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Biodiversity Impact Calculation

Ansty Garden Community, Haywards Heath

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Report Summary

1. The Ecology Co-operation was commissioned by Fairfax Ltd to undertake a Biodiversity Impact Calculation of a proposal to create a new residential community with up to 1,450 new houses, residential care, a primary and SEND school, a sports centre and a community centre on Ansty Garden Community using the Biodiversity Metric 4.0, to quantify net change in biodiversity.

2. It is estimated that the proposed development scheme at this site will result in the loss of:

- 3.99ha of c1d non-cereal crops;
- 44.05ha of c1c cereal crops;
- 3.19ha of c1a5 arable field margins tussocky;
- 1.44ha of c1a6 arable field margins pollen and nectar;
- 8.49ha of g4 modified grassland
- 7.47ha of g3c other neutral grassland
- 1.16ha of u1b developed land; sealed surface;
- 0.63ha of w1f lowland mixed deciduous woodland;
- 1.03ha of w1g other woodland; broadleaved;
- 0.39ha of w2c other coniferous woodland;
- 0.34km of h2a6 native hedgerow
- 1.01km of h2a5 (11) species-rich native hedgerow with trees
- 0.34km of h2a5 species-rich hedgerow
- 0.03km of r2b other rivers and streams - undergoing major encroachment both for the watercourse and riparian zones
- 0.021km of r2b other rivers and streams - undergoing major encroachment both for the watercourse and riparian zones

3. It is estimated that the proposed development scheme at this site will retain:

- 0.49ha of g3c other neutral grassland - good condition;
- 0.13ha of r1 (41) ponds (non-priority habitat) - moderate and good conditions;
- 8.73ha of w1f lowland mixed deciduous woodland - good condition;
- 1.37ha of w1f lowland mixed deciduous woodland - moderate condition;
- 0.51ha of w1g other woodland; broadleaved - moderate condition;
- 0.266ha of rural trees - good condition.
- 0.65km of h2a6 native hedgerow - good condition;
- 3.7km of h2a (11) species-rich native hedgerow with trees - good condition;
- 0.28km of h2a5 (11) species-rich native hedgerow with trees - moderate condition;



- 0.09km of h2a5 species-rich native hedgerow - moderate condition;
- 0.5km of h2a5 species-rich native hedgerow - good condition;
- 0.04km of h2a6 (11) native hedgerow with trees - good condition;
- 0.09km of w1 (34) ecologically valuable line of trees - moderate condition;
- 0.411km of r2b other rivers and streams - good condition;
- 1.145km of r2b other rivers and streams - fairly good condition;
- 0.01km of u1 (851) culvert - poor condition.

4. It is estimated that the proposed development scheme at this site will enhance:

- 0.2ha of g4 modified grassland, in good condition, to g3c other neutral grassland in good condition;
- 4.86ha of g3c other neutral grassland, in moderate condition, to good condition;
- 4.65ha of w1f lowland mixed deciduous woodland, in moderate condition, to good condition;
- 1.96ha w1f lowland mixed deciduous woodland, in poor condition, to moderate condition;
- 1.46ha of w1g other woodland; broadleaved, in poor condition, to moderate condition;
- 1.54ha of w1g other woodland; broadleaved, in moderate condition, to good condition;
- 0.36ha of w2c other coniferous woodland, in poor condition, to w1h other woodland; mixed in moderate condition;
- 0.09km of h2a5 species-rich hedgerow in moderate condition to good condition;
- 0.28km of h2a5 (11) species-rich native hedgerow with trees in moderate condition to good condition.
- 0.17km of r2b other rivers and streams from moderate condition to fairly good condition;
- 0.09km of other rivers and streams in fairly good condition to no encroachment;
- 0.185km of other rivers and streams in moderate condition to no encroachment.

5. Post intervention, it is predicted that the following habitats will be created:

- 0.57ha of u (616) allotments - poor condition;
- 0.61ha of g3c other neutral grassland - good condition (buffer zones for woodland);
- 7.74ha of g3c other neutral grassland - moderate condition;
- 0.33ha of g3c other neutral grassland - poor condition;
- 2.57ha of g4 modified grassland - moderate condition;



- 5.32ha of g4 modified grassland - poor condition;
- 3.14ha of h3 mixed scrub - good condition (buffer zones for woodland);
- 1.32ha of h3 mixed scrub - moderate condition;
- 0.06ha of h3 mixed scrub - poor condition;
- 0.28ha of u1 (847) introduced shrub (around new community centre);
- 0.03ha of u (89) other green roof (on new community centre);
- 0.84ha of u (848) sustainable drainage systems - poor condition;
- 23.3ha of u1b developed land; sealed surface (roads and pathways);
- 18.07ha of u1b developed land; sealed surface (70% of u1d suburban mosaic value);
- 7.74ha of u (828) vegetated garden (30% of u1d suburban mosaic value);
- 4.858ha of urban trees (small size) - poor condition;
- 1.4km of h2a5 species-rich hedgerow - moderate condition (around green spaces);
- 5.5km of h2a5 species-rich hedgerow - poor condition (bordering gardens);
- 0.31km of r1 (50) ditches - moderate condition;
- 0.04km of u1 (851) culvert.

6. The Biodiversity Impact Calculation has demonstrated that the proposed scheme predicts a likely net loss of 53.46 habitat units (-8.79%). The linear feature calculation for the proposed scheme indicates a likely net gain of 13.02 hedgerow units (+10.70%). The watercourse feature calculation for the proposed scheme indicates a likely net gain of 3.49 watercourse units (+10.46%).

7. The current scheme does not satisfy the trading rules of the Biodiversity Metric 4.0. The calculation has identified a 0.87 unit deficit for 'High Distinctiveness' broad habitat, a 3.5 unit deficit for 'High Distinctiveness' linear habitat, a 18.52 unit deficit for 'Medium Distinctiveness' broad habitat and a 52.58 unit deficit for 'Low Distinctiveness' broad habitat.

8. The calculations outlined within this report has been produced in light of the masterplan provided to The Ecology Co-op in July 2023. This calculation therefore only shows how the general masterplan layout will contribute to the change in biodiversity value of the development of the site. For the baseline this has involved assuming the highest possible loss of habitat value in line with the proposed masterplan. For the proposed habitat areas, this involves assuming that any new created habitat will achieve the lowest condition possible if no contrary information has been provided by the client to suggest otherwise.

9. The current scheme in isolation does not meet the 10% mandatory net gain value set out within the Environment Act 2021 for habitat units nor does it achieved the project goal of



20% net gain that is designed to align this development with policy DPN2 of the Mid Sussex District Plan 2021-2039 for Significant Sites DPSC1 - DPSC3.

10. Updated calculations will be provided with any new iterations of the masterplan and landscaping plans as necessary, and as part of a subsequent Reserved Matters application when the landscaping plans will provide a greater level of detail. The Reserved Matters application would include measurements for new boundary hedgerows, garden spaces, urban trees and other landscape features that will increase both the habitat and hedgerow units post-development, above that indicated in the metric calculation provided here.

11. The applicant has a parallel application for 103.21ha of land at a site called Beechy Bottom, which is located north-west of the development site on the far side of the A272. This land is proposed for ecological restoration and conversion into a country park that will serve the local community and create a significant uplift in biodiversity and value for declining wildlife. The biodiversity units created from this off-site habitat restoration will be used to offset the present scheme's deficit, to achieve the target of 20% net gain of habitat units inclusive. The results of the biodiversity calculations for this site are to be provided in a separate document.



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1 INTRODUCTION

1.1 Purpose of the Report

There is a movement in planning policy and legislation towards a requirement for all new developments to pursue opportunities for securing measurable ‘net gains’ in biodiversity following the release of an updated National Planning Policy Framework¹ by the Department of Housing, Communities and Local Government. A mandatory value of 10% net gain for all developments has now also been outlined within the Environment Act 2021².

This document includes a baseline ‘Biodiversity Impact Calculation’ (BIC) for the proposed development at Ansty Garden Community, Haywards Heath. The calculation utilises the Biodiversity Metric 4.0 and assigns ‘biodiversity units’ to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been completed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The proposed application is in outline form, with a concept masterplan having been produced, and as such a detailed plan has not been provided for the majority of the site and a detailed calculation for some areas of built form cannot be determined at this point.

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

This report will be used in relation to a proposal to create a new residential community with up to 1,450 new houses, up to 90 residential care, a primary school, a new SEND school, a sports centre and a community centre. Given the likelihood of proposed changes in the design scheme, the habitat values below will potentially be subject to change.

The results of the BIC are deemed accurate for the most recent masterplan layout, issued to The Ecology Co-op in October 2023.

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

¹ HM Government (2023). National Planning Policy Framework. Department for Communities and Local Government. Available online at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.p](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

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



1.2 Background

The site measures 98.48ha in area, and comprises 15 arable fields, with multiple parcels of woodland and tall neutral and modified grassland. Some of the woodlands are classified as ancient, others are priority lowland mixed deciduous woodland and some are mixed plantations. The arable land and grassland fields are separated by native hedgerows, many of which are species-rich with trees contained along their length.

The site has been subject to an extensive ecological assessment, including surveys for badgers *Meles meles*, bats, breeding birds, dormice *Muscardinus avellanarius*, great crested newts *Triturus cristatus*, reptiles and aquatic invertebrates. These are detailed in Chapter 11: Ecology and Biodiversity of the ES Volume 2 report by Temple³.

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

- c1d non cereal crops;
- c1c cereal crops;
- c1b temporary grass and clover leys;
- c1a arable field margins;
- g4 modified grassland;
- g3c other neutral grassland (including g3c5 *Arhenatherum* neutral grassland);
- r1 (41) pond (non-priority habitat);
- u1b developed land; sealed surface;
- w1f lowland mixed deciduous woodland;
- w1g other woodland; broadleaved;
- w2c other coniferous woodland;
- 4 x rural trees (3 x large and 1 x medium);
- h2a6 native hedgerow;
- h2a5 species-rich native hedgerow;
- h2a5 (11) species-rich native hedgerow with trees;
- w1 (34) ecologically valuable line of trees; and
- r2b other rivers and streams.

The concept masterplan produced by Fabrik, shown in Figure 2, provided the framework to map the proposed habitats for the development. In addition, Fabrik's Design and Access Statement⁴ informed more detailed habitat areas in select zones of the development, as well as Fabrik's Public Open Space CAD files. These three items together fed into the final proposed areas and units for the site, and produced the UKHab map shown in Figure 3.

³ The Ecology Co-op (2023). Land East of Ansty, Haywards Heath - ES Volume 2: Main Text, Chapter 11: Ecology and Biodiversity.

⁴ Fabrik (2023). Ansty Garden Community – Design & Access Statement.

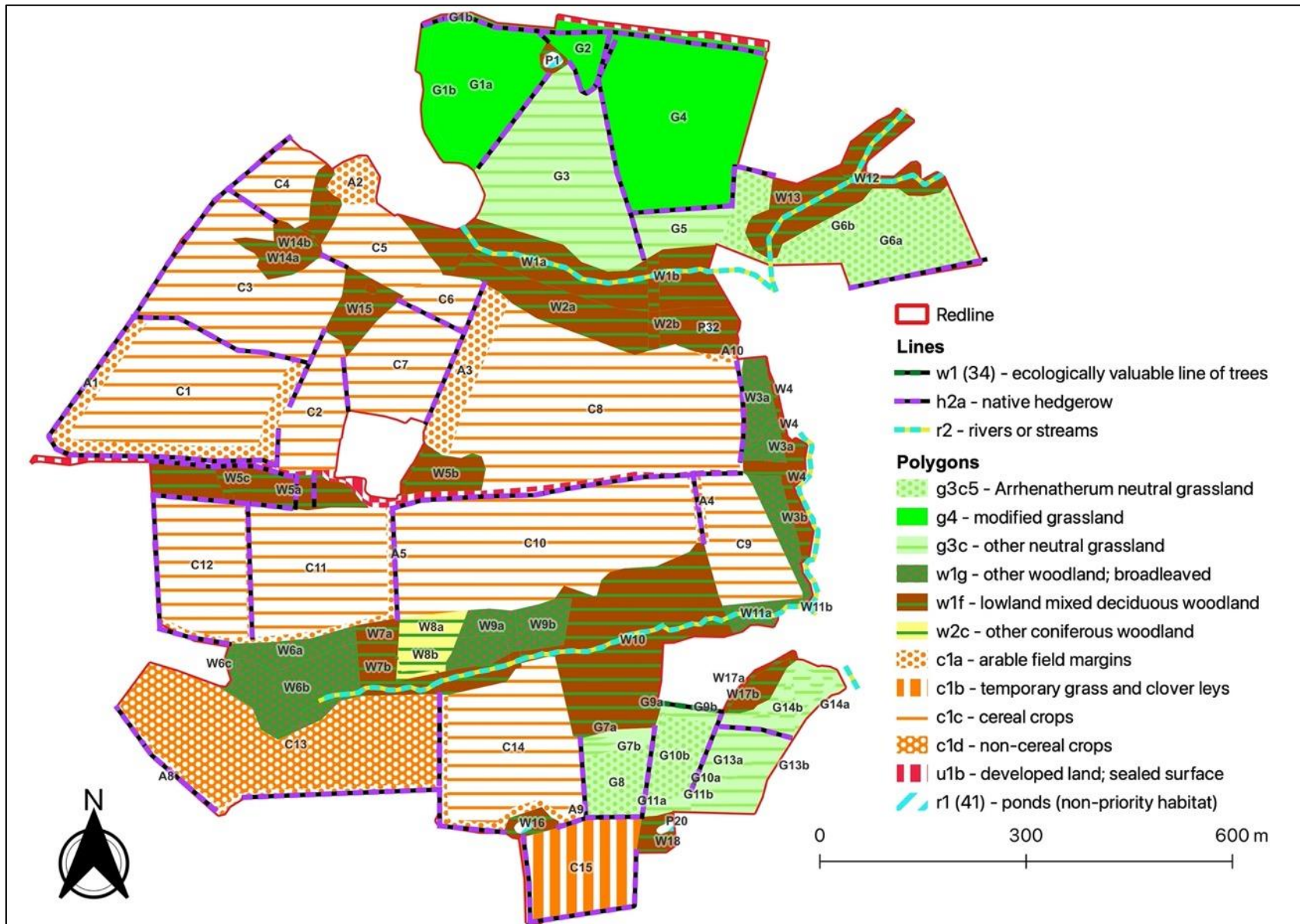


Figure 1. A UKHab map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.28.5 – Firenze. Note that other sections of Copyhold Stream border the site but lie over 10m from the redline boundary and therefore have not been included within the watercourse assessment and included within the map.



Figure 2. A proposed concept masterplan layout for the development at Land East of Ansty produced by Fabrik, dated 17.10.23 (dwg no. D3012-FAB-00-XX-DR-Y-009-08).

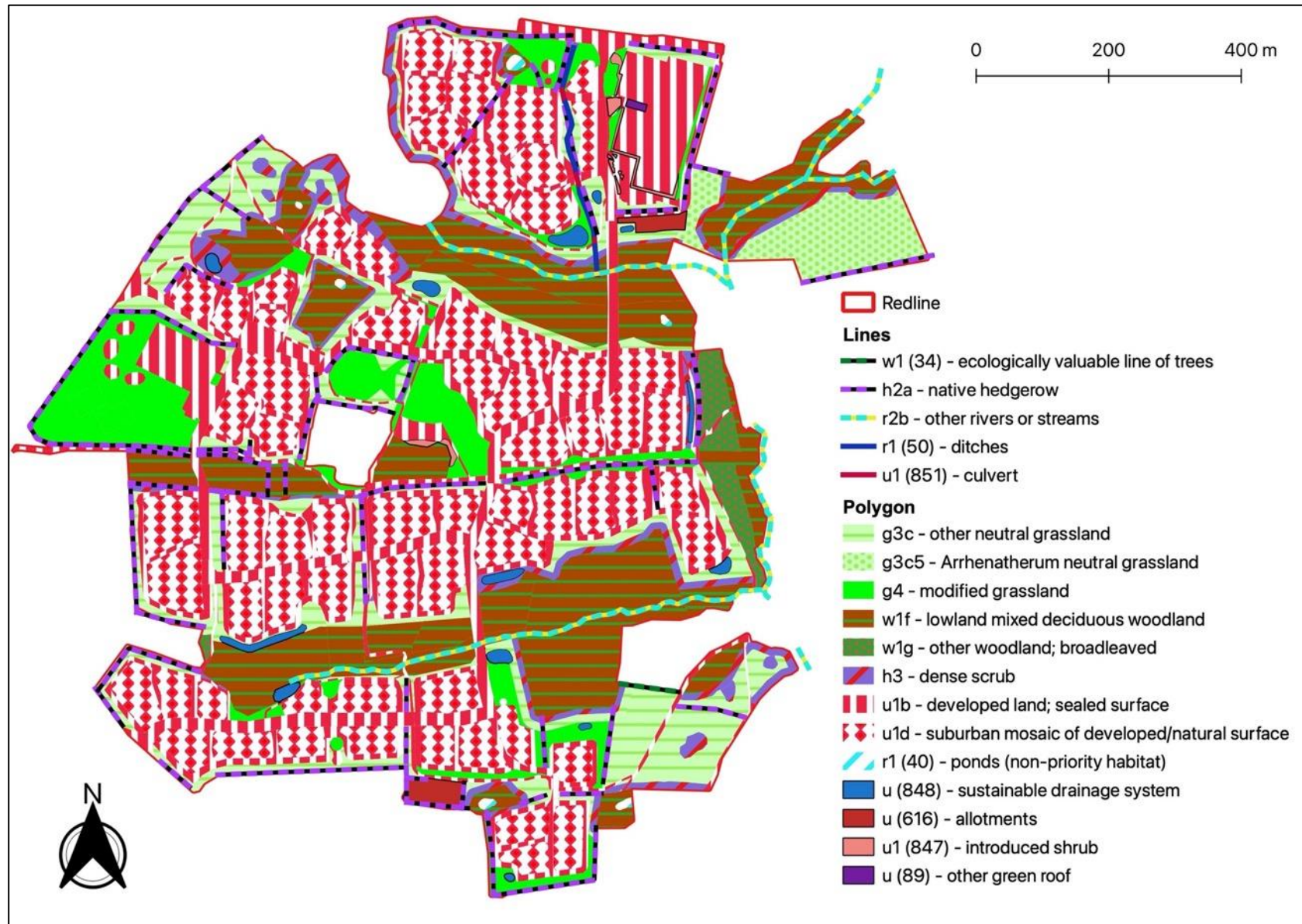


Figure 3. A UKHab map showing proposed habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.28.5 – Firenze. Note that other sections of Copyhold Stream border the site but lie over 10m from the redline boundary and therefore have not been included within the watercourse assessment and included within the map.



1.3 Policy & Legislation

NPPF (2023)

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

Paragraph 174b, states that council policies should;

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

Paragraph 175d, states that when determining planning applications, authorities should:

- Refuse permission “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for”
- Encourage “opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity.”

Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system⁵.

In accordance with the NPPF, it is important that developments should contribute to local policies that enhance the natural environment by:

- minimising impacts on existing biodiversity and habitats and designated features
- establishing coherent ecological networks that are more resilient to current and future pressures
- providing net gains in biodiversity and habitats, wherever possible

Environment Act (2021)

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

⁵ HM Government (2005) ODPM Circular 06/05 Government Circular: *Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf.



Local Policy

Policy DP38 (Biodiversity) of the current Mid-Sussex District Plan 2014-2031 from Mid Sussex District Council⁶ notes that it will ensure development:

- “Contributes and takes opportunities to improve, **enhance**, manage **and restore biodiversity** and green infrastructure so there is **a net gain in biodiversity**;
- Protects existing biodiversity, so there is **no net loss of biodiversity**;
- Unavoidable damage to biodiversity should be **offset through enhancements** and mitigation measures;
- Minimises habitat and species fragmentation and maximises opportunities to **enhance and restore ecological corridors** to connect natural habitats and increase coherence and resilience; and
- Promotes the **restoration**, management and expansion **of priority habitats** in the district.”

Policy DPN2: Biodiversity Net Gain of the Mid Sussex District Plan 2021 – 2039 (Currently in a consultation draft under Regulation 19), states that “A minimum percentage of biodiversity net gain of 20% will be required on Significant Sites DPSC1 – DPSC3”. Whilst this site is not subject to this draft policy, the applicant has sought to match the ambitions of this policy for habitat units, acknowledging the scale of the development proposed.

2 METHODOLOGY

This Biodiversity Impact Calculation uses the Biodiversity Metric 4.0 Calculation Tool published by Natural England⁷. This uses the Government Biodiversity Metric developed by DEFRA (‘the Biodiversity Metric’) to calculate ‘habitat units’ and ‘hedgerow units’ by multiplying the area (ha) or lengths (km), ‘distinctiveness’ (habitat type), ‘condition’ (quality), and strategic significance (location in relation to the authority’s local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

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

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

⁶ Mid-Sussex District Council (2018) Mid-Sussex District Plan 2014-2031. Available online at: <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>.

⁷ Natural England (2023) The Biodiversity Metric 4.0 – Calculation Tool. Available online at: <http://publications.naturalengland.org.uk/publication/6049804846366720>



achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

It should be noted that the Biodiversity Metric does not allow for ‘trading down’; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Biodiversity Metric 4.0 Calculation Tool includes a ‘trading down correction’ that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (very high distinctiveness) will not be offset by a larger area of modified grassland (low distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

2.1 Data Sources

This calculation uses the most up to date survey information using botanical data gathered in the weeks commencing 6th and 13th June 2022, and specific condition assessments which were undertaken on 6th, 9th, 10th and 20th June, 21st September and 3rd and 30th October 2022. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the condition assessment sheets within The Biodiversity Metric 4.0 Technical Annex 1⁸. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are ‘created’ after development are assumed to achieve the lowest level of condition if no contrary information has been provided by the client to suggest otherwise. Separate landscape and enhancement plan should be produced to ensure that all post-development conditions are achieved.

The Biodiversity Metric 4.0 uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

River condition assessments of Copyhold Stream were carried out by Mungo Nash between 29th September and 1st October 2023. The full results of these are presented in a letter report, which is included in Appendix 2.

⁸ Natural England (2023) *Biodiversity Metric 4.0 – Technical Annex 1 – Condition Assessment Sheets and Methodology*. Available online at: <http://publications.naturalengland.org.uk/publication/6049804846366720>



3 RESULTS

3.1.1 Existing Habitats Assessment

The following UKHab habitat types were identified across the site (Figure 1):

- c1d non cereal crops;
- c1c cereal crops;
- c1b temporary grass and clover leys;
- c1a arable field margins;
- g4 modified grassland;
- g3c other neutral grassland (including g3c5 *Arhenatherum* neutral grassland);
- r1 (41) pond (non-priority habitat);
- u1b developed land; sealed surface;
- w1f lowland mixed deciduous woodland;
- w1g other woodland; broadleaved;
- w2c other coniferous woodland;
- 4 x rural trees (3 x large and 1 x medium);
- h2a6 native hedgerow;
- h2a5 species-rich native hedgerow;
- h2a5 (11) species-rich native hedgerow with trees;
- w1 (34) ecologically valuable line of trees; and
- r2b other rivers and streams.

A summary of habitats and condition assessments are provided in Table 1 and Table 2. The site also contains and lies adjacent to Copyhold Stream, with 2.06km of the stream (categorised as r2b – other rivers and streams) lying within or within 10m of the site boundary. Full results of condition assessments for habitats which require it (using the Biodiversity Metric 4.0 condition assessment pro-forma) are provided in Appendix 1.

Overall, the on-site calculated baseline is 607.82 habitat units, 121.72 hedgerow units and 33.40 watercourse units.

Table 1. Existing area habitat conditions for Land East of Ansty.

Area Habitats			Condition Assessments
Habitat Type in Biodiversity Metric and UK Habitat (UKHab) Classification Code	Location Reference	Area (ha)	
Cropland- non cereal crops (c1d)	Field C1	3.99	N/A
Cropland – cereal crops (c1c)	Field C2	1.46	N/A
	Field C3	3.9	N/A
	Field C4	0.99	N/A
	Field C5	1.37	N/A
	Field C6	0.6	N/A
	Field C7	2.07	N/A
	Field C8	7.87	N/A
	Field C9	1.86	N/A
	Field C10	6.56	N/A



	Field C11	3.49	N/A
	Field C12	2.49	N/A
	Field C13	5.52	N/A
	Field C14	3.71	N/A
Cropland – temporary grass and clover leys (c1b)	Field C15	2.16	N/A
Cropland – arable field margins tussocky (c1a5)	Arable Margin A1	1.41	N/A
	Arable Margin A4	0.17	N/A
	Arable Margin A5	0.6	N/A
	Arable Margin A8	0.68	N/A
	Arable Margin A9	0.27	N/A
	Arable Margin A10	0.06	N/A
Cropland – arable field margins pollen and nectar (c1a6)	Arable Margin A2	0.39	N/A
	Arable Margin A3	1.05	N/A
Grassland – modified grassland (g4)	Field G1	3.03	Good
	Field G2	0.63	Moderate
	Field G4	5.03	Good
Grassland – other neutral grassland (g3c)	Field G3	4.32	Moderate
	Field G5	0.77	Moderate
	Field G6	3.14	Moderate
	Field G7	0.29	Moderate
	Field G8	0.9	Moderate
	Field G9	0.15	Moderate
	Field G10	0.91	Moderate
	Field G11	0.15	Moderate
	Field G13	1.27	Moderate
	Field G14	0.92	Good
Lakes – ponds (non-priority habitat) (r1)	Pond 1	0.05	Moderate
	Pond 13	0.03	Moderate
	Pond 20	0.03	Moderate
	Pond 32	0.02	Good
Urban – developed land; sealed surface (u1b)	All sealed access roads and public rights of way	1.16	N/A
Woodland and forest – lowland mixed deciduous woodland (w1f)	Woodland 1	2.83	Good
	Woodland 2	2.17	Moderate
	Woodland 4	0.58	Good
	Woodland 5	2.06	Poor
	Woodland 7	1.25	Moderate
	Woodland 10	4.18	Good
	Woodland 12	1.29	Good
	Woodland 13	0.55	Moderate
	Woodland 14	0.94	Moderate
	Woodland 15	0.67	Moderate
	Woodland 16	0.19	Moderate
	Woodland 17	0.37	Moderate
	Woodland 18	0.23	Moderate
	Woodland 19	0.08	Moderate
Woodland and forest – other woodland; broadleaved (w1g)	Woodland 3a	0.67	Poor
	Woodland 3b	0.51	Moderate
	Woodland 6	2.18	Moderate



	Woodland 9	1.17	Poor
	Woodland 11	0.31	Poor
Woodland and forest – other coniferous woodland (w2c)	Woodland 8	0.75	Poor
Individual trees – rural tree	3 x English oak and 1 x field maple	0.266	Good

Table 2. Existing linear habitat conditions for Land East of Ansty.

Linear Habitats			Condition Assessments
Habitat Type in Biodiversity Metric and UK Habitat (UKHab) Classification Code	Location Reference	Length (km)	
Native hedgerow (h2a6)	Hedgerow HA	0.08	Good
	Hedgerow HB	0.13	Good
	Hedgerow H10	0.1	Good
	Hedgerow H11	0.14	Good
	Hedgerow H23	0.12	Good
	Hedgerow N13	0.09	Good
	Hedgerow N14	0.01	Good
	Hedgerow N15	0.06	Good
	Hedgerow N16-A	0.15	Good
	Hedgerow N16-B	0.06	Good
	Hedgerow N17	0.05	Good
Species-rich native hedgerow (h2a5)	Hedgerow H2	0.04	Moderate
	Hedgerow H3	0.05	Moderate
	Hedgerow H7	0.19	Good
	Hedgerow H13	0.1	Good
	Hedgerow H18	0.14	Good
	Hedgerow H22-A	0.09	Good
	Hedgerow H28	0.13	Good
	Hedgerow N1-A	0.02	Good
	Hedgerow N5	0.03	Good
	Hedgerow N12	0.03	Good
	Species-rich native hedgerow with trees (h2a5 (11))	Hedgerow H1	0.2
Hedgerow H5		0.2	Good
Hedgerow H6		0.1	Good
Hedgerow H8		0.16	Good
Hedgerow H9		0.51	Good
Hedgerow H12		0.22	Moderate
Hedgerow H14		0.04	Good
Hedgerow H15		0.08	Good
Hedgerow H16		0.66	Good
Hedgerow H17		0.12	Good
Hedgerow H19		0.17	Good
Hedgerow H20		0.07	Good
Hedgerow H20-A		0.28	Moderate
Hedgerow H21		0.05	Good
Hedgerow H22		0.24	Good
Hedgerow H24	0.23	Good	
Hedgerow H26	0.2	Good	



	Hedgerow H27	0.13	Good
	Hedgerow H29	0.13	Good
	Hedgerow N1	0.34	Good
	Hedgerow N2	0.03	Good
	Hedgerow N3	0.13	Good
	Hedgerow N4	0.08	Good
	Hedgerow N6	0.08	Good
	Hedgerow N7	0.04	Good
	Hedgerow N8	0.1	Good
	Hedgerow N9	0.02	Good
	Hedgerow N10	0.07	Good
	Hedgerow N11	0.03	Good
	Hedgerow N18	0.2	Moderate
	Hedgerow H30	0.1	Good
Native hedgerow with trees (h2a6 (11))	Hedgerow H25	0.04	Good
Ecologically valuable line of trees (w1 (34))	Treeline TL1	0.09	Moderate

3.1.2 Habitat Losses and Gains

The number of habitat units post-construction has been calculated based on the outline plans provided to The Ecology Co-op in October 2023 (see Figure 2). Habitat retention, loss and specific habitat creation within development zones (i.e. roads, gardens, buildings etc.) cannot be precisely confirmed based on the outline proposals, so this calculation only shows how the general layout will contribute to the change in biodiversity value of the development of the site. Where necessary a precautionary approach has been used for both the baseline and proposed habitats.

The figures below provide an estimation of what will be retained, lost and created. It is anticipated that updated calculations will be provided with any new iterations of the masterplan and landscaping plans, and as part of a subsequent Reserved Matters application when the landscaping plans are more detailed. The Reserved Matters application would include measurements for new boundary hedgerows, garden spaces, urban trees and other landscape features that will increase both the habitat and hedgerow units post-development, above that indicated in the metric calculation provided here.

3.1.2.1 Area Habitat Units

It is estimated that the proposed development scheme at this site will result in the loss of:

- 3.99ha of c1d non-cereal crops;
- 44.05ha of c1c cereal crops;
- 3.19ha of c1a5 arable field margins tussocky;
- 1.44ha of c1a6 arable field margins pollen and nectar;
- 8.49ha of g4 modified grassland
- 7.47ha of g3c other neutral grassland
- 1.16ha of u1b developed land; sealed surface;
- 0.63ha of w1f lowland mixed deciduous woodland;
- 1.03ha of w1g other woodland; broadleaved;
- 0.39ha of w2c other coniferous woodland.



It is estimated that the proposed development scheme at this site will retain:

- 0.49ha of g3c other neutral grassland – good condition;
- 0.13ha of r1 (41) ponds (non-priority habitat) – moderate and good conditions;
- 8.73ha of w1f lowland mixed deciduous woodland – good condition;
- 1.37ha of w1f lowland mixed deciduous woodland – moderate condition;
- 0.51ha of w1g other woodland; broadleaved – moderate condition;
- 0.266ha of rural trees – good condition.

It is estimated that the proposed development scheme at this site will enhance:

- 0.2ha of g4 modified grassland, in good condition, to g3c other neutral grassland in good condition;
- 4.86ha of g3c other neutral grassland, in moderate condition, to good condition;
- 4.65ha of w1f lowland mixed deciduous woodland, in moderate condition, to good condition;
- 1.96ha w1f lowland mixed deciduous woodland, in poor condition, to moderate condition;
- 1.46ha of w1g other woodland; broadleaved, in poor condition, to moderate condition;
- 1.54ha of w1g other woodland; broadleaved, in moderate condition, to good condition;
- 0.36ha of w2c other coniferous woodland, in poor condition, to w1h other woodland; mixed in moderate condition.

Post-intervention, it is estimated that the following habitats will be created:

- 0.57ha of u (616) allotments – poor condition;
- 0.61ha of g3c other neutral grassland – good condition (buffer zones for woodland);
- 7.74ha of g3c other neutral grassland – moderate condition;
- 0.33ha of g3c other neutral grassland – poor condition;
- 2.57ha of g4 modified grassland – moderate condition;
- 5.32ha of g4 modified grassland – poor condition;
- 3.14ha of h3 mixed scrub – good condition (buffer zones for woodland);
- 1.32ha of h3 mixed scrub – moderate condition;
- 0.06ha of h3 mixed scrub – poor condition;
- 0.28ha of u1 (847) introduced shrub (around new community centre);
- 0.03ha of u (89) other green roof (on new community centre);
- 0.84ha of u (848) sustainable drainage systems – poor condition;
- 23.3ha of u1b developed land; sealed surface (roads and pathways);
- 18.07ha of u1b developed land; sealed surface (70% of u1d suburban mosaic value);
- 7.74ha of u (828) vegetated garden (30% of u1d suburban mosaic value);
- 4.858ha of urban trees (small size) – poor condition.

3.1.2.2 Linear Habitat Units

It is estimated that the proposed development scheme at this site will result in the loss of:

- 0.34km of h2a6 native hedgerow – good condition;
- 0.79km of h2a5 (11) species-rich native hedgerow with trees – good condition;
- 0.22km of h2a5 (11) species-rich native hedgerow with trees – moderate condition;
- 0.34km of h2a5 species-rich hedgerow – good condition.

It is estimated that the proposed development scheme at this site will retain:

- 0.65km of h2a6 native hedgerow – good condition;



- 3.7km of h2a (11) species-rich native hedgerow with trees – good condition;
- 0.28km of h2a5 (11) species-rich native hedgerow with trees – moderate condition;
- 0.09km of h2a5 species-rich native hedgerow – moderate condition;
- 0.5km of h2a5 species-rich native hedgerow – good condition;
- 0.04km of h2a6 (11) native hedgerow with trees – good condition;
- 0.09km of w1 (34) ecologically valuable line of trees – moderate condition.

It is estimated that the proposed development scheme at this site will enhance:

- 0.09km of h2a5 species-rich hedgerow in moderate condition to good condition;
- 0.28km of h2a5 (11) species-rich native hedgerow with trees in moderate condition to good condition.

Post-intervention, Fabrik has estimated that the following habitats will be created around new green spaces:

- 1.4km of h2a5 (11) species-rich hedgerow with trees – good condition

Further detail for garden hedgerows within the residential development cannot be provided until a Reserved Matters application is made. Therefore, an indicative assumption for the establishment of 5.5km of species-rich native hedgerow bordering residential gardens has been made. Although there is presently no guidance provided by Natural England for such assumptions, given the scale of the development, the length of proposed hedgerow is considered to be conservative, with scope to establish a much greater length of new hedgerow if necessary. For the purpose of the calculations, all of these hedgerows are assumed to achieve 'poor' condition, given a lack of meaningful control over their future management and it should be noted that a protective covenant would be essential to ensure their permanence. Post-intervention, the new scheme must therefore establish:

- 5.5km of h2a5 species-rich hedgerow – poor condition

3.1.2.3 Watercourse Habitat Units

Although Copyhold Stream is to be retained by the development scheme, the following lengths are estimated to be subject to riparian and watercourse encroachment and are therefore classed as 'lost', with the same lengths added as habitat created in advance of 10 years, in accordance with Natural England guidelines⁹:

- 0.03km of r2b other rivers and streams in moderate condition – undergoing major encroachment both for the watercourse and riparian zones (construction of road bridge and ditch creation at north)
- 0.021km of r2b other rivers and streams in fairly good condition – undergoing major encroachment both for the watercourse and riparian zones (construction of southern road bridge)

It is estimated that the proposed development scheme at this site will retain:

- 0.411km of r2b other rivers and streams – good condition
- 1.145km of r2b other rivers and streams – fairly good condition
- 0.01km of u1 (851) culvert – poor condition

⁹ Natural England (2023). *Biodiversity Metric 4.0 – User Guide*. Available from: <https://publications.naturalengland.org.uk/publication/6049804846366720>



It is estimated that the proposed development scheme at this site will enhance:

- 0.17km of r2b other rivers and streams from moderate condition to fairly good condition – through the removal of a small weir
- 0.09km of other rivers and streams in fairly good condition to no encroachment – through the removal of agricultural encroachment and implementation of a development buffer zone
- 0.185km of other rivers and streams in moderate condition to no encroachment – through the removal of agricultural encroachment and implementation of a development buffer zone

It is estimated that the proposed development scheme at this site will create:

- 0.31km of r1 (50) ditches – moderate condition
- 0.04km of u1 (851) culvert

4 RESULTS

The overall results of the calculations are presented in Table 3. Please refer to the Biodiversity Metric 4.0 – Calculation Tool supplied with this document (submitted separately) for full details of the calculation.

Table 3. Headline results of the Biodiversity Impact Calculation for the proposed development at Land East of Ansty.

FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-53.46		
	<i>Hedgerow units</i>	13.02		
	<i>Watercourse units</i>	3.49		
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-8.79%		
	<i>Hedgerow units</i>	10.70%		
	<i>Watercourse units</i>	10.46%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	20.00%	607.82	729.38	175.02
<i>Hedgerow units</i>	20.00%	121.72	146.06	11.33
<i>Watercourse units</i>	20.00%	33.40	40.08	3.19



Land East of Ansty, Haywards Heath – Biodiversity Impact Calculation

Table 4. Trading summary for high distinctiveness habitat area results of the Biodiversity Impact Calculation for the proposed development at Land East of Ansty.

High Distinctiveness					High Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for	
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00		
Grassland - Floodplain wetland mosaic and CPOM	Grassland	0.00	0.00	0.00		
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00		
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00		
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00		
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Dunes with sea buckthorn (H2180)	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00		
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00		
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00		
Lakes - Marl lakes	Lakes	0.00	0.00	0.00		
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00		
Lakes - Peat lakes	Lakes	0.00	0.00	0.00		
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00		
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Island rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00		
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00		
Wetland - Reedbeds	Wetland	0.00	0.00	0.00		
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	-0.87	0.00	-0.87	-0.87	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00		
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00		
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00		
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00		
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00		
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00		
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00		
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00		
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00		
		-0.87	0.00	-0.87	-0.87	

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Like for like not satisfied	-0.87

Table 5. Trading summary for medium distinctiveness habitat area results of the Biodiversity Impact Calculation for the proposed development at Land East of Ansty

Medium Distinctiveness					Medium Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change	
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00		
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	-18.52	
Cropland - Arable field margins pollen and nectar	Cropland	-5.76	0.00	-5.76		
Cropland - Arable field margins tussocky	Cropland	-12.76	0.00	-12.76		
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00		
Grassland - Other neutral grassland	Grassland	15.87	0.00	15.87	15.87	
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00		
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	38.00	
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Mixed scrub	Heathland and shrub	39.00	0.00	39.00		
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00	
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00	
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	15.66	0.00	15.66	15.66	
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	0.00	
Woodland and forest - Other Scots pine woodland	Woodland and forest	0.00	0.00	0.00	0.00	
Woodland and forest - Other woodland, broadleaved	Woodland and forest	3.52	0.00	3.52	5.80	
Woodland and forest - Other woodland, mixed	Woodland and forest	2.28	0.00	2.28		
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IOGI)	Intertidal hard structures	0.00	0.00	0.00	0.00	
		58.59	0.00	58.59		

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	77.32
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-18.52
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-18.52
Cumulative surplus of units	58.80



Table 6. Trading summary for medium distinctiveness habitat area results of the Biodiversity Impact Calculation for the proposed development at Land East of Ansty

Low Distinctiveness				
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereals crops	Cropland	-83.78	0.00	-83.78
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	-7.98	0.00	-7.98
Cropland - Temporary grass and cloves leys	Cropland	-4.32	0.00	-4.32
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-31.70	0.00	-31.70
Grassland - Stracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Riverside	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	0.00	0.00	0.00
Urban - Allotments	Urban	1.10	0.00	1.10
Urban - Facade-based green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.08	0.00	0.08
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.54	0.00	0.54
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	14.84	0.00	14.84
Woodland and forest - Other deciduous woodland	Woodland and forest	-1.50	0.00	-1.50
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-110.82	0.00	-110.82

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-110.82
Cumulative surplus of units	-52.88

Table 7. Trading summary linear habitat results of the Biodiversity Impact Calculation for the proposed development at Land East of Ansty.

High Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow with trees	-3.80	0.00	-3.80
Species-rich native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees - associated with bank or ditch	0.00	0.00	0.00
	-3.80	0.00	-3.80

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
High Distinctiveness Deficit to be offset by trading up	-3.80
Higher Distinctiveness surplus units minus any high distinctiveness deficit	-3.80

Medium Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Species-rich native hedgerow	18.87	0.00	18.87
Native hedgerow - associated with bank or ditch	0.00	0.00	0.00
Native hedgerow with trees	0.00	0.00	0.00
Ecologically valuable line of trees	0.00	0.00	0.00
Ecologically valuable line of trees - associated with bank or ditch	0.00	0.00	0.00
	18.87	0.00	18.87

Medium Distinctiveness Summary	
Units available from higher distinctiveness habitats	0.00
Medium Distinctiveness net change in units	18.87
Cumulative availability of units	18.87

Low/Very Low Distinctiveness			
Habitat group	On-site unit change	Off-site unit change	Project wide unit change
Native hedgerow	-2.35	0.00	-2.35
Line of trees	0.00	0.00	0.00
Line of trees - associated with bank or ditch	0.00	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.00
	-2.35	0.00	-2.35

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-2.35
Cumulative availability of units	16.52

5 CONCLUSIONS

The Biodiversity Impact Calculation, using the Biodiversity Metric 4.0, has demonstrated that the proposed scheme will result in a likely net loss of **53.46 habitat units (-8.79%)** and would require **175.02 habitat units to achieve the target of 20% net gain.**

The linear feature calculation for the proposed scheme results in a likely gain of **13.02 linear units (+10.70%).**

The watercourse feature calculation for the proposed scheme results in a likely gain of **3.49 watercourse units (+10.46%).**



The current scheme does not satisfy the trading rules within the Biodiversity Metric 4.0. The calculation has identified the following habitat deficits:

- 0.87 unit deficit for 'High Distinctiveness' broad habitat
- 3.50 unit deficit for 'High Distinctiveness' linear habitat
- 18.52 unit deficit for 'Medium Distinctiveness' broad habitat
- 52.58 unit deficit for 'Low Distinctiveness' broad habitat

The applicant has purchased 103.21ha of land at Beechy Bottom, which is located north-west of the development site on the far side of the A272. This site comprises of a mosaic of semi-natural ancient woodland, grassland, arable land, mixed broadleaved plantation woodland and historical parkland habitat, all of which is proposed to be restored and converted into a parkland reserve for residents of the Ansty Garden Community. The biodiversity units obtained from this habitat restoration will be used as local offsetting site for the present scheme's deficit, to achieve the target of 20% net gain of habitat units. The results of the biodiversity calculations for this site are provided in a separate document, but demonstrate an uplift of 177.39 habitat units and 0.21 hedgerow units.

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



APPENDIX 1 – Habitat Condition Assessment Pro-formas

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS													
Date	09/06/2022						Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)				Baseline		
Surveyor name	Paul Whitby						Unique polygon reference(s)		G1				
Project / development name	Ansty						Metric 4.0 habitat type		Modified grassland				
Onsite or offsite?	Onsite						Condition sheet used		Grassland - low				
Habitat description													
Yorkshire fog dominated grassland with occasional sweet vernal grass <i>Anthoxanthum odoratum</i> , crested dog's-tail <i>Cynosurus cristatus</i> and rare meadow foxtail <i>Alopecurus pratensis</i> , smooth meadow-grass <i>Poa pratensis</i> and perennial rye <i>Lolium perenne</i> . Forbs recorded include white clover <i>Trifolium repens</i> , meadow buttercup <i>Ranunculus acris</i> , creeping buttercup <i>R. repens</i> , birds-foot trefoil <i>Lotus corniculatus</i> , creeping thistle <i>Cirsium arvense</i> , curled dock <i>Rumex crispus</i> , red clover <i>Trifolium pratense</i> and lesser stitchwort <i>Stellaria graminea</i> .													
Allocate pass 'P' or fail 'F'. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.													
Criterion	A	B	C	D	E	F	G						TOTAL
Result	Y	N	Y	Y	Y	Y	Y						6/7
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			Y – passed criterion A				Condition (Good/Moderate/Poor):			Good			



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	G2
Project / development name	Ansty	Metric 4.0 habitat type	Modified grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low

Habitat description

Yorkshire fog *Holcus lanatus*, cocksfoot *Dactylis glomerata*, common bent *Agrostis capillaris* and false oat-grass *Arrhenatherum elatius* grassland. Forbs recorded include white clover, meadow buttercup, creeping buttercup, creeping thistle, common sorrel *Rumex acetosa*, broad-leaved dock *Rumex obtusifolius* and lesser stitchwort.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G							TOTAL
Result	Y	N	Y	Y	Y	N	Y							5/7

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – passed criterion A	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	G3
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high

Habitat description

Yorkshire fog abundant with frequent sweet vernal grass, occasional common bent and rare meadow fox-tail, rough meadow-grass *Poa trivialis*, cocksfoot, false-oat grass and smooth meadow grass. Forbs recorded included ragwort *Jacobaea vulgaris*, creeping thistle, common sorrel, lesser stitchwort, white clover, meadow buttercup, red clover, meadow vetchling *Lathyrus pratensis*, birds-foot trefoil, hard rush *Juncus inflexus* and curled dock.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F							TOTAL
Result	Y	N	Y	Y	Y	N							4/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?			Y – failed criterion F but passed criterion A				Condition (Good/Moderate/Poor):			Moderate			



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	G4
Project / development name	Ansty	Metric 4.0 habitat type	Modified grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland - low

Habitat description

Yorkshire fog dominated grassland with occasional smooth meadow-grass, and rare sweet vernal grass, meadow fox-tail, rough meadow grass and cocksfoot. Forbs recorded include field bindweed *Convolvulus arvensis*, meadow buttercup, creeping thistle, white clover, common sorrel, common vetch *Vicia sativa* and creeping buttercup.



Allocate pass 'P' or fail 'F'.


For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G							TOTAL
Result	Y	N	Y	Y	Y	Y	Y							6/7

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – passed criterion A	Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline											
Surveyor name	Paul Whitby	Unique polygon reference(s)	G5											
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland											
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high											
Habitat description														
<p>Yorkshire fog dominated grassland with occasional sweet vernal grass and meadow fox-tail and rare cocksfoot. Forbs recorded include lesser stitchwort, creeping thistle, meadow buttercup, creeping buttercup, white clover, field bindweed, curled dock, broad-leaved dock and common sorrel.</p>														
														
Allocate pass 'P' or fail 'F' . For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	A	B	C	D	E	F								TOTAL
Result	Y	N	Y	Y	Y	N								4/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – failed criterion F and passed criterion A						Condition (Good/Moderate/Poor):	Moderate						



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	06/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline										
Surveyor name	Kate Lewis	Unique polygon reference(s)	G6										
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland										
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high										
Habitat description													
False oat-grass dominated grassland with rough meadow grass, meadow foxtail and smaller cat's-tail <i>Phleum vertolonii</i> . Forbs recorded include hedge bindweed <i>Calystegia sepium</i> , hogweed <i>Heracleum sphondylium</i> , clustered dock <i>Rumex conglomeratus</i> , nettle <i>Urtica dioica</i> , creeping thistle, meadow buttercup, spear thistle <i>Cirsium vulgare</i> , common sorrel, creeping cinquefoil <i>Potentilla reptans</i> , and meadow vetchling.													
													
Allocate pass 'P' or fail 'F' For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.													
Criterion	A	B	C	D	E	F							TOTAL
Result	Y	N	N	Y	Y	N							3/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – failed F but passed criteria A						Condition (Good/Moderate/Poor):			Moderate			



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	G7
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high

Habitat description

30m wide area of grassland at the north of G8. Species comprise of sweet vernal, rough meadow-grass, cocksfoot, smaller cat's-tail, common bent, red fescue *Festuca rubra* and Yorkshire fog. Forbs recorded included curled dock, meadow buttercup, creeping cinquefoil, creeping buttercup, lesser stitchwort, creeping thistle and meadow vetchling.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F							TOTAL
Result	Y	Y	N	Y	Y	N							4/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – failed criterion F but passed criterion A						Condition (Good/Moderate/Poor):	Moderate					



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	G8
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high

Habitat description

Tall grassland sward with frequent and abundant red fescue, sweet vernal, false oat-grass, Yorkshire fog, rough-meadow grass and rare smooth meadow grass and meadow fox-tail. Forbs recorded included creeping thistle, meadow buttercup, common sorrel. Also included section at south originally named G12, but exactly the same composition as the present grassland so were grouped together.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F							TOTAL
Result	Y	N	Y	Y	Y	N							4/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – failed criterion F but passed criterion A		Condition (Good/Moderate/Poor):				Moderate						



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline											
Surveyor name	Kate Lewis	Unique polygon reference(s)	G9											
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland											
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high											
Habitat description														
<p>18m wide section of grassland at the north of G10. Species included sweet vernal, rough meadow-grass, cocksfoot, smaller cat's-tail, common bent, red fescue and Yorkshire fog. Forbs recorded included curled dock, meadow buttercup, creeping cinquefoil, creeping buttercup, lesser stitchwort, creeping thistle and meadow vetchling. Common spotted orchids <i>Dactylorhiza fuchsii</i> recorded in this area.</p>														
Allocate pass 'P' or fail 'F'.														
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	A	B	C	D	E	F								TOTAL
Result	Y	Y	N	Y	Y	N								4/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?		Y – failed criterion F but passed criterion A				Condition (Good/Moderate/Poor):			Moderate					



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline											
Surveyor name	Paul Whitby	Unique polygon reference(s)	G10											
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland											
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high											
Habitat description														
Tall grassland sward dominated by false oat-grass with abundant cocksfoot, Yorkshire fog and sweet vernal grass. Abundant forbs recorded include common sorrel, creeping cinquefoil, germander speedwell <i>Veronica chamaedrys</i> and meadow vetchling.														
Allocate pass 'P' or fail 'F'. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	A	B	C	D	E	F								TOTAL
Result	Y	Y	Y	Y	Y	Y								6/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – passed criteria A and F						Condition (Good/Moderate/Poor):			Good				



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	G11
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high

Habitat description

20m wide strip of grassland at the south of G10. Grass species included sweet vernal, rough meadow-grass, cocksfoot, smaller cat's-tail, common bent, red fescue and Yorkshire fog. Forbs recorded included curled dock, meadow buttercup, creeping cinquefoil, creeping buttercup, lesser stitchwort, creeping thistle and meadow vetchling.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F							TOTAL
Result	Y	Y	N	Y	Y	N							4/6

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – failed criterion F but passed criterion A	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline											
Surveyor name	Paul Whitby	Unique polygon reference(s)	G13											
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland											
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high											
Habitat description														
Tall grassland sward dominated by false oat-grass and cocksfoot with sweet vernal grass, Yorkshire fog and red fescue also recorded. Frequent forbs recorded include common sorrel, creeping cinquefoil, meadow buttercup and lesser stitchwort. Common spotted orchids recorded rarely.														
Allocate pass 'P' or fail 'F'. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	A	B	C	D	E	F								TOTAL
Result	N	N	Y	Y	Y	N								4/6
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N failed criteria A and F						Condition (Good/Moderate/Poor):			Moderate				



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	G14
Project / development name	Ansty	Metric 4.0 habitat type	Other neutral grassland
Onsite or offsite?	Onsite	Condition sheet used	Grassland – med, high and v. high

Habitat description

Tall grassland sward with frequent cocksfoot, red fescue, rough meadow grass and Yorkshire fog, occasional common bent and frequent hairy sedge *Carex hirta*. Frequent and occasional forbs recorded include creeping cinquefoil, germander speedwell, ragwort, lesser stitchwort, meadow buttercup, marsh thistle *Cirsium palustre*, yarrow *Achillea millefolium* and cleavers *Galium aparine*. Bramble *Rubus fruticosus* agg. and bracken *Pteridium aquilinum* are beginning to encroach at the boundaries.



Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F							TOTAL
Result	N	N	Y	N	Y	Y							3/6

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Y – passed criterion F but passed criterion F	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	P1
Project / development name	Ansty	Metric 4.0 habitat type	Pond (non-priority habitat)
Onsite or offsite?	Onsite	Condition sheet used	Pond

Habitat description

Natural woodland pond in Woodland 19 (W19). Of poor water quality, with run-off from nearby fields and detritus build-up apparent. No surface vegetation.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G							TOTAL
Result	N	Y	Y	Y	Y	Y	Y							6/7

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	27/09/2023	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Libby Morris	Unique polygon reference(s)	P13
Project / development name	Ansty	Metric 4.0 habitat type	Pond (non-priority habitat)
Onsite or offsite?	Onsite	Condition sheet used	Pond

Habitat description

Two woodland ponds in close proximity of each other – separated by 2m bank and deadwood. Little aquatic vegetation except for duckweed, high leaf litter.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G							TOTAL
Result	N	Y	N	Y	Y	Y	Y							5/7

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	27/09/2023	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Libby Morris	Unique polygon reference(s)	P20
Project / development name	Ansty	Metric 4.0 habitat type	Pond (non-priority habitat)
Onsite or offsite?	Onsite	Condition sheet used	Pond

Habitat description

Woodland pond covered with duckweed *Lemna* sp..



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G							TOTAL
Result	N	Y	N	Y	Y	Y	Y							5/7

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	27/09/2023	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Libby Morris	Unique polygon reference(s)	P32
Project / development name	Ansty	Metric 4.0 habitat type	Pond (non-priority habitat)
Onsite or offsite?	Onsite	Condition sheet used	Pond

Habitat description

Woodland pond with limited surface vegetation.



Allocate pass 'P' or fail 'F'..

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G						TOTAL
Result	Y	Y	Y	Y	Y	Y	Y						7/7

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	06/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W1
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Dense broadleaved woodland with diverse species of tree and flora. Frequent alder *Alnus glutinosa* recorded, with occasional ash *Fraxinus excelsior*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, holly *Ilex aquifolium* and English oak *Quercus robur*. Rare instances of blackthorn *Prunus spinosa*, elder *Sambucus nigra* and midland hawthorn *Crataegus laevigata* were recorded. The understorey is incredibly diverse, with over 60 species recorded. This included hard fern *Blechnum spicant*, soft shield fern *Polystichum setiferum*, yellow archangel *Lamium galeobdolon*, wood speedwell *Veronica montana*, wood sorrel *Oxalis acetosella*, wood anemone *Anemone nemorosa*, town hall clock *Adoxa moschatellina*, remote sedge *Carex remota*, ramsons *Allium ursinum*, pendulous sedge *Carex pendulua*, early dog violet *Viola reichenbachiana* and English bluebell *Hyacinthoides non-scripta*, all ancient woodland indicator species.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	3	3	3	3	3	3	3	3	3	3	3	2	1	37/39
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None						Condition (Good/Moderate/Poor):			Good				



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W2
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Ash-dominant woodland



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	3	3	3	3	3	3	2	3	2	2	1	1	2	31/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W3a
Project / development name	Ansty	Metric 4.0 habitat type	Other woodland; broadleaved
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Sweet chestnut *Castanea sativa* plantation with occasional elder and rare bird cherry *Prunus padus* and downy birch *Betula pubescens* recorded. The understorey comprised of dense leaf litter and scattered ground flora, including occasional English bluebell and hybrid bluebells, ground ivy *Glechoma hederacea*, Enchaner's nightshade *Circaea lutetiana*, ivy *Hedera helix*, bracken *Pteridium aquilinum*, black spleenwort *Asplenium adiantum-nigrum*, male fern *Dryopteris filix-mas* and broad buckler fern *Dryopteris dilatate*.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	1	3	2	2	1	3	1	3	2	1	1	1	2	23/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W3b
Project / development name	Ansty	Metric 4.0 habitat type	Other woodland; broadleaved
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Sweet chestnut plantation with occasional elder and rare bird cherry and downy birch recorded. The understorey comprised of dense leaf litter and scattered ground flora, including occasional English bluebell and hybrid bluebells, ground ivy, Enchanter's nightshade, ivy, bracken, black spleenwort, male fern and broad buckler fern.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	2	1	3	2	3	2	2	1	1	3	28/39
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None						Condition (Good/Moderate/Poor):			Moderate				



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W4
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Dense broadleaved woodland with diverse species of tree and flora adjacent to a brook. Tree species recorded included alder, ash, beech, blackthorn, elder, field maple *Acer campestre*, hawthorn, hazel, holly, English oak and sweet chestnut. Ground flora included abundant English bluebells with rarer instances of hybrid bluebells *Hyacinthoides x massartiana* as well as yellow archangel, hard fern *Blechnum spicant*, wood sorrel, wood anemone, remote sedge and primrose *Primula vulgaris*, all ancient woodland indicator species.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	3	3	2	3	3	3	3	3	3	3	3	1	3	36/39
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None						Condition (Good/Moderate/Poor):			Good				



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W5a
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Approximately 30-year old ash plantation with ash dieback frequent. A small area in the central parcel is dominated by English oak. Wild cherry *Prunus avium* also recorded in rare instances. Bramble *Rubus fruticosus* agg. was seen frequently in this understorey, with occasional bugle *Ajuga reptans*, broadleaved dock *Rumex obtusifolios*, creeping thistle *Cirsium arvense*, ground ivy, lords and ladies *Arum maculatum* and wood meadow-grass *Poa nemoralis* also recorded. Grouped with W5b in Metric.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	1	3	3	2	3	1	1	2	1	1	1	1	3	23/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Poor
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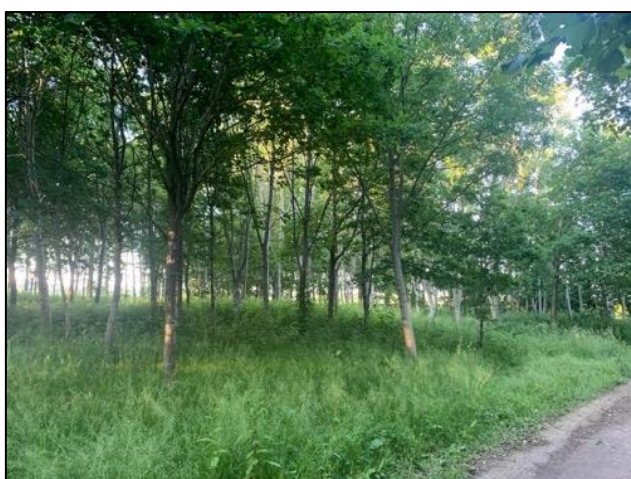


CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	06/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W5b
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Approximately 30-year old ash plantation with ash dieback frequent. A small area in the central parcel is dominated by English oak. Wild cherry also recorded in rare instances. Bramble and common nettle was seen often in this understorey, with occasional bugle, broadleaved dock, creeping thistle, ground ivy, lords and ladies, Yorkshire fog, hoary willowherb, creeping buttercup, cleavers and wood meadow grass also recorded. Grouped with W5b in Metric.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	1	3	3	2	3	1	1	1	1	1	1	1	3	22/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W6
Project / development name	Ansty	Metric 4.0 habitat type	Other woodland; broadleaved
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Hybrid poplar *Populus* sp. plantation with alder and holly understory and dense leaf litter. Other ground flora seen included ground ivy, creeping buttercup *Ranunculus repens*, red campion *Silene dioica*, remote sedge, rough meadow-grass *Poa trivialis*, soft rush *Juncus effusus*, small sweetgrass *Glyceria declinata*, wood dock *Rumex sanguineus* and wood meadow-grass. Common spotted orchid *Dactylorhiza fuchsii* seen on rare occasions.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	2	1	3	2	3	1	2	1	1	3	27/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W7
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Woodland with low botanical diversity to the west, with signs of disturbance, frequent willow and occasional poplar. More diverse along the stream but becomes dominated by bramble to the east. Other tree species identified included alder, ash, elder, field maple, hawthorn, holly and wild cherry. Ancient woodland indicator species recorded were English bluebell, remote sedge, town hall clock, yellow archangel, wood anemone and wood speedwell.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	2	3	2	3	3	2	1	2	3	32/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W8
Project / development name	Ansty	Metric 4.0 habitat type	Other coniferous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

European larch *Larix decidua* plantation



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	1	3	3	2	1	2	1	3	2	1	1	1	3	24/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W9
Project / development name	Ansty	Metric 4.0 habitat type	Other woodland; broadleaved
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Old ash plantation with some interesting ground flora, including English bluebell, early dog violet, primrose, town hall clock, wood anemone and hard fern. Bramble frequent. Alder identified along the stream. Rare instances of elder, hazel, hawthorn and English oak also recorded.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	1	3	3	2	1	2	1	3	2	1	1	1	3	24/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W10
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Hazel coppice with recent coppicing management evident. Open areas with abundant English bluebells. Early dog violet, primrose, town hall clock, wood anemone, wood speedwell, yellow archangel and hard fern also recorded.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	3	3	3	3	3	3	2	3	3	3	2	1	3	36/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Good
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W11
Project / development name	Ansty	Metric 4.0 habitat type	Other woodland; broadleaved
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Semi-natural broadleaved plantation of ash, hazel, English oak dominated by cherry laurel *Prunus laurocerasus* and rhododendron *Rhododendron ponticum*. English bluebell and wood anemone still frequent in more open areas.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	1	2	2	3	2	1	1	2	3	2	3	27/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Poor
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	06/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W12
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Broadleaved woodland of English oak, hazel, elder and small-leaved lime *Tilia cordata* with ancient woodland indicators. This included English bluebell, town hall clock, wood anemone, wood speedwell and yellow archangel.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	3	1	2	3	3	2	3	2	3	33/39
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None						Condition (Good/Moderate/Poor):			Good				



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W13
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

An old Victorian landfill with rubble and glass throughout. Tree species recorded included hazel, small-leaved lime and sycamore *Acer pseudoplatanus*. Ground flora comprised of abundant common nettle *Urtica dioica* with rarer common figwort *Scrophularia nodosa*, ivy-leaved speedwell *Veronica hederifolia*, lords and ladies, wood meadow-grass and yellow archangel.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	3	1	2	2	3	2	1	2	1	28/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	06/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W14
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

A small parcel of woodland with a steep bank and a small stream and woodland pond. Tree species recorded included ash, blackthorn, elder, hawthorn, hazel, English oak and sycamore. Ground flora included frequent common nettle, dog's mercury *Mercurialis perennis*, ground ivy, lords and ladies, wood meadow-grass and yellow archangel.



Allocate pass 'P' or fail 'F'. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	3	3	2	3	3	2	1	1	2	31/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	09/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Paul Whitby	Unique polygon reference(s)	W15
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

A small parcel of mix deciduous woodland with dense and diverse ground flora in places, including early dog violet, scaly male fern *Dryopteris afinis*, three-nerved sandwort *Moehringia trinervia* and early purple orchid *Orchis ascula*. Tree species include ash, elder, hawthorn, hazel, English oak and wild service tree *Sorbus torminalis*., There is a pond which is surrounded by dense scrub.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	3	3	2	3	3	2	1	1	2	31/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W16
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Small scrubby woodland surrounding a pond (P13). Comprises of hawthorn, field maple, oak, ash, blackthorn and a willow *Salix* species. Butcher's-broom *Ruscus aculeatus* and false brome *Brachypodium sylvaticum* were recorded in the understorey.



Allocate pass 'P' or fail 'F'.
For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	3	3	2	3	3	2	1	1	3	31/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	30/10/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W17
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

A small parcel of scrubby woodland adjacent to a horse paddock comprising of English oak, ash, bramble, willow, blackthorn and elder.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	2	3	3	3	1	2	2	2	2	1	2	2	27/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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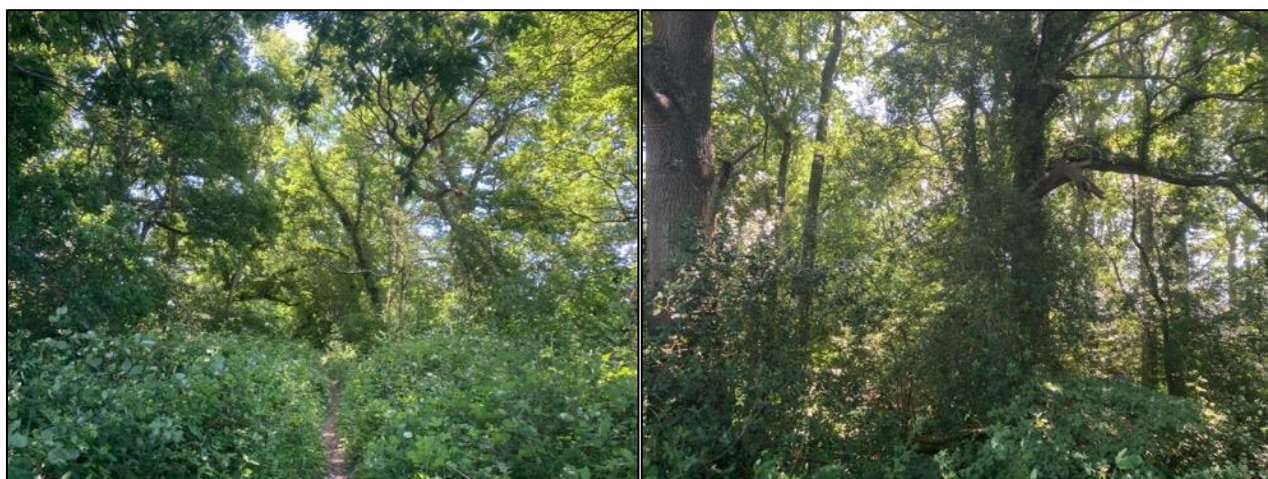


CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W18
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Woodland with footpath running through it and woodland pond (P20). Dominated by oak with hawthorn, field maple, dogwood, hazel, ash, holly, blackthorn. Ground flora around the footpath is dominated by bramble. Frequent wood anemone carpets the woodland around the pond. Understorey comprises of cocksfoot, rough meadow-grass cluster dock, herb-Robert *Geranium robertianum* and broad-leaved dock.



Allocate pass 'P' or fail 'F'.

For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	2	3	3	3	3	3	2	3	3	2	1	2	2	32/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - AREA BASED HABITATS

Date	20/06/2022	Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name	Kate Lewis	Unique polygon reference(s)	W19
Project / development name	Ansty	Metric 4.0 habitat type	Lowland mixed deciduous woodland
Onsite or offsite?	Onsite	Condition sheet used	Woodland

Habitat description

Dense scrubby woodland surrounding a pond. Tree species recorded included goat willow *Salix caprea*, blackthorn, ask, English oak and hawthorn with areas of bramble, all of a similar age class. Ground flora included frequent hybrid bluebell.



Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria.
 For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.

Criterion	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL
Result	1	3	3	3	3	1	2	3	2	2	1	1	2	27/39

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS					
Date		21/09/2022 & 03/10/2022		Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)	Baseline
Surveyor name		Kate Lewis		Condition sheet used	Individual trees
Project / development name		Ansty		Metric 4.0 habitat type	Rural trees
Onsite or offsite?		Onsite			
Allocate pass 'Y' or fail 'N'.					
Attributes and functional groupings (A, B, C, D and E)		Habitat parcel reference			
		T1	T2	T3	T4
A	Native	Y	Y	Y	Y
B	Canopy gaps	Y	Y	Y	Y
C	Mature	Y	Y	Y	Y
D	Tree health	Y	Y	Y	Y
E	Ecological niches	Y	Y	Y	Y
F	Oversailing vegetation	Y	Y	Y	Y
Total		6/6	6/6	6/6	6/6
Condition Good (G), Moderate (M) or Poor (P)		-	Good	Good	Good



Land East of Ansty, Haywards Heath – Biodiversity Impact Calculation

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS														
Date		3/10/2022			Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)				Baseline					
Surveyor name		Kate Lewis			Condition sheet used				Hedgerow					
Project / development name		Ansty			Metric 4.0 habitat type				Native hedgerow					
Onsite or offsite?		Onsite												
Allocate pass 'Y' or fail 'N'.														
Attributes and functional groupings (A, B, C, D and E)		Habitat parcel reference												
		HA	HB	H10	H11	H23	N13	N14	N15	N16-A	N16-B	N17		
A1	Height	N	N	Y	Y	N	Y	Y	Y	Y	Y	Y		
A2	Width	Y	Y	Y	N	Y	N	N	N	N	Y	Y		
B1	Gap-hedge base	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
B2	Gap-hedge canopy continuity	Y	Y	Y	Y	Y	N	N	N	Y	Y	Y		
C1	Undisturbed ground and perennial vegetation	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y		
C2	Nutrient-enriched perennial vegetation	Y	Y	N	Y	Y	Y	Y	Y	N	Y	Y		
D1	Invasive and neophyte species	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
D2	Current damage	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Total		6/8	6/8	7/8	7/8	6/8	6/8	6/8	6/18	6/8	8/8	8/8		
Condition Good (G), Moderate (M) or Poor (P)		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good		



Land East of Ansty, Haywards Heath – Biodiversity Impact Calculation

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS												
Date		21/09/2022 & 03/10/2022				Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)			Baseline			
Surveyor name		Kate Lewis				Condition sheet used			Hedgerow			
Project / development name		Ansty				Metric 4.0 habitat type			Species-rich native hedgerow			
Onsite or offsite?		Onsite										
Allocate pass 'Y' or fail 'N'.												
Attributes and functional groupings (A, B, C, D and E)		Habitat parcel reference										
		H2	H3	H4	H7	H13	H18	H22-A	H28	N1-A	N5	N12
A1	Height	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
A2	Width	N	N	N	Y	N	N	Y	Y	Y	Y	Y
B1	Gap-hedge base	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
B2	Gap-hedge canopy continuity	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C1	Undisturbed ground and perennial vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C2	Nutrient-enriched perennial vegetation	N	N	N	N	N	Y	Y	Y	Y	Y	Y
D1	Invasive and neophyte species	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D2	Current damage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total		5/8	5/8	6/8	7/8	6/8	7/8	7/8	8/8	8/8	8/8	8/8
Condition - Good (G), Moderate (M) or Poor (P)		Moderate	Moderate	Good	Good	Good	Good	Good	Good	Good	Good	Good



Land East of Ansty, Haywards Heath – Biodiversity Impact Calculation

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS														
Date		21/09/2022 & 03/10/2022				Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)					Baseline			
Surveyor name		Kate Lewis				Condition sheet used					Hedgerow			
Project / development name		Ansty				Metric 4.0 habitat type					Species-rich native hedgerow with trees			
Onsite or offsite?		Onsite												
Allocate pass 'Y' or fail 'N'.														
Attributes and functional groupings (A, B, C, D and E)		Habitat parcel reference												
		H1	H5	H6	H8	H9	H12	H14	H15	H16	H17	H19	H20	H20-A
A1	Height	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N
A2	Width	Y	Y	Y	Y	Y	N	N	N	Y	N	N	N	N
B1	Gap-hedge base	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
B2	Gap-hedge canopy continuity	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C1	Undisturbed ground and perennial vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C2	Nutrient-enriched perennial vegetation	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y
D1	Invasive and neophyte species	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D2	Current damage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
E1	Tree class	Y	N	y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
E2	Tree health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total		9/10	8/10	8/10	8/10	10/10	7/10	9/10	9/10	10/10	9/10	9/10	8/10	7/10
Condition Good (G), Moderate (M) or Poor (P)		Good	Good	Good	Good	Good	Moderate	Good	Good	Good	Good	Good	Good	Moderate



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS														
Date		21/09/2022 & 03/10/2022				Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)					Baseline			
Surveyor name		Kate Lewis				Condition sheet used				Hedgerow				
Project / development name		Ansty				Metric 4.0 habitat type				Species-rich native hedgerow with trees				
Onsite or offsite?		Onsite												
Allocate pass 'Y' or fail 'N'.														
Attributes and functional groupings (A, B, C, D and E)		Habitat parcel reference												
		H21	H22	H24	H26	H27	H29	H30	N1	N2	N3	N4	N6	N7
A1	Height	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
A2	Width	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B1	Gap-hedge base	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B2	Gap-hedge canopy continuity	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C1	Undisturbed ground and perennial vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C2	Nutrient-enriched perennial vegetation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D1	Invasive and neophyte species	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D2	Current damage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
E1	Tree class	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
E2	Tree health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total		10/10	9/10	9/10	10/10	10/10	10/10	10/10	10/10	10/10	10/10	10/10	10/10	10/10
Condition Good (G), Moderate (M) or Poor (P)		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good



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CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS						
Date		21/09/2022 & 03/10/2022		Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)		Baseline
Surveyor name		Kate Lewis		Condition sheet used		Hedgerow
Project / development name		Ansty		Metric 4.0 habitat type		Species-rich native hedgerow with trees
Onsite or offsite?		Onsite				
Allocate pass 'Y' or fail 'N'.						
Attributes and functional groupings (A, B, C, D and E)		Habitat parcel reference				
		N8	N9	N10	N11	N18
A1	Height	Y	Y	Y	Y	Y
A2	Width	Y	Y	Y	Y	Y
B1	Gap-hedge base	Y	Y	Y	Y	Y
B2	Gap-hedge canopy continuity	Y	Y	Y	Y	Y
C1	Undisturbed ground and perennial vegetation	Y	Y	Y	Y	Y
C2	Nutrient-enriched perennial vegetation	Y	Y	Y	Y	Y
D1	Invasive and neophyte species	Y	Y	Y	Y	Y
D2	Current damage	Y	Y	Y	Y	Y
E1	Tree class	Y	Y	Y	Y	Y
E2	Tree health	Y	Y	Y	Y	Y
Total		10/10	10/10	10/10	10/10	10/10
Condition Good (G), Moderate (M) or Poor (P)		Good	Good	Good	Good	Good



CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS

Date	3/10/2022		Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)				Baseline							
Surveyor name	Kate Lewis		Unique polygon reference(s)				H25							
Project / development name	Ansty		Metric 4.0 habitat type				Native hedgerow with trees							
Onsite or offsite?	Onsite		Condition sheet used				Hedgerow							
Allocate pass 'Y' or fail 'N'.														
Criterion	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2				TOTAL
Result	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				10/10
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	None						Condition (Good/Moderate/Poor):				Good			

CONDITION ASSESSMENT PROFORMA FOR USE WITH BIODIVERSITY METRIC 4.0 - LINEAR HABITATS

Date	3/10/2022		Metric 4.0 survey reference (if condition assessment of this polygon relates to a wider habitat survey)				Baseline							
Surveyor name	Kate Lewis		Unique polygon reference(s)				TL1							
Project / development name	Ansty		Metric 4.0 habitat type				Line of trees							
Onsite or offsite?	Onsite		Condition sheet used				Line of trees							
Allocate pass 'P' or fail 'F'. Allocate 'NA' to any irrelevant criteria numbers where condition sheet contains fewer than 13 criteria. For Woodland & Intertidal condition sheets, allocate scores of '1' '2' or '3' against each criteria assessed.														
Criterion	A	B	C	D	E									TOTAL
Result	Y	Y	Y	N	Y									4/5
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	No						Condition (Good/Moderate/Poor):				Moderate			



APPENDIX 2 – Copyhold Stream River Condition Assessment Information

20.10.2023

Via email

Dear Rozel,

This brief letter sets out the methodology, results and recommendations of a Biodiversity Net Gain (BNG) River Condition Assessment (RCA) of Copyhold Stream, for Land Adjoining Ansty (hereafter referred to as 'the Site').

The assessment was conducted by Mungo Nash BSc ACIEEM between September 29th – October 1st 2023. Mungo is RCA accredited (awarded in 2020), has extensive experience in conducting RCA assessments for the purposes of BNG and is an expert in the application of the biodiversity metric methodology.

Suggested lengths of watercourse to enter into baseline tab C1 - Onsite watercourse baseline of the metric were also considered as part of the site walkover.

Methodology

The RCA comprised a site visit to conduct a professional Modular River Physical Survey (pro-MoRPH) and to inform a desk-based River Type Pro survey. Data collected was entered into the cartographer.io platform, which generated a river type and final condition score for use with the metric.

[Technical information on the full RCA methodology can be accessed here.](#)

It should be noted that the RCA does not consider the chemical status of a waterbody and the condition results for the purposes of BNG are primarily based hydro-morphological regime and the degree of natural features found within the bank top, bank face, channel margin and channel bed. The RCA accounts for 32 separate indices to determine condition relevant to final river type, which are scored as positive (between 0 and 4) and negative (between -4 and 0) index scores for each sub-reach.

An over-deep assessment was also conducted, which, for unconfined or partly confined, alluvial rivers accounts for the degree to which a river is hydrologically/ecologically connected to its flood plain. Reaches which were assessed as over-deep were subject to a stepped downgrade in condition from the standard cartographer.io output (as per guidance).

Appendix A shows surveyed points and corresponding codes, and should be read in conjunction with the codes used hereafter.



Limitations

There were no weather or seasonal restrictions to the survey.

Three sub-reaches were not surveyed due to access restrictions. These were:

- Reach 1.1 subreach US
- Reach 1.8 subreach DS
- Reach 1.8 subreach M1

US and DS sub-reaches were outside of the Site and the red line boundary does not cross into the riparian zone of these reaches. Guidance states these sub-reaches are exempt from BNG therefore these reaches were not considered further.

1.8 M1 was outside of the Site. However, there is overlap of the development boundary into the riparian zone alongside a 20m of adjacent watercourse. This length should be scoped into the BNG assessment. Given the consistency and proximity of up-stream assessments for 1.5 M1 and 1.6 M1, data for these has been extrapolated to also apply to 1.8 M1, as it is likely that 1.8 M1 is characteristic of data collected for these.

Results

Results showing just final index scores and condition status are enclosed in Tables 2 – 3 of this letter. These are adapted from extracted technical data and abridged for ease of reference.

Most reaches assessed were confined to follow the base of sloped woodland valley contours and were therefore not assessed as overdeep. Reach 1.7 had a river shape which was < 4 (2.714) and was therefore deemed highly likely to be overdeep. The adjacent presence of arable land within the bank top supported this.

Table 1 shows suggested lengths of watercourse to enter into baseline tab C1 – Onsite watercourse of the metric. Note Reaches 1.5 and 1.6 were outside of the Site. However, the redline boundary crosses into the riparian zone alongside downstream sections of these reaches. Adjacent lengths were therefore considered for BNG and should be scoped into the BNG assessment.

Table 1 Suggested lengths of watercourse to enter into baseline tab C1 - Onsite watercourse baseline

Reason for scoping into the metric	Habitat type	Length (km)	Upstre am	Downst ream	Condition status	Sub reach ref
Within site	Other rivers and streams	0.275	TQ2978 2365	TQ3002 2357	Good	1.1 M1
Within site	Other rivers and streams	0.200	TQ3002 2357	TQ3022 2356	Moderate	1.1 M2
Within site	Other rivers and streams	0.136	TQ3042 2382	TQ3034 2372	Good	1.2 M1
Within site	Other rivers and streams	0.142	TQ3047 2373	TQ3034 2372	Fairly good	1.3 M1
Within site	Other rivers and streams	0.220	TQ3034 2372	TQ3022 2356	Fairly good	1.4 M1



Reason for scoping into the metric	Habitat type	Length (km)	Upstre am	Downst ream	Condition status	Sub reach ref
Within site	Other rivers and streams	0.285	TQ2956 2296	TQ2973 2298	Moderate	1.7 M1 and M2
Within site	Culvert	0.010	TQ2974 2298	TQ2974 2298	N/A	Culvert at 1.7 M2
Within site	Other rivers and streams	0.500	TQ2983 2300	TQ3028 2310	Fairly good	1.7 M2 and 1.7 M3
Riparian zone overlap (TBC)	Other rivers and streams	0.275	TQ3026 2334	TQ3028 2309	Fairly good	1.5 / 1.6
Riparian zone overlap (TBC)	Other rivers and streams	0.02	TQ3033 2300	TQ3034 2298	Fairly good	1.5 / 1.6 to inform 1.8

Discussion and potential enhancements

This section considers potential enhancements only and does not cover any wider works or potential impacts associated with the proposals, nor the technical feasibility of suggestions.

Across the site Copyhold stream and its tributaries exhibited a high degree of naturalness (likely due to its woodland valley confinement) and therefore scope for enhancements is relatively limited. There were localised areas of siltation, however these were associated with accumulations of fallen branches and trees, and these may likely clear naturally.

There were four subreaches which scored negatively from adjacent agricultural / arable use. These were:

- Reach 1.3 subreach M1
- Reach 1.5 subreach M1
- Reach 1.7 subreach M1
- Reach 1.7 subreach M2

It may be possible to secure gains in river condition along these reaches if vegetative buffers were increased to a minimum of 10m from the bank top (assuming no other impacts). This intervention would not require any invasive action into the channel.

Furthermore, at TQ30162358 there was a weir. This was recorded in Copyhold Stream, Reach 1.1, M2, which scored negatively for the presence of Channel bed artificial features severity and Bank face reinforcement extent. Removal of the weir would likely result in enhancements by condition along lengths of Reach 1.1.

Any invasive action to remove structures, or localised siltation, would require design and management through a professional hydro-morphologist with relevant skill and experience.

Sincerely,

Mungo Nash BSc (Hons) ACIEEM
(RCA certified 2020)



Table 2 River condition assessment indices for each sub-reach assessed

Index (negative indices are shown in italics)		Sub-reaches assessed									
		Copyhold Stream, Reach 1.1, M1	Copyhold Stream, Reach 1.1, M2	Northern Tributary of Copyhold Stream, Reach 1.2, M1	Northern Tributary of Copyhold Stream, Reach 1.3, M1	Northern Tributary of Copyhold Stream, Reach 1.4, M1	Copyhold Stream, Reach 1.5, M1	Copyhold Stream, Reach 1.6, M1	Tributary of Copyhold Stream, Reach 1.7, M1	Tributary of Copyhold Stream, Reach 1.7, M2	Tributary of Copyhold Stream, Reach 1.7, M3
Bank top											
B1	Bank top vegetation structure	4	4	4	4	4	2	3	4	4	4
B2	Bank top tree feature richness	4	3	3	2	3	2	3	2	1	2
B3	Bank top water-related features	0	0	0	1	0	0	0	3	2	0
B4	<i>Bank top NNIPS cover</i>	0	0	0	0	0	0	-2	0	0	0
B5	<i>Bank top managed ground cover</i>	0	-1	0	-2	0	-2	0	-3	-2	0
Bank face											
C1	Bank face riparian vegetation structure	4	2	2	2	3	3	2	2	2	1
C2	Bank face tree feature richness	4	2	3	4	2	3	4	3	2	1
C3	Bank face natural bank profile extent	3	2	3	3	3	3	3	2	3	3
C4	Bank face natural bank profile richness	4	4	4	3	4	4	4	4	4	4
C5	Bank face natural bank material richness	2	2	4	3	2	1	2	4	3	4
C6	Bank face bare sediment extent	3	1	4	4	3	4	4	1	4	4
C7	<i>Bank face artificial bank profile extent</i>	0	0	0	0	0	0	0	0	0	0



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C8	<i>Bank face reinforcement extent</i>	0	-2	0	0	0	0	0	0	0	0
C9	<i>Bank face reinforcement material severity</i>	0	-2	0	0	0	0	0	0	0	0
C10	<i>Bank face NNIPS cover</i>	0	0	0	0	0	0	0	0	0	0
Channel margin											
D1	Channel margin aquatic vegetation extent	3	1	2	2	2	2	2	2	3	3
D2	Channel margin aquatic morphotype richness	1	1	1	1	1	1	1	1	1	1
D3	Channel margin physical feature extent	3	2	2	2	2	3	2	0	1	3
D4	Channel margin physical feature richness	3	1	3	3	2	2	3	0	3	3
D5	<i>Channel margin artificial features</i>	0	-1	0	0	0	0	0	0	0	0
Channel Bed											
E1	Channel aquatic morphotype richness	1	1	0	1	1	0	0	1	1	1
E2	Channel bed tree features richness	3	3	3	3	2	3	3	4	4	2
E3	Channel bed hydraulic features richness	2	2	1	1	3	1	1	0	0	2
E4	Channel bed natural features extent	2	1	3	4	3	1	2	1	1	3
E5	Channel bed natural features richness	2	1	2	2	3	1	1	0	1	2
E6	Channel bed material richness	4	3	3	4	4	3	2	3	4	4
E7	<i>Channel bed siltation</i>	-4	-2	-4	-3	-2	-3	-3	0	0	0
E8	<i>Channel bed reinforcement extent</i>	0	-2	0	0	0	0	0	0	0	0
E9	<i>Channel bed reinforcement severity</i>	0	-2	0	0	0	0	0	0	0	0
E10	<i>Channel bed artificial features severity</i>	-1	-3	0	0	0	0	-1	-4	0	0
E11	<i>Channel bed NNIPS extent</i>	0	0	0	0	0	0	0	0	0	0
E12	<i>Channel bed filamentous algae extent</i>	0	0	0	0	0	0	0	0	0	0



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Table 3 River type assessment and overall river condition for each sub-reach (to inform metric input).

Index (negative indices are shown in italics)	Sub-reaches assessed									
	Copyhold Stream, Reach 1.1, M1	Copyhold Stream, Reach 1.1, M2	Northern Tributary of Copyhold Stream, Reach 1.2, M1	Northern Tributary of Copyhold Stream, Reach 1.3, M1	Northern Tributary of Copyhold Stream, Reach 1.4, M1	Copyhold Stream, Reach 1.5, M1	Copyhold Stream, Reach 1.6, M1	Tributary of Copyhold Stream, Reach 1.7, M1	Tributary of Copyhold Stream, Reach 1.7, M2	Tributary of Copyhold Stream, Reach 1.7, M3
River type assessment										
River type / class	F	F	D	D	D	F	F	D	D	D
Overall river condition for metric input										
Cartographer.io output	Good	Mod.	Good	Fairly good	Fairly good	Fairly good	Fairly good	Fairly good	Good	Good
Over-deep	N	N	N	N	N	N	N	Y	Y	Y
Modified river condition (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Mod.	Fairly good	Fairly good



Appendix A

