



August 2023

Land at Bird in Eye Farm, Uckfield

Ecology Proof of Evidence

Prepared by

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LPA Ref: WD/2021/2198/MAO

PI Ref: APP/C1435/W/22/3307820

on behalf of

Croudace Homes Ltd

Report No: CSA/2646/20

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2646/20	-	24/07/2023	MR	-	First draft for comment
	A	02/08/2023	MR	-	Second draft following Counsel feedback
	B	05/08/2023	MR	-	Final draft further to receipt of air quality assessment
	C	07/08/2023	MR	-	Updated Core Docs
	D	08/08/2023	MR	-	Final issue



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1.0 INTRODUCTION

- 1.1 I am Mark Rose, Associate Ecologist at CSA Environmental. I am an experienced practitioner with 13 years' full time experience in professional ecological consultancy, and am a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). I hold Natural England species survey/class licences for bats, great crested newts, rare reptiles and dormice. My academic qualifications include a BSc (Hons) in Zoology and an MSc in Biodiversity Conservation from the University of Southampton. I confirm that this Proof of Evidence has been prepared by me, and that it presents my true and professional opinion.
- 1.2 I am instructed by Croudace Homes ('the Appellant') in respect of appeal case PP/C1435/W/22/3307820, concerning Land at Bird in Eye Farm, south of Bird in Eye Hill, Uckfield (the 'Appeal Site'). CSA Environmental was first instructed by the Appellant in 2016 to provide technical inputs in connection with a proposed development at the Appeal Site (the 'Appeal Scheme').
- 1.3 An outline planning application (WD/2021/2198/MAO) was submitted to Wealden District Council (WDC) in August 2021 for *'the erection of up to 290 dwellings, associated landscaping, informal open space and strategic SANG, with access from the B2102'*. This was supported by an Ecological Impact Assessment (June 2021; **CDA.20**), Information to Inform Habitats Regulations Assessment (April 2021; **CDA.24**) and Biodiversity Net Gain Report (June 2021; **CDA.21**) prepared by CSA Environmental. I did not personally author these documents, but have visited the Appeal Site in January and July 2023 and am in agreement with their conclusions.
- 1.4 The Appellant has lodged an appeal against WDC for non-determination of the outline planning application. Putative Reason for Refusal 2 contained within the WDC Statement of Case (**CDC.4**), states as follows:

"The development proposals would result in indirect and direct degradation and loss of ancient woodland, an irreplaceable habitat, and lead to the unacceptable fragmentation, isolation and disturbance of natural habitats that support protected wildlife species and other flora and fauna of acknowledged nature conservation importance. In addition, the development would threaten, harm and cause degradation to veteran trees, an irreplaceable habitat.

The scheme is contrary to National Planning Policy Framework 2021, section 180c, Natural England Standing Advice, ancient woodland & veteran trees and saved policies EN1, EN12, EN13 and EN15 of the

Wealden Local Plan 1998 and Wealden District Core Strategy Local Plan 2013, policy WCS12 Biodiversity and WCS14 sustainable development."

- 1.5 My Evidence will address matters relating to my technical expertise in the discipline of ecology; specifically those matters cited above (i.e. impacts to ASNW) as well as wider ecological issues which are relevant to the Appeal Scheme (the purpose and efficacy of the SANG, protected and priority species, and biodiversity net gain).

2.0 CONTEXT

Location

- 2.1 The Appeal Site is located around central grid reference TQ 4832 1206, to the south-east of Uckfield, East Sussex. The landscape context of the Site is dominated by grassland and arable fields to the north, south and east, with scattered remnant parcels of semi-natural woodland connected by a network of field boundary hedgerows. The town of Uckfield, intersected by treelines and woodland blocks, extends to the west of the Appeal Site.

Site

- 2.2 The proposed residential component of the Appeal Site occupies an area of c. 14.37ha and consists of a series of grassland fields, hedgerows, trees and a strip of ASNW along the western boundary, with further woodland adjacent off-site to the south. These habitats are shown in a Habitats Plan provided at **Appendix A**, with representative photographs taken during my site visit in January 2023 provided at **Appendix B**.
- 2.3 The proposed SANG occupies an area of c. 26.17ha to the south and east of the residential component, and consists of further grassland fields, trees, broadleaved semi-natural and plantation woodland.
- 2.4 The grassland which dominates both components of the Appeal Site is classed as agriculturally improved, or 'modified grassland'. This has predominately been tightly grazed by horses and ponies (to the north) and cattle (to the south), resulting in a short, uniform sward with low species- and structural-diversity, and is composed of common grasses and grassland forbs.
- 2.5 Several parcels of woodland are present within and adjacent to the Appeal Site; including two parcels of designated Ancient Semi-Natural Woodland (ASNW) along the western boundary. These are classified as lowland mixed deciduous woodland; a priority habitat type. Two further parcels of on-site broadleaved woodland consist of comparatively recent and structurally immature Millenium Woodland plantations.
- 2.6 Field boundaries at the Appeal Site are marked by fencing as well as hedgerows and tree lines. These vary in their species compositions and connectivity, with detailed descriptions provided in the submitted Ecological Impact Assessment (**CDA.20**).

Proposals

- 2.7 The outline planning application submitted to WDC in August 2021 described the proposal as *'the erection of up to 290 dwellings, associated landscaping, informal open space and strategic SANG, with*

access from the B2102.' The submitted Ecological Impact Assessment was primarily based upon this description of development, as well as the submitted:

- Land Use Parameter Plan (PRB/BIE/PA4; **CDA.51**)
- Illustrative Site Layout (PRB/BIE/PA2; **CDA.52**)
- Landscape Strategy and SANG Design (CSA/2646/114/L; **CDA.53**)

2.8 It was summarised that the construction phase of the Appeal Scheme will comprise the following:

- Cessation of agricultural use of the existing grassland fields
- Removal of sections of hedgerow from H2 (c. 4m), H4 (c. 4m) and H5 (c. 2m) for vehicular and pedestrian accesses, and complete loss of defunct H3 (c. 5m), to facilitate new residential dwellings
- Construction of up to 290 residential dwellings
- Construction of associated gardens, parking and access infrastructure
- The establishment of Public Open Space (POS) totalling c. 6.28ha including a LEAP (Locally Equipped Area for Play), as well as recreation routes around the periphery of residential areas
- Establishment of Sustainable Urban Drainage Systems (SUDS) including a large attenuation basin set in open space to the south-west of the proposed residential development area
- Strengthening of boundary vegetation with new native species planting
- The creation of SANG in relation to Ashdown Forest SPA, including the creation of new recreational routes, tree and shrub planting and installation of limited infrastructure such as benches, dog bins and exhibition boards

2.9 The operational phase of the Appeal Scheme will comprise the following:

- Occupation of the new residential dwellings
- Increase in human activity, including use of vehicles and presence of domestic pets
- Increased artificial lighting and anthropogenic noise
- Use of the SANG for regular informal recreation such as dog walking

3.0 RELEVANT LEGISLATION & PLANNING POLICY

Ancient Woodland

Legislation

- 3.1 Ancient woodlands do not receive statutory protection.

National Policy

- 3.2 Paragraph 180(c) of the National Planning Policy Framework (NPPF, July 2021) states that, *"development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."* In this context, such wholly exceptional reasons might include, for example, *"infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat."*

Local Policy

- 3.3 The Wealden District Core Strategy Local Plan (adopted February 2013, hereafter 'the adopted Local Plan') contains no specific policy prescriptions relevant to the protection of ancient woodlands. However, Saved Policy EN13 of the Wealden Local Plan 1998 states that, *"The Council will resist development proposals that involve the clear felling or otherwise prejudice the ecology of Ancient Semi-Natural Woodlands, as defined by English Nature."* Furthermore, the Wealden Design Guide (2008) states that WBC *"will resist development which proposes the removal, or otherwise prejudices the ecology of ancient semi-natural woodland, or plantations on ancient woodland sites. It will actively seek the sensitive conservation, enhancement and management of ancient woodland on or adjacent to development sites."*

Suitable Alternative Natural Greenspace

- 3.4 The concept of Suitable Alternative Natural Greenspace (SANG) is rooted in the protection of European sites, the legal and policy context for which is set out below.

Legislation and Case Law

- 3.5 Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), termed 'European sites', collectively form part of a suite of sites known in the UK as the national site network, and are afforded strict protection from the potentially damaging effects of human activities.
- 3.6 All European sites in England and Wales are afforded protection through the Conservation of Habitats and Species Regulations 2017 (as

amended). These Regulations are widely referred to as the 'Habitat Regulations'. Regulation 63 of these Regulations states that, "A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which (a) is likely to have a significant effect on a European site...(either alone or in combination with other plans or projects), and (b) is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives." This assessment process is commonly referred to as 'Habitats Regulations Assessment' (HRA).

3.7 The above Regulations formerly transposed Article 6(3) of Council Directive 92/43/EEC on the 'Conservation of Natural Habitats and of Wild Fauna and Flora', commonly referred to as the 'Habitats Directive'. This Directive is the means by which the European Union meets its obligations under the Bern Convention (1992) on the Conservation of European Wildlife and Natural Habitats. Following the UK's departure from the European Union, the provisions of the 2017 Regulations have been retained through enactment of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which came into force on 31 December 2020.

3.8 Many procedural facets of HRA have been established through case law. A non-exhaustive summary of some key judgements is provided in Appendix D of the submitted Information to inform Habitats Regulations Assessment (**CDA.24**), with key cases including:

- Waddenzee (ECJ Case C-127/02; 07.09.04.)
- Boggis v Natural England (EWCA Civ 1061; 20.10.09.)
- People over Wind (CJEU Case C-323/17, 12.04.18)

National Policy

3.9 At paragraph 182, the NPPF establishes that the presumption in favour of sustainable development (also known as the 'tilted balance' in planning) does not apply where the plan or project is likely to have a significant effect on a European site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the European site.

Local Policy

3.10 Policy WCS12 of the adopted Local Plan originally indicated that residential development within 400m-7km of the Ashdown Forest SPA and SAC had the potential for likely significant effects, and would require mitigation. However, in response to a Court of Appeal decision in 2015 the Council made changes to policy WCS12, removing specific reference to the 7km buffer. The amended policy wording is reproduced below.

~~"In order to avoid the adverse effect on the integrity of the Ashdown Forest Special Protection Area and Special Area of Conservation it is the Council's intention to reduce the recreational impact of visitors resulting from new housing development within 7 kilometres of Ashdown Forest by creating an exclusion zone of 400 metres for net increases in dwellings in the Delivery and Site Allocations Development Plan Document and requiring provision of Suitable Alternative Natural Green Space and contributions to on-site visitor management measures as part of policies required as a result of development at SD1, SD8, SD9 and SD10 in the Strategic Sites Development Plan Document. Mitigation measures within 7 kilometres of Ashdown Forest for windfall development, including provision of Suitable Alternative Natural Green Space and on-site visitor management measures will be contained within the Delivery and Sites Allocation Development Plan Document and will be associated with the implementation of the integrated green network strategy. In the meantime the Council will work with appropriate partners to identify Suitable Alternative Natural Green Space and on-site management measures at Ashdown Forest so that otherwise acceptable development is not prevented from coming forward by the absence of acceptable mitigation."~~

Priority and Protected Species

Legislation

- 3.11 The Conservation of Habitats and Species Regulations 2017 (as amended) make prescriptions for the protection of European Protected Species (EPS). These include all native bats, great crested newts, dormice, otters and certain reptiles, listed under Annex II of the Regulations. Following the UK's departure from the European Union, the provisions of the Regulations have been retained through enactment of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which came into force on 31 December 2020.
- 3.12 The Wildlife and Countryside Act 1981 (as amended, principally by the Countryside and Rights of Way Act 2000) provided statutory protection for native species that are rare and vulnerable in a national context. Additionally, badgers are protected under the Protection of Badgers Act 1992.
- 3.13 Section 40(1) of the Natural Environment and Rural Communities (NERC) Act 2006 states that each public authority, *"must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."* This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 lists of 56 habitats and 943 species of principal importance for the conservation of biodiversity in England (commonly termed 'priority species').

National Policy

- 3.14 Paragraph 180(a) of the NPPF (2021) states that, *"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, then planning permission should be refused."*

Local Policy

- 3.15 While the adopted Local Plan contains no policies with prescriptions specifically for the protection of priority species, within the explanatory text the Council, *"acknowledge the importance of protected species and species of principal importance and its role in seeking to enhance and promote their wellbeing through the protection, enhancement, restoration and creation of their associated habitats. For this reason, development proposals must be informed by up to date information about biodiversity that may be affected. Furthermore, guidance requires an approach of seeking to avoid significant harm to biodiversity and geological interests before considering adequate mitigation measures or lastly seeking appropriate compensation measures."*

Biodiversity Net Gain

Legislation

- 3.16 Section 98, Part 6 of the Environment Act (2021), through Schedule 14, makes provision for biodiversity net gain to be a condition of planning permission in England to a minimum threshold of 10%. As set out in Part 8 of the Act, Section 147(3), Section 98 of the Act comes into force *"...on such date as Secretary of State may by regulation appoint"* with the government anticipating a two-year implementation period (i.e. November 2023).

National Policy

- 3.17 The NPPF encourages the delivery of biodiversity net gain [paragraph 174(d)], and this is further supported within Planning Practice Guidance (PPG). The Natural Environment PPG addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular the PPG promotes the delivery of measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development.

Local Policy

- 3.18 Policy WCS12 on Biodiversity of the adopted Local Plan establishes that the Council will, *"prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological*

networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas." In contrast to the forthcoming legal requirements, it does not specify a quantified threshold for biodiversity net gain.

4.0 ECOLOGY MATTERS

Ancient Woodland

Baseline

- 4.1 As described in the submitted Ecological Impact Assessment (**CDA.20**), designated ASNW is present along the western boundary of the Appeal Site. A parcel labelled W1 is present within the red line to the west of the proposed residential component, while a further off-site parcel W2 envelopes the western side of the proposed SANG; including land separating the residential and SANG components. Please refer to the Habitats Plan at **Appendix A**. The two parcels support a similar species composition, being dominated by hazel *Corylus avellana* and elder *Sambucus nigra*, with hawthorn *Crataegus monogyna*, willow *Salix* sp., honeysuckle *Lonicera periclymenum* and bramble *Rubus fruticosus* also present. The ground flora includes extensive carpets of bluebell *Hyacinthoides non-scripta*, yellow archangel *Lamium galeobdolon* and wild garlic *Allium ursinum*, with frequently occurring dog's mercury *Mercurialis perennis*, lords and ladies *Arum maculatum*, cleavers *Galium aparine*, harts-tongue fern *Asplenium scolopendrium* and ground ivy *Glechoma hederacea*. Ancient woodland on and adjacent to the Appeal Site is not currently publicly accessible.
- 4.2 In addition to the ASNW, three veteran trees were identified in a tree survey carried out by Barton Hyett Associates, and are described in the submitted Arboricultural Impact Assessment (AIA; **CDA.26**). Tree T6 is a large ash *Fraxinus excelsior* set within off-site ASNW (W2), and two oak *Quercus robur* are present at the eastern boundary within Group G9. Between them these trees share features such as large stem girths, stem hollows, fungal decay and deadwood.

Potential Impacts, Effects and Mitigation

- 4.3 In their Statement of Case (**CDC.4**), WDC present concerns that, “*The proposed scheme is likely to result in the deterioration of ancient woodland in the following material respects: through the inappropriate drainage proposals, through the failure to provide adequate buffer zones, through the provision of a woodchip path through the ancient woodland and through the likelihood of recreational disturbance/damage.*”
- 4.4 It is my opinion that these concerns are misplaced. No loss of ASNW or veteran trees is proposed under the Appeal Scheme, with built form adopting (and significantly surpassing) the 15m minimum buffer advocated by Natural England and the Forestry Commission. Standard protection measures in accordance with BS 5837:2012 will be employed to protect all retained woodland, trees and hedgerows during construction.

- 4.5 There is no dispute that potential impacts can, in the absence of mitigation, lead to the deterioration of these irreplaceable habitats as a result of new development in their immediate environs. I will describe these potential impacts here in the context of the Appeal Scheme, together with the proposed mitigations where applicable.

Drainage Infrastructure

- 4.6 Standing advice from Natural England and the Forestry Commission (**CDG.3**) identifies that deterioration of irreplaceable habitats can be brought about through changes to the water table or drainage characteristics. Furthermore, in the present case, drainage infrastructure is to be incorporated to the south-west of the proposed residential development in the vicinity of ASNW, necessitating consideration of potential direct impacts during construction.
- 4.7 It is proposed that a surface water attenuation basin be positioned within public open space to the south-west of the residential development. An underground outfall pipe will be installed from the north-east corner of the basin, with the outfall pipe running northwards to a discharge point along Framfield Stream to the north-west.
- 4.8 The evidence of Ms Hensler demonstrates that no activities associated with the creation or maintenance of either the basin or the piped outfall will take place within the 15m ancient woodland buffer, with a 3m easement having been allowed either side of the pipe centreline. Construction of the drainage infrastructure will therefore have no direct impact on the ASNW.
- 4.9 The potential for indirect impacts associated with changes to the woodlands' hydrological regimes, brought about by the altered drainage characteristics of the Appeal Site, are addressed in detail at Section 7 and Appendix D to the evidence of Ms Hensler. The significant majority of the Appeal Scheme is proposed to comprise SANG (26.17ha) and public open space (4.62ha); the drainage characteristics of which will be unaltered, save for negligible increases in water loss to evapotranspiration. Within the residential component (8.65ha), runoff from courtyard parking surfaces will drain directly to permeable paving, whereas runoff from new impermeable surfaces will be intercepted by a vegetated swale and channelled toward the attenuation basin.
- 4.10 Where water stress is experienced by terrestrial habitats this is naturally most acute in the dryer summer months. Under these conditions, and during typical rainfall events, the majority of runoff intercepted by the swale will either infiltrate prior to reaching the attenuation basin, or else will infiltrate at the basin. From here, water will drain via throughflow according to the Appeal Site's topography toward the ASNW.
- 4.11 Although discharges from the basin will be conveyed by a pipe and discharged into the Framfield Stream during high intensity or prolonged

rain, thus bypassing the ASNW, such events would not in any case coincide with periods of water stress within the woodland habitats. The evidence of Ms Hensler is that the total volume of water reaching the ASNW under non-extreme conditions (and the water table) will not be materially changed by the Appeal Scheme, and it follows that there will be no material effect on the ecological characteristics of the woodlands. The described surface water management features of permeable surfacing, swales and the attenuation basin will additionally function as water quality treatments.

- 4.12 The final detailed design for the Surface Water Drainage Strategy will be subject to future relevant reserved matters applications. However, assessment of the illustrative proposals has demonstrated that an acceptable surface water drainage solution can be achieved without direct or indirect effects on the on- or off-site ASNW that could otherwise result in deterioration.

Recreation

- 4.13 Standing advice from Natural England and the Forestry Commission (**CDG.3**) identifies that deterioration of irreplaceable habitats can be brought about through impacts such as disturbance of wildlife, soil compaction and trampling of ground flora, which can result from damaging levels of unmanaged recreation. It is important however to view this advice in its totality; it also specifically recognises the value of ancient woodland not only for wildlife, but as a natural asset for public recreation, health and wellbeing.
- 4.14 In order to avoid the introduction of potentially damaging recreational pressure to the on-site ASNW, W1 and its 15m buffer are excluded from the proposed SANG or otherwise accessible public open space under the submitted Land Use Parameter Plan (**CDA.51**), and will be retained solely for wildlife. It should be noted that this represents a precautionary approach; it being commonplace for ancient woodlands to be publicly accessible. Several examples are present in and around Uckfield alone, with one such being Views Wood, an ASNW on the northern edge of the town. At the time of writing, the Woodland Trust website states of Views Wood, *"The 24-hectare (60-acre) wood is a tranquil haven for humans and wildlife alike. It has great displays of spring flowers, plenty of historical interest and a range of walks to suit all abilities... Approximately 600 metres (650 yards) of path from the main entrance and from the public footpath entrance at Manor Park are surfaced. There is an extensive network of rides and smaller paths throughout the wood, with narrow footbridges crossing streams. Visitors with prams or wheelchairs can enjoy the wood by following the surfaced paths."*
- 4.15 The SANG design has been the subject of extensive consultation by CSA ecologists with Natural England, both pre-application via Natural England's charged Discretionary Advice Service and during the

determination period. Although Woodland W2 lies outside the red line, it is proposed that the existing informal footpath bisecting W2 be improved and formalised to provide a suitable pedestrian connection linking the SANG areas to the north and south of the woodland. This link through the ASNW was incorporated at the suggestion of Natural England, in order to avoid a single access route (that to the east of the ASNW) into the southern SANG land, and allow for more intuitive circular routes to be made by SANG users.

4.16 The remainder of the woodland is characterised by steep banks that drop towards a central stream, which is only bridged in the existing footpath location (see **Appendix B**), such that the advent of additional desire lines through the woodland, between the SANG parcels, is highly unlikely.

4.17 Notwithstanding the foregoing, a package of mitigation measures are to be incorporated to further minimise potential impacts associated with recreational pressure. These measures are graphically represented, for ease of interpretation, within an illustrative Ancient Woodland Mitigation Plan provided at **Appendix C**, and are summarised below:

1) It is proposed that the existing informal track leading through off-site ASNW W2 be formalised and upgraded; to provide resilience against the projected increase in use, ensure year-round SANG functionality and to focus/absorb the recreational impact. The formalised route will follow the existing informal footpath, which is already characterised by bare, compacted earth (see **Appendix B**, Photographs 6 & 7). Use of this route will therefore avoid direct impacts to woodland ground flora, and will not result in soil compaction. The path will be of no-dig construction, with hoggin/self-binding gravel surfacing, which the evidence of Mr Hyett confirms will have no material effect on the viability of surrounding trees. I have spoken to the Land Trust who have confirmed their support for the proposed approach; their extensive relevant experience in this regard is included in their confirmation at **Appendix D**. The paths will be permeable, with no effect on hydrological conditions. It is not likely to wash away in the event of a flooding event (but in any event repair / maintenance requirements to ensure all-year use can be secured by condition). The use of this surfacing has been addressed in consultation with Natural England, who have confirmed their support for the proposed approach (**Appendix E**).

2) The SANG footpath through off-site ASNW W2 will feature dog-proof fencing (such as chestnut paling). This measure will prevent dogs being walked by SANG users from free-roaming through the ASNW, thereby minimising disturbance to woodland wildlife and nutrient enrichment from dog fouling. This fencing will be of no material

consequence to [REDACTED] for which dispersal opportunities will remain within the SANG and informal open space immediately north and south of ASNW W2. The evidence of Mr Hyett establishes that the installation of these fences can be managed to ensure no material damage to peripheral trees or other ASNW interests.

- 3) In addition to the above, fencing will be used to define the boundaries of the SANG and deter SANG users from trespassing into off-site ASNW. This fencing, as shown in **Appendix C**, will be extended beyond the SANG into the public open space interface between ASNWs W1/W2 and the residential component of the scheme.
- 4) Public and domestic pet access to on-site ASNW W1, as well as trespass into off-site ASNW W2, will be further discouraged through the establishment of defensive planting within the ancient woodland buffers. The defensive planting will include native thorn-bearing species such as hawthorn and blackthorn *Prunus spinosa*. These species are locally appropriate, being already present at the Appeal Site. This planting could in principle be expanded to the ASNW/SANG interface in the south of the Appeal Site, as illustrated in **Appendix C**.
- 5) To dissuade public access further still, interpretation boards are to be positioned within key access points in the SANG. This will include the northern entrance to the footpath through off-site ASNW W2, where interpretation materials will include education on the value and vulnerability of ASNWs.

4.18 In regards to the veteran oaks in Group G9, it is proposed that a mown grass SANG walking route be included within the veteran tree buffer, calculated in this case by the AIA (**CDA.26**) as 24m. While WDC's Statement of Case raises concerns in this regard (notably Natural England have not) it will be seen on the site visit that the buffer area to G9 is already significantly compromised; by buildings, extensive made up and disturbed ground, stored materials and machinery. The footpath route is shown beyond the canopy area, such that any canopy deadwood now and in the future can be retained without a public health and safety conflict. I am of the opinion that the introduction of a mown grass path within this area will be of no material consequence to the ecological interests of the two oak trees. To the contrary, the proposals represent a clear opportunity to improve the setting of G9, through the removal of damaging elements occurring within the red line. The only works of any kind proposed within the 21m veteran tree buffer attributed to T6, which falls entirely within the 15m ancient woodland buffer of W2, are the establishment of the above described defensive planting.

4.19 In addition to new woodland planting proposed within the SANG, the SANG Management Plan (**CDA.23**) proposes to enhance broadleaved

woodlands W3 and W4 through the introduction of management to promote their ecological value; principally through sensitive, selective thinning to promote structural diversity and the regeneration of ground flora and understorey. The Biodiversity Metric (**Appendix F**) identifies that this will result in a site-wide increase of 18.47 woodland habitat units, equivalent to a 41.23% net gain. Natural England have recommended that this beneficial management be extended to include on-site ASNW W1 (**Appendix G**), and accepted that this commitment will be made in a management plan pertaining to the public open space, to be secured by planning condition (**Appendix E**). Contrary to the Council's concern at paragraph 5.30 of its Statement of Case (**CDC.4**), the proposed extension of management only relates to land under the appellant's control.

Urbanisation

- 4.20 Beyond the introduction of recreation pressures, standing advice from Natural England and the Forestry Commission (**CDG.3**) identifies further impacts capable of causing deterioration of irreplaceable habitats related to urban development in close proximity. These can include increasing levels of air and light pollution, noise and vibration, as well as damaging activities such as fly-tipping and the impact of domestic pets.
- 4.21 As I've addressed, however, the Appeal Scheme has incorporated the 15m minimum buffer advocated by Natural England and the Forestry Commission. For ease of interpretation, the actual offset to built form under the illustrative layout is shown on the Ancient Woodland Mitigation Plan (**Appendix C**). The minimum buffer distance shown is 27.5m, and in most cases is greater still.
- 4.22 It should furthermore be noted that a highly conservative approach has been taken to mapping of the buffers of ASNWs and veteran trees, in that these have been based on the mapped tree canopies. Although standing advice is silent on where the buffers should be measured from, it is clear that minimum buffers are principally concerned with the protection of rooting areas. As roots emanate not from canopies but from tree stems, it would be intuitive to measure buffers from stems rather than canopy edges. I therefore consider the buffers mapped by the AIA (**CDA.26**) and replicated in **Appendix C** to be highly precautionary; setting aside that the 15m minimum is in any event significantly surpassed. Were the actual offsets to built form measured from stems rather than canopy, although clearly variable, they would be approximately 3-8m greater. Were the offsets measured to built structures rather than the nearest kerb, they would be approximately 7m greater still.
- 4.23 The standing advice (**CDG.3**) provides examples of situations where larger buffer zones might be needed for irreplaceable habitats in the context of development (where the surrounding area is less densely

wooded, close to residential areas or steeply sloped). These examples are indeed cited in WDC's Statement of Case, where it is erroneously stated that the Appeal Scheme relies upon the 15m minimum buffer. As I've described however, the actual offset to built development under the illustrative layout is, even on highly conservative measurement, almost double the minimum buffer distance at its narrowest point (and generally greater). As I will describe below, the incorporated extended buffers, together with other proposed mitigations, in my opinion provide a sufficient safeguard to mitigate all potential damaging impacts of urbanisation on the ecological interests of the ANSW. There is no requirement based in ecological protection for the imposition of greater buffer zones than have been incorporated.

- 4.24 As I've addressed, it is proposed that ancient woodland buffers at the Appeal Site feature new defensive planting. This planting will provide a physical barrier to many forms of disturbance, attenuate noise pollution and limit light penetration. While the preparation of a lighting specification is a matter of detail which will be secured by planning condition, there is no proposal to light the SANG or public open space. The incorporated buffers will prevent either the on- or off-site ASNWs from being subject to light pollution, such that I have confidence that associated disturbance impacts on nocturnal species (such as bats and dormice) will not occur. In view of the incorporated buffers, I would not expect noise during operation of the Appeal Scheme to be of any material ecological consequence to the ecological interests of the ASNWs. Noise impacts during construction will by their very nature be temporary, and again I do not anticipate they could result in any material deterioration of the woodlands' ecology.
- 4.25 The absence of vehicular access to the woodland edge will minimise the potential for fly tipping, and the distance from residential dwellings provided by the extended buffers (and defensive planting) is such that the dumping of garden waste (which could otherwise risk the introduction of non-native plant species as well as nutrient enrichment) does not present a realistic risk. The additional mitigation measures I've described above in respect of recreation pressures will additionally minimise the potential for vandalism.
- 4.26 The submitted Air Quality Assessment and Emissions Mitigation Assessment (**CDA.14**) includes a specific analysis of potential impacts associated with dust creation during the construction of the Appeal Scheme. Albeit this analysis focussed on human receptors, this included residential units within 1-20m of the site boundary, i.e. appreciably closer than the closest point of the ASNW afforded by the incorporated buffers. Subject to adherence with standard construction-phase mitigation measures, in accordance with the relevant guidance, the assessment determined that construction dust impacts would not be significant. I

therefore conclude that post-mitigation construction dust creation would have no material effect on the ecological interests of the ASNWs.

4.27 In addition to the above, a dedicated Ancient Woodland Air Quality Assessment has been prepared by SLR and is provided at **Appendix H**, concerning the potential for impacts associated with vehicle emissions during operation of the Appeal Scheme. Such impacts can negatively affect vegetation communities and the fauna they support where critical levels of airborne nitrogen oxides, or critical loads relating to nitrogen deposition, are exceeded. Woodland habitats are considered to be among the most sensitive to nitrogen deposition in particular (which can lead to eutrophication and acidification) with a minimum critical load of 10 kg N/ha/yr. However, the Ancient Woodland Air Quality Assessment establishes that:

- The total annual mean airborne concentration of nitrogen oxides within the ASNWs at and adjacent to the Appeal Site will be well below the relevant critical level in the modelled year (representing the likely completion date of the Appeal Scheme)
- The maximum increase in nutrient nitrogen and acid deposition within the ASNWs, attributable to the Appeal Scheme, will be well below 1% of the relevant critical loads; representing in air quality terms an imperceptible impact

4.28 It follows that air quality impacts will have no material effect on the diversity, distribution or structure of woodland vegetation at the ANSWs, nor by extension any effect on woodland fauna.

4.29 It has been estimated that c. 26% of UK households have a domestic cat (UK Pet Food, 2023), therefore development of 290 dwellings may result in the introduction of c. 76 cats to the Appeal Site as a whole. One study into the ranging distances of domestic cats (Thomas, Baker and Fellowes, 2014) found that mean daily area ranged was 1.94ha, broadly equivalent to a c. 79m linear radius. It can therefore be assumed that domestic cats from southern- and western-most phases of the Appeal Scheme may disperse into ASNWs W1 & W2, and exert predation pressure on native species populations; principally common small mammals (i.e. mice and voles) and wild birds. Against this, however, these species will in contrast benefit from the significant habitat creation and enhancement (demonstrated through the calculated biodiversity net gain) that will be delivered by the proposals. Dormice, a characteristic ASNW species, live at low population densities and are rarely preyed upon. In my opinion the Appeal Scheme, taken as a whole, is highly unlikely to reduce the Appeal Site's carrying capacity for small mammals and wild birds. The RSPB note that predation pressures on wild birds can be particularly acute where housing occurs in close proximity to populations of range-restricted species (such as curlew), or

species dependent on a fragmented habitats (such as Dartford warblers on heathland). Such factors are not applicable to the Appeal Site.

Conclusion

- 4.30 A tabularised summary is provided at **Appendix I**, listing the potential impacts of development on irreplaceable habitats identified in standing advice from Natural England and the Forestry Commission, with a review of their relevance to the Appeal Scheme, and any relevant mitigations in each respect.
- 4.31 It is my conclusion that the Appeal Scheme will not result in the loss or deterioration of irreplaceable habitats, and it is therefore compliant with NPPF paragraph 180(c), Saved Policy EN13 and relevant prescriptions of the Wealden Design Guide. Natural England has confirmed that their original concerns regarding the Appeal Scheme in this respect have been addressed (**Appendix E**). Although an objection was lodged by the WDC Biodiversity and Arboricultural Officer in 2021 (**Appendix J**), their stated concerns centred on a drainage strategy which no longer forms part of the Appeal Scheme, and other aspects which have since been addressed through dialogue with Natural England.

Suitable Alternative Natural Greenspace

Ashdown Forest SPA

- 4.32 Visitor access patterns to protected lowland heathland sites in southern England, and the implications of recreation pressure for the associated Annex I bird species, have been extensively studied and widely publicised. In summary, research has demonstrated a clear link between recreation pressure and reduced reproductive success of these species, which form qualifying features for the Ashdown Forest SPA (Liley & Clarke, 2003; Murison, 2002; Liley & Clarke, 2002). The following evidence base on visitor access patterns has informed policy making in Wealden, as set out in the Ashdown Forest SPA Mitigation Zone Background Paper (2019):
- Ashdown Forest Visitor Survey 2016 (Liley, D., Panter, C. & Blake, D., 2016)
 - Visitor surveys at potential SANGs sites in Wealden District (Liley, D. & Floyd, L., 2013)
 - Ashdown Forest visitor survey data analysis (Natural England Commissioned Report NECR048)
 - Visitor Access Patterns on Ashdown Forest for Mid Sussex and Wealden District Councils (UE Associates and Brighton University, (2009)
- 4.33 The Background Paper establishes that a strategic mitigation zone of 7km will capture 100% of daily visitors, 93.95% of those who visit 1-3 times per week, 91.05% of those who visit 2-3 times per month and 83.91% of

those who visit less than once per month. The Appeal Site is located c. 5.4km from the SPA.

- 4.34 Pursuant to the legal tests imposed by the Conservation of Habitats and Species Regulations 2017 (see Section 3), mitigation is required to avoid an adverse effect on the integrity of the SPA, resulting from a contribution toward an in-combination increase in recreational pressure associated with local population growth.

The Proposed SANG

- 4.35 Within Wealden the approach to avoidance and mitigation measures follows that originally developed for the Thames Basin Heaths SPA, centred around (i) the provision and enhancement of Suitable Alternative Natural Greenspace (SANG) to draw recreational pressure away from the SPA, and (ii) Strategic Access Management and Monitoring (SAMM) measures at the SPA itself, funded by development. Full details are presented in the submitted Information to Inform Habitats Regulations Assessment (**CDA.24**).
- 4.36 The submitted Land Use Parameter Plan (**CDA.51**) allocates c. 26.17ha of the Appeal Site for the creation of a bespoke SANG. To demonstrate how the proposed SANG can meet SANG design quality criteria (WDC, 2013, and Natural England, 2021) and achieve the aims of attracting recreational visitors, an illustrative Landscape Strategy and SANG Design Plan (**CDA.53**) was submitted. Furthermore, a SANG Design and Framework Management Plan (**CDA.23**) was submitted, setting out habitat and visitor access enhancement measures and a clear management and monitoring schedule.
- 4.37 The proposed SANG will be positioned immediately adjacent (east and south) of the proposed residential component of the Appeal Scheme, providing an attractive and convenient location for routine recreation such as dog walking. It will be created on former farmland, comprising open grassland and plantation woodland blocks, set within an undulating landscape, unencumbered by other development or visual intrusion. The SANG will feature a main circular walk totalling c. 2.7km following an intuitive and unconvoluted route, in addition various secondary route options, and will connect to the existing public footpath network. Artificial infrastructure will be limited to maintain a naturalistic aesthetic, but will include benches, dog waste bins and boundary fencing as appropriate to allow dogs to be safely exercised off the lead. The SANG has been designed to be attractive to new and existing residents within the local area; and a SANG car park will be provided to facilitate access for those beyond walking distance.
- 4.38 Natural England have confirmed that the capacity for the proposed SANG can be based on 8ha/1000 residents. As such, c. 5.57ha of SANG

would be required to mitigate the proposed development of up to 290 dwellings; leaving a substantial headroom capacity of c. 20.6ha.

- 4.39 In addition to delivering the above measures required under SANG quality criteria, new tree planting, grassland enhancement and wildlife pond creation are proposed within the SANG as part of the strategy to delivery biodiversity net gain (see below).
- 4.40 The Land Trust, a leading non-profit SANG provider, has issued a Letter of Intent confirming their willingness to take on ownership and management responsibility (**Appendix K**). All costs associated with the acquisition of the land, capital works to create the SANG and its ongoing management in perpetuity will be met by the Appellant.
- 4.41 As has been touched upon above in respect of ASNW, the SANG proposals were developed under repeated, iterative engagement with Natural England via the DAS service, including multiple site meetings and dating back to 2016. Notwithstanding initial concerns raised in connection with ASNW, which as described have now been resolved (see **Appendices E** and **G**), neither Natural England nor WDC object to the efficacy of the SANG.

Conclusion

- 4.42 In addition to provision of the bespoke SANG prior to occupation of the Appeal Scheme, the applicable financial contribution toward SAMM will be made in accordance with the 2019 Ashdown Forest SPA Tariff Guidance (or published update thereof).
- 4.43 Although **CDA.24** was prepared just under two years ago, it remains in my view a robust and comprehensive source of all relevant information necessary for the Inspector to make an appropriate assessment of the Appeal Scheme's implications for European sites. It correctly screens in likely significant effects (having regard to the meaning of these terms established through case law) on Ashdown Forest SPA resulting from recreational pressure, and correctly screens out any other impact pathways to any other European site. Having regard to the proposed mitigations (SANG and SAMM) the Inspector may conclude that the Appeal Scheme will have no adverse effect on the integrity of the Ashdown Forest SPA, either alone or in combination with other plans or projects, in their capacity as competent authority for the purposes of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Priority and Protected Species

Baseline

- 4.44 The outline application was supported by an evidence-based Ecological Impact Assessment (EclA; **CDA.20**) prepared by CSA Environmental. A desk study and habitat survey were undertaken of part

of the Appeal Site in April 2019, as part of a Preliminary Ecological Appraisal (PEA), which was extended to include the proposed SANG in April 2020. To provide a comprehensive evidence base for the EclA, the following detailed species surveys were undertaken:

- Great crested newt surveys (April-May 2019)
- Bat activity surveys (June-September 2019)
- Reptile surveys (June-September 2019)
- Badger survey (April 2020)
- Dormouse surveys (May 2019-September 2020)
- Otter and water vole surveys (June and August 2020)

4.45 For the purposes of the non-determination appeal an update habitat survey was carried out on 12 October 2022 (by CSA Associate Director of Ecology Clare Caudwell CEcol MCIEEM). Although some of the habitats were re-classified owing to use of an updated classification system, the habitats on-site were found to have remained largely unchanged, with grazing management having been maintained within the grassland fields. Low intervention or no management actions appeared to have taken place within woodlands, and hedgerows appeared to have been maintained regularly (e.g. annual basis). As such, it is unlikely that populations of priority and protected species at the Appeal Site have changed significantly, and the assessment presented within the EclA remains reliable [REDACTED]. Taken together, the survey evidence base provides a robust basis for determining this appeal. In their consultation response of 30 November 2021 (**Appendix J**), the WDC Biodiversity and Arboricultural Officer confirmed their view that the protected species surveys undertaken were, "adequate to inform the application, with appropriate methodology and survey effort," and that, "Recommendations for adequate avoidance, mitigation and compensation have been provided."

4.46 The baseline surveys determined that grass snake *Natrix helvetica* and common lizard *Zootoca vivipara* populations are present on-site, and several common and widespread species of bat have been recorded utilising the Appeal Site for foraging and dispersal. [REDACTED]
[REDACTED]
[REDACTED] Great crested newts *Triturus cristatus* were determined to be likely absent from the Appeal Site, and surveys failed to identify any conclusive evidence of riparian mammals.

Potential Impacts, Effects and Mitigation

4.47 In accordance with the mitigation hierarchy, a considered design which responds to the specific ecological constraints and opportunities of the Appeal Site has been developed, which avoids the majority of potential

impacts on species by confining built development to habitats of least value, as well as extensive habitat creation and enhancement within SANG and other open space.

- 4.48 Dispersal opportunities for bat species will be maintained through the retention of green corridors and buffers to built development, while foraging opportunities will be enhanced through habitat creation including tree and thicket planting and a dedicated wildlife pond. A sensitive lighting strategy will also be provided at the detailed design stage, to ensure dark corridors are maintained across the Appeal Site.
- 4.49 The illustrative layout demonstrates that a minimum 30m buffer can be accommodated around the [REDACTED], which will avoid direct impacts and reduce the potential for disturbance.
- 4.50 The retention of all woodland and only minor hedgerow removals to accommodate access and drainage infrastructure are unlikely to significantly affect the local dormouse population. Moreover, survey evidence has indicated that their present distribution at the Appeal Site is restricted by the poor quality of some of the younger woodland (notably W3), which the Appeal Scheme proposes to enhance; delivering a significant quantified net gain in woodland habitats.
- 4.51 Taken as a whole the Appeal Scheme will markedly increase habitat suitability and availability for reptiles, however measures will be required during construction to avoid killing or injury of individuals. A programme of capture, exclusion and translocation would be disproportionately ecologically invasive and not justified by the low counts during surveys; rather, precautionary impact avoidance measures will be set out in the Construction Environmental Management Plan (CEMP) to be secured by planning condition.

Rule 6 Party

- 4.52 The Statement of Case by Rule 6 Party Ms Kassie Smith KC notes that while they have submitted various letters of representation dealing with a range of planning issues, Ms Smith no longer intends to present direct evidence on all such issues. For the purposes of Rule 6 status, Ms Smith proposes to present evidence on the matters of highway safety, accessibility and drainage/flood risk only. Nevertheless, in the letter prepared in Ms Smith's behalf by Town Legal LLP, dated 06 April 2023, representations are made on the impact of development on biodiversity and habitats, which I will briefly respond to here.
- 4.53 Ms Smith notes that a sensitive lighting strategy will be advanced at the detailed design stage, and while welcoming this aim and recognising that this is usual practice, presents concerns over whether the stated objective of retaining dark corridors for wildlife can be met, citing:

- Lack of control over lighting emanating from within homes and external lighting being installed by homeowners.
- Lack of consideration of street lighting which (it is said) will be necessary as a result of the proposed reduction in the speed limit. I take this to be in reference to the B2102 Bird in Eye Hill.

4.54 As I've addressed, the Appeal Scheme design has, through application of the mitigation hierarchy, focused built form on habitats of least ecological value and adopted significant buffers to sensitive habitats, most notably woodland interfaces. There is no proposal to install artificial lighting within informal open space or SANG. I am of the opinion that these buffers (which will feature supplementary planting with screening effects in the most sensitive locations, i.e. Ancient Woodland), together with the development of a sensitive lighting specification at the detailed design stage, provide ample scope for the Appeal Scheme to incorporate dark corridors in appropriate locations, such that there will be no significant negative effect on populations of nocturnal wildlife.

4.55 I am advised that there is no proposal or requirement to install street lighting on the B2102 Bird in Eye Hill.

[REDACTED]

[REDACTED]

4.56 [REDACTED] are highly dynamic, making it important that any assessment of development impacts is based on up-to-date survey information. [REDACTED] was undertaken on 12 October 2022 alongside the aforementioned update habitat survey. This survey focused in particular on areas of the Appeal Site likely to be impacted by updated site access and drainage proposals.

4.57 During the original 2020 survey, a [REDACTED]
[REDACTED]
[REDACTED]. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4.58 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4.59 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4.60 [REDACTED]
[REDACTED], [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4.61 [REDACTED]
[REDACTED]
[REDACTED]

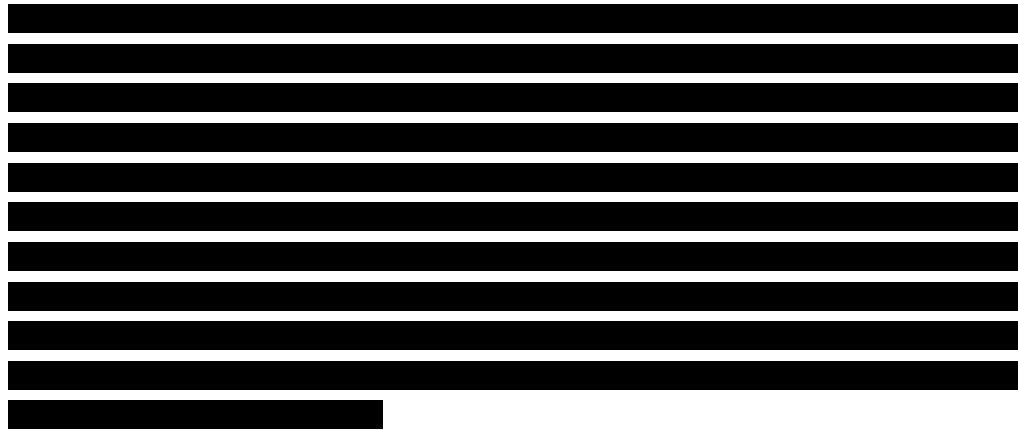
Potential Impacts, Effects and Mitigation

4.62 Access infrastructure proposals have been amended to include a right turn lane into the Appeal Site from Bird in Eye Hill. Details are shown on submitted Drawing No. 5330/021 Rev K (Bellamy Roberts, November 2022); which forms the base plan for **Appendix L**.

4.63 Technical constraints will require the access junction from Bird in Eye Hill to be moved further east than that as existing, and will necessitate some additional land take either side of the new junction to accommodate the required visibility splays. Final working areas are to be confirmed, however it is understood that the works will result in the loss of part of the existing bank to the west of the proposed junction and loss of some scrub / trees to the east. [REDACTED]

[REDACTED]. Whilst it is anticipated that all sett entrances could be retained without direct impacts, construction of the proposed access will likely result in disturbance through noise, vibration, and lighting.

4.64 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Conclusion

- 4.65 While the Appeal Scheme is in outline and the full detail of strategies to avoid and mitigate potential negative effects on priority and protected species can only be forthcoming at the detailed design stage, the submitted materials demonstrate that the Appeal Scheme can come forward in a manner consistent with all relevant legal and policy requirements.

Biodiversity Net Gain

- 4.66 The Natural England Biodiversity Metric was used to calculate the change in biodiversity units (including 'Habitat' Units and linear 'Hedgerow' Units) and the overall percentage of gain/loss achieved. The submitted Biodiversity Net Gain Report (**CDA.21**) provided comprehensive details on:
- Classifications on habitat type, distinctiveness, condition and strategic significance, pre- and post-development.
 - Data collection methods, limitations and assumptions.
 - Calculated pre- and post-development Habitat Units and Hedgerows Units using the Biodiversity Metric, and the percentage net change projected of each.
 - The approach to 'additionality', i.e. avoiding double counting of habitat creation required to meet SANG obligations.
 - Compliance with habitat 'trading' guidelines.
- 4.67 Since preparation of the submitted Biodiversity Net Gain Report, an updated assessment has been prepared by CSA Environmental (**Appendix M**).

Update Habitat Survey

- 4.68 The habitat survey was updated on 12 October 2022 by Clare Caudwell CEcol MCIEEM (FISC level 4) and Lydia Galbraith (FISC level 3), using the UK Habitat ('UKHab') classification system. A Habitat Condition Assessment (using UKHab Professional edition [Butcher *et al.* 2020] method) was undertaken to inform an update assessment of baseline

biodiversity units. Habitats recorded on-site are illustrated on the Habitats Plan (**Appendix A**). A summary of the UKHabs classification is provided below; with full details provide within the Biodiversity Net Gain Report:

- *Modified grassland (g4)* - The Appeal Site is dominated by a series of modified grassland fields (F1-F16) the majority of which are tightly grazed by horses and ponies in the northern part of the Site, and cattle / cut for silage to the south (proposed SANG land).
- *Lowland mixed deciduous woodland (w1f)* – Woodland W1 (ancient woodland) and W5. These woodland blocks form part of Nightingale Shaw.
- *Other woodland: broadleaved (w1g)* – Woodlands W3 and W4 located within the proposed SANG land; planted as part of the Millennium Woodland project.
- *Mixed scrub (h3h)* – Small patches dominated by hawthorn *Crataegus monogyna* and likely to be remnant hedgerow.
- *Priority hedgerows (h2a)* - Several native hedgerows are present throughout the Site, four of which are species-poor (H1, H5, H7 and H9) and the remainder being species rich (H2, H4 and H8).
- *Lines of trees (w1g6)* – H6 has been re-classified as a line of trees; present within the north-eastern part of the proposed SANG land.
- *Hard-standing (u1b), buildings (u1b5) and artificial unsealed non-vegetated surfaces (u1c)* - Occur along access tracks and around the farm buildings adjacent to the proposed SANG land.

4.69 In addition to the above on-site habitats, Framfield Stream borders the western boundary (flowing northwards). A small tributary of Framfield Stream, flows in a westerly direction through off-site ASNW W2. Although some of the habitats present have been re-classified since the original Phase 1 habitats survey (2019) due to differences between 'Phase 1' and UKHabs classification systems, the habitats on-site were found to have remained materially unchanged.

Biodiversity Net Gain Calculations

4.70 Further to the reclassification of baseline habitats, as well as the above described alterations to proposed access arrangements, and release of newer versions of Natural England's Biodiversity Metric (v. 3.1), an updated Biodiversity Net Gain Report has been prepared by CSA Environmental (**Appendix M**).

4.71 The updated Biodiversity Net Gain Report demonstrates that a net gain of c. 53.57 Habitat Units (40.27%) and of 0.16 Hedgerow Units (1.75%) could be expected to result from the Appeal Scheme, on the basis of the submitted illustrative layout and landscape proposals. In reality the latter represents a marked underestimate; it will be readily achievable to deliver a net gain in Hedgerow Units well in excess of 10% at the detailed design stage, when soft landscaping proposals for the residential area are developed.

- 4.72 While it will be necessary to update the assessment at the reserved matters application stage, it can be concluded that the Appeal Scheme will deliver a net gain in biodiversity well in excess of existing policy and emerging legal requirements. In their consultation response of 30 November 2021 (**Appendix J**), the WDC Biodiversity and Arboricultural Officer expresses their support for the submitted BNG strategy.

5.0 CONCLUSION

- 5.1 Putative Reason for Refusal 2 purports that the Appeal Scheme “*would result in indirect and direct degradation and loss*” of ASNW, and would “*threaten, harm and cause degradation*” to veteran trees. It states that the Appeal Scheme would further “*lead to the unacceptable fragmentation, isolation and disturbance of natural habitats that support protected wildlife species and other flora and fauna of acknowledged nature conservation importance.*”
- 5.2 My Evidence has shown that the drainage strategy can be delivered without direct impacts or material indirect effects on the on- or off-site ASNWs. With consideration of proposals to limit recreation pressures and urbanisation impacts, including but not limited to the exclusion of ASNW from SANG and the establishment of fencing and defensive planting to deter trespassing, I conclude that the Appeal Scheme will not result in the loss or deterioration of irreplaceable habitats, and it is therefore compliant with NPPF paragraph 180(c).
- 5.3 In addition to provision of the applicable financial contribution toward SAMM, the Appeal Scheme will deliver a bespoke SANG. The SANG strategy has been the subject of extensive pre-application engagement with Natural England, and all costs associated with the acquisition of land, capital works and in perpetuity management will be met by the Appellant. As competent authority in respect of the Habitats Regulations, the Inspector can conclude that the Appeal Scheme will have no adverse effect on the integrity of the Ashdown Forest SPA, either alone or in combination with other plans or projects.
- 5.4 The Appeal Scheme is in outline and the full detail of strategies to avoid and mitigate potential negative effects on priority and protected species, as well as the calculation to quantify the precise net gain in biodiversity which will be yielded by the development, can only be forthcoming at the detailed design stage. However, the submitted materials demonstrate that the Appeal Scheme can accommodate all relevant legal and policy requirements in respect of priority and protected species, and will deliver a net gain in biodiversity significantly in excess of existing policy and emerging legal requirements.
- 5.5 In their comments on the planning application, the WDC Biodiversity Officer confirmed their contentment with the scope of baseline ecological survey work, the assessments of effects carried out and the proposals for impact avoidance and mitigation; with the exception of concerns raised over impacts on ASNW (**Appendix J**), which were initially shared by Natural England (**Appendix G**). However, further to engagement, Natural England have now confirmed that in their view the proposed mitigation addresses their concerns (**Appendix E**).

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Appendix A

Habitats Plan (CSA/2646/108/D)



- Site boundary
- Modified grassland (g4)
- Lowland mixed deciduous woodland (w1f)
- Other woodland; broadleaved (w1g)
- Ancient woodland
- Dense (mixed) scrub (h3)
- Hardstanding (u1b)
- Building (u1b5)
- Artificial unvegetated unsealed surface (u1c)
- Hedgerow (priority habitat) (h2a)
- Hedgerow (priority habitat) with trees (h2a)
- Line of Trees (w1g6)
- Stream (r2) and direction of flow
- Pond (r1)
- Fence
- Target Notes:
 - TN1: Bluebells in woodland
 - TN2: Woodpecker holes and tree creeper sighting
 - TN3: Spoil heap and log pile
 - TN5: Barn owl sighting and barn owl box
 - TN14: Muck heap
 - TN15: Veteran trees



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Project Land at Bird in Eye Farm
Drawing Title Habitats Plan
Client Croudace Homes Limited

Date Oct 2022
Scale Refer to scale
Drawn LG
Drawing No. CSA/2646/108
Rev D
Checked CC

Appendix B

Photographs



Photograph 1. Framfield Stream, west of Field F7, at approximate location of drainage outfall.



Photograph 2. On-site Woodland W1, west of Field F9, view south.



Photograph 3. Steeply sloping northern bank of Woodland W2, south of Field F9.



Photograph 4. View north over Fields F9 and F10 toward farm buildings.



Photograph 5. Existing gated access to footpath through the centre of ASNW W2.



Photograph 6. Existing footpath through the centre of ASNW W2.



Photograph 7. Existing footbridge over stream, along footpath through ASNW W2.



Photograph 8. View south-east over Field F15.



Photograph 9. View south-west over Field F15.



Photograph 10. Millenium Woodland W4 within proposed SANG.



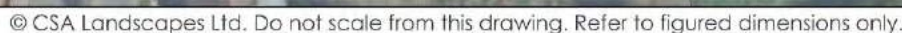
Photograph 11. Millenium Woodland W3 within proposed SANG.



Photograph 12. View north-east over Field F14 toward tree line H6.

Appendix C

Ancient Woodland Mitigation Plan (CSA/2646/118)



Appendix D

Land Trust communication 18/07/2023

From: [Joe Heath](#)
To: [Mark Rose](#)
Cc: [Jeremy Brookes](#)
Subject: Bird in Eye SANG - Ancient Woodland
Date: 18 July 2023 16:55:56

Hi Mark,

I can confirm that the Land Trust supports the proposals to surface the footpath through the Bird in Eye Shaw ancient woodland with a no dig hoggin surfacing. The Land Trust were appointed by Croudace Homes to assist CSA Environmental with the design of the SANG in 2021 and hoggin surfacing rather than woodchip in this locality was a recommendation of the Trust.

For context I can confirm LT's relevant experience the below.

The Trust owns and manages over 300 ha of SANG across south England. It is believed we are the largest, private, SANG owner in TBH-SPA avoidance area and Devon and our pipeline of future SANG spans from Cornwall to Essex. Our portfolio includes the largest and third largest SANG, both of which are woodlands.

Our 2,800 Estate includes:

- 131 ha of Sites of Special Scientific Interest
- 18 ha of Local Nature Reserves
- 83 ha of irreplaceable habitats including circa 20 ha of ancient woodland
- 701 ha of priority habitats

Kind Regards,

Joe Heath

Head of Environment and Biodiversity

The Land Trust

Mob 07766511789

joeheath@thelandtrust.org.uk

[The Land Trust Annual Review 2022](#)

[SANG Leaflet](#) - [BNG Leaflet](#)



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The Land Trust is the operating name for the Land Restoration Trust

The Land Trust and its subsidiaries provide a cost effective and sustainable management solution for public open space and green infrastructure across the country.

Head Office: The Land Trust, 7 Birchwood One, Dewhurst Road, Birchwood, Warrington, WA3 7GB.

Company Registration No. 5077263, Registered Charity Commission Number: 1138337, Registered
Office of the Scottish Charity Regulator Number: SC043833

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Appendix E

Natural England comments 23/03/2022

From: Scott-Heagerty, Tom <Thomas.Scott-Heagerty@naturalengland.org.uk>
Sent: 23 March 2022 13:39
To: Claire Turner
Cc: planning
Subject: Planning Application WD/2021/2198/MAO

Dear Claire Turner,

I have been in contact with the applicant since our last consultation (ref 370366, 10 November 2021), and subsequently have additional comments for consideration for this application.

In our previous response letter (ref 370366, 10 November 2021), we spoke about the functionality of the SANG, and recommended that boardwalks were installed through areas of woodland to ensure that the paths remained functional all year round. The applicant has now clarified this point and has shown that boardwalks may not be feasible due to safety concerns, and may cause greater damage to neighbouring woodland/trees. Woodchipped/gravel paths have been proposed as an alternative solution to boardwalks which we have now considered. Natural England are content with the use of wood chip/gravel paths on the condition that the paths will be suitable managed and maintained to ensure that they remain function all year round.

Natural England are concerned that the adjacent ancient woodland could experience an increase in recreational pressure due to the proposed planning application. For this reason, the inclusion of a well-maintained and managed fencing along the entire SANG boarder should help avoid and restrict recreational impacts to the ancient woodland. In addition, some management of ancient woodland would help mitigate some recreational disturbance impacts, that are still likely to occur due to this proposal. Although we requested that this management of ancient woodland be included within the SANG management scheme. The applicant has now clarified that an area of ancient woodland within Nightingale shaw can be included within the development zone management plan. If this management of ancient woodland can be conditioned to be included with this development zone management plan, then this should address our concerns with regards to recreational disturbance impacts to ancient woodland.

If you have any further queries relating to these comments or our last consultation letter, then please contact me on 07919 659298, or at thomas.scott-heagerty@naturalengland.org.uk

Yours sincerely,

Tom Scott-Heagerty
Lead Adviser - Sustainable Development
Sussex and Kent Area Team
Natural England
Guildbourne House
Worthing
BN11 1LD

Mobile: 07919 659298

Pronouns: he/him - [why have I put this?](#)

Working Pattern: Monday – Friday, 9am – 5pm

www.gov.uk/natural-england



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Clare Caudwell

From: Scott-Heagerty, Tom <Thomas.Scott-Heagerty@naturalengland.org.uk>
Sent: 05 January 2022 14:18
To: Clare Caudwell
Subject: RE: 2646 Bird In Eye Farm, Uckfield WD/2021/2198/MAO

Dear Clare,

Thank you for your email and a Happy New Year to you too. I've had a read through your additional information and I've provided some comments below which I hope will be useful to you.

- Use of bark chip or gravel sounds like a sensible approach if boardwalks are likely to cause greater impacts to tree/woodland. If bark chip/gravel pathways are used, then they will need to be maintained throughout the year (and especially during the wetter winter months). I acknowledge that the footpath through the woodland is not a flood risk, however the concern is that the footpath may become boggy and unusable in the wetter months. However I'm sure this can be resolved through good design and regular maintenance of the path.
- Thank you for clarifying that the AW within Nightgale Shaw (and additional woodland to the eastern boundary) will be included in a development zone Management Plan. We asked for some management of AW as protective fencing around AW is not a guarantee that it'll be protected against recreational disturbance impacts. If the development zone Management Plan can include some AW management or instead monitoring and maintenance of protective fencing around the areas of AW, then this should address our concerns about recreational disturbance impacts to the AW.

Kind regards,
Tom

Tom Scott-Heagerty

Lead Adviser - Sustainable Development
Sussex and Kent Area Team
Natural England
Guildbourne House
Worthing
BN11 1LD

Mobile: 07919 659298

Pronouns: he/him - [why have I put this?](#)

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for people and planet

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From: Clare Caudwell <clare.caudwell@csaenvironmental.co.uk>
Sent: 04 January 2022 12:30
To: Scott-Heagerty, Tom <Thomas.Scott-Heagerty@naturalengland.org.uk>
Subject: FW: 2646 Bird In Eye Farm, Uckfield WD/2021/2198/MAO

Dear Tom,

A Happy New Year to you. I contacted you towards the back end of 2021 with regards to the attached planning consultation response.

Please see my response to the queries you raise below. Would you be able to provide me with a further response or could we perhaps discuss over the phone at some point this week to try and resolve?

Best regards

Clare

Clare Caudwell BSc (Hons) MSc CEcol MCIEEM
Associate Director (Ecology)



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From: Clare Caudwell
Sent: 29 November 2021 16:30
To: Thomas.Scott-Heagerty@naturalengland.org.uk
Subject: FW: 2646 Bird In Eye Farm, Uckfield WD/2021/2198/MAO

Dear Thomas,

Bird In Eye Farm, Uckfield WD/2021/2198/MAO

CSA are the consultant ecologists working on behalf of Croudace in relation to the above application. I have received a copy of your planning consultation response attached. I would just like to provide a response / request some clarification with regards to the points raised (see below) – but perhaps we could have a brief telephone conversation next week to try and cover these points off?

- *SANG – Provision of Boardwalks to ensure that woodland access will be provided at all times of year.* This was considered in consultation with the project arborist and The Land Trust (proposed managing agent for the SANG). It was concluded that installation of such features would result in likely greater potential impacts to trees / woodland than keeping the existing footpath route as it is through the woodland, as well as representing a huge cost to install, maintain and replace (and often prone to vandalism). As an alternative bark chip (or possibly bound gravel) is recommended with the addition of bark chip where necessary and stock (dog) proof fencing either side of the footpath to prevent access into the wider woodland (see para 5.77 of the ECIA CSA/2646/C). In addition, in

places the footpath route through the ancient woodland is fairly steep and as such it was considered that the provision of a boardwalk might increase the risk of slips and trips in wet weather.

- Whilst a small ditch does pass through the woodland (and an upgraded footbridge will be provided to provide access over this feature), any significant / frequent seasonal flooding has not been noted within the woodland. I would direct you to the Flood Risk Assessment (Stantec, 2020) (see para 5.77 of the ECIA CSA/2646/C) which identified that the majority of the site (including the majority of Bird in Eye Shaw) falls within Flood Zone 1 (low flood probability of flooding) with the point at which the footpath crossing over the ditch falling just within Flood Zone 2 (medium probability; chance of flooding of 0.1-1% probability of flooding from river each year) (see Fig 3 App D of the FRA). The risk of flooding from surface water (generated by heavy rainfall modelled on the topography rather than flows in the watercourse itself) is shown to be "High", which means a greater than 3.3% probability each year. Fig 4 App D of the FRA indicates this flood depth could be between 0.9-1.2m. However, given the low probability and partial coverage of Flood Zone 2 through the woodland, we would not anticipate that flooding would significantly affect use of the footpath / crossing of the stream (as confirmed by the Stantec). In addition to the above, given the conditions required to result in a flooding event (fairly extreme rain) it is unlikely that residents would be out walking in such conditions. It is not considered likely that excessively wet conditions / flooding will significantly affect usage of this pedestrian route through the woodland as to affect the delivery of SANG mitigation.
- *SANG Management Plan inclusion of Ancient Woodland* – The only area of AW actually included within the proposed SANG area is the footpath connection that crosses through the AW. AW woodland to the west of the proposed development (Nightingale Shaw) is not actually included within the SANG boundary; as such no specific measure for AW management were included within the SANG Management Plan (as costed by the Land Trust). Management of AW within Nightingale Shaw (and additional woodland to the eastern boundary) would be picked up in a development zone Management Plan – which would typically be secured by way of condition (as indicated within para 5.66 of the ECIA).

I hope that the above addressed the concerns you have raised; however should you wish to discuss further perhaps you could advise me of a good time to give you a call this week?

Best regards

Clare

Clare Caudwell BSc (Hons) MSc CEcol MCIEEM
Associate Director (Ecology)



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Appendix F

Biodiversity Metric 3.1

The Biodiversity Metric 3.1 - Calculation Tool

Start page

Project details

Planning authority:	Wealden District Council
Project name:	Bird in Eye Farm
Applicant:	Croudace Homes Ltd
Application type:	
Planning application reference:	
Assessor:	Lydia Galbraith- CSA Ecologist
Reviewer:	Clare Caudwell- CSA Associate Director - Ecology
Metric version:	3.1
Assessment date:	01/12/2022
Planning authority reviewer:	

Instructions

Main menu

Results

Cell style conventions

	Enter data
	Automatic lookup
	Result

View all

Reset view

On-site baseline map

Insert

On-site post intervention map

Insert

Off-site baseline map

Insert

Off-site post intervention map

Insert

On-site baseline	Habitat units	133.04
	Hedgerow units	9.24
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	186.61
	Hedgerow units	9.40
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	40.27%
	Hedgerow units	1.75%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	53.57
	Hedgerow units	0.16
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	40.27%
	Hedgerow units	1.75%
	River units	0.00%
Trading rules Satisfied?	Yes ✓	

Bird in Eye Farm

Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units
(including all on-site & off-site habitat retention/creation)

Habitat units53.57

Hedgerow units0.16

River units0.00

Total project biodiversity % change
(including all On-site & Off-site Habitat Creation + Retained Habitats)

Habitat units40.27%

Hedgerow units1.75%

River units0.00%

Combined habitat retention and enhancement

	Habitats	Hedgerows	Rivers
Total on-site and off-site baseline area / length	42.58	1.14	0.00
Total on-site and off-site baseline units	133.04	9.24	0.00
Total on-site and off-site baseline area / length retained	14.22	0.36	0.00
Total on-site and off-site baseline units retained	57.24	8.42	0.00
Area / length proposed for enhancement	14.84	0.15	0.00
Baseline units proposed for enhancement	49.52	0.60	0.00
Total on-site and off-site baseline area / length lost	13.52	0.03	0.00
Total on-site and off-site baseline units lost	26.28	0.22	0.00

Area habitats

On site change by broad habitat type

Habitat group	Baseline		Post development on site		Onsite Change	
	Existing area	Existing value	Proposed area	Proposed value	Area change	Onsite Unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	34.88	69.76	24.02	92.00	-10.86	22.24
Heathland and shrub	0.02	0.08	1.00	6.69	0.98	6.61
Lakes	0.04	0.16	0.04	0.32	0.00	0.16
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	2.41	18.24	11.68	24.33	9.27	6.09
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	5.23	44.80	6.72	63.27	1.49	18.47
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

Off site change by broad habitat type

Habitat group	Baseline		Post development Off-site		Off-site Change	
	Existing area	Off-site Existing value	Off-site proposed area	Off-site Proposed value	Off-site area change	Off-site unit change
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	0.00	0.00	0.00	0.00	0.00	0.00
Heathland and shrub	0.00	0.00	0.00	0.00	0.00	0.00
Lakes	0.00	0.00	0.00	0.00	0.00	0.00
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	0.00	0.00	0.00	0.00	0.00	0.00
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

Combined on site and off site change by broad habitat type

Habitat group	Baseline		On-site and Off-site post development		Combined change	
	Existing area	Existing value	Combined proposed area	Combined proposed value	Proposed area	Proposed value
Cropland	0.00	0.00	0.00	0.00	0.00	0.00
Grassland	34.88	69.76	24.02	92.00	-10.86	22.24
Heathland and shrub	0.02	0.08	1.00	6.69	0.98	6.61
Lakes	0.04	0.16	0.04	0.32	0.00	0.16
Sparsely vegetated land	0.00	0.00	0.00	0.00	0.00	0.00
Urban	2.41	18.24	11.68	24.33	9.27	6.09
Wetland	0.00	0.00	0.00	0.00	0.00	0.00
Woodland and forest	5.23	44.80	6.72	63.27	1.49	18.47
Intertidal sediment	0.00	0.00	0.00	0.00	0.00	0.00
Coastal saltmarsh	0.00	0.00	0.00	0.00	0.00	0.00
Rocky shore	0.00	0.00	0.00	0.00	0.00	0.00
Coastal lagoons	0.00	0.00	0.00	0.00	0.00	0.00
Intertidal Hard Structures	0.00	0.00	0.00	0.00	0.00	0.00

Combined area lost by distinctiveness band

Category	Area lost (hectares)	Area lost (%)
V.High	0	
High	0	
Medium	0.02	0
Low	13.098	97
V.Low	0.4	3

% Area lost by distinctiveness category

On-site and off-site habitat retention by category area (hectares)

On-site and off-site habitat retention category biodiversity units

Unit change by habitat group

On site area change by habitat group

Combined Biodiversity Unit change

Combined habiat area change

Hedgerows and lines of trees

On site change by hedgerow type

	Baseline	Post development on site	Onsite Change

Combined length lost by distinctiveness band

% Length lost by distinctiveness category

On-site and off-site hedge retention by category length (km)

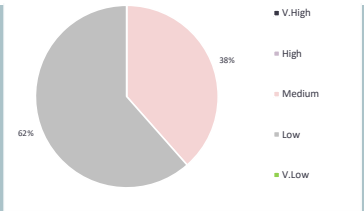
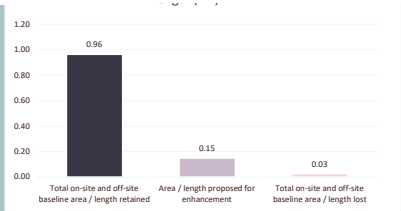
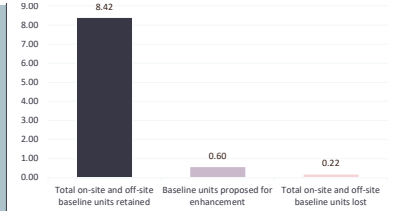
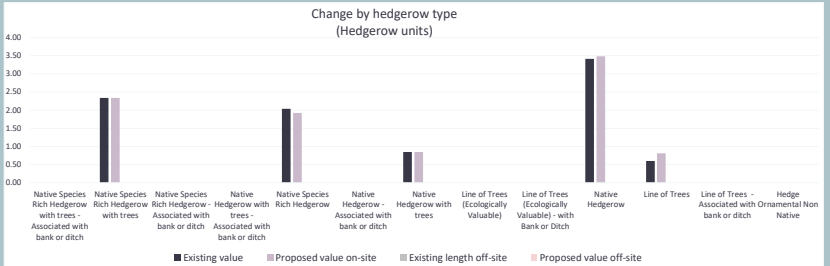
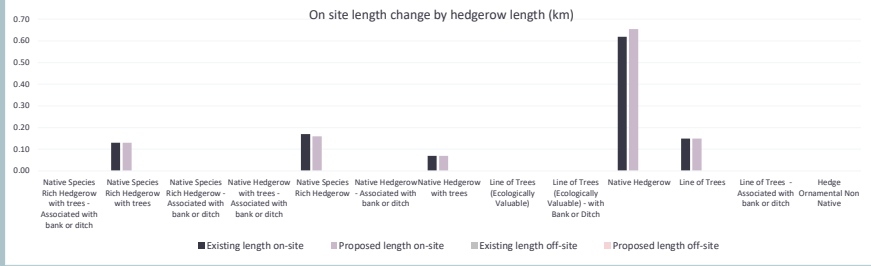
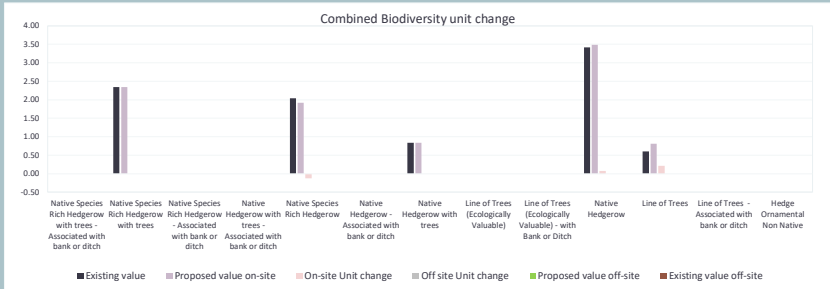
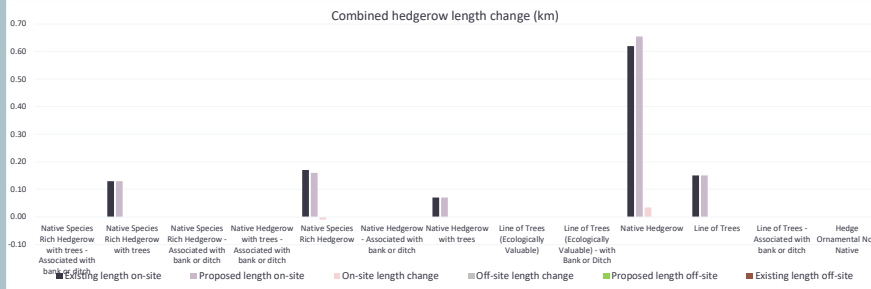
On-site and off-site hedge retention category biodiversity units

Hedgerow type	Existing length on-site	Existing value	Proposed length on-site	Proposed value on-site	On-site length change	On-site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.13	2.34	0.13	2.34	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.17	2.04	0.16	1.92	-0.01	-0.12
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.07	0.84	0.07	0.84	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.62	3.42	0.65	3.49	0.03	0.07
Line of Trees	0.15	0.60	0.15	0.81	0.00	0.21
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

Off site change by hedgerow type						
Hedgerow type	Off site baseline		Post development off site		Off site Change	
	Existing length off-site	Existing value off-site	Proposed length off-site	Proposed value off-site	Off-site length change	Off-site Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

Combined on and off site change by hedgerow type						
Hedgerow type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow with trees	0.13	2.34	0.13	2.34	0.00	0.00
Native Species Rich Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Species Rich Hedgerow	0.17	2.04	0.16	1.92	-0.01	-0.12
Native Hedgerow - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow with trees	0.07	0.84	0.07	0.84	0.00	0.00
Line of Trees (Ecologically Valuable)	0.00	0.00	0.00	0.00	0.00	0.00
Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.00	0.00	0.00	0.00	0.00	0.00
Native Hedgerow	0.62	3.42	0.65	3.49	0.03	0.07
Line of Trees	0.15	0.60	0.15	0.81	0.00	0.21
Line of Trees - Associated with bank or ditch	0.00	0.00	0.00	0.00	0.00	0.00
Hedge Ornamental Non Native	0.00	0.00	0.00	0.00	0.00	0.00

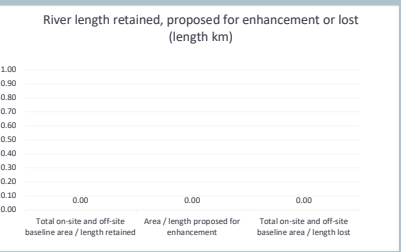
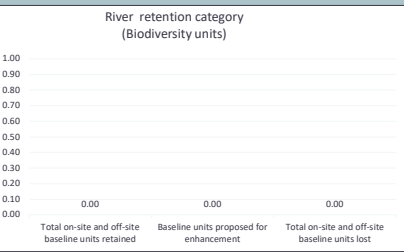
Category	Length lost (KM)	Length lost (%)
V.High	0	
High	0	
Medium	0.01	38
Low	0.018	62
V.Low	0	



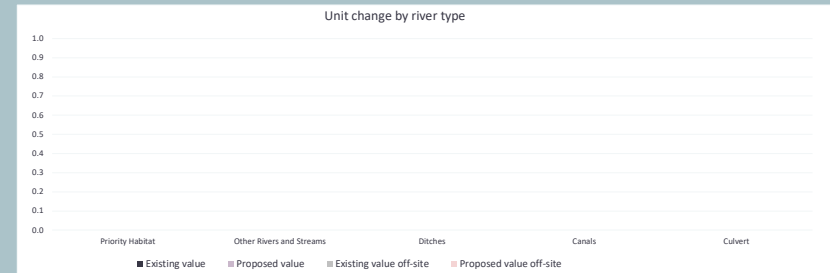
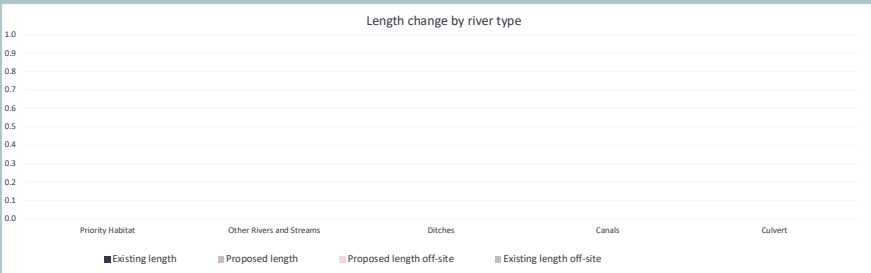
Rivers and Streams

On site change by river type						
River type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0

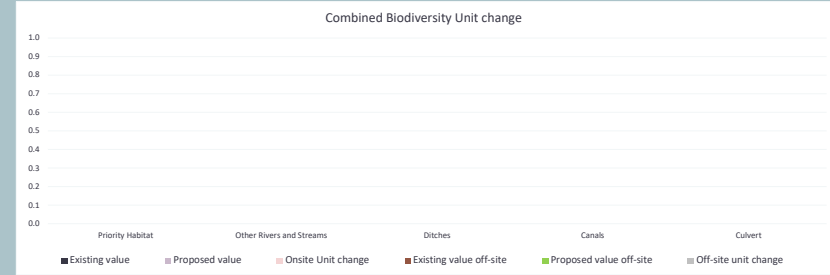
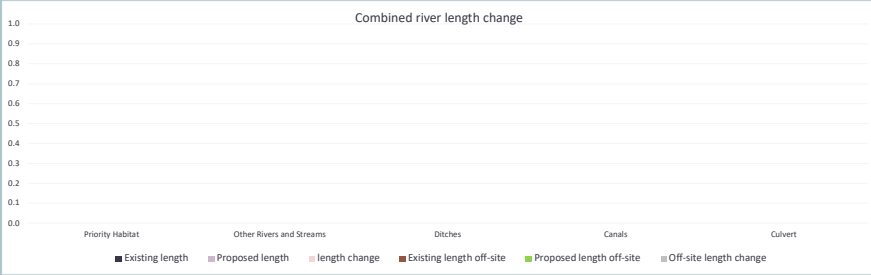
Category	Length lost (KM)	Length lost (%)
V.High	0	
High	0	
Medium	0	
Low	0	



Off site change by river type						
River type	Baseline		Post development off-site		Off-site Change	
	Existing length off-site	Existing value off-site	Proposed length off-site	Proposed value off-site	Off-site length change	Off-site unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0



Combined on and off site change by river type						
River type	Baseline		Post development on site		Onsite Change	
	Existing length	Existing value	Proposed length	Proposed value	length change	Onsite Unit change
Priority Habitat	0.0	0.0	0.0	0.0	0.0	0.0
Other Rivers and Streams	0.0	0.0	0.0	0.0	0.0	0.0
Ditches	0.0	0.0	0.0	0.0	0.0	0.0
Canals	0.0	0.0	0.0	0.0	0.0	0.0
Culvert	0.0	0.0	0.0	0.0	0.0	0.0



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Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ❌	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Very High Distinctiveness					
Habitat group	Group	On Site Unit Change	Off Site Unit Change	Project wide Unit Change	Unit Losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on Peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic Valley Mire[1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seaweeds on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

High Distinctiveness					
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 (CFGM)	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 - Sea buckthorn scrub (Annex 1)	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 - Mori 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	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 - Inland 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	0.00	0.00	0.00	
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	
		0.00	0.00	0.00	0.00

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

Medium Distinctiveness					
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	0.00
Cropland - Arable field margins pollen & nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	66.86	0.00	66.86	66.86
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	6.61
Heathland and shrub - Hawthorn 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	6.61	0.00	6.61	
Lakes - Ponds (Non-Priority Habitat)	Lakes	0.16	0.00	0.16	0.16
Lakes - Reservoirs	Lakes	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 - Cemetery and churchyards	Urban	0.00	0.00	0.00	
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	2.69
Urban - Urban Trees	Urban	2.69	0.00	2.69	
Woodland and forest - Other Scot's Pine woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland, broadleaved	Woodland and forest	18.47	0.00	18.47	18.47
Woodland and forest - Other woodland, mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal Hard Structures - Artificial hard structures with Integrated Greening of Grey Infrastructure (IGGI)	Intertidal	0.00	0.00	0.00	
		94.80	0.00	94.80	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset lower distinctiveness deficit	94.80
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher distinctiveness surplus units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	94.80

Low Distinctiveness				
Habitat group	Group	On site unit change	Off Site Unit Change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Cereal crops winter stubble	Cropland	0.00	0.00	0.00
Grassland - Modified grassland	Grassland	-44.82	0.00	-44.82
Grassland - Bracken	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
Urban - Bioswale	Sparsely vegetated land	0.00	0.00	0.00
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound 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	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Introduced shrub	Urban	0.00	0.00	0.00
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 urban drainage feature	Urban	0.00	0.00	0.00
Urban - Vacant/derelict land/ bareground	Urban	0.00	0.00	0.00
Urban - Vacant/derelict garden	Urban	3.46	0.00	3.46
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
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 seaweeds	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	0.00	0.00	0.00
Intertidal Hard Structures - Artificial features of hard structures	Intertidal	0.00	0.00	0.00
Heathland and shrub - Sea buckthorn scrub (other)	Heathland and shrub	0.00	0.00	0.00
		-41.23		-41.23

Low Distinctiveness Summary	
Low Distinctiveness Net Change in Units	-41.23
Cumulative surplus of units	53.57

<u>Bird in Eye Farm</u>	
A-1 Site Habitat Baseline	
Condense / Show Columns	Condense / Show Rows
Main Menu	Instructions

Habitats and areas				Distinctiveness		Condition		Strategic significance			Suggested action to address habitat issues	Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units
1	Grassland	Modified grassland	0.53	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.06
2	Grassland	Modified grassland	0.09	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.18
3	Grassland	Modified grassland	0.25	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.50
4	Grassland	Modified grassland	0.65	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.30
5	Grassland	Modified grassland	0.11	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.22
6	Grassland	Modified grassland	0.66	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.32
7	Grassland	Modified grassland	1.15	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	2.30
8	Grassland	Modified grassland	0.38	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.76
9	Grassland	Modified grassland	2.55	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	5.10
10	Grassland	Modified grassland	2.12	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	4.24
11	Grassland	Modified grassland	2.15	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	4.30
12	Grassland	Modified grassland	2.72	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	5.44
13	Grassland	Modified grassland	0.74	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.48
14	Heathland and shrub	Mixed scrub	0.02	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.08
15	Woodland and forest	Lowland mixed deciduous woodland	0.59	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	10.62
16	Woodland and forest	Lowland mixed deciduous woodland	0.13	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	2.34
17	Urban	Developed land: sealed surface	0.52	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
18												
19												
20	Grassland	Modified grassland	3.98	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	7.96
21	Grassland	Modified grassland	6.19	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	12.38
22	Grassland	Modified grassland	4.44	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	8.88
23	Grassland	Modified grassland	0.55	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.10
24	Grassland	Modified grassland	2.54	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	5.08
25	Grassland	Modified grassland	3.08	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	6.16
26	Woodland and forest	Lowland mixed deciduous woodland	0.06	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same habitat required =	1.08
27	Woodland and forest	Other woodland: broadleaved	1.21	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	4.84
28	Woodland and forest	Other woodland: broadleaved	2.89	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	23.12
29	Urban	Developed land: sealed surface	0.2	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
30	Urban	Artificial unvegetated, unsealed surface	0.11	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
31												
32												
33	Lakes	Ponds (Non- Priority Habitat)	0.04	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	0.16
34	Woodland and forest	Other woodland: broadleaved	0.35	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	2.80
35	Urban	Developed land: sealed surface	0.06	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
36	Urban	Urban Tree	1.52	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (2)	18.24
37												
38												
39												
40												
41												

Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		Assessor comments	Reviewer comments
0.08	0.24	0.16	0.48	0.21	0.42		Not within SANG Field F1. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.02		0.04	0.00	0.07	0.14		Not within SANG Field F2. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.002		0.00	0.00	0.25	0.50		Not within SANG Field F3. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
		0.00	0.00	0.65	1.30		Not within SANG Field F4. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.03		0.06	0.00	0.08	0.16		Not within SANG Field F5. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
		0.00	0.00	0.66	1.32		Not within SANG Field F6. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.18		0.36	0.00	0.97	1.94		Not within SANG Field F7. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition. Have accounted for easment for new drainage pipe	
		0.00	0.00	0.38	0.76		Not within SANG Field F8. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.24		0.48	0.00	2.31	4.62		Not within SANG Field F9. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.11		0.22	0.00	2.01	4.02		Not within SANG Field F10. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.41	0.01	0.82	0.02	1.73	3.46		Not within SANG Field F11. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.43		0.86	0.00	2.29	4.58		Not within SANG Field F12. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
0.37		0.74	0.00	0.37	0.74		Not within SANG Grassland path between fields and Woodland WS. W1 and W2, and to south of F12. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
		0.00	0.00	0.02	0.08		Not within SANG Mixed scrub within Field F7 (formally Hedgerow H3). Pass 1 or 2/5 criteria, failing on presence of >3 woody species, age range and presence of clearing and glades (need to double check criteria 4). Regardless poor.	
0.59		10.62	0.00	0.00	0.00		Not within SANG Woodland W1. Scored 33/39 points, scoring poorly on veteran trees. Small area to be lost to easment for drainage pipe, too small to be measured (c. 2m2)	
0.13		2.34	0.00	0.00	0.00		Not within SANG Woodland WS. Scored 33/39 points, scoring poorly on veteran trees.	
0.12		0.00	0.00	0.40	0.00		Not within SANG Hardstanding: road in north and paths within fields.	
1.91	1.58	3.82	3.16	0.49	0.98		SANG Field F14. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
4.02	1.6	8.04	3.20	0.57	1.14		SANG Field F15. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition. (Excludes area to be enhanced to CNG poor)	
2.73	1.69	5.46	3.38	0.02	0.04		SANG Field F16. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition. (Excludes area to be enhanced to CNG poor)	
0.55		1.10	0.00	0.00	0.00		SANG Grassland path between W3. Pass 5/7 criteria, failing on 6-8sp/m2 (essential criteria 1 needed for mod condition) and varied award height. Poor condition.	
	2.5	0.00	5.00	0.04	0.08		Area of F15 to be enhanced to CNG poor from natural succession	
	3.08	0.00	6.16	0.00	0.00		Area of F16 to be enhanced to CNG poor from natural succession	
0.06		1.08	0.00	0.00	0.00		SANG Path through W2. Assumed same criteria as on-site ancient woodland (W1). Retained	
	1.21	0.00	4.84	0.00	0.00		SANG Woodland W3. Scored 25/39, scoring poorly on age distribution, number of native species, woodland regeneration, ground flora, vertical structure and presence of veteran trees. Enhancement proposed	
	2.89	0.00	23.12	0.00	0.00		SANG Woodland W4. Scored 28/39, scoring poorly on age distribution, number of native species, ground flora, vertical structure and presence of veteran trees. Enhancement proposed	
0.2		0.00	0.00	0.00	0.00		SANG Hardstanding and building, including path through fields and hardstanding/barn buildings in west	
0.11		0.00	0.00	0.00	0.00		SANG Track along western boundary of HT	
	0.04	0.00	0.16	0.00	0.00		Pond to be created in SANG Have assumed poor baseline to be enhanced to	
0.35		2.80	0.00	0.00	0.00		Woodland planting proposed in in SANG, includes screening in north	
0.06		0.00	0.00	0.00	0.00		Carpark in SANG	
1.52		18.24	0.00	0.00	0.00		Scattered trees to be planted in SANG. Considered good condition achievable due to location	
14.22	14.84	67.24	46.52	13.62	28.28			

Total area lost (excluding area of Urban trees and Green walls)	13.52
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<div> <div>Bird in Eye Farm</div> <div>A-2 Site Habitat Creation</div> </div>	
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Main Menu	Instructions

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B-1 Site Hedge Baseline

[Main Menu](#)

Instructions

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B-2 Site Hedge Creation

Condense / Show Columns

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[Main Menu](#)

Instructions

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Appendix G

Natural England comments 10/11/2021

Date: 10 November 2021
Our ref: 370366
Your ref: WD/2021/2198/MAO



Mrs C Turner
Planning Case Officer
Wealden District Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mrs C Turner,

Planning consultation: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 290 DWELLINGS, ASSOCIATED LANDSCAPING, INFORMAL OPEN SPACE AND STRATEGIC SANG, WITH ACCESS FROM THE B2102.

Location: LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD, TN22 5HA

Thank you for your consultation on the above dated 01 October 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on Ashdown Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- Details on how impacts to ancient woodland can be prevented. Including the use of boardwalks, and consideration of woodland management within the SANG Management Plan.
- Consideration of any potential likely significant effects upon Ashdown Forest SPA and SAC through a Habitats Regulations Assessment, and proceeding to the Appropriate Assessment stage to incorporate the proposed Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring Strategy (SAMMS) mitigation.

The proposed SANG and SAMMS measures to avoid and mitigate for recreational disturbance impacts may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

Additional Information required:

Habitats Regulations Assessment

DESIGNATED SITES [EUROPEAN] – Recreational Disturbance

Since this application will result in a net increase in residential accommodation, impacts to the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) may result from increased recreational disturbance.

Your authority has measures in place to manage these potential impacts through the agreed Strategic Access Management and Monitoring Strategy (SAMMS) in line with Policy WCS12 of the Wealden District Adopted Core Strategy Local Plan (2013), which Natural England find ecological sound. These SAMM financial contributions should be secured and included within your Authority's Appropriate Assessment, as well as the proposed SANG mitigation.

It is Natural England's advice that the proposal is not directly connected with or necessary for the management of European sites. Your authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out. Natural England must be consulted on any appropriate assessment your authority may decide to make.

Proposed SANG

Natural England has reviewed the updated SANG design and now acknowledge that modifications to the design have now incorporated most of our suggestions that we made to the applicant in our Discretionary Advice Service (DAS) meeting on the 13th May 2021. We now acknowledge that the following negative design points have now rectified:

- The concern for achieving a suitable circular walking route of at least 2.5km has now been achieved. In total, a circular route of c2.7km has now been proposed. This has been made possible by increasing the proposed area of the SANG, from 12ha to an area of 26.16ha.
- A pinch point along the walking route was identified as a constraint on the design. This has now been rectified by the addition of a footpath through the Ancient Woodland. This will prevent a bottleneck where the two paths would cross, and creates a more circular and varied walking route.
- Additional focal points in the form of scattered trees and pond have now been in the design of the open areas of the SANG. These additional features will act as focal points for the walking route, which will encourage people to use the full extent of the circular route.
- Concerns on potential impacts to ancient woodland have now been addressed by the inclusion of dog proof fencing, as well as fencing along the entire SANG boarder. These fences shall deter the public from entering and negatively impacting the ancient woodland.

However, further details are required to show that impacts to ancient woodland habitat can be prevented;

- We still recommend that boarded paths are installed through areas of woodland as this will ensure functionality of the paths during the wetter months.
- In our previous discussions, we also recommended that some management of the ancient woodland is provided within the management scheme. From reviewing the SANG Management Plan, it is not clear if this consideration has been included, we therefore advice that some management to ancient woodland is factored in to the final SANG management scheme.

Management and maintenance of the SANG by a reputable management company must be secured in perpetuity, for the lifetime of the developments. This is required under the Appropriate Assessment, to provide certainty that the SANG will remain in good functional condition, ensuring that it remains as suitable recreation disturbance mitigation for Ashdown Forest designated sites. We note that arrangements with The Land Trust for the management of the SANG in perpetuity are in progress, and that The Land Trust has signed the letter of intent (12th April 2021). The management of the SANG in perpetuity by The Land Trust should be secured by a s106 and included within your Authority's Appropriate Assessment.

Other advice

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

In addition, Natural England would advise on the following issues.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me at thomas.scott-heagerty@naturalengland.org.uk.

Please consult us again once the information requested above, has been provided.

Yours sincerely

Thomas Scott-Heagerty
Sussex and Kent Area Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures

should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Appendix H

Ancient Woodland Air Quality Assessment

To: Croudace Homes Ltd

From: SLR Consulting Limited

Date: 4 August 2023

Project No. 416.064957.00001

RE: Land at Bird in Eye Farm: Ancient Woodland Air Quality Assessment

Introduction

1. This technical memorandum has been prepared by SLR Consulting Ltd ('SLR') on behalf of Croudace Homes Ltd in relation to the proposed development of up to 290 dwellings on Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield, East Sussex, TN22 5HA (the 'Site').
2. An application for outline permission was submitted to Wealden District Council (WDC) in August 2021, reference: WD/2021/2198/MAO. SLR prepared the Air Quality Assessment and Emissions Mitigation Assessment¹ to support the application.
3. Natural England or the Environmental Health Department at WDC did not raise any objection or comment in response to the original assessment.
4. Due to WDC's non-determination of the application, an appeal has been lodged against WDC (Planning Inspectorate Appeal Reference: APP/C1435/W/22/3307820). It is confirmed that had WDC made a determination, it would have refused planning permission.
5. In regard to the appeal and upcoming Inquiry, WDC, as a Rule 6 party, has submitted a Statement of Case (SoC)² which sets out their reasons for refusal.
6. One of the reasons, as detailed in paragraphs 5.8 to 5.32 of the SoC, is the impact of the proposed development on Ancient Woodland (AW). Specifically, the AW recognised as 'Nightingale Shaw' which borders the south and southwest of the Site.
7. The SoC refers to the separation distance between the AW (and Veteran Trees identified therein) and the proposed development. Paragraphs 5.21 and 5.22 of the SoC makes specific reference to the increase in traffic on internal Site roads in proximity to the AW as a result of the proposed development and the subsequent effects of air pollution. This is used as justification to seek a larger buffer zone / separation distance to ameliorate impacts.
8. This technical memorandum seeks to address the concerns raised in WDC's SoC, concerning potential increases in traffic and subsequent air pollution levels originating from internal Site roads in proximity to the AW (paragraph 5.22).
9. Road traffic data used in the assessment were provided by the appointed Transport Consultant (Bellamy Roberts).

¹ SLR Consulting Ltd, Land at Bird in Eye Farm, Uckfield, Air Quality Assessment and Emissions Mitigation Assessment, Prepared for: Croudace Homes Ltd, SLR Ref: 410.03013.00011, Version No: v2.0, June 2021.

² Wealden District Council, Statement of Case, Rule 6, Appeal by Croudace Homes Ltd, Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield, TN22 5HA, Wealden District Council Ref: WD/2021/2198/MAO, Planning Inspectorate Ref: APP/C1435/W/22/3307820.

10. The assessment is based on relevant guidance prepared by central government agencies and professional bodies and established best practice.

Ecological Habitats

11. In the UK, sites of ecological importance are provided environmental protection from activities that may result in atmospheric emissions. This is through the application of standards known as Critical Levels and Critical Loads.

Critical Levels

12. Critical Levels are a quantitative estimate of exposure to airborne pollutants in gaseous form, below which significant harmful effects on sensitive elements of the environment do not occur, according to present knowledge.
13. Critical Levels for the protection of vegetation and ecosystems apply irrespective of habitat type and are based on the concentration of the relevant pollutants in ambient air.
14. The Critical Level of relevance to the road traffic emissions modelling assessment is specified in Table 1. This Critical Level is specified within relevant European air quality directives and corresponding UK air quality regulations.

Table 1: Critical Level of Relevance

Pollutant	Critical Level ($\mu\text{g}/\text{m}^3$)	Measured As
Nitrogen Oxides (NO_x)	30	Annual Mean

Critical Loads

15. Critical Loads are a quantitative estimate of exposure to deposition of one or more pollutants, below which significant harmful effects on sensitive elements of the environment do not occur, according to present knowledge.
16. In relation to road traffic emissions, Critical Loads for eutrophication and acidification are relevant.
17. Eutrophication and acidification can both occur via wet and dry deposition. Wet deposition occurs due to rainout (within cloud) scavenging and washout (below cloud) scavenging, whereas dry deposition occurs when particles are brought to the surface by gravitational settling and turbulence.
18. Consistent with the Design Manual for Roads and Bridges (DMRB) LA 105 guidance, wet deposition does not need to be considered for the assessment of road traffic emissions and is therefore discounted from further assessment. The focus of this study relates to dry deposition with respect to Critical Loads.
19. Critical Loads for the habitats and species of relevance to this assessment have been obtained from the Air Pollution Information System (APIS) website³.

³ Air Pollution Information System <http://www.apis.ac.uk/>



Assessment Procedure

20. The assessment procedure outlined within the Institute of Air Quality Management (IAQM) guidance relating to the consideration of air quality impacts on designated nature conservation sites⁴ has been utilised to inform the assessment.
21. Consistent with IAQM guidance (and recent case law outcomes e.g., the Wealden Judgement), an in-combination screening assessment has been undertaken. This involves the consideration of traffic vehicle movements generated by other live project and plans prior to screening out impacts.

Step 1: Are Sensitive Habitats Within 200m of the Affected Roads?

22. The first stage is to identify whether ecological designations (with sensitive qualifying features) are located within 200m of a road link projected to experience developmental-generated vehicle movements.
23. In this context, are the internal Site roads located within 200m of the Nightingale Shaw AW?
24. As illustrated in Figure 1, some (not all) internal Site roads are located within 200m of the Nightingale Shaw AW. These road links are located towards the south and southwest of the Site.
25. Impacts cannot be screened out.

Step 2: Numerical Screening of Road Traffic Flows

26. The second stage is to determine whether the road links within 200m of the ecological designation are projected to experience a change of:
 - >1,000 total annual average daily traffic (AADT); and / or
 - >200 heavy duty vehicle (HDVs) AADT.
27. For the purposes of informing the screening assessment, it has been assumed that the maximum number of vehicle movements the Site is expected to generate (290 units) occur on roads within 200m of the Nightingale Shaw AW (Figure 1). This is unlikely, as the maximum number of vehicle movements will only occur at the Site exit / entrance (which is >200m from the Nightingale Shaw AW). The full number of predicted trips will not route through all internal Site roads (i.e., those within 200m of the Nightingale Shaw AW).
28. Table 2 details the maximum projected number of road traffic vehicles the proposed development is expected to generate on the internal Site roads.
29. The Transport Consultant confirmed that there will be no road traffic movements associated with other live project and plans on the internal Site roads.

⁴ IAQM (2020) A Guide to the Assessment of Air Quality Impacts on Designated Nature Conservation Sites, v1.1.



Table 2: Road Traffic Numerical Screening Exercise

Road Link	Project Alone		In-Combination	
	Total	HDV	Total	HDV
	AADT			
Internal Site Roads (290 units)	1,965	-	1,965	-
<i>IAQM Screening Thresholds</i>	<i>1,000</i>	<i>200</i>	<i>1,000</i>	<i>200</i>

30. Maximum vehicle flows (alone and in-combination with other live project and plans) are found to be above the IAQM screening thresholds.

31. Impacts cannot be screened out.

Step 3: Dispersion Modelling

32. Dispersion modelling has been used to quantify the impact of road traffic movements on:

- Critical Level: Annual Mean NO_x;
- Critical Load: Eutrophication (Nutrient Nitrogen); and
- Critical Load: Acidification.

33. Changes can be classed as insignificant where they are <1% of the Critical Level / Load and can consequently be screened out as imperceptible.

34. Where impacts cannot be screened out on this basis, a detailed assessment is consequently required. This includes the calculation of the total predicted pollutant dataset at the affected site(s) to determine whether the Critical Level / Load will be exceeded (above which significant harmful effects are known to occur).

35. It should be reinforced that exceedance of this 1% threshold does not, of itself, imply damage to a habitat, rather implies further assessment is required as the impacts cannot be described as imperceptible.

Dispersion Model Inputs

36. The dispersion modelling methodology is consistent with the primary quantification exercise undertaken to support the original planning application¹.

37. A review of inputs, tools and datasets used in the 2021 Air Quality Assessment was undertaken prior to determine the extent of any updates that have occurred in the interim period.

38. An updated version of the Department for Environment, Food and Rural Affairs' (Defra) Emissions Factors Toolkit (EFT) has been released (v11.0) in November 2021. The EFT is used to quantify road traffic emissions for use in air quality assessments. The 2021 Air Quality Assessment used the previous version of the EFT (v10.1), the latest version at the time of assessment.

39. V11.0 of the EFT incorporates emissions outputs for the years 2031-2050. Emission factors / outputs used in the 2021 Air Quality Assessment remain unchanged despite



this update and are still relevant. Further information is provided in the EFT user guide⁵.

40. No other updates have occurred in the interim period.
41. The assessment utilises the latest suite of inputs, tools and datasets that have been ratified and published by central and local government agencies. In addition, the model outputs have undergone a process of model verification, whereby they have been calibrated against the latest representative monitoring data (2019) collected by WDC. This ensures that local sensitivities are appropriately accounted for using data reported by WDC. Details of the full assessment methodology are provided in the original Air Quality Assessment.
42. All internal Site roads have been included within the dispersion modelling exercise. Consistent with the numerical screening exercise, it has been assumed that the maximum number of vehicle movements the Site is expected to generate (290 units) occur on all internal Site roads. This is unlikely for the reasons documented previously (paragraph 27). Therefore, the assessment is conservative and likely to exaggerate impacts at the Nightingale Shaw AW.
43. Concentrations of NO_x have been modelled with use of gridded and boundary receptors (to ensure maximum impacts are understood). Empirical methods prescribed within the IAQM guidance have been used to calculate potential deposition rates.
44. The maximum output across the Nightingale Shaw AW has been assessed – and therefore presents a worst-case outlook.

Annual Mean NO_x

45. Table 3 presents the 2028 maximum NO_x annual mean impacts at the Nightingale Shaw AW.

Table 3: Maximum 2028 Annual Mean NO_x Impacts

Development Impact		Total Concentration	
Annual Mean NO _x (µg/m ³)	% of Critical Level	Annual Mean NO _x (µg/m ³)	% of Critical Level
0.4	1.2	9.3	30.9

46. The maximum increase in annual mean NO_x concentrations as a result of the proposed development (on the internal Site roads) is predicted to be >1% of the Critical Level.
47. The total predicted pollutant dataset at the affected site has been calculated. This has comprised the use of the latest projected 2028 background dataset reported by Defra (2018-reference year)⁶ for the 1km grid square covering the Nightingale Shaw AW.
48. The total predicted 2028 annual mean NO_x concentration is 9.3µg/m³. This represents 30.9% of the Critical Level. Harmful effects at the Nightingale Shaw AW are not likely to occur.

⁵ <https://laqm.defra.gov.uk/wp-content/uploads/2021/11/EFTv11.0-user-guide-v1.0.pdf>

⁶ <https://uk-air.defra.gov.uk/data/laqm-background-maps?year=2018>



Nutrient Nitrogen Deposition

49. Table 4 presents the 2028 maximum nutrient nitrogen deposition impacts at the Nightingale Shaw AW.

Table 4: Maximum 2028 Nutrient Nitrogen Impacts

Critical Load Class	Minimum Critical Load (kg N/ha/yr)	Development Impact	
		Nutrient Nitrogen (kg N/ha/yr)	% of Critical Load
Broadleaved Deciduous Woodland	10	0.1	0.6

50. The maximum increase in nutrient nitrogen deposition as a result of the proposed development (on the internal Site roads) is predicted to be <1% of the Critical Load.
51. Impacts can be classed as insignificant.

Acid Deposition

52. Table 4 presents the 2028 maximum acidification deposition impacts at the Nightingale Shaw AW.

Table 5: Maximum 2028 Acidification Impacts

Critical Load Class	Max N Critical Load (keq/ha/yr)	Development Impact	
		Acid (keq/ha/yr)	% of Critical Load
Broadleaved / Coniferous Unmanaged Woodland	3.208	<0.01	0.1

53. The maximum increase in acid deposition as a result of the proposed development (on the internal Site roads) is predicted to be <1% of the Critical Load.
54. Impacts can be classed as insignificant.

Summary

55. Despite the overly conservative assessment methodology, impacts on the Nightingale Shaw AW as a result of vehicle emissions generated by the proposed development on all Site internal roads are not likely.
56. Effects can be considered not significant.



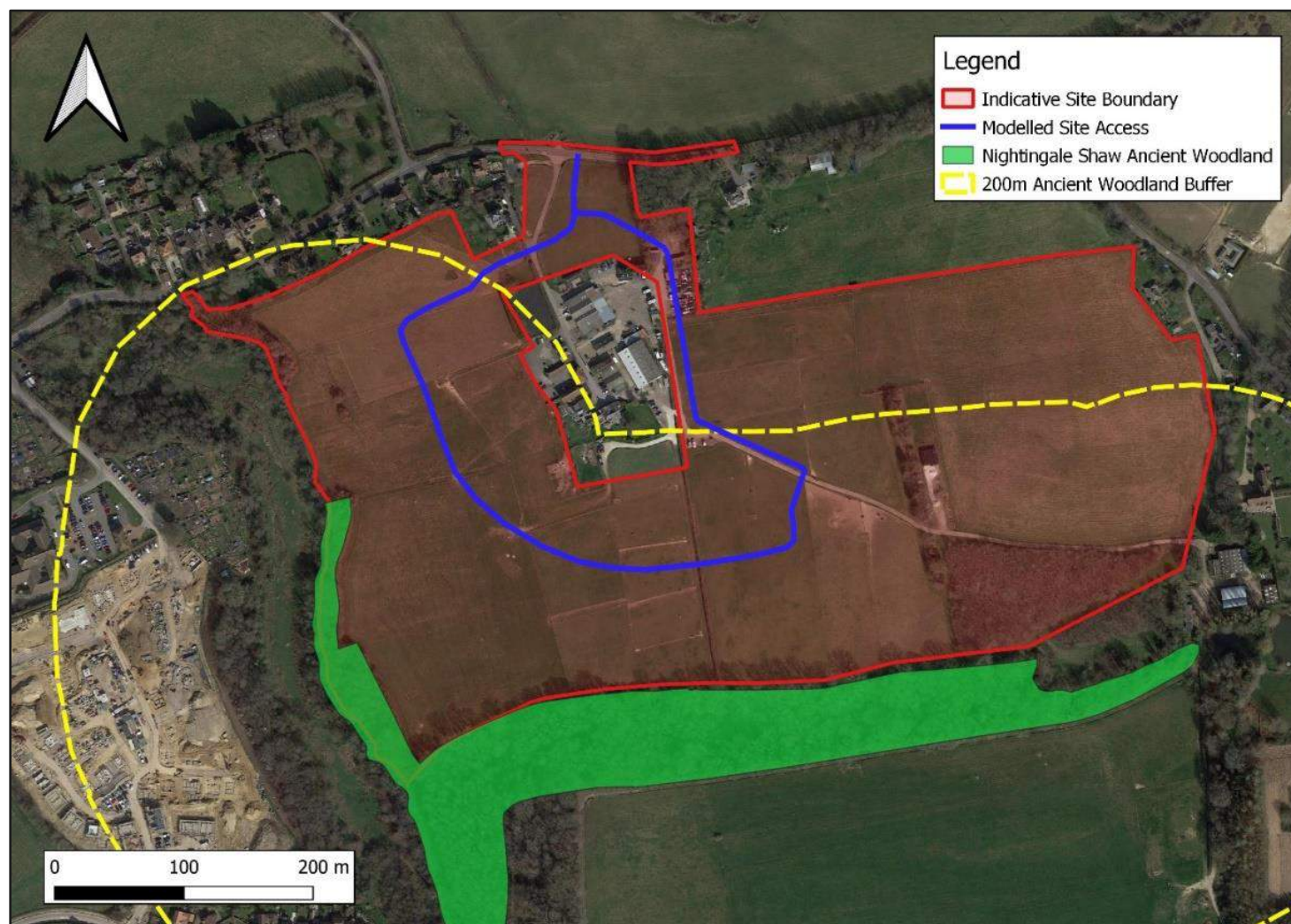


Figure 1: Site Access Road within 200m of the Nightingale Shaw AW

Appendix I

Irreplaceable Habitat Summary

Direct effects of development can cause the loss or deterioration of ancient woodland or ancient and veteran trees by:		
Potential Effects	Witness	Comments
Damaging or destroying all or part of them (including their soils, ground flora or fungi)	Mark Rose ("MR")	The Appeal Scheme will result in no loss of, or direct impacts to, ancient woodland or veteran trees. The proposed footpath improvements through the ASNW will directly follow the established informal footpath, characterised by bare and compacted ground. The proposed footpath is supported by Natural England.
	Richard Hyett ("RH")	No damage or destruction will occur, and all ancient woodland and veteran will be retained with no direct loss. Within the ancient woodland and within the veteran tree buffer of G9 there will be no impacts on adjacent trees from the proposed footpath upgrade (mown grass within buffer of G9 will be in area of existing hardcore and rough grass). The paths will be on disturbed ground already present due to current site usage. The path through ancient woodland will be fenced as agreed by Natural England.
Damaging roots and understorey (all the vegetation under the taller trees)	RH	The only locations where this could occur is the upgrade of the existing path in ancient woodland and the mown grass path in the veteran tree buffer of G9. In both cases the combination of existing site conditions, plus proposed approach to the path construction (No dig and permeable), will not result in any material damage or removal of understorey or any damage to tree roots where it would affect tree health. The proposed drainage works and fencing will equally cause no material harm or deterioration to these interests.
Damaging or compacting soil	MR	The only works to take place within the ancient woodland are the proposed footpath improvements, to follow the alignment of the established informal footpath, characterised by bare and compacted ground. These works are supported by Natural England.
	RH	The only locations where this could occur is the upgrade of the existing path (with associated fencing) in ancient woodland and the mown grass path in the veteran tree buffer of G9. In both cases the combination of existing site conditions, plus proposed approach will not result in any compaction of soil where it would affect tree health, and hence will not result in any material harm to relevant interests.
	Amy Hensler ("AH")	The surface water drainage strategy proposes an outfall that lies outside of the ancient woodland and its buffer zone and therefore there will be no impact to soils during construction or maintenance/operation.
Damaging functional habitat connections, such as open habitats between the trees in wood pasture and parkland	MR	There is no facet of the Appeal Scheme which risks compromising functional connectivity in relation to irreplaceable habitats. To the contrary, new woodland and scrub planting, as well as enhancement of existing woodlands, will promote functional connectivity. This is evidenced by

		the significant, quantified net gain in biodiversity (including woodland habitat units specifically) projected to be secured by the Appeal Scheme.
Increasing levels of air and light pollution, noise and vibration	MR	No lighting is proposed within the immediate environs of the ancient woodland or veteran trees, with additional screening provided by supplementary planting within buffers. It follows that there will be no lighting disturbance impact on nocturnal woodland fauna, such as dormice, or bats roosting within the woodland trees, or using woodland margins for foraging/dispersal. Noise and vibration impacts during construction, so far as there will be any, will be temporary, and the generous buffers are such that noise during operation will have no material effect on the ASNW ecology. The projected airborne pollutant concentration within the ASNWs is well below the relevant critical level with development of the Appeal Scheme, and increases in nutrient nitrogen / acid deposition attributable to Appeal Scheme vehicle movements will be well below 1% of the relevant critical loads; representing an imperceptible impact.
Changing the water table or drainage	MR / RH	The evidence of Ms Hensler shows that under normal conditions the hydrological regime within on- and off-site ASNWs will not be materially affected, particularly during summer months. Therefore, material effects on ground flora diversity, distribution or abundance, or tree survival, are unlikely to occur.
	AH	The surface water drainage strategy components lie entirely outside of the ancient woodland and its buffer zone. There will be a negligible impact on the hydrological regime to the parcel of ancient woodland as a result of the development proposals.
Damaging archaeological features or heritage assets	MR	Such features and assets are outside my sphere of expertise, though it is my understanding that none are present within the woodland or immediate environment.
Changing the woodland ecosystem by removing the woodland edge or thinning trees - causing greater wind damage and soil loss	MR	The woodland edge will, to the contrary, be strengthened through supplementary planting.
	RH	Not applicable - no tree removal at woodland edge or thinning is required or proposed. In fact, supplementary woodland edge margin and defensive planting is proposed.
Indirect effects of development can also cause the loss or deterioration of ancient woodland, ancient and veteran trees by:		
<i>Potential Effects</i>	<i>Witness</i>	<i>Comments</i>
Breaking up or destroying working connections between woodlands, or ancient trees or veteran trees - affecting protected species, such as bats or wood-decay insects	MR	There will be no negative impact on working connections between the various irreplaceable habitats, and therefore no negative effect on associated fauna. The Appeal Scheme will, to the contrary, result in enhancement of on-site woodlands (ancient and otherwise) through commitment of favourable management and features supplementary woodland planting, including 'stepping stone' habitat centrally within the SANG. The Appeal Scheme is projected to deliver a significant, quantified net gain in biodiversity (including woodland habitat units specifically).

Reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat for woodland species	MR	No reduction in adjacent semi-natural habitats. The Appeal Scheme is, to the contrary, projected to result in a substantial biodiversity net gain, including through creation and enhancement of the habitats within the immediate environs of the ancient woodlands and veteran trees. These interventions will promote dispersal corridors and provide new and enhanced feeding habitats for woodland species.
Reducing the resilience of the woodland or trees and making them more vulnerable to change	MR	Not applicable. In accordance with recommendations contained within comments received from the Forestry Commission, appropriate species mixes will be used in woodland/scrub planting to reflect the changing climate and threats from pests and diseases. All stock sourced will be grown in the UK, to prevent the introduction or spread of pathogens and pests. The evidence of Ms Hensler shows that there will be no significant changes to woodland hydrology which might otherwise reduce resilience to climate change.
	RH	The concept of woodland resilience is generally applied in forestry and urban forestry but could also be applied in this instance. Forestry resilience promotes techniques such as continuous cover forestry, diversity of tree age, and diversity of species and genetics (to maximise resilience to climate change, as well as novel pests and diseases). The appeal scheme will not compromise the resilience of ancient woodland, because of the immaterial impacts of the scheme.
Increasing the amount of dust, light, water, air and soil pollution	MR	Substantial buffers (upward of 27.5m) have been incorporated into the illustrative layout, with the result that any such impacts will result in no deterioration of the irreplaceable habitats. The buffers feature tree, shrub and scrub planting, further attenuating noise pollution and limiting light penetration, such that disturbance impacts on woodland fauna will be insignificant. The submitted Air Quality Assessment presented analysis of potential dust creation during the construction, finding that with adherence to standard construction-phase mitigation measures construction dust impacts would not be significant. The projected airborne pollutant concentration within the ASNWs is well below the relevant critical level with development of the Appeal Scheme, and increases in nutrient nitrogen / acid deposition attributable to Appeal Scheme vehicle movements will be well below 1% of the relevant critical loads; representing an imperceptible impact.
	AH	The water treatment measures within the surface water drainage strategy provide a greater level of treatment than required by C753. There will be no deterioration in water quality entering the parcel of ancient woodland compared to existing. The detention basin to the north of the woodland incorporates 600mm freeboard in design and outfalls to the Framfield Stream outside of the ancient woodland designation and its buffer zone.

Increasing disturbance to wildlife, such as noise from additional people and traffic	MR	Access to the ASNWs will be restricted to the formalisation of an existing footpath, with measures in place to deter further access/trespass (fencing, defensive planting and interpretation). No regular vehicle traffic will be introduced to the immediate environs of ASNWs or veteran trees, with the exception of that for maintenance. There will therefore be no material disturbance to wildlife.
Increasing damage to habitat, for example trampling of plants and erosion of soil by people accessing the woodland or tree root protection areas	MR	The proposed footpath improvements through the off-site ASNW will directly follow the established informal footpath, characterised by bare and compacted ground, with further measures (including fencing and defensive planting) to deter trespass.
	RH	Access to ancient woodland will be prevented with fences and barrier/margin planting. The exception being the access path upgrade through the ancient woodland. This will also be fenced as accepted by Natural England. The appropriately constructed 'no dig' woodland path will not result in deterioration in physiological condition of trees within ancient woodland due to nature of path construction, the presence of the existing path and the already disturbed ground and ground flora on the path alignment. The same is true of the mown grass path adjacent the veteran trees in G9 which will be located over an area of the farm yard area where hardcore type rubble has been distributed in the past.
Increasing damaging activities like fly-tipping and the impact of domestic pets	MR	The adoption of significant buffers, incorporation of defensive planting and absence of vehicular access are such that irreplaceable habitats are highly unlikely to be subject to fly tipping or dumping of garden waste. Although common small mammals and wild birds may experience some degree of predation pressure from additional domestic cats, the significant habitat creation and enhancement associated with the Appeal Scheme is such that the carrying capacity for wildlife is highly unlikely to be negatively affected.
Increasing the risk of damage to people and property by falling branches or trees requiring tree management that could cause habitat deterioration	RH	No new fixed tree risk targets (e.g. dwellings, roads, etc) are being introduced close to ancient woodland or veteran trees. The ancient woodland will be fenced around its perimeter as will the SANG. The overall risk of harm from falling trees or branches is very low nationally and also within the site (current and proposed). Reactive management after storm events (to clear fallen trees or branches) will still be required, as is the current situation. The eastern route to the southern SANG area (just south of G9) equally poses no risks of personal injury or tree management causing habitat deterioration, as the route in question is short and lies outside canopies of the relevant trees.
Changing the landscape character of the area	MR	Landscape character is outside my sphere of expertise, though it is my understanding that this is not a contested matter in the Appeal.

Appendix J

Biodiversity and Arboricultural Officer comments 30/11/2021

From: Ben Rainbow
Sent: 30 November 2021 12:28
To: Claire Turner
Cc: planning; David Massheder
Subject: WD/2021/2198/MAO LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD, TN22 5HA

Categories: Consultee

Dear Claire,

Please find below my ecology consultation for this application:

Ecological Survey Reports

The following documents are deemed to have been generally undertaken to best practice standards (including CIEEM guidelines for Preliminary Ecological Appraisal 2017, Guidelines for Ecological Impact Assessment 2018 and Government guidance on DEFRA Biodiversity Metric):

- Ecological Impact Assessment dated June 2021
- Biodiversity Net Gain Assessment dated June 2021

Comments are provided below regarding ancient woodland.

Protected Species and European Protected Species

Protected species surveys are deemed adequate to inform the application with appropriate methodology and survey effort. Recommendations for adequate avoidance, mitigation and compensation have been provided. The EcIA states the development is largely set back from boundaries to maintain ecological functionality and dark corridors and a sensitive lighting strategy is proposed. It is noted further survey for bats may be required should further tree removal be required.

Ancient Woodland, Irreplaceable Habitat

The ancient woodland (AW) has been identified as diverse and generally in good, undisturbed condition. A minimum 15 metre buffer zone has been proposed from development to ancient woodland, this is greater in places and appears to have been taken account of in proposed development design.

The ancient woodland is omitted from the red line boundary of the site and enhancement measures are not proposed, despite the woodland being subject to higher levels of indirect impacts post-development – light, noise, potential for trampling. As per Natural England's comments: *"In our previous discussions, we also recommended that some management of the ancient woodland is provided within the management scheme. From reviewing the SANG Management Plan, it is not clear if this consideration has been included, we therefore advice that some management to ancient woodland is factored in to the final SANG management scheme"*.

The development proposes construction of a pathway through the ancient woodland between development area and proposed SANG. The level of pedestrian impact on the site will significantly increase leading to greater impacts: direct impacts of trampling, compaction & disturbance of ancient woodland habitat and indirect impacts including noise and disturbance. The application (EcIA) proposes construction of a path on the ancient woodland habitat using bark chip. This is not deemed a long-term sustainable option as this substrate degrades leading to a wet muddy surface, encouraging users to walk on alternative woodland

habitat to avoid. Bark chip may also negatively impact ancient woodland soil ecology. In Natural England's consultation response they state: *"further details are required to show that impacts to ancient woodland habitat can be prevented; - We still recommend that boarded paths are installed through areas of woodland as this will ensure functionality of the paths during the wetter months."* Further information should be provided on how the development can avoid direct and indirect impacts on ancient woodland and demonstrate AW ecological enhancement.

The EclA states the development proposes loss of ancient woodland to accommodate/facilitate a new drainage outfall which will extend from the attenuation basin in the south-western corner of the site, towards Framfield Stream. This is contrary to section 180 c) of the National Planning Policy Framework 2021: *"Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused"*.

Comments submitted with the application (332510180/2001/TAU/LD/ET/ASm) state intention for site drainage infiltration testing to be undertaken at the reserved matters stage. Whilst this may be deemed acceptable from ESCC's LLFA officer's consultation with regard to drainage/flooding, it is not deemed acceptable on ecology grounds as impact/loss of irreplaceable habitat AW is a material consideration. Should drainage not be able to be accommodated through onsite infiltration, drainage features onsite would result in direct loss of AW. The loss of AW irreplaceable habitat is deemed unacceptable and whether infiltration can be accommodated onsite, negating proposals for drainage through AW, should be confirmed prior to determination.

Recommendation

Ecological objection: Current proposals would result in indirect and direct (degradation and loss) of ancient woodland, irreplaceable habitat, contrary to:

- National Planning Policy Framework 2021, section 180c
- Natural England Standing Advice, ancient woodland & veteran trees
- Wealden Local Plan 1998, saved policy EN13

Regards,

Ben Rainbow | Biodiversity and Arboricultural Officer

Planning and Environmental Services, Wealden District Council
01892 602885

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Appendix K

Land Trust Letter of Intent 15/04/2021



15th April 2021

Emma Challenger
Croudace Homes Ltd
Croudace House
Tupwood Lane
Caterham
Surrey
CR3 6XQ

Dear Emma,

Subject to Board Approval

Subject to Contract

Re: Land Trust SANG provision and maintenance

Location: Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield

Following our recent correspondence, discussions and site review concerning the Strategic Suitable Alternative Natural Greenspace (SANG) to be created at Land at Bird in Eye Farm, I am pleased to confirm that subject to Board approval, contract and payment of an agreed endowment, the Land Trust ('LT') is able to take formal ownership of the proposed SANG, being an area of approximately 26 hectares, and would thereafter remain responsible for its provision and maintenance in perpetuity - for the avoidance of doubt being a term no less than 80 years.

LT expects an unencumbered transfer with all SANG to be made available with the full endowment.

The site would be funded by the agreed in perpetuity endowment that would include for all management and maintenance, including the periodic capital replacement of site furniture and access infrastructure. The capital sum is ring fenced to the site and is invested in within LT's wider investment portfolio of over £160M.

Investment returns, assumed at 3.5%, are generated to fund the site management and delivery of LT's wider charitable objectives. The capital endowment is not spent and grows in line with inflation.

The site would be managed in accordance with a planning approved SANG Management Plan.

The SANG is considered to be of 'strategic' status as it contains more capacity than is required for the Land at Bird in Eye Farm development. This will enable other developments within a 5km catchment to acquire surplus capacity to help mitigate the impact of their developments on the Ashdown Forest SPA. LT is able to provide the current landowners the legal mechanism and structure, to allow LT to deliver the SANG in perpetuity and the current landowners to retain control over the allocation and sale of surplus capacity themselves.

Registered Office: 7 Birchwood One, Dewhurst Road, Birchwood, Warrington WA3 7GB
T. +44 (0)1925 852005 E. enquiries@thelandtrust.org.uk

This model is widely accepted by Local Planning Authorities such as Guildford Borough Council and Royal Borough of Windsor and Maidenhead.

LT is an independent Charity with influential partners, members and trustees. We manage open spaces on behalf of and in partnership with local communities. Our Key Principles and detail on our approach to site management are appended.

LT is leading the charge for cost effective solutions to deliver high quality and sustainably managed open space which preserves the character, value and benefits of our open spaces. LT supports people across the country to take control of their local green space.

We are highly experienced in every aspect of SANGs including:

- Identifying land
- Site design and management plans
- Reviewing third party designs and management plans
- Calculating capital works and in-perpetuity funding
- Project managing capital works
- Acquisition and in-perpetuity management

LT has a proven track record in managing land for the benefit of communities and wildlife. It has been approved by Natural England and a number of Local Planning Authorities as an appropriate body to manage SANG. The sites we manage includes 110 hectares of SANG land at Wellesley, Hampshire, 56 hectares of SANG land at Prince Philip Park, Hampshire and 26 hectares of strategic SANG land at Ash, Surrey.

The SANG at Wellesley is the largest in the country and has been established to deliver the recreational infrastructure to offset any negative impact on the Thames Basin Heaths Special Protection Area (SPA) and is part of the planning consent for the delivery of 3,850 new homes.

Ash Green Meadows is a 25 hectare strategic SANG in Surrey. The site was originally intended to transfer to Guildford Borough Council, however Bewley Homes Ltd undertook a Deed of Variation to the s106 to allow the land to be transferred to LT. Gifting the land to LT provided Bewley with a more cost effective funding model and allowed them to retain control over the sale of surplus capacity to third party developments.

LT acquired the site in September 2018 and has recently contributed towards a planning application that will see the site expand to the north thereby increasing strategic SANG capacity for the Borough. The success of Ash Green Meadows has meant that LT is now due to acquire five further strategic SANGs in Guildford covering over 100 hectares of land.

More information about LT, and the role we are undertaking at Wellesley Woodlands and Ash Green Meadows, can be found on the following web links:

<http://www.wellesleywoodlands.co.uk>

<https://thelandtrust.org.uk/space/wellesley-woodlands/>

<https://thelandtrust.org.uk/space/ash-green-meadows/>

LT's role at Bird in Eye Farm (South) SANG would be to manage the landscape as a recreational resource for residents to mitigate any negative impact that the possible increased footfall may have on the Ashdown Forest SPA.

LT will happily take part in discussions with Wealden District Council and Natural England concerning the subject SANG, if it is felt beneficial to the scheme. This could include a meeting with local partners, to discuss our planned role with ongoing management and maintenance of the land subject to transfer.

In response to any specific concerns regarding guarantees over long term security, funding management and the requirement for the Local Planning Authority, or other suitable body to have step-in rights, we can confirm the following would apply to the SANG at Land at Bird in Eye Farm (South).

Management Standards and Security of Investment

LT manages land specifically to deliver against its 5 Charitable Aims that include illustrating clear benefit to Environment, Education, Social Cohesion, Health and Local Economy.

Each transfer has to clearly illustrate sufficient opportunity to deliver against each of the LT's charitable objectives. If a site cannot provide a sound business case, the Board of Trustees will not approve the transfer of the land.

Risk Management

In order to avoid the situation where costs outstrip income, they will be monitored carefully and regularly against site and annual seasonal budgets. This will allow us to respond quickly to variations in income and expenditure and any other issues of concern. Other financial risk management measures include:

- The establishment of LT on a permanent basis was approved following a full appraisal in accordance with the HM Treasury 'green book' in 2010.
- The above appraisal reviewed LT's long term business plan underpinned by its core investment strategy.
- LT invests to achieve a real rate of return of 3.5% pa taking into account HMT and Bank of England guidance on long term investment returns.
- This rate of return is also in accordance with the HMT approved Best Practice Note on endowments agreed between HMT, MHCLG, and Homes England.
- LT currently has in excess of £160 million of investments, thus optimising returns.
- The endowment is not a commitment to spend and therefore most of the annual expenditure is discretionary.
- The agreements with our managing partners allow for downwards negotiations on annual site budgets.

Protection of assets

LT is a registered charity and as such it can only use its assets in furtherance of its charitable objects. At the heart of LT's charitable purpose is the maintenance of open areas for recreation within communities and this is the purpose for which LT uses gifted land. LT's trustees have a legal duty (arising from trust law) to use LT's assets solely in furtherance of its charitable objects and they cannot use its assets to further private benefit.

Article 5 of LT's Articles also provide that its assets will only be used for charitable purposes. If LT were to dissolve, its assets would pass to another organisation with similar charitable purposes by virtue of Article 8 of its Articles and as a matter of charity law.

Furthermore, as a registered charity, as well as a Company Limited by Guarantee, we are regulated by the Charity Commission, the Companies Act and other relevant legislation.

The investment model LT applies is based on management and maintenance costed from the return on investment. The whole of the principal capital sum is invested and we do not draw down on the capital. The endowment although invested as part of our overall investment portfolio, is ring fenced for the site it relates to, with the investment income used to deliver site management and LT's wider charitable aims.

With the risk management we apply to our investments, combined with the excellent track record we have in land management, we strongly believe that the transfer of land to LT provides partners with the best and most secure form of long term management, and negates the need for step-in rights.

Yours sincerely,

**Business Development Manager
Land Trust**

Appendix 1

Our key principles

We aim to deliver high standards of management on all our sites and this is an essential element of our land management strategy.

Our work is guided by the following key principles:

- i. A guarantee that the land is managed properly to an agreed standard i.e. the management plan
- ii. That we protect the original investment made in creating the open space and ensure it has a permanent and positive effect on the economy and environment of the local area
- iii. That we create long-term relationships with landowners, businesses, the wider community and other agencies devoted to land management and sustainability
- iv. That we find sustainable funding solutions in order to guarantee long term maintenance in line with established management plans
- v. That we host educational events and activities that promote healthier lifestyles
- vi. That we leverage additional funding options
- vii. That we actively manage the land in a way that significantly reduces incidents of anti-social behaviour
- viii. That we provide landscape conservation which enriches biodiversity and protected species.

Site Management

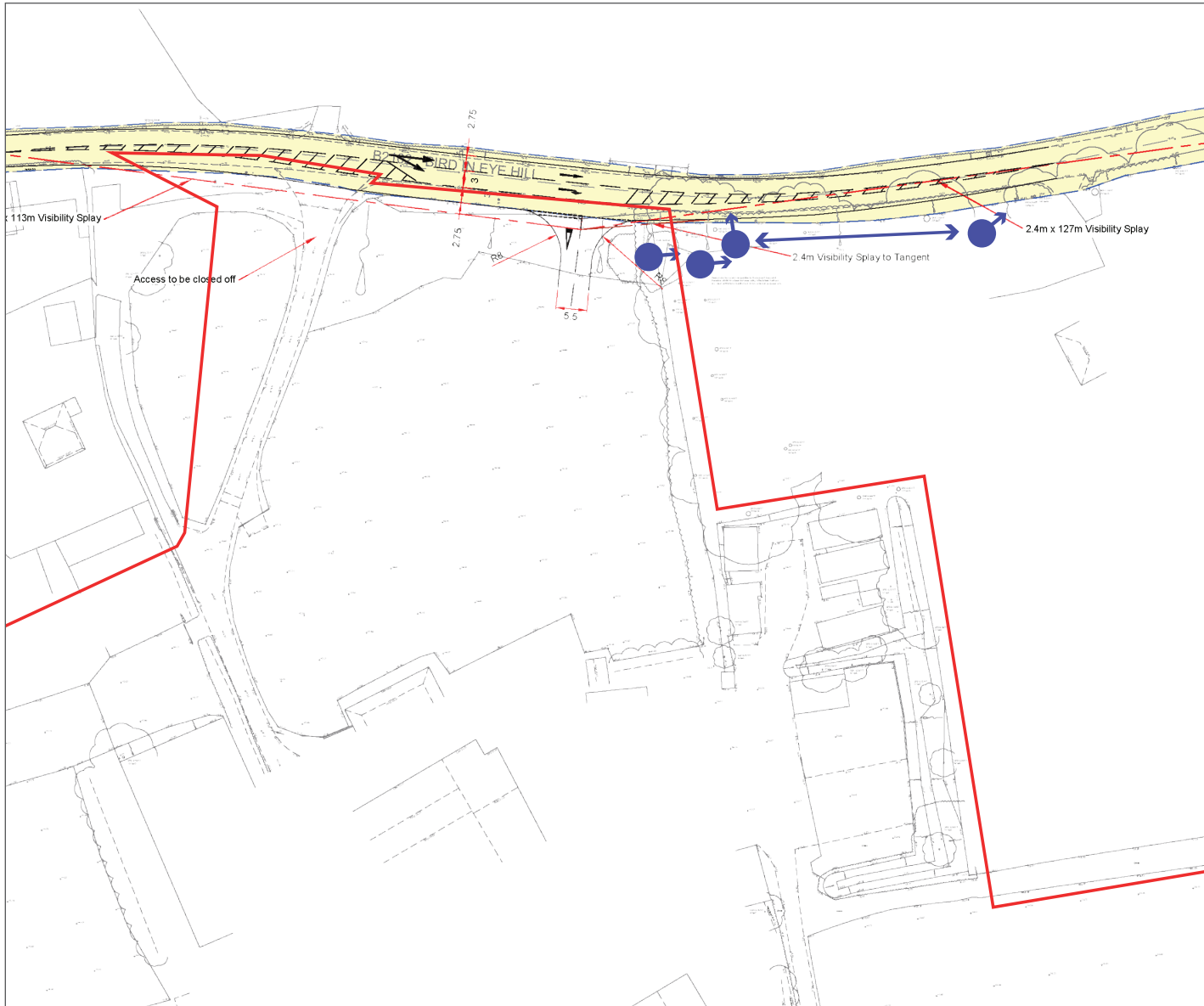
At a local level, LT identifies and appoints an appropriate local organisation to act as Managing Partner and to manage the site on behalf of ourselves and the local community. The benefits for communities are twofold: they can enjoy the local expertise, activities and events offered by the on-site ranger team; and be safe in the knowledge that the managing agents are fully accountable to LT to deliver the outputs outlined in the Management Agreement.

The Management Plan is the key safeguard to ensure the site is managed in accordance with planning. This document is appended to the Management Agreement between LT and the Managing Partner, outlining specific aims and objectives for site maintenance, environmental improvements and community involvement. The agreement is set for a 10-year period to ensure longevity but the Management Plan is reviewed regularly to provide comfort that the partnership is delivering their commitments and the community is receiving the outputs it can expect.

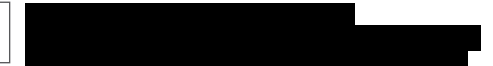
Managing Partners provide detailed quarterly performance reports and the Management Plan and contract is reviewed annually. This management process gives the current landowner, funder and other stakeholders assurance that the site and the investment within it is being well managed.

Appendix L





Site boundary



Office 20, Citibase, 95 Ditchling Road,
Brighton BN1 4ST

📞 01273 573871
✉️ brighton@csaenvironmental.co.uk
🌐 csaenvironmental.co.uk

Project	Land at Bird in Eye Farm	Date	August 2023	Drawing No.	CSA/2646/116
Drawing Title		Scale	Refer to scale	Rev	A
Client	Croudace Homes Limited	Drawn	LG	Checked	MR

Appendix M

Biodiversity Net Gain Report (CSA/2646/15)



Land at Bird in Eye Farm,
Uckfield

Biodiversity Net Gain Report

Prepared by
CSA Environmental

Croudace Homes Ltd

Report No: CSA/2646/06

December 2022

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Date	Revision	Prepared by	Approved by	Comments
CSA/2646/06	01/04/2021	-	TF	CC	-
	29/04/2021	A	TF	CC	Submission Issue
	16/06/2021	B	TF	CC	Updated Submission Issue
	02/12/2022	C	LG	CC	Updated scheme; Site Access & Drainage
	18/01/2023	D	LG	MR	Appendix E added



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Appendices

Appendix A: Habitats Plan (CSA/2646/108/D)

Appendix B: Habitat Condition Assessment Sheets

Appendix C: UK Habitat Classification Summary Table

Appendix D: Flora species list

Appendix E: Biodiversity Gain Plan (CSA/2646/117)

1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Croudace Homes Ltd. It sets out the findings of a Biodiversity Net Gain Assessment (using Biodiversity Metric 3.1) for Land at Bird in Eye Farm, Uckfield (hereafter 'the Site').
- 1.2 The development Site occupies an area of c. 15.36ha and is located around central grid reference TQ 485205 to the east of Uckfield. The Site consists of a series of grazed modified grassland fields and associated hedgerows, parcels of lowland mixed deciduous woodland, including ancient woodland, mixed scrub and a Framfield Stream which borders the western boundary. The proposed strategic SANG occupies an area of 25.25ha and consists of a series of grazed modified grassland fields, associated hedgerows and tree line and parcels of broadleaved plantations (see Habitats Plan in Appendix A).
- 1.3 This Assessment has been informed by a UK Habitat Classification Survey and habitat condition assessments undertaken in October 2022.
- 1.4 Calculation of biodiversity net gain units has been undertaken using the Natural England Biodiversity Metric 3.1 (July 2021); and follows guidance set out within the Biodiversity Net Gain: Good practice principles for development (Baker *et al.*, 2019).
- 1.5 This BNG Assessment aims to:
 - Provide baseline data to classify the type, distinctiveness, condition, connectivity and strategic significance of habitats present prior to and post- development.
 - Ensure that baseline habitat conditions are classified in a robust and consistent manner, and that classification is based on the best data available data at the time of assessment.
 - Clearly identify data collection methods and any limitations.
 - Calculate baseline pre- and post-development habitat units and hedgerows units for the Site based on current development proposals.
 - Propose a Biodiversity Net Gain design with the aim of maximising biodiversity net gain through habitat creation, enhancement and succession.
 - Aim to achieve BNG on-Site wherever possible; with off-site measures being considered as an alternative option if required.

2.0 PLANNING POLICY AND LEGISLATION

- 2.1 The National Planning Policy Framework (NPPF3) (Ministry of Housing, Communities and Local Government, 2019) sets out requirements for the delivery of biodiversity net gain, and this is supported within Planning Policy Guidance (PPG) (updated July 2021). The Natural Environment PPG addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular the PPG promotes the delivery of **measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development**.
- 2.2 The Government confirmed the intention to mandate Biodiversity Net Gain at a minimum of 10%, with this requirement being set out within the Environment Act 2021. Whilst the Act was adopted as UK law in November 2021, secondary legislation will be necessary to require biodiversity net gain to be a condition of planning permission, with a two-year implementation period being anticipated from that point. However, in light of this forthcoming legislation, many Local Planning Authorities have started to include biodiversity net gain requirements in Local Plan Policy.
- 2.3 Accompanying the NPPF, central government guidance on the implementation of planning policies is set out within online Planning Practice Guidance (PPG). That relating to the protection and enhancement of the Natural Environment was most recently updated in August 2021. The Natural Environment PPG addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular the PPG promotes the delivery of measurable biodiversity net gain through the creation and enhancement of habitats alongside development.
- 2.4 The following policies from the Wealden District Adopted Core Strategy Local Plan (2013) makes reference to biodiversity and the protection and enhancement of priority habitats and species:
- Policy WCS12: Biodiversity, and in particular to ensure habitats, biodiversity features and ecological networks are **maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity** and sustain wildlife.
 - Policy WCS13: Green infrastructure, ensuring a multifunctional, accessible network which **maintains and improves biodiversity** and landscape character.

3.0 BIODIVERSITY NET GAIN: GOOD PRACTICE PRINCIPLES

Biodiversity Net Gain

- 3.1 Biodiversity net gain has been defined as 'development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation' (Baker, 2016).

Good Practice Principles

- 3.2 Good practice principles for biodiversity net gain are set out within Table 1.1 of Biodiversity Net Gain: Good practice principles for development (Baker *et al.*, 2019). Key principles include:

- Apply the 'Mitigation Hierarchy' (in line with CIEEM Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2018) and be 'additional' by achieving outcomes that exceed existing obligations.
- Avoid losing biodiversity which cannot be off-set elsewhere (e.g. irreplaceable habitats).
- Address risk (e.g. difficulty of achieving habitat creation/enhancement for net gain).
- Make a 'measurable' net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations consistent and transparent (i.e. limitations and assumptions are clearly identified).
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits.

4.0 METHODS

Habitat Survey

- 4.1 A UK Habitat Classification survey ('UKHab') of the Site was undertaken by Clare Caudwell CECol MCIEEM (FISC¹ Level 4) and Lydia Galbraith (FISC Level 3) on 06 September 2022. The UK Habitat Classification survey was undertaken in fine and dry weather conditions and encompassed the Site and immediately adjacent habitats that could be viewed. Habitat type and condition were recorded and mapped in line with the UK Habitat Classification survey methodology (UK Hab; Butcher *et al.*, 2020). A Habitats Plan (CSA/3126/106/B) showing the baseline habitat parcels is provided in Appendix A.
- 4.2 A high-level assessment of 'habitat condition' was also undertaken by Clare Caudwell and Lydia Galbraith. Discussion is provided within the 'Assumptions and Limitations' section herein.
- 4.3 This UKHab survey acts as an update for the Extended Phase 1 Habitat survey and condition assessment completed in April 2019 by Tilly Fitzwebster (CSA/2646/11).

Condition Assessment

- 4.4 Habitat condition was assigned following guidance from the 'Technical Supplement' document (Natural England, 2021) which accompanies the Biodiversity Metric 3.1. Assessment criteria were followed for each broad habitat type, to determine the condition of each habitat present.

Calculation of Biodiversity Units

- 4.5 The Biodiversity Metric 3.1 (April 2021) was used to calculate the change in biodiversity units (including habitat units and hedgerow units) and the overall percentage of gain/loss achieved. Metric calculations have been reviewed by Clare Caudwell CECol MCIEEM who has completed the 'Calculating and Using Biodiversity Units with Metric 2.0 CIEEM Training Course' (December, 2019) and has completed numerous net gain assessments using both Metric 2.0, 3.0 and 3.1.
- 4.6 Pre-development baseline and proposed habitat areas were measured as distinct habitat parcels. Habitat parcels were measured using habitat mapping and aerial imagery overlain in QGIS.
- 4.7 The pre-development habitat areas baseline was calculated using measurements taken from information gathered during the site visit and using aerial photography where appropriate. Hedgerows and tree lines were included as linear habitats only (as per the Metric requirements).

¹ Field Identification Skills Certificate, Botanical Society of Britain and Ireland

- 4.8 Post-development habitats were calculated by measuring the Landscape Strategy SANG Design prepared by CSA (CSA/2646/114/M) on behalf of Croudace Homes Ltd allowing areas of retained, created and enhanced habitat to be identified. This plan demonstrates what level of habitat creation could be achieved alongside the proposed development.
- 4.9 Habitat condition for both retained and created habitats was assigned taking a precautionary approach and with consideration of biotic and operational phase conditions (i.e. those which may limit the extent to which 'good' condition is likely to be reached).
- 4.10 A full copy of the Biodiversity Metric 3.1 calculator should be read in conjunction with this report and is available upon request.

Strategic Significance

- 4.11 This criteria within the Biodiversity Metric 3.1 was assessed by determining if habitat areas within the Site occur within any strategic locations for biodiversity, form part of a designated site for nature conservation or are identified within local plans such as Biodiversity Opportunity Areas and Ecological Networks (MAGIC) and/ or Natura conservation designations. The Site does not fall within any strategic locations for biodiversity.

Trading Summary

- 4.12 'Trading Up' is a concept which requires 'conserving through offset components of biodiversity that are of a higher conservation priority (for example because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged' (BBOP, 2018). For example, should non-irreplaceable habitats be lost / impacted as a result of proposed development, offsets should be achieved through the creation / enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity. Trading has been considered during the design stage.

Assumptions and Limitations

- 4.13 It should be noted that the accuracy of habitat area measurement is limited by the form of baseline data collection and resolution of development proposal plans. In this instance baseline habitat areas have been calculated by cross referencing illustrative Habitats Plans with aerial imagery. Post-development habitat areas have been measured from the Landscape Strategy SANG design (CSA/2646/114/M) as provided by CSA Environmental on behalf of Croudace Homes Ltd. In the absence of detailed planting plans,

reasonable assumptions have been made with regards to the type and condition of habitats that could be created.

- 4.14 The assessment assumes that habitats created or enhanced as part of the Proposed Development will be subject to ongoing appropriate management to ensure that they reach the allocated target condition within the required timeframe. It is assumed that all habitats (retained, enhanced or created) post-development will be maintained for a period of 30 years, in line with requirements of the Environment Act 2021. Management will either be undertaken or funded by the Applicant (or their appointed contractor), details of which will be provided at the detailed planning stage.
- 4.15 The following outlines the reasonable assumptions made regarding habitat type and condition, in absence of detailed plans.
- 4.16 Grassland surrounding and within the development that are shown as 'amenity' grassland on the Landscape Strategy Plan have been assigned 'modified grassland' in 'poor' condition. Areas to the west and south of the development, behind the proposed footpath are proposed to be retained 'modified grassland', whilst other proposed amenity grassland is to be created. This is based on the assumption that these areas will have to be kept short enough for amenity use.
- 4.17 Wildflower grassland creation within the development area and the SANG has been assigned 'other neutral grassland' in 'good' condition, and is assumed to be enhanced from the 'modified grassland' baseline, as due to the size and locations of these areas it is considered that this will be achievable through appropriate management.
- 4.18 Aquatic marginal planting around the SuDS has been categorised 'other neutral grassland' in 'good' condition.
- 4.19 Areas of 'longer grassland' within the SANG are assumed to be retained modified grassland, whilst the peripheries are being left to 'natural succession', and have been assumed to be enhanced from modified grassland in 'poor' condition, to other neutral grassland in 'poor' condition.
- 4.20 Areas of thicket planting and the 'woodland margin planting mix' have been assigned 'mixed scrub' in 'moderate' condition, whilst areas of 'structural tree planting mix' have been assigned 'other woodland; broadleaved' in 'moderate' condition, as this is considered achievable through appropriate management of these areas. It is assumed that all existing on-Site woodland will be retained or enhanced.
- 4.21 Tree planting with the development have been assigned 'small' 'urban tree' in 'poor' condition, as it is considered unlikely that the average planted street tree will achieve a higher size or condition than this. Tree

planting with the SANG have been assigned 'small' urban trees in 'good' condition, as this is considered achievable within this open area.

- 4.22 SuDS basins have been assigned the category 'other neutral grassland' in 'moderate' condition, as it is considered that it is achievable through appropriate management. As is it considered likely this basin will include infiltration for drainage, no wet core is assumed. Areas of swales which lead to the SuDS basin have also been assigned 'other neutral grassland' in 'moderate' condition.
- 4.23 A drainage pipe has been proposed from the SuDS in the south west of the development to an outfall to the north of Woodland W1, with an 3m easement either side of the pipeline to maintain access. It has been assumed this will be free from planting, and will be retained modified grassland.
- 4.24 As no gardens are shown on the Landscape Strategy Plan, it is assumed that there will be a 70/30 split between houses/driveways and other built areas and gardens, with 'developed land; sealed surface' used as the habitat classification for the built areas and 'vegetated garden' in 'poor' condition used as the habitat classification for gardens.
- 4.25 In line with current Natural England guidance, any habitat creation and enhancement within the SANG area that would be required to achieve the primary purpose of the SANG (i.e. the provision of semi-natural habitats for amenity use) has been included within the baseline of the metric. Any additional habitat creation and enhancement that is not required to achieve the primary purpose of the SANG has been included within the post-development section of the metric. For clarity additional habitat creation and enhancement measures included within the SANG assessment include:
- Creation of modified grassland (in place of areas of existing hard standing) and planting of other broadleaved woodland (within existing modified grassland)
 - Enhancement of existing modified grassland to other neutral grassland (via overseeding and positive management), enhancement of existing other broadleaved woodland (Millennium plantation areas; though species and structural diversification, and positive management)
- 4.26 Full justification for the habitat types selected (baseline and proposed) are detailed herein.

5.0 RESULTS

Existing Habitats

- 5.1 A summary of habitat classification is provided in Appendix C; with a species list provided in Appendix D. Details of the Habitat Condition Assessments are provided in Appendix B.

Modified grassland (g4)

- 5.2 The Site is largely dominated by modified grassland field (Fields F1-F16 on the Habitats Plan), which have been tightly grazed by horses and ponies. These grasslands are all similar in species composition, dominated by perennial rye grass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, and cock's-foot *Dactylis glomerata*, with herbaceous species including creeping buttercup *Ranunculus repens*, ribwort plantain *Plantago lanceolata* and white clover *Trifolium repens*.
- 5.3 Fields F1-F16 passed 5 out of 7 criteria for 'low' distinctiveness grassland, failing on the presence of a varied sward height, and for having fewer than 6 species per m² (essential criteria for achieving 'moderate' condition).
- 5.4 In line with the Natural England Biodiversity Metric 3.1 Fields F1-F16 modified grassland parcels have been assessed to be in '**poor**' condition.

Lowland mixed deciduous woodland (w1f)

- 5.5 Two woodland blocks (Woodland W1 and W5) have been classified as 'lowland mixed deciduous woodland' within the UKHabs classification.
- 5.6 Woodland W1 has been identified as ancient woodland, and is dominated by oak and alder *Alnus glutinosa* with an understory of hazel *Corylus avellana* coppice, elder *Sambucus nigra* and holly *Ilex aquifolium*. Previous surveys have identified a ground flora of ancient woodland indicators included bluebells *Hyacinthoides non-scripta*, yellow archangel *Lamium galeobdolon* and wild garlic *Allium ursinum*.
- 5.7 Woodland W5 is a small parcel of woodland to the north of Woodland W5, which is not included within the ancient woodland classification. This parcel is dominated by oak, with alder and willow *Salix* sp., an understory of holly, hazel, elder, hawthorn *Crataegus monogyna*. The woodland is dark and shaded, with limited ground flora.
- 5.8 Both parcels scored 33 points out of a possible 39 points, scoring poorly (i.e. scoring 1 out of possible 3 points) on the presence of veteran trees (none present). In line with the Natural England Biodiversity Metric 3.1 Woodlands W1 and W5 have been assessed to be in '**good**' condition

Other woodland; broadleaved (w1g)

- 5.9 Two woodland blocks (Woodland W3 and W4) have been classified as 'other woodland; broadleaved' within the UKHabs classification. Both parcels consist of Millennium woodland plantations.
- 5.10 Woodland W3 is largely dominated by oak *Quercus* sp., birch *Betula* sp. and common lime *Tilia x europaea*, with ground flora limited to scattered bramble *Rubus* agg. It scored 25 points out of a possible 39, scoring poorly on age distribution of trees (only one age class present), number of native species present (less than two), woodland regeneration (no classes or coppice regrowth present), ground flora (no recognisable NVC community), woodland vertical structure (one or less storey), and veteran trees (none present).
- 5.11 Woodland W4 is largely monospecific, dominated by oak with the occasional beech *Fagus sylvatica*, with a limited understory. It scored 28 points out of a possible 39, scoring poorly on age distribution of trees (only one age class present), number of native species present (less than two),),ground flora (no recognisable NVC community), woodland vertical structure (one or less storey), and veteran trees (none present).
- 5.12 In line with the Natural England Biodiversity Metric 3.1 Woodland W3 and W5 has been assessed to be in '**poor**' condition.

Mixed scrub (h3h)

- 5.13 A small patch of scrub was noted within Field F7. This scrub is a remnant defunct hedgerow, previously identified as Hedgerow H3 within the Phase 1 Habitat Survey conducted in 2019, but now reclassified as 'mixed scrub' within the UKHabs classification.
- 5.14 It is dominated by hawthorn, with scattered bramble at the peripheries.
- 5.15 This parcel passed 1/5 criteria for scrub habitat, failing on the presence of >3 woody species (one present), age range (one class), well developed edge (none present) and the presence of clearings and glades (none present).
- 5.16 In line with the Natural England Biodiversity Metric 3.1 this patch of mixed scrub has been assessed to be in '**poor**' condition

Hedgerows and Trees

- 5.17 Under UKHab, all native hedgerows are 'Priority hedgerows' (h2a) and are defined as any hedgerow consisting predominantly (i.e. 80% of more cover) of at least one woody UK native species. 'Other hedgerows' (h2b) are hedgerows that do not consist predominantly of at least one woody UK native species. Further divisions of hedgerow habitat types are made within Metric 3.1, depending on their species composition and the present or absence of standard trees.

Priority hedgerows (h2a)

- 5.18 There are eight hedgerows present within the Site, identified as H1, H2, H4, H5, H7-H9 on the Habitats Plan (Hedgerow H3 now reclassified as a parcel of mixed scrub).
- 5.19 Hedgerows H1, H5, H7 and H9 are species poor hedgerows, H1 being dominated by blackthorn *Prunus spinosa*, with hazel, bracken *Pteridium* sp. and hedge bindweed *Calystegia sepium*, H5 and H9 are dominated by hawthorn, with occasional field maple, elder, bracken and ivy, and H7 dominated by hawthorn.
- 5.20 Hedgerows H2 and H8 are hedgerows with trees. Hedgerow H2 is dominated by mature oaks and beech, with hazel, elder, hawthorn, holly and bramble, and has been classified as species-rich. Hedgerow H8 is dominated by hawthorn and blackthorn, with ivy and bramble and has been classified as species-poor.
- 5.21 Hedgerow H4 is a species rich hedgerow, consisting of largely of hawthorn, with elder, hazel, sycamore, oak, dogwood *Cornus sanguinea*, field rose *Rosa arvensis*, ivy and bramble.
- 5.22 In line with the Natural England Biodiversity Metric 3.1 Hedgerows H1, H5, H7 and H9 have been classified as 'native hedgerow', with H1, H5 and H9 (H1 scoring 7/8 and H5 and H9 scoring 8/8 criteria) assessed to be in 'good' condition, and H7 (scoring 4/8 criteria) in '**moderate**' condition.
- 5.23 Hedgerow H2 has been classified as 'native species-rich hedgerow with trees' and passed 9/10 criteria for hedgerows with trees, and therefore been assessed to be in '**good**' condition.
- 5.24 Hedgerow H8 has been classified as 'native hedgerow with trees' and passed 8/10 criteria for hedgerow with trees, and therefore been assessed to be in '**good**' condition
- 5.25 Hedgerow H4 has been classified as 'native species-rich hedgerow' and passed 7/8 criteria, and therefore been assessed to be in '**good**' condition.

Line of trees (w1g6)

- 5.26 A line of trees (Hedgerow H6) is present in the north east of the Site, dividing fields F11 and F12 from F14. The tree line consists of Scot's pine *Pinus sylvestris*, oak, silver birch *Betula pendula* and cherry *Prunus* sp. with a bramble understory.
- 5.27 H6 passes 4 out of 5 criteria for Lines of Trees, failing on the presence of an undisturbed vegetated strip 6m either side (grass grazed or mown close to tree line).

- 5.28 In line with the Natural England Biodiversity Metric 3.1 H6 has been classified as 'line of trees' and has been assessed to be in '**moderate**' condition.

Hardstanding (u1b), buildings (u1b5) and artificial unsealed non-vegetated surface (u1c)

- 5.29 Various areas of hardstanding, buildings and unsealed surface are present on Site, including access paths across fields and farm buildings.
- 5.30 These habitat types are not given a condition within the Natural England Biodiversity Metric 3.1 assessment.

Post-Intervention Habitat Creation and Enhancement

- 5.31 Post intervention habitat types are represented on the Biodiversity Gain Plan provided at Appendix E.
- 5.32 With regards to habitat creation, targeted condition has been assigned taking into consideration the location, usage and likely management of the habitat area.

Biodiversity Unit Calculations

- 5.33 Biodiversity Metric calculations have been based on the above assumptions in terms of habitat creation and enhancement.
- 5.34 Based on the Biodiversity Metric 3.1 calculations, the proposed development alone (inclusive of on-site intervention) would result in an overall **net gain of 53.57 habitat units (40.27% net gain) and a net gain of 0.16 hedgerow units (1.75% net gain)**. A summary of the Biodiversity Metric calculations is provided in Table 1.

Table 1. Quantitative Assessment of Biodiversity Impact

Factor	Habitats (ha)	Hedgerows (km)
Total on-site area / length (baseline)	42.58	1.14
Total site units (baseline)	133.04	9.24
Area / length retained	14.22	0.96
Units retained	57.24	8.42
Area / length enhanced	14.84	0.15
Baseline units enhanced	49.52	0.6
Area / length lost	13.52	0.03
Units lost	26.28	0.22
Post-intervention* units on-site	186.61	9.57
Net project biodiversity units change	53.57	0.16
Total project biodiversity % change	40.27%	1.75%

**Post-intervention – including habitat retention, creation and enhancement*

Habitats

- 5.35 The scheme will not result in the loss of any 'very high' or 'high' distinctiveness habitats.

Development area

- 5.36 There will be a loss of c. 0.02ha of 'medium' distinctiveness habitat, comprising of 'mixed scrub'.
- 5.37 There will be a loss of c. 19.98ha of 'low' distinctiveness habitat, comprising 'modified grassland', and c. 0.4ha of 'very low' distinctiveness habitat comprising of 'developed land; sealed surface' (hardstanding).
- 5.38 The scheme will likely result in the creation of c. 1.48ha of 'modified grassland' in 'poor' condition (alongside development and in areas of informal POS), c. 0.32ha of 'other neutral grassland in 'moderate' condition (SuDS basin), c. 0.12ha of 'other neutral grassland' in 'good' condition (marginal planting around SuDS basin), c. 0.26ha of 'other neutral grassland' in 'moderate condition (swales leading to SuDS basin), c. 0.48 'other woodland; broadleaved' in 'moderate' condition (structural tree planting), c. 1.0ha 'mixed scrub' in 'moderate' condition (thicket planting) and c. 0.88ha of 'urban tree' in 'poor' condition.
- 5.39 In addition, c. 6.99ha of developed land (consisting of c. 2.89ha of roads and c. 4.1ha of housing), as well as c. 0.04ha of LEAP, and c. 1.76ha of 'vegetated garden' will be created.
- 5.40 The scheme will result in the retention of c. 0.72h 'high' distinctiveness 'lowland mixed deciduous woodland' in 'good' condition (Woodlands W1 and W5), as well as c. 1.84ha 'low' distinctiveness 'modified grassland' in 'poor' condition (grassland around the peripheries of the site) and c. 0.12ha of 'very low' distinctiveness developed land; sealed surface.
- 5.41 The scheme will result in the enhancement of c. 0.25ha of 'low' distinctiveness 'modified grassland' in 'poor' condition to 'other neutral grassland in 'good' condition (areas of wildflower meadow).

SANG

- 5.42 There will be a loss of c. 1.08ha of 'low' distinctiveness habitat comprising 'modified grassland'.
- 5.43 As discussed within the Assumptions, the habitat creation and enhancement required to provide the primary purpose of the SANG has been included within the baseline of the metric. This includes c. 0.35ha of 'other woodland; broadleaved' in 'moderate' condition (areas of screening woodland planting), c. 0.04ha of 'pond (non-priority habitat)' (wildlife pond), c. 1.5ha of 'urban trees' in 'good' condition, and c. 0.06ha of 'developed land; sealed surface' (SANG car park). Additional

habitat creation and enhancement that exceeds the requirements for the SANG area (and have therefore been included within the post-development section of the metric) includes creation of c. 0.06ha of 'modified grassland' in 'poor' condition (area of grassland to replace hardstanding/hay storage) and c. 1.01ha of 'other woodland; broadleaved' in 'moderate' condition (large area of woodland planting in south of SANG).

- 5.44 The proposed SANG scheme will result in the retention of c. 9.27ha of 'low' distinctiveness 'modified grassland' in 'poor' condition (areas of 'longer grassland'), and 0.31ha of 'very low' distinctiveness 'developed land; sealed surface' and 'artificial unvegetated, unsealed surface' (hardstanding, building and tracks).
- 5.45 In addition, the proposed SANG scheme will result in the enhancement of c. 4.87ha of 'low' distinctiveness 'modified grassland' in 'poor' condition to 'other neutral grassland' in 'good' condition (areas of wildflower meadow), and c. 5.58ha of 'modified grassland' in 'poor' condition to 'other neutral grassland' in 'poor' condition (areas of 'natural succession' around the peripheries of the SANG). In addition, there will be the enhancement of c. 1.21ha of 'medium' distinctiveness 'other woodland; broadleaved' from 'poor' to 'moderate' condition (Woodland W3) and c. 2.89ha from 'moderate' to 'good' condition (Woodland W4).

Linear features

- 5.46 The scheme will result in the loss of 0.01km of 'medium' distinctiveness hedgerow (Hedgerow H4- 'native species-rich hedgerow' in 'good' condition), and c. 0.02km of 'low' distinctiveness hedgerow (Hedgerow H5- native hedgerow).
- 5.47 The scheme will result in the enhancement of c. 0.15km of 'low' distinctiveness hedgerow ('line of trees') from 'moderate' to 'good' condition.
- 5.48 The scheme will result in the creation of 0.05km of 'native hedgerow' in 'moderate' condition. It is considered that there is suitable scope to increase hedgerow planting within detailed landscape plans, with the aim of reaching a minimum of 10% net gain in hedgerow units. For example, the creation of 0.4km of 'native hedgerow' in 'poor' condition will deliver 0.77 hedgerow units and result in a 10.10% net gain.

Trading Summary

- 5.49 In this instance, the 'Trading Summary' indicates that there are no losses unaccounted for.

6.0 DISCUSSION

- 6.1 Biodiversity Net Gain calculations, using the Biodiversity Metric 3.1 (July 2021) have been undertaken for the proposed development at Land at Bird in Eye Farm, Uckfield. Baseline habitat calculations have been informed by a UK Habitat Classification survey and subsequent condition assessments. Post-development calculations have been made based on the Landscape Strategy SANG design (CSA/2646/114/M) as provided by CSA Environmental on behalf of Croudace Homes Ltd. Assumptions and limitations to the assessment have been highlighted where relevant, and identified in the Metric calculator which should be reviewed in conjunction with this report.
- 6.2 A net gain of 53.57 habitat units (40.27%) and a net gain of 0.16 hedgerow units (1.75%) was identified following the completion of baseline and post-development calculations. However, good scope to also deliver a 10% net gain in relation to hedgerow units through additional hedgerow planting has also been identified. Such planting could be incorporated into Landscape Planting proposals at the detailed design / Reserved Matters stage.
- 6.3 It is concluded that the scheme has good scope to provide significant net gains for biodiversity, and will meet the requirements of Policy WCS12 and WCS13 of the Wealden District Adopted Core Strategy Local Plan (2013) and be in line with provisions of the Environment Act 2021.
- 6.4 It should be noted that as a condition of biodiversity net gain, the management of all enhanced/created habitats must be secured for 30 years, to ensure proposals are achieved.

7.0 REFERENCES

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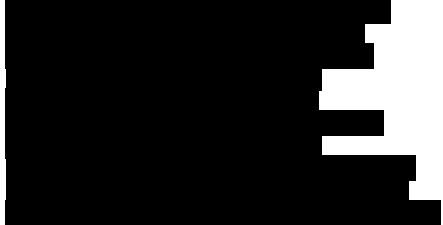
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Appendix A

Habitats Plan (CSA/2646/108/D)



- Site boundary
- Modified grassland (g4)
- Lowland mixed deciduous woodland (w1f)
- Other woodland; broadleaved (w1g)
- Ancient woodland
- Dense (mixed) scrub (h3)
- Hardstanding (u1b)
- Building (u1b5)
- Artificial unvegetated unsealed surface (u1c)
- Hedgerow (priority habitat) (h2a)
- Hedgerow (priority habitat) with trees (h2a)
- Line of Trees (w1g6)
- Stream (r2) and direction of flow
- Pond (r1)
- Fence
- Target Notes:
TN1: Bluebells in woodland
TN2: Woodpecker holes and tree creeper sighting
TN3: Spoil heap and log pile



TN14: Muck heap
TN15: Veteran trees



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Project Land at Bird in Eye Farm
Drawing Title Habitats Plan
Client Croudace Homes Limited

Date Oct 2022
Scale Refer to scale
Drawn LG
Drawing No. CSA/2646/108
Rev D
Checked CC

Appendix B

Habitat Condition Assessment sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

Site name/location	Land at Bird-in-Eye Farm, Uckfield	Central grid reference of habitat	TQ 48463 20749													
Date surveyed and surveyor	06/09/2022 Clare Caudwell & Lydia Galbraith															
Habitat Description																
Condition Assessment Criteria		Condition Achieved (Y/N)														
		F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F14	F15	F16
1	There must be 6-8 species per m2. If a grassland has 9 or more species per m2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6	Cover of bracken less than 20%.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Essential criterion 1 achieved (Y/N)		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Number of criteria passed		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓														
Passes 6 or 7 of 7 criteria including	Good (3)															
Passes 4 or 5 of 7 criteria; OR	Moderate (2)															
Passes 4 or 5 of 7 criteria including																
Passes 0, 1, 2 or 3 of 7 criteria; OR	Poor (1)															
4, 5 or 6 of criteria but failing criterion 1		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Notes																

Condition Sheet: SCRUB Habitat Type				
Site name/location		Land at Bird-in-Eye Farm, Uckfield	Central grid reference	TQ 48463 20749
Date surveyed and surveyor		06/09/2022 Clare Caudwell & Lydia Galbraith		
Condition Assessment Criteria			Condition Achieved (Y/N)	
			In Field F7 (previously H3)	
1	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).		N	
2	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.		N	
3	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.		Y	
4	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).		N	
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.		N	
Number of criteria passed			1	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓	
Passes 5 of 5 criteria		Good (3)		
Passes 3 or 4 of 5 criteria		Moderate (2)		
Passes 0, 1 or 2 of 5 criteria		Poor (1)	✓	

Condition Sheet: WOODLAND Habitat Type							
UKHab Habitat Type(s)							
Site name/location		Land at Bird-in-Eye Farm, Uckfield	Central grid reference	TQ 48463 20749			
Date surveyed and surveyor		06/09/2022 Clare Caudwell & Lydia Galbraith					
Condition Assessment Criteria				W1	W3	W4	W5
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Lowland mixed deciduous	Other woodland; broadleaved	Other woodland; broadleaved	Lowland mixed deciduous
1 Age distribution of trees ¹	Three age classes present	Two age classes present	One age class present	2	1	1	2
2 Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3	2	3	3
3 Invasive plant species ³	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3	3	3	3
4 Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	3	1	1	3
5 Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and <50% of understory shrubs are native	3	3	3	3
6 Open space within woodland ⁴	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	21- 40% of woodland has areas of temporary open space	More than 40% of woodland has areas of temporary open space	3	3	3	3
7 Woodland regeneration ⁵	All three classes present in woodland; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2	1	2	2
8 Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high risk pest or disease present	3	3	3	3
9 Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	3	1	1	3
10 Woodland vertical structure ⁶	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	2	1	1	2
11 Veteran trees ⁷	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1	1	1	1
12 Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	3	2	3	2
13 Woodland disturbance ⁸	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	2	3	3	3
Total Score				33	25	28	33
Condition Assessment Result		Condition Assessment Score					
Total score >32 (33 to 39)		Good (3)		✓			✓
Total score 26 to 32		Moderate (2)				✓	
Total score <26 (13 to 25)		Poor (1)			✓		
Notes							
All footnotes below refer to the EWBG woodland condition assessment methodology: EWBG (No date). Assessing your Woodland's Condition [online]. Available from: Woodland Wildlife Toolkit (sylva.org.uk)							

Condition sheet: HEDGEROW Habitat Types									
Site name/Location	Land at Bird-in-Eye Farm, Uckfield		Central grid reference	TQ 48463 20749					
Date surveyed and surveyor	06/09/2022 Clare Caudwell & Lydia Galbraith								
Condition Assessment Criteria									
A series of ten attributes, representing key physical characteristics, are used for this assessment. The attributes, and the minimum criteria for achieving a favourable condition in each, are defined. The attributes use similar favourable condition criteria to the Hedgerow Survey Handbook and the handbook is the recommended source of reference for assessing individual hedgerow attributes.									
Hedgerow favourable condition attributes									
Attributes and functional groupings (A, B, C, D & E)	Criteria (the minimum requirements for 'favourable condition')	Description	Condition Achieved (Y/N)						
Core groups - applicable to all hedgerow types			H1	H2	H4	H5	H7	H8	H9
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the	Y	Y	Y	Y	Y	Y	Y
A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the	Y	Y	Y	Y	N	Y	Y
B1. Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	This is the vertical gappiness of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.	Y	Y	Y	Y	N	Y	Y
B2. Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	Y	N	Y	Y	Y	N	Y
C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	Y	Y	Y	Y	Y	Y
C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.	N	Y	N	Y	N	Y	Y
D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.	Y	Y	Y	Y	Y	Y	Y
D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or	Y	Y	Y	Y	N	N	Y
Additional group - applicable to hedgerows with trees only									
E1. Tree age	At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.	This criterion addresses if there are sufficient mature trees (within the scope of planning timescales) which are of higher value to biodiversity.	n/a	Y	n/a	n/a	n/a	Y	n/a
E2. Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	n/a	Y	n/a	n/a	n/a	Y	n/a
Each attribute is assigned to one of five functional groups (A – E), as indicated in Table TS1-2 and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria according to the approach set out in Table TS1-3.									
The hedgerow condition assessment generates a weighting (score) ranging from 1-3, which is used within the biodiversity metric 3.1. The scores for each are set out in tables TS1-3 and TS1-4 below.									
TABLE TS1-3: Hedgerow condition assessment and weighting									

TABLE TS19. Hedgerow condition assessment and weighting

Condition categories for hedgerows without trees									
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)							
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	3	✓		✓	✓			✓
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	2					✓		
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1							
Score achieved:			Good	/	Good	Good	Moderate	/	Good
Condition categories for hedgerows with trees									
Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)							
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3		✓				✓	
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).	2							
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	1							
Score achieved:			/	Good	/	/	/	Good	/

Condition Sheet: LINE OF TREES Habitat Type			
Site name/location		Land at Bird-in-Eye Farm, Uckfield	Central grid reference
		TQ 48463 20749	
Date surveyed and surveyor		06/09/2022 Clare Caudwell & Lydia Galbraith	
Condition Assessment Criteria		Condition achieved (Y/N)	
		H6	
1	More than 70% of trees are native species.	Y	
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	N	
3	Includes one or more mature ¹ or veteran ² tree.	Y	
4	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other anthropogenic operations.	N	
5	At least 95% of the trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	
Nu		3	
Condition Assessment Result		Condition Assessment Score	
		Score Achieved x/✓	
Passes 5 of 5 criteria		Good (3)	
Passes 3 or 4 of 5 criteria		Moderate (2)	
Passes 0, 1 or 2 of 5 criteria		Poor (1)	

Notes
Footnote 1 - A mature tree in this context is one that is at least 2/3 expected fully mature height for the species.

Appendix C

UK Habitat Classification Survey Summary Table

Table 1. UK Habitat Classification Summary Table

Habitat Parcel Number	Habitat Type	Habitat Code(s)	Description
F1	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, common sorrel, dock sp., ragwort and red clover. Sward height is unvaried.
F2	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, common sorrel, dock sp., ragwort and red clover. Sward height is unvaried.
F3	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F4	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F5	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F6	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F7	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.

Habitat Parcel Number	Habitat Type	Habitat Code(s)	Description
F8	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F9	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F10	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, ribwort plantain, yarrow, red deadnettle and red clover. Sward height is unvaried.
F11	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, creeping thistle, ribwort plantain, dock sp., dandelion, cranesbill sp. and red clover. Sward height is unvaried, bare patches are present but considered to make up less than 10% of total area.
F12	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, creeping thistle, ribwort plantain, dock sp., dandelion, cranesbill sp. and red clover. Sward height is unvaried, bare patches are present but considered to make up less than 10% of total area.
F14	Modified grassland	g4	Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog and cock's-foot. Few herb species including creeping buttercup, creeping thistle, ribwort plantain, dock sp., dandelion, cranesbill sp. and red clover. Sward height is unvaried, bare patches are present but considered to make up less than 10% of total area.
F15	Modified grassland	g4	SANG area. Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog, sweet vernal and Poa sp. Few herb species including

Habitat Parcel Number	Habitat Type	Habitat Code(s)	Description
			creeping buttercup, creeping cinquefoil, silverweed, clover sp. and creeping thistle.
F16	Modified grassland	g4	SANG area. Tightly grazed grassland, dominated by perennial rye grass, Yorkshire fog, sweet vernal and <i>Poa</i> sp. Few herb species including creeping buttercup, creeping cinquefoil, silverweed, clover sp. and creeping thistle.
W1	Lowland mixed deciduous woodland	w1f	Ancient woodland dominated by oak and alder with a hazel, elder and holly understory, and ground flora including bluebell.
W3	Other woodland; broadleaved	w1g	Millennium woodland plantation, dominated by oak, bird and common lime and a limited understory and ground flora.
W4	Other woodland; broadleaved	w1g	Millennium woodland dominated by oak with occasional beech, limited understory and ground flora.
W5	Lowland mixed deciduous woodland	w1f	Small parcel of woodland to the north of ancient woodland W1 (not classified as ancient woodland) dominated by oak, with alder and willow, with holly, hazel, elder and hawthorn understory, and limited ground flora. Woodland is dark and shaded.
	Mixed scrub	h3h	Small parcel of mixed scrub (previously Hedgerow H3), dominated by hawthorn with bramble.
H1	Priority hedgerow	h2a	Native hedgerow consisting hazel, blackthorn with bramble and bracken.
H2	Priority hedgerow	h2a	Native hedgerow with trees consisting mature oaks, beech and hazel, with bramble, holly, elder, oak, beech and hawthorn.
H4	Priority hedgerow	h2a	Native hedgerow dominated by hawthorn, with elder, hazel, sycamore, oak, dog wood, bramble, ivy and field rose.
H5	Priority hedgerow	h2a	Native hedgerow dominated by hawthorn, with field maple, elder, bracken and ivy.
H6	Line of Trees	w1g6	Mature line of trees, with oak, silver birch, Scots Pine and cherry, with a bramble understory.

Habitat Parcel Number	Habitat Type	Habitat Code(s)	Description
H7	Priority hedgerow	h2a	Native hedgerow dominated by hawthorn. Close to track and over-managed.
H8	Priority hedgerow	h2a	Native hedgerow with trees dominated by hawthorn and blackthorn, with bramble and ivy.
H9	Priority hedgerow	h2a	Native hedgerow dominated by hawthorn, with field maple, elder, bracken and ivy.

Appendix D

Habitats and Flora Species List

Table 1. Habitat Polygons

Site Name	Bird In Eye Farm, Uckfield						
Survey Date and Surveyor(s)	12/10/2022 Clare Caudwell & Lydia Galbraith						
Scientific Name	Common Name	Habitat Parcel Number/Habitat Type					
		F1-F16 Modified grassland	W1 Lowland mixed deciduous	W3 Other woodland;br oad-leaved	W4 Other woodland;br oad-leaved	W5 Lowland mixed deciduous	Mixed scrub
Herb Species							
Achillea millefolium	Yarrow	X					
Cirsium arvense	Creeping thistle	X					
Geranium sp.	Crane's-bill sp.	X					
Hyacinthoides non-scripta	Bluebell		X				
Hypochaeris radicata	Cat's-ear	X					
Lamium purpureum	Red dead-nettle	X					
Leontodon sp.	Hawkbit	X					
Plantago lanceolata	Ribwort plantain	X					
Potentilla anserina	Silverweed	X					
Potentilla reptans	Creeping cinquefoil	X					
Ranunculus repens	Creeping buttercup	X					
Rumex acetosa	Common sorrel	X					
Rumex sp.	Dock	X					
Senecio jacobaea	Common ragwort	X					
Taraxacum agg.	Dandelion	X					
Trifolium pratense	Red clover	X					
Trifolium repens	White clover	X					
Urtica dioica	Common nettle	X					
Grasses							
Holcus lanatus	Yorkshire-fog	X					
Lolium perenne	Perennial rye-grass	X					
Poa sp.	Meadow-grass	X					
Woody Species							
Broadleaved							
Alnus glutinosa	Common alder		X			X	
Betula pendula	Silver birch			X			
Corylus avellana	Hazel		X			X	
Crataegus monogyna	Hawthorn					X	X
Fagus sylvatica	Beech				X		
Ilex aquifolium	Holly		X			X	
Quercus sp.	Oak		X	X	X	X	
Rubus fruticosus agg.	Bramble			X		X	X
Salix sp.	Willow					X	
Sambucus nigra	Elder		X			X	
Tilia x europaea	Common lime			X			

Table 2. Linear Habitats

Site Name	Bird In Eye Farm, Uckfield						
Survey Date and Surveyor(s)	12/10/2022 Clare Caudwell & Lydia Galbraith						
Scientific Name	Common Name	Habitat Parcel Number/Habitat Type					
		H1 Hedgerows (priority)	H2 Hedgerows (priority)	H4 Hedgerows (priority)	H5 Hedgerows (priority)	H6 Line of Trees	H7 Hedgerows (priority)
Ferns							
<i>Pteridium aquilinum</i>	Bracken	X			X		
Herb Species							
<i>Calystegia sepium</i>	Hedge bindweed	X					
Woody Species							
Coniferous							
<i>Pinus sylvestris</i>	Scots pine					X	
Broadleaved							
<i>Acer campestre</i>	Field maple				X		
<i>Acer pseudoplatanus</i>	Sycamore			X			
<i>Betula pendula</i>	Silver birch					X	
<i>Cornus sp.</i>	Dogwood			X			
<i>Corylus avellana</i>	Hazel	X	X	X			
<i>Crataegus monogyna</i>	Hawthorn		X	X	X		X
<i>Fagus sylvatica</i>	Beech		X				
<i>Hedera helix</i>	Ivy			X	X		
<i>Ilex aquifolium</i>	Holly		X				
<i>Prunus avium</i>	Cherry					X	
<i>Prunus spinosa</i>	Blackthorn	X					
<i>Quercus sp.</i>	Oak		X	X		X	
<i>Rosa arvensis</i>	Field-rose			X			
<i>Rubus fruticosus agg.</i>	Bramble	X	X	X		X	
<i>Sambucus nigra</i>	Elder		X	X	X		

References

Atherton, I., Bosanquet, S. and Lawley M., 2010. *Mosses and Liverworts of Britain and Ireland - a field guide* . British Bryologica
 Stace, C. A., 2019. *New Flora of the British Isles* . 4th ed. Suffolk: C & M Floristics.

Table 2. Linear Habitats

Site Name	Bird In Eye Farm, Uckf		
Survey Date and Surveyor(s)	12/10/2022 Clare Cai		
Scientific Name	Common Name	H8 Hedgerows (priority)	H9 Hedgerows (priority)
Ferns			
<i>Pteridium aquilinum</i>	Bracken		X
Herb Species			
<i>Calystegia sepium</i>	Hedge bindweed		
Woody Species			
Coniferous			
<i>Pinus sylvestris</i>	Scots pine		
Broadleaved			
<i>Acer campestre</i>	Field maple		X
<i>Acer pseudoplatanus</i>	Sycamore		
<i>Betula pendula</i>	Silver birch		
<i>Cornus sp.</i>	Dogwood		
<i>Corylus avellana</i>	Hazel		
<i>Crataegus monogyna</i>	Hawthorn	X	X
<i>Fagus sylvatica</i>	Beech		
<i>Hedera helix</i>	Ivy	X	X
<i>Ilex aquifolium</i>	Holly		
<i>Prunus avium</i>	Cherry		
<i>Prunus spinosa</i>	Blackthorn	X	
<i>Quercus sp.</i>	Oak		
<i>Rosa arvensis</i>	Field-rose		
<i>Rubus fruticosus agg.</i>	Bramble	X	
<i>Sambucus nigra</i>	Elder		X

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Atherton, I., Bosanquet, S. and Lawley M., 2010. Mos:
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Appendix E

Biodiversity Gain Plan (CSA/2646/117)



	Site boundary		Other woodland; broadleaved (w/g)		Roads (developed land, sealed surface u/b)
	SANG boundary		Lowland mixed deciduous woodland (w/f)		Native hedgerow
	Modified grassland (g4)		SuDS basin (consisting of other neutral grassland g3c and open water r/l).		Line of trees
	Other neutral grassland (g3c)		Swales leading to SuDS (other neutral grassland g3d)		Native species rich hedgerow
	Mixed scrub (h3h)		Urban habitat (developed land; sealed surface u/b and vegetated garden 23/)		



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