relative to Footnote 1 suboptimal species which may be listed in the UKHab description (professional judgement should be used). This criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass	Pass
B	Sward height is varied (at least 20% is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass	Pass
C	Cover of bare ground is between 1-5% including localised areas. For example, a concentration of rabbit warrens, or small scattered areas of bare ground allowing establishment of new species.	Fail	Fail
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%.	Pass	Pass
E	Combined cover of species indicative of suboptimal condition (Footnote 1) and physical damage (e.g. excess poaching, damage from machinery 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 species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Pass	Pass
Additional criterion 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 listed in Footnote 1 and WCA Schedule 9 non-native species cannot contribute towards this count). This criterion is essential for achieving Good condition for non-acid grassland types only.	Pass	Fail
Essential criterion achieved?		Yes	No
Number of criteria passed		5	4
Condition Good – Passes 5-6 criteria including criterion A and F Moderate (Mod)– Passes 3-5 criteria including criterion A Poor – Passes 2 or fewer criteria OR passes 3-4 criteria excluding criterion A and F		Good	Moderate
Footnote 1 – Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region or site.			

Scrub Blackthorn scrub, Gorse scrub, Hawthorn scrub, Hazel scrub, Mixed scrub, Dunes with sea buckthorn (H2160), Willow scrub		
Criteria		Scrub Ref.
		Native Scrub Planting/Mixed Scrub
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). At least 80% of scrub is native. There are at least three native woody species as defined and listed in the Hedgerow Survey Handbook (Defra 2007). No single species comprises more than 75% of the cover, except hazel <i>Coryllus 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.	Pass
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail
C	There is an absence of invasive non-native species (as listed under Schedule 9 of WCA) and species indicative of suboptimal condition (Footnote 1) make up less than 5% of ground cover.	Pass
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or forbs present between the scrub and adjacent habitat.	Pass
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail
Number of criteria passed		3
Condition Good – Passes 5 criteria Moderate (Mod)– Passes 3–4 criteria Poor – Passes 2 or fewer criteria		Moderate
Footnote 1 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alnus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleia</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> , and hybrid bluebell <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and/or site.		

Hedgerows		
Native hedgerow, Native hedgerow associated with bank or ditch, Native hedgerow with trees, Native hedgerow with trees associated with bank or ditch, Species-rich native hedgerow, Species-rich native hedgerow associated with bank or ditch, Species-rich hedgerow with trees, Species-rich native hedgerow with trees associated with bank or ditch		
Criteria		Hedgerow Ref.
		Species-rich Native Hedgerows
A1	>1.5m average height along length, estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerows, 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 4 years. A newly planted hedgerow does not pass unless it is >1.5m in height.	Pass
A2	>1.5 average width along length, estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths e.g. blackthorn <i>Prunus spinosa</i> suckers are only included in the width estimate when they are >0.5m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass for up to a max. of 4 years.	Fail
B1	Gap between ground and base of canopy <0.5m for >90% of length. Certain exceptions are acceptable – Page 65 of the Hedgerow Survey Handbook (Defra 2007).	Pass
B2	Gaps make up <10% of total length and no canopy gaps >5m. Access points and gates contribute to the overall gappiness but are not subject to the >5m criterion.	Pass
C1	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow and is present on at least one side of the hedgerow.	Fail
C2	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. Indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp.	Pass
D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species, including those listed on Schedule 9 of the WCA, and recently introduced species (naturalised in the UK since AD1500 – BSBI online atlas).	Pass
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities, such as pollution, piles of manure or rubble, or inappropriate management practices e.g. excessive hedgerow cutting.	Fail
Additional criteria for hedgerows with trees only		
E1	There is more than one age-class of tree present and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow.	N/A
E2	At least 95% of hedgerow trees 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, wild animals, pests, disease, or human activity.	N/A
Number of criteria failed		3
Condition		Moderate
Without trees: Good – No more than two failures in total AND no more than 1 failure in any functional group. Moderate – No more than 4 failures in total (5 with trees) AND does not fail both attributes in more than one functional group. Poor – Fails a total of more than 4 attributes (5 with trees) OR fails both attributes in more than one functional group.		

Individual Trees Individual urban trees, Individual rural trees Trees over 7.5cm in diameter at breast height (DBH) whose canopies are not touching. In urban settings, this includes groups or stands of trees within and around the perimeter of urban land (that don't match woodland descriptions), including along urban streets, highways, railways, canals, and former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously.			
Criteria		Tree Ref.	
		Rural Trees – in northern section	Urban Trees – in development area
A	The tree is a native species (or at least 70% within the block in urban settings).	Pass	Pass
B	Individual trees automatically pass this criterion. Trees in groups/stands - the tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Pass	Pass
C	The tree is mature (or more than 50% within the block are mature).	Fail	Fail
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.	Pass	Fail
E	Natural ecological niches for vertebrates and invertebrates are present, such as deadwood, cavities, ivy or loose bark.	Fail	Fail
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Pass	Fail
Number of criteria passed		4	2
Condition Good – Passes 5-6 criteria Moderate (Mod) – Passes 3-4 criteria Poor – Passes 2 or fewer criteria		Moderate	Poor

Urban		
Ruderal/ephemeral (sparsely vegetated land), Tall forbs (sparsely vegetated land), Allotments, Biodiverse green roof, Bioswale, Cemeteries and churchyards, Façade-bound green wall, Ground based green wall, Intensive green roof, Open mosaic habitats on previously developed land, Rain garden, SuDS, Vacant or derelict land, Bare ground		
Criteria		Urban Ref.
		Attenuation Basin
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Pass
B	The habitat parcel contains different plant species that are beneficial for wildlife, e.g. flowering species providing nectar sources for a range of invertebrates at different times of year.	Fail
C	Invasive non-native plant species (Schedule 9 of WCA) and other which are to the detriment of native wildlife (using professional judgement) cover <5% of total vegetated area. This criterion must be satisfied by a complete absence of invasive non-native species to achieve Good condition.	Pass
Additional criterion for open mosaic habitat on previously developed land only:		
D	There is spatial variation and forms a mosaic of bare substrate PLUS at least 4 early successional communities: annuals; mosses/liverworts; lichens; ruderals; inundation species; open grassland; flower-rich grassland; heathland; pools.	N/A
Additional criteria for bioswales and SuDS only:		
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife (professional judgement).	Pass
E2	The vegetation is comprised of plant species suited for wetland or riparian situations.	Pass
Additional criterion for intensive green roofs only		
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation, including water features.	N/A
Additional criterion for biodiverse green roofs only:		
G	The roof has a varied depth of 80-150mm; at least 50% is at 150mm and is planted and seeded/pre-prepared with wildflowers and sedums. To achieve Good condition, some additional habitats should be present, such as sand piles, stones, logs, etc.	N/A
Number of criteria passed		4
Condition		Moderate
Good – Passes all 3 criteria AND meets requirements for criterion C Good condition (AND passes additional criterion relevant to habitat type). Moderate (Mod)– Passes 2 criteria (AND criterion for habitat type) OR passes 3 but does not meet requirements for criterion C Good condition. Poor – Passes 0-1 criteria (or 2 or fewer for Bioswales and SuDs).		