Biodiversity Net Gain Assessment

Project: Downlands (5719)

Date: 10th June 2022

1 Introduction

1.1 Aspect Ecology was commissioned by Gleeson Land to undertake a Biodiversity Net Gain Assessment (BNGA) for new development at Downlands, Uckfield.

1.2 The site occupies land between Snatts Road, Uckfield, in the east, and the A22 Uckfield bypass to the west and comprises a mixture of grassland and broad swathes of deciduous woodland. Several minor tributaries of the Shortbridge Stream run through the site. There are also several linear features in the form of mature tree lines and a number of ponds within a woodland setting.

1.3 The site is bounded to the north by areas of woodland forming part of Budletts Wood and Paygate Wood, beyond which are further areas of woodland, farmland and scattered rural dwellings. To the east, the site is bound by Snatts Road, with residential areas forming the urban fringe of Uckfield beyond this. Lake Wood (an area of woodland and a lake managed by the Woodland Trust) abuts the site to the south, and Fir Tree Grove is immediately adjacent to the south-east corner of the site, beyond which is Rock's Road.

1.4 As part of the planning application a Biodiversity Net Gain Assessment has been prepared to inform the proposals, and demonstrate that proposals can deliver a net biodiversity gain within the site.

2 Policy Background

2.1 The National Planning Policy Framework (NPPF) describes the Government's national policies on 'conserving and enhancing the natural environment' (Chapter 15). NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' and ODPM Circular 06/2005.

2.2 The NPPF supports the Government's strategic objective to halt overall biodiversity loss , as set out at Paragraph 174, which states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.,*

2.3 The Environment Bill, passed in autumn 2021, contains specific reference to the use of Biodiversity Metrics to demonstrate that a Net Gain can be achieved, although there is a period of approximately 2 years to allow Local Planning Authorities to adopt appropriate local policy.

2.4 Policy WCS12 of the Wealden District Council Adopted Core Strategy (2013) sets out how development should protected existing biodiversity assets as follows, including the need to achieve a biodiversity net gain:

"In order to contribute to the biodiversity targets provided in the Sussex Biodiversity Action Plan 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. This will be achieved through the development and implementation of an integrated green network strategy.

In accordance with Planning Policy Statement 9, please see page 49 'Working with the South Downs National Park Authority' and the reference to publication of the NPPF and cancellation of a number of Planning Policy Statements and Guidance Notes, there may be exceptional circumstances when compensatory measures for a net loss of biodiversity is required. Appropriate compensatory measures will be required to contribute to Wealden's overall biodiversity resource, and may include enhancement of Wealden's Biodiversity Opportunity Areas and other relevant Biodiversity Action Plan habitats, so that there is overall no net loss of biodiversity."

2.5 Draft policies were also developed for the draft Wealden Local Plan (2019). However, this plan has now been withdrawn.

"d) Development identified within this Plan must achieve a net gain in biodiversity…. and where possible any biodiversity corridors and stepping stones should be protected, retained and where appropriate suitably buffered, enhanced, restored and strengthened to enhance and protect the green network and improve their wildlife corridor, connectivity and ecological functions. Where the loss of existing wildlife corridors and stepping stones are necessary to facilitate development, compensatory measures will be required to protect and enhance the network to help ensure a net gain in biodiversity."

3 Purpose of This Document

3.1 In order to test the potential of the proposal to achieve a net gain for biodiversity an assessment has been run using the newly released DEFRA metric v3.1 Biodiversity Impact Calculation Tool.

3.2 Excerpts from the metric are included at Appendix 5719/3. This note provides a commentary on the assessment process and provides a summary of the results and justifies the choice of habitat definitions, distinctiveness, target habitat condition and temporal factors where appropriate.

4 Site Overview

4.1 A total land area of 46.04ha exists within the project red line area, which has been used as the basis for both existing (baseline) habitat calculations, and proposed land take. The red-line area is shown on plans 5719/BIA1 and 5719/BIA2.

4.2 The site is bounded to the north by areas of woodland forming part of Budletts Wood and Paygate Wood, beyond which are further areas of woodland, farmland and scattered rural dwellings. To the east, the site is bound by Snatt's Road, with residential areas forming the urban fringe of Uckfield beyond this. An area of woodland and a lake managed by the Woodland Trust (Lake Wood) abuts the site to the south, whilst Fir Tree Grove is located within the south eastern corner of the site and bounded by Rock's Road.

4.3 The site occupies land between Snatts Road, Uckfield, in the east, and the A22 Uckfield bypass to the west and comprises a mixture of grassland and broad swathes of deciduous woodland. There are number of woodland compartments which have been listed on the provisional inventory of MAGIC as Ancient Semi-natural Woodland (as shown on 5719/BIA1). In addition there are several minor tributaries of the Shortbridge Stream run through the site together with a number of linear features in the form of mature tree lines and a number of ponds within a woodland setting.

4.4 Baseline habitats have been assigned on the basis of the Phase 1 Habitat survey which was carried out in August 2019 with a further survey was conducted in April 2022 for the south eastern corner of the site, encompassing Fir Tree Grove, as shown on Plan 5719/BIA1 (which is included at Appendix 5719/1).

4.5 Ancient Woodland accounts for approximately 10.84ha of land within the red line area. Due to the status of Ancient Woodland under the NPPF as Irreplaceable Habitat it must be separated out from the baseline habitat calculations within the metric. Additionally, the Technical Supplement for the Defra metric 3.1, denotes that 'bespoke compensation needs to be agreed with the relevant decision maker for any losses or impacts to these habitats 'and has been addressed within the Woodland Management Plan (dated March 2022). This technical document details the specific monitoring and management plan for the initial and ongoing enhancement and protection procedures for the retained Ancient Woodland.

4.6 As such, Defra BNG metric calculations separate out the Ancient Woodland which is considered as offsite habitats in relation to the biodiversity loss/gain. Once the Ancient Woodland areas have been separated, the revised habitat baseline on site totals to 35.20ha.

4.7 The proposals include an area of residential development within the large central agricultural fields, including new vehicular access and secondary emergency access linked from the A22 into the site. A number of greenspace sections and buffer zones will be implemented adjacent to the Ancient Woodland in addition to the creation of species-rich habitats and retained and enhanced areas within the SANG, which is located in the north eastern section of the site.

5 Habitat and Hedgerow Baseline - Assumptions

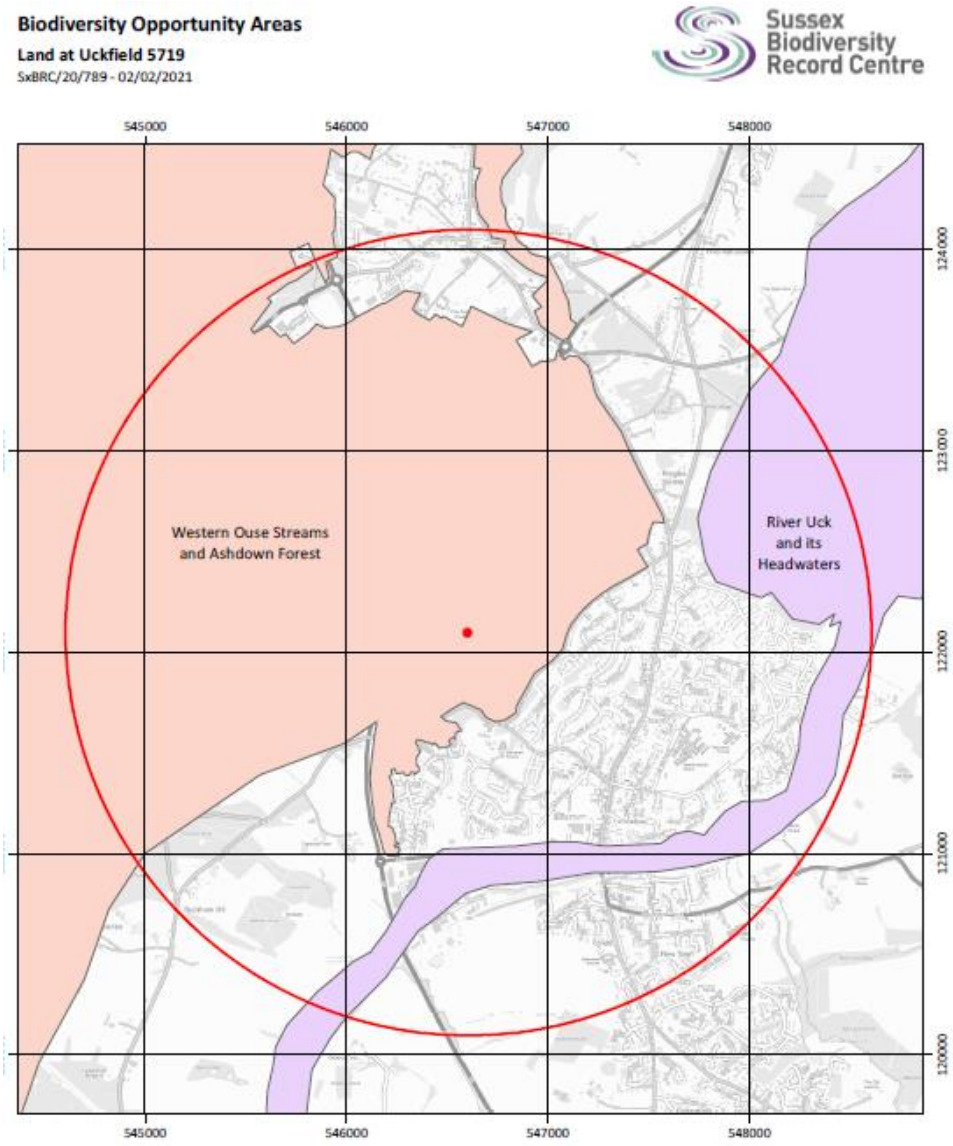
Strategic Significance

5.1 An element of strategic significance is built into the Defra metric version 3.1 which sets out an additional unit value to all habitats that are located in preferred locations for biodiversity and other environmental objectives. The metric 3.1 User Guide explains that 'Strategic significance utilises published local strategies and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Local Nature Recovery Strategies, local

biodiversity plans, National Character Areas objectives, Local Planning Authority Local Ecological Networks, Shoreline Management Plans, estuary strategies and green infrastructure strategies'.

5.2 In this instance, the Sussex Biodiversity Action Plan identifies all NERC Section 41 Priority habitats as also of being of importance under the BAP. Additionally, the Sussex Local Nature Partnership (SNLP) also identifies Biodiversity Opportunity Areas and the information returned from the Sussex Biodiversity Record Centre denotes that the site falls within the Western Ouse Streams and Ashdown Forest BAO. On this basis, all habitats have been assigned to the 'Within area formally identified in local strategy' category.

5.3 The draft Wealden Local Plan (now withdrawn) identifies a number of Biodiversity Opportunity Areas within its 'Hierarchy of Sites – Biodiversity', which can be viewed at (https://consult.wealden.gov.uk/portal/planning/wealden_local_plan/pswlp?pointId=ID-4973364-POLICY-EA-1), and desk study information returned identifies the Site as being within the Western Ouse Streams and Ashdown Forest BOA.



5.4 On this basis, all habitats used in the matrix (both Baseline and Proposed) have been assigned as 'Formally Identified in Local Strategy' in the Strategic Significance category.

Treatment of Ancient Woodland

5.5 A range of woodland types are present, all of which are defined under the category 'Woodland and Forest – Lowland Mixed Deciduous Woodland' and are automatically assigned as 'High' for Habitat Distinctiveness.

5.6 Woodland can be further divided into Ancient Woodland and Non-ancient woodland. All Ancient Woodland is retained under the proposals, whilst there will some losses of non-ancient woodland. With respect to the treatment of Ancient Woodland (which are defined as irreplaceable habitats within the NPPF) the Defra metric 3.1 User Guide provides guidance as follows:

"2.21. Impacts on 'irreplaceable' habitats are not adequately measured by this metric (Principle 4 and Rule 3). They require separate consideration which must comply with relevant policy and legislation.

2.22. Data relating to these habitats can be entered into biodiversity metric 3.1 to:

- *Give an indication of the biodiversity value of the habitats present on a site (the baseline); and/or*
- *Allow actions to enhance or restore these important habitats to contribute towards the delivery of net gain.*

2.23. The metric can also be used to give an indication of the minimum amount of replacement habitat that should be provided, however, it cannot and should not replace case-specific assessments. Bespoke compensation needs to be agreed with the relevant decision maker for any losses or impacts to these habitats."

5.7 It is therefore clear that Ancient Woodland may be considered as part of the overall BNG assessment, including benefits provided by proposed management, provided that suitable case-specific supporting information is provided. In the case of the Downlands proposals, a comprehensive package of woodland management enhancements is included within the project proposals, including those which will bring Ancient Woodland into long-term favourable condition, with the details of these being set out in the SANG and Woodland Management Plan, which is submitted separately with the planning application.

5.8 For the purposes of providing a clear separation between Ancient Woodland and the assessment of other habitats, these are captured using the 'Off-site' tabs provided within the metric. Whilst the woodlands are not strictly off-site, this provides the best way of ensuring that these benefits are captured.

Habitat Type and Condition Assessment

5.9 For all habitats, a condition assessment has been carried out using the criteria provided within the Defra 3.1 Technical Supplement.

5.10 **Woodland** - Although the condition score of each woodland compartment differs, the majority of woodlands are assessed as being in 'Moderate' condition, whilst one (Longwood Gill – compartment **W6a**) is assessed being in 'Good' condition.

5.11 **Scrub** areas which are contained within the study area are categorised as 'Heathland and shrub - Mixed scrub', which is a 'Medium' distinctiveness habitat. Condition is assessed as being

'Moderate' in the case of scrub areas **SC1** and **SC2**, whilst **SC3** is assessed as being in 'Poor' condition.

5.12 **Grassland** – Grassland area **SC4**, an area of moderately species-rich damp grassland off Snatts Road is coded as 'Grassland – Other Neutral Grassland', because it meets the minimum number of species per m^2 to qualify as this 'Medium' Distinctiveness grassland type, but does not fit any of the other classic grassland types. It is classified as being in 'Poor' condition, due to the presence of scrub invasion and the presence of undesirable species. Elsewhere within the site (grassland areas SC1-3) the fields are species-poor, showing evidence of agricultural improvement and are assigned as 'Grassland – Modified Grassland' which is a Low Distinctiveness habitat type. Condition varies between 'Poor' and 'Moderate' condition depending on the exact characteristics of each field.

5.13 **Ponds** - The one retained pond has been assigned to the 'Lakes – Ponds (Priority habitat) habitat type in line with their assessment in the Phase 1 Habitat survey and are automatically assigned to the 'High' distinctiveness category. They have been assigned a Condition of 'Moderate, based on the condition assessment.

5.14 **Linear Features** - In terms of linear features, the site has few hedgerows or other linear features, being limited to one mature native hedgerow (**H1**) (a shaw), and one line of mature trees (**TL1**). **H1** is coded as 'Native Species Rich Hedgerow with Trees – Associated with a bank or ditch', and is assesssed as being in 'Moderate Condition'. **TL1** is coded as a 'Line of Trees (Ecologically Valuable)' and is also assessed as being in 'Moderate' condition. Tributaries within the site are unaffected by the proposals and are not included within the metric.

6 Habitat Creation/Enhancement – Assumptions

6.1 Details regarding the quanta of various proposed habitats are measured from the relevant proposals plans for the project, with the most relevant being the Illustrative Masterplan and the Green Infrastructure Parameters Plan (Dated May 2022) which are provided at Appendix 5719/2, with further relevant details of proposed landscaping within the SANG taken from the EDP Soft and Hard Landscaping Proposals, which are submitted separately with the application.

6.2 Proposed habitats are shown at Plan 5719/BIA2, and the following assumptions have been made:

Habitat Creation

6.3 The quanta of habitats created under the proposal, have been taken from the Illustrative Masterplan, and verified using the Landscape Soft and Hard Landscaping proposals (in the case of the SANG areas). Habitat will be created within the proposed SANG, the Ancient Woodland buffer zones, and within the areas of Public Open Space forming the Green Infrastructure provided throughout the scheme. The following habitats will be created:

- 1.83ha of new mixed deciduous woodland (Woodland and Forest – Lowland Mixed Deciduous Woodland);
- 1.00ha of new native scrub planting (Heathland and Scrub – Mixed Scrub);
- 0.36ha of traditional orchard (Grassland – Traditional Orchard);
- 3.16ha of high quality grassland (Grassland – Other Neutral Grassland); and
- 2.4ha of new SuDS features (Grassland – Modified Grassland*).

*It is assumed that all SuDS will be constitute grassland using a wildflower grass-seed mix. However, due to the function of the SuDs (taking runoff from built development) the 'Modified Grassland' category has been selected, instead of the 'Other Neutral Grassland' which would be more difficult to create.

6.4 The remaining quanta of land created is taken up with roads, buildings and other hardstanding (Urban – Developed Land – Sealed Surface), with gardens (Urban – Vegetated Gardens), and with Amenity Grassland (Grassland – Modified Grassland) forming the central Public Open Space area, and sports pitch.

6.5 All semi-natural habitats are assumed to reach 'Good' condition through favourable management, with the exception of woodland, which is assumed to reach 'Moderate' condition on the basis that some of condition criteria required for 'Good' condition cannot be met within the projected timescale.

6.6 Under the proposals, it is assumed that 200 small and 200 medium sized 'Urban Trees' will be provided in the form of avenues and scattered trees within the SANG and other areas of Public Open Space. The biodiversity units contributed by these trees have been calculated using the 'Urban Tree Helper' tool provided on the main menu page of the Defra v3.1 metric. To meet the size criteria for a medium-sized tree it must be capable of reaching a circumference of >30cm at the age of 30 years. A tree age calculator has been used to demonstrate that this is achievable, with most species of large tree reaching this size within 15-20 years.

Habitat Enhancement

6.7 As discussed above, woodland has been separated into Ancient Woodland and non-Ancient Woodland (with the former being recorded separately).

6.8 All retained woodland will be enhanced under the proposals, with management proposals set out in the SANG and Woodland Management Plan. Under the proposals, a range of management measures have been proposed including the introduction of a coppice regime, (which will improve the structure of the woodland), the removal of invasive species and non-native species of trees, the addition of supplementary deadwood. These measures are sufficient that, once the condition is re-assessed in the post-management scenario, they result in the uplift of woodland from 'Moderate' to 'Good' condition. One exception is Longwood Gill (**W6a**) which is already in 'Good' condition. This outcome is considered to be achievable, even given the additional recreational pressure which might arise from an increase in foot traffic within the woodland, since these effects are already mitigated (further details of the proposed mitigation is provided within the Environmental Statement.

6.9 Substantial areas of grassland are not lost to development (5.4ha in total), and these retained areas will be enhanced as: retained buffer strips around the field edges (generally a 15m buffer zone corresponding to the edge of ancient woodland); significant areas of grassland retained as SANG land to the north of the proposals area; and areas of public open space in the central area of the residential part of the proposals.

6.10 It is assumed that these grassland habitats will be retained and protected during construction whilst enhancement works take place. For the purposes the BIA, these habitats have been pooled, and a mixture of proposed habitat types assumed as follows:

6.11 Apart from a small area which will lost to a proposed car-park and associated access track (0.1ha), the moderately species-rich grassland (Grassland – Other Neutral Grassland) will be

retained and enhanced from 'Poor' condition, to 'Good' Condition, through the introduction of a conservation led mowing regime which will aim to control scrub and ruderal species, increase the extent of higher quality grassland components and provide greater diversity within the grassland sward. 2.25ha of grassland will be enhanced in this way.

6.12 A large proportion of fields **SI1** and **SI2** (amounting to 3.15ha) will also be retained and enhanced. It is assumed that these grassland areas will be managed for informal recreation, but that their Condition status will be elevated.

7 Hedgerow Creation/Enhancement – Assumptions

7.1 The current proposals do not result in the removal of any of the site's hedgerows or other linear features, which are limited to include an existing mature hedgerow (**H1**) (a shaw) and an existing line of mature trees (**TL1**). These are all assessed as being of 'Good' condition, and there are no proposals to provide enhancements.

7.2 At this Outline stage the details of proposed planting within the built landscape have not been developed. However, it is assumed that the proposals will include planting 250m of native hedgerow planting, in addition to a further 250m of ornamental (non-native) hedgerow).

8 Summary

8.1 **Habitat Impact Assessment:** The current proposals as assessed would result in a Net Gain in Habitat Biodiversity Units of **27.12%,** which is exceeds the 10% target value by a significant margin. Once enhancements to Ancient Woodland this is increased to **42.33%.**

8.2 **Hedgerow Impact Assessment** The proposals result in a Net Gain in an **86.41%** in Hedgerow Biodiversity Units (with 10% target value being significantly exceeded, since the two existing hedgerows will be retained and additional hedgerows will be provided within the residential areas of the residential development itself. The exact provision of hedgerows within the residential areas has not been defined at this point.

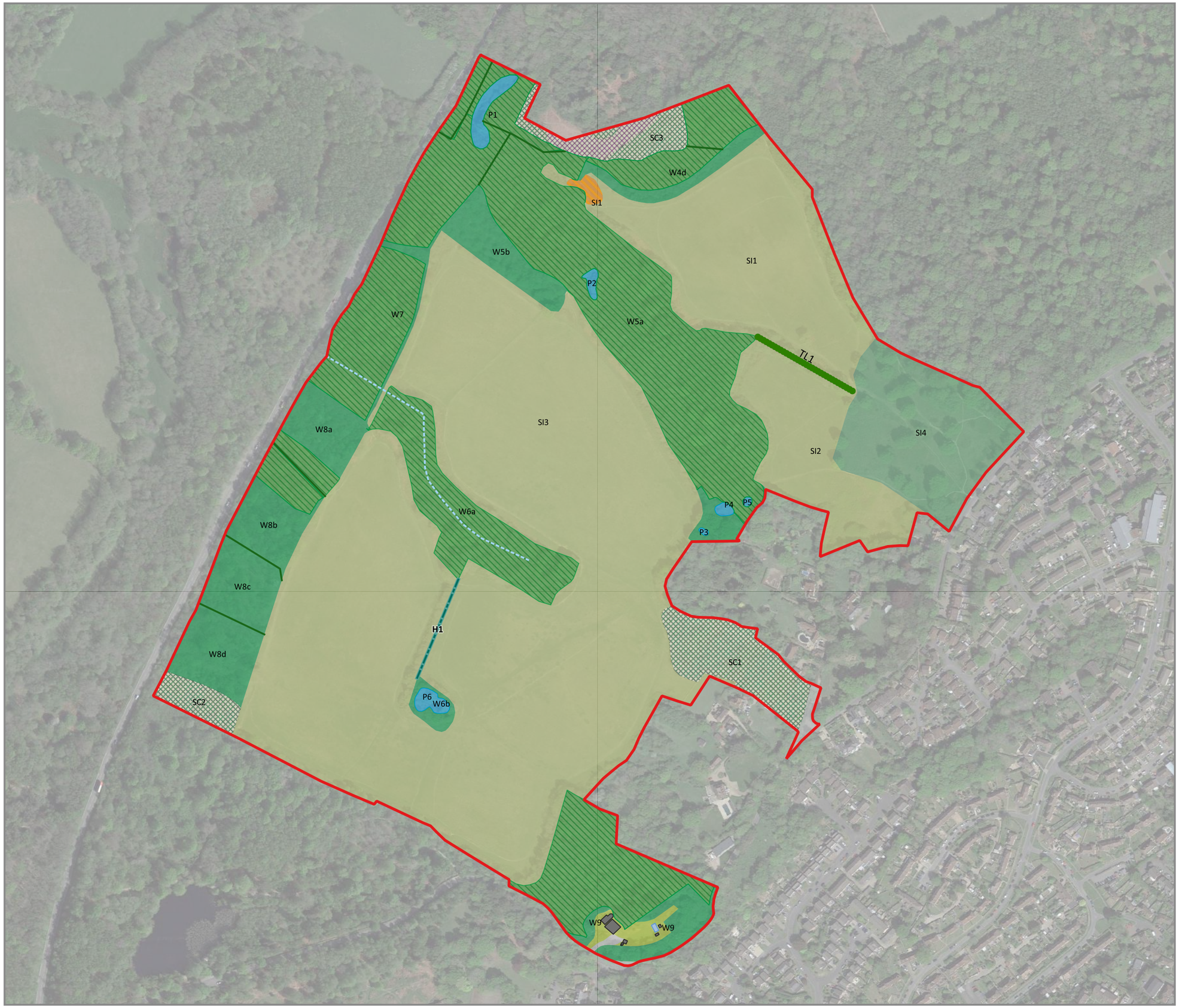
8.3 In conclusion, following its assessment under the DEFRA metric v3.1, the development will currently achieve sufficient overall Net Gain of Biodiversity Units with respect to all Habitats.

8.4 To achieve the additional gains required it is important the quanta of different habitats within the proposed open spaces that are recommended in this report (for grassland, woodland and scrub) are realised, and these should be built in to future landscape proposals.

8.5 If there are any significant changes to the Masterplan/scheme layout, it is recommended that the Biodiversity Impact Assessment is re-run following these parameters being fixed.

Plan 5719/BIA1:

Existing Habitats Plan



Key:

- Site Boundary
- Lowland Mixed Deciduous Woodland (Non-ancient Woodland)
- Lowland Mixed Deciduous Ancient: Semi-natural Woodland
  Moderate Condition (W4d - W8d)
  Poor Condition (W9)
- Modified Grassland:
  Moderate Condition (SI1 & SI3)
  Poor Condition (SI2)
- Modified Grassland: Poor Condition- Amenity Grassland
- Mixed Scrub: Moderate Condition (SC1 and SC2)
  Poor Condition (SC3)
- Tall Ruderal/Ephemeral: Poor Condition
- Ponds (Non-Priority Habitat): Moderate Condition
- Developed land; sealed surface; Residential Swimming Pool
- Tall Ruderal/Ephemeral (Bracken): Poor Condition
- Developed land; sealed surface Hardstanding
- Developed land; sealed surface Buildings
- Woodland Borders
- Line of Trees (TL1): Moderate Condition
- Native Species Rich Hedgerow with trees Associated with bank or ditch (H1) Moderate Condition
- Watercourse

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Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

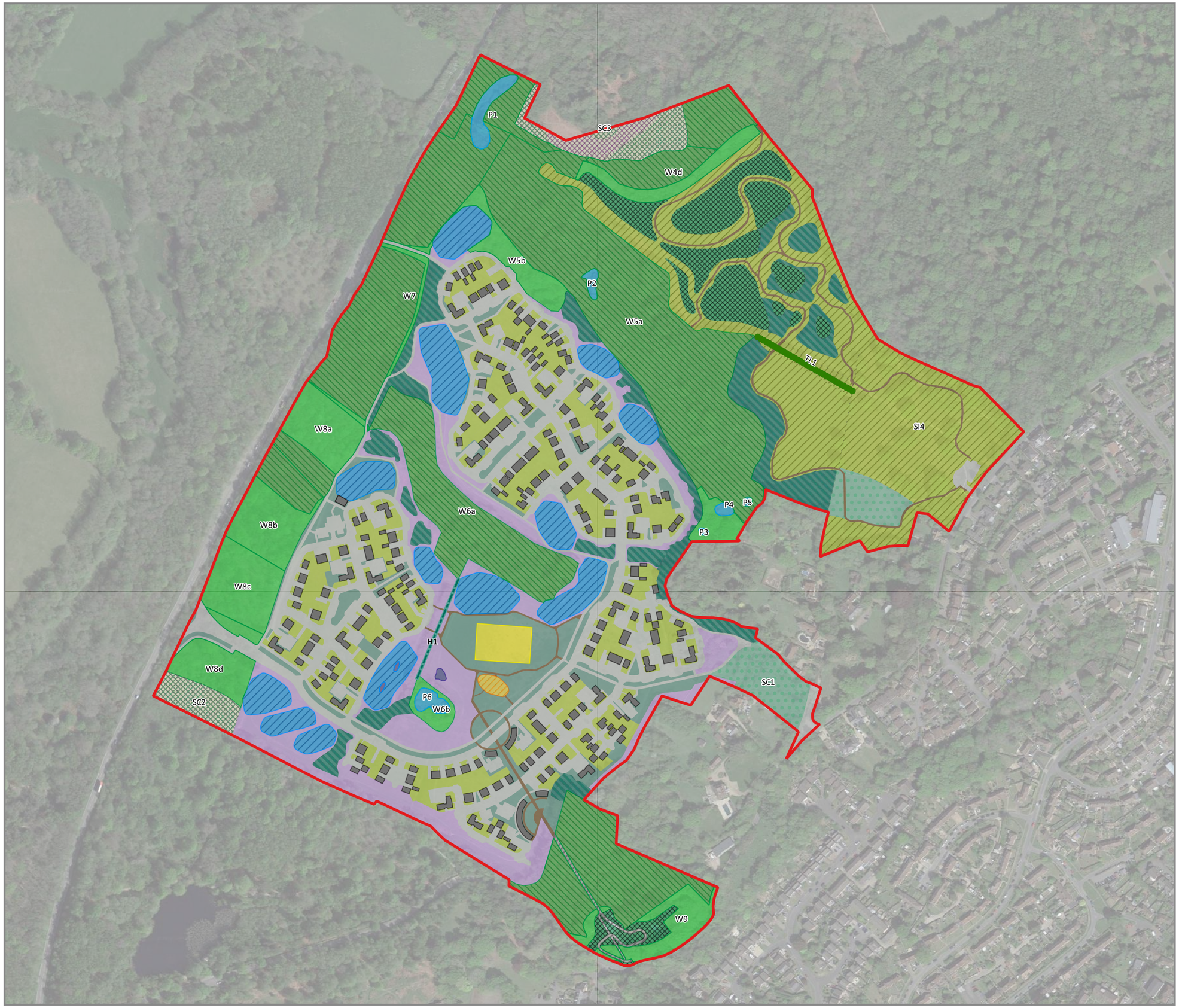
Land at Downlands Farm. Uckfield	PROJECT
Pre-development Habitat Measurements	TITLE
5719/BIA1	DRAWING NO.
A/AM	REV
June 2022	DATE

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Map data ©2022 Google. Aspect Ecology Ltd, West Court, Hardwick Business Park, Noral Way, Banbury, Oxfordshire, OX16 2AF.

Plan 5719/BIA2:

Proposed Habitats Plan



Key:

- Site Boundary

Proposed Newly Created Habitats

- Developed land; sealed surface - Proposed Building
- Developed land; sealed surface - Hardstanding
- Vegatated Garden
- Modified Grassland - Amenity Grass Good Condition
- Vacant/derelict land/ bareground - Footpath
- Built linear features - Broadwalk
- Artificial unvegetated, unsealed surface- Play Area
- Modified Grassland - Amenity Pitch
- Other Neutral Grassland: Sustainable Urban Drainage Feature (SUDs) Good Condition
- Ponds (Priority Habitat) - Newly Proposed Pond Good Condition
- Traditional Orchard -Good Condition
- Lowland mixed deciduous woodland- Good Condition
- Mixed Scrub - Good Condition
- Other Neutral Grassland - Wildflower Good Condition

Retained and Enhanced Habitats

- Lowland mixed deciduous woodland- Ancient Woodland - Good Condition
- Lowland mixed deciduous woodland- Non-Ancient Woodland - Good Condition
- Ponds (Priority Habitat)- Ponds P1- P6 Good Condition
- Other Neutral Grassland - Wildflower Good Condition
- Mixed Scrub - Bracken - Good Condition
- Mixed Scrub - Good Condition
- Retained Tree line
- Retained Hedgerow

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Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Land at Downlands Farm. Uckfield	PROJECT
Pre-development Habitat Measurements	TITLE
5719/BIA1	DRAWING NO.
B/FM	REV
June 2022	DATE

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Appendix 5719/1:

Defra v3.1 Metric Outputs

Downlands Farm, Uckfield

Headline Results

Return to results menu

On-site baseline	*Habitat units*	198.67
	Hedgerow units	2.83
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	252.54
	Hedgerow units	5.28
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	27.12%
	Hedgerow units	86.41%
	River units	0.00%
Off-site baseline	*Habitat units*	99.73
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	129.94
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	84.09
	Hedgerow units	2.45
	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*	42.33%
	Hedgerow units	86.41%
	River units	0.00%
Trading rules Satisfied?		Yes ✓

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 (≥)	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 seagrass 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 defecit	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	2.58	0.00	2.58	
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 - Marl Lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat Lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (Priority Habitat)	Lakes	1.36	0.00	1.36	
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	

High Distinctiveness Summary

High Distinctiveness Units available to offset lower distinctiveness defecit	5.04
Unit Defecit; Like for like not satisfied	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	1.10	0.00	1.10	
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	
		5.04	0.00	5.04	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	0.00
Cropland - Arable field margins game bird mix	Cropland	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	46.06
Grassland - Other neutral grassland	Grassland	46.06	0.00	46.06	
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	38.14
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	38.14	0.00	38.14	
Lakes - Ponds (Non- Priority Habitat)	Lakes	0.00	0.00	0.00	0.00
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 - Cemeteries and churchyards	Urban	0.00	0.00	0.00	35.92
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Urban - Urban Tree	Urban	35.92	0.00	35.92	
Woodland and forest - Other Scot's Pine woodland	Woodland and forest	0.00	0.00	0.00	30.22
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	30.22	30.22	
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	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	
		120.13	30.22	150.34	

Medium Distinctiveness Summary

Medium Distinctiveness Units available to offset lower distinctiveness defecit	150.34
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher distinctiveness surplus units minus Medium Distinctivenss Broad Habitat Defecit	5.04
Cumulative surplus of units	155.38

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	-78.35	0.00	-78.35
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	-0.64	0.00	-0.64
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 - Vegetated garden	Urban	7.70	0.00	7.70
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 seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal Hard Structures - Artificial hard structures	Intertidal	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
		-71.29		-71.29

Low Distinctiveness Summary	
Low Distinctiveness Net Change in Units	-71.29
Cumulative surplus of units	84.09

Downlands Farm, Uckfield

A-1 Site Habitat Baseline

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Ref	Habitats and areas: Broad Habitat	Habitats and areas: Habitat Type	Habitats and areas: Area (hectares)	Distinctiveness: Distinctiveness	Condition: Condition	Strategic significance: Strategic significance	Suggested action to address habitat losses	Ecological baseline: Total habitat units
1	Woodland and forest	Lowland mixed deciduous woodland	2.2089	High	Moderate	Formally identified in local strategy	Same habitat required =	30.48
2	Woodland and forest	Lowland mixed deciduous woodland	0.5867	High	Moderate	Formally identified in local strategy	Same habitat required =	8.10
3	Woodland and forest	Lowland mixed deciduous woodland	0.1592	High	Moderate	Formally identified in local strategy	Same habitat required =	2.20
4	Woodland and forest	Lowland mixed deciduous woodland	0.6736	High	Moderate	Formally identified in local strategy	Same habitat required =	9.30
5	Woodland and forest	Lowland mixed deciduous woodland	0.396	High	Poor	Formally identified in local strategy	Same habitat required =	2.73
6	Woodland and forest	Lowland mixed deciduous woodland	0.0577	High	Poor	Formally identified in local strategy	Same habitat required =	0.40
7	Heathland and shrub	Mixed scrub	0.9937	Medium	Moderate	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	9.14
8	Heathland and shrub	Mixed scrub	0.3154	Medium	Moderate	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	2.90
9	Heathland and shrub	Mixed scrub	0.365	Medium	Poor	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	1.68
10	Lakes	Ponds (Priority Habitat)	0.2804	High	Moderate	Formally identified in local strategy	Same habitat required =	3.87
11	Grassland	Other neutral grassland	2.3981	Medium	Poor	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	11.03
12	Grassland	Modified grassland	4.117	Low	Moderate	Formally identified in local strategy	Same distinctiveness or better habitat required ≥	18.94
13	Grassland	Modified grassland	2.1769	Low	Poor	Formally identified in local strategy	Same distinctiveness or better habitat required ≥	5.01
14	Grassland	Modified grassland	19.869	Low	Moderate	Formally identified in local strategy	Same distinctiveness or better habitat required ≥	91.40
15	Grassland	Modified grassland	0.1869	Low	Moderate	Formally identified in local strategy	Same distinctiveness or better habitat required ≥	0.86
16	Sparsely vegetated land	Ruderal/Ephemeral	0.0652	Low	Poor	Formally identified in local strategy	Same distinctiveness or better habitat required ≥	0.15
17	Urban	Developed land; sealed surface	0.1371	V.Low	N/A - Other	Formally identified in local strategy	Compensation Not Required	0.00
18	Urban	Ruderal/Ephemeral	0.2125	Low	Poor	Formally identified in local strategy	Same distinctiveness or better habitat required ≥	0.49
19	Urban							
20								
21								
22								
23								
		Total habitat area	35.20					198.67

Ref	Retention category biodiversity value: Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for unacceptable losses	Comments: Assessor comments	Reviewer comments
1		2.2089	0.00	30.48	0.00	0.00		Non ancient woodland -W4d, W5a, W5b, W8a, W8b, W8c- All retained and enhanced	
2		0.3532	0.00	4.87	0.23	3.22		Non-ancient woodland - W5b -Lost to development, partly to SuDs and residential development	
3		0.1143	0.00	1.58	0.04	0.62		Non- ancient woodland - W7 - lost to emergency access route	
4		0.462	0.00	6.38	0.21	2.92		Non ancient woodland - W8d -Majority retained and enhanced - Section lost to access road	
5		0.3809	0.00	2.63	0.02	0.10		Non-ancient woodland within Fir-tree Grove (W9) - Sections lost to broadwalk	
6		0.0558	0.00	0.39	0.00	0.01		Non-ancient woodland within Fir-tree Grove (W9)	
7		0.4873	0.00	4.48	0.51	4.66		Scrub SC1 - Lost to orchard, wildflower and scrub planting	
8		0.3154	0.00	2.90	0.00	0.00		Scrub SC2 - Fully retained and enhanced	
9		0.36	0.00	1.66	0.01	0.02		Scrub SC3 - Fully retained and enhanced	
10		0.2804	0.00	3.87	0.00	0.00		Ponds P1- P6 reatined and enhanced	
11		2.252	0.00	10.36	0.15	0.67		Semi-improved (Moderately species-rich) Si4	
12		1.9201	0.00	8.83	2.20	10.11		Semi-improved (species-poor) Si1 - Sections retained and enhanced with further areas lost to woodland creation, paths and scrub creation	
13		1.23	0.00	2.83	0.95	2.18		Semi-improved (species-poor) Si2 - Sections retained and enhanced with further areas lost to woodland creation, paths and scrub creation	
14			0.00	0.00	19.87	91.40		Semi-improved (species-poor) Si3 - Lost to the proposals	
15			0.00	0.00	0.19	0.86		Amenity Grassland - Lost to proposals	
16			0.00	0.00	0.07	0.15		Tall ruderal (TL1) - Lost to create grassland wildflower	
17			0.00	0.00	0.14	0.00		Buildings, hardstanding and swimming pool in Fir Tree Grove- Lost to proposals	
18		0.2125	0.00	0.49	0.00	0.00		Bracken retained and enhanced	
19					0.00				
20									
21									
22									
23									
	0.00	10.63	0.00	81.74	24.57	116.92			

Total area lost (excluding area of Urban trees and Green walls)	24.57

Downlands Farm, Uckfield

A-2 Site Habitat Creation

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Note; Habitat selected has a time to target condition greater than 30 years. Non standard agreement may be required.

Post development/ post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty	Habitat units delivered	Comments	
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		Assessor comments	Reviewer comments
Urban	Developed land; sealed surface	1.7509	V.Low	N/A - Other	Formally identified in local strategy	Standard time to target condition applied	0	Medium	0.00	Residential Buildings	
Urban	Developed land; sealed surface	6.2652	V.Low	N/A - Other	Formally identified in local strategy	Standard time to target condition applied	0	Medium	0.00	Access Roads - decide on SI4 car park area (0.0597)	
Urban	Vegetated garden	3.471	Low	Condition Assessment N/A	Formally identified in local strategy	Standard time to target condition applied	1	Low	7.70	Residential gardens	
Woodland and forest	Lowland mixed deciduous woodland	1.597	High	Good	Formally identified in local strategy	Standard time to target condition applied	30+	High	3.49	SANG - Woodland Planting in SI1	
Heathland and shrub	Mixed scrub	0.446	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	4.31	SANG -Scrub Planting in SI1	
Grassland	Other neutral grassland	0.383	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	3.70	SANG - Path through SI1 (0.1523), SI2 (0.0161) and SI4 (0.0546)	
Heathland and shrub	Mixed scrub	0.5667	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	5.48	SANG - Scrub Planting in SI2	
Grassland	Traditional orchards	0.3625	High	Good	Formally identified in local strategy	Standard time to target condition applied	30	Low	2.58	SANG - Orchard in SI2	
Grassland	Other neutral grassland	0.0326	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	0.32	Created from tall ruderal area	
Woodland and forest	Lowland mixed deciduous woodland	0.0326	High	Moderate	Formally identified in local strategy	Standard time to target condition applied	30+	High	0.05	Created from tall ruderal area	
Grassland	Modified grassland	2.4092	Low	Good	Formally identified in local strategy	Standard time to target condition applied	7	Low	12.95	13 new SUDs	
Urban	Artificial unvegetated, unsealed surface	0.0562	V.Low	N/A - Other	Formally identified in local strategy	Standard time to target condition applied	0	Low	0.00	Play area LAP	
Grassland	Modified grassland	0.2404	Low	Good	Formally identified in local strategy	Standard time to target condition applied	7	Low	1.29	Playing pitch	
Grassland	Modified grassland	2.172	Low	Good	Formally identified in local strategy	Standard time to target condition applied	7	Low	11.68	Amenity Grassland within central section (SI1)	
Heathland and shrub	Mixed scrub	1.29	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	12.47	Newly planted scrub within SC1 and SI1	
Lakes	Ponds (Priority Habitat)	0.0204	High	Good	Formally identified in local strategy	Standard time to target condition applied	5	Medium	0.24	Newly created ponds (x2 SUDS and x1 separate)	
Woodland and forest	Lowland mixed deciduous woodland	0.2062	High	Moderate	Formally identified in local strategy	Standard time to target condition applied	30+	High	0.30	Woodland planting within fir tree grove	
Grassland	Other neutral grassland	3.1639	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	30.58	Wildflower planting within SI1	
Urban	Built linear features	0.0934	V.Low	N/A - Other	Formally identified in local strategy	Standard time to target condition applied	0	Low	0.00	Broadwalk	
Urban	Urban Tree	8.14	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	30+	Low	35.92	400 medium street trees in moderade condition	
	Total habitat area	32.70							133.05		
	Site Area (Excluding area of Urban trees and Green walls)	24.56									

Downlands Farm, Uckfield

A-3 Site Habitat Enhancement

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Note; Habitat selected has a time to target condition greater than 30 years. Non

	Baseline habitats	Post development/ post intervention habitats												
		Proposed Habitat (Pre-populated but can be overridden)		Change in distinctiveness and condition					Strategic significance	Temporal risk multiplier		Difficulty risk multipliers	Habitat units delivered	Comments
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (hectares)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of enhancement		Assessor comments	Reviewer comments
1	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Moderate - Good	2.2089	High	Good	Formally identified in local strategy	Standard time to target condition applied	20	High	32.95	Non ancient woodland -W4d, W5a, W6b, W8a, W8b, W8c- All retained and enhanced	
2	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Moderate - Good	0.3532	High	Good	Formally identified in local strategy	Standard time to target condition applied	20	High	5.27	Non-ancient woodland - W5b -Lost to development, partly to SuDs and residential development	
3	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Moderate - Good	0.1143	High	Good	Formally identified in local strategy	Standard time to target condition applied	20	High	1.70	Non- ancient woodland - W7 - lost to emergency access route	
4	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Moderate - Good	0.462	High	Good	Formally identified in local strategy	Standard time to target condition applied	20	High	6.89	Non ancient woodland - W8d -Majority retained and enhanced - Section lost to access road	
5	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Poor - Good	0.3809	High	Good	Formally identified in local strategy	Standard time to target condition applied	30+	High	3.18	Non-ancient Woodland within Fir-tree Grove (W0) - Sections lost to broadwalk	
6	Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	Lowland mixed deciduous woodland	High - High	Poor - Good	0.0558	High	Good	Formally identified in local strategy	Standard time to target condition applied	30+	High	0.47	Non-ancient Woodland within Fir-tree Grove (W0)	
7	Heathland and shrub - Mixed scrub	Heathland and shrub	Mixed scrub	Medium - Medium	Moderate - Good	0.4873	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	3	Low	6.50	Scrub SC2 - Fully retained and enhanced	
8	Heathland and shrub - Mixed scrub	Heathland and shrub	Mixed scrub	Medium - Medium	Moderate - Good	0.3154	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	3	Low	4.21	Scrub SC3 - Fully retained and enhanced	
9	Heathland and shrub - Mixed scrub	Heathland and shrub	Mixed scrub	Medium - Medium	Poor - Good	0.36	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	3.98		
10	Lakes - Ponds (Priority Habitat)	Lakes	Ponds (Priority Habitat)	High - High	Moderate - Good	0.2804	High	Good	Formally identified in local strategy	Standard time to target condition applied	4	Medium	4.99	Ponds P1- P6 reatined and enhanced	
11	Grassland - Other neutral grassland	Grassland	Other neutral grassland	Medium - Medium	Poor - Good	2.252	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	15	Low	22.50	Semi-improved (Moderately species-rich) Gi4	
12	Grassland - Modified grassland	Grassland	Modified grassland	Low - Low	Moderate - Good	1.9201	Low	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	11.93	Semi-improved (species-poor) Si1 - Sections retained and enhanced with further areas lost to woodland creation, paths and scrub creation	
13	Grassland - Modified grassland	Heathland and shrub	Mixed scrub	Low - Medium	Lower Distinctiveness Habitat - Good	1.23	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	12.73	Semi-improved (species-poor) Si2 - Sections retained and enhanced with further areas lost to woodland creation, paths and scrub creation	
18	Sparsely vegetated land - Ruderal/Ephemeral	Heathland and shrub	Mixed scrub	Low - Medium	Lower Distinctiveness Habitat - Good	0.2125	Medium	Good	Formally identified in local strategy	Standard time to target condition applied	10	Low	2.20	Bracken retained and enhanced	
						10.83							119.80		

Downlands Farm, Uckfield

D-1 Off Site Habitat Baseline

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	Habitats and areas			Habitat distinctiveness	Habitat condition	Strategic significance		Ecological baseline	Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Baseline ref	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost		Assessor comments	Reviewer comments
1	Woodland and forest	Other woodland; broadleaved	9.38	Medium	Moderate	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	86.30		9.38	0.00	86.30	0.00	0.00	Yes	All Ancient Woodland (except Longwood Gill), retained and enhanced through bespoke measures set out in the SANG/Woodland Management Plan.	
2	Woodland and forest	Other woodland; broadleaved	1.46	Medium	Moderate	Formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	13.43	1.46		13.43	0.00	0.00	0.00	Yes	Longwood Gill (W6a) - Retained	
3																	
4																	
5																	
6																	
7																	
			10.84				Total Site baseline	99.73	1.46	9.38	13.43	86.30	0.00	0.00			

Total area lost (excluding area of Urban trees and Green walls)	0.00

Dogsdale Park, Tickhill

D-3 Off Site Habitat Enhancement

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Baseline habitats										Proposed Habitat (Post-Enhanced but can be overwritten)		Change in distinctiveness and condition		Area (ha)	Distinctiveness	Score	Condition	Score	Post Development post intervention habitats												Difficulty multiplier			Spatial risk multiplier		Habitat units delivered	Comments	
																			Strategic significance			Temporal multiplier															
Baseline ref	Baseline habitat	Total habitat area	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Suggested action to address habitat losses	Proposed Habitat	Proposed Habitat	Distinctiveness change	Condition change						Strategic significance	Strategic significance	Strategic position multiplier	Standard time to target conditions/years	Habitat achieved in enhancement/year	Delay in starting habitat enhancement/years	Standard or adjusted time to target conditions	Real time to target conditions/years	Final time to target multiplier	Difficulty of enhancement adopted	Applied difficulty multiplier	Difficulty	Difficulty multiplier applied	Spatial risk category	Spatial risk multiplier		Assessor comments	Reviewer comments
1	Woodland and forest - Other woodland; broadleaved	0.33	Medium	4	Moderate	2	High strategic significance	1.15	30.36	Create local habitat site or buy off-site biodiversity habitat units	Woodland and forest	Other woodland; broadleaved	Medium - Medium	Moderate - Good	0.33	Medium	4	Good	5	Formally identified in local strategy	High strategic significance	1.15	40	0	0	Standard time to target conditions applied	50	0.725	Low	Standard difficulty applied	Low	1	Compensation inside LPA or NCA, or deemed to be sufficiently local, to site of biodiversity loss	1	140.51	Enhancement of All Woodland areas amongst Dogsdale Park Habitat	
																		Good		Formally identified in local strategy	High strategic significance	1.15		0	0											
														0.33																				110.51		

B-1 Site Hedge Baseline

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	UK Habitats - existing habitats			Habitat distinctiveness		Habitat condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline	Retention category biodiversity value						Comments	
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Assessor comments	Reviewer comments
1	H1	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.117	V.High	8	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	1.87	0.112		1.79	0.00	0.01	0.08	Retained and enhanced	
2	TL1	Line of Trees (Ecologically Valuable)	0.12	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	0.96	0.12		0.96	0.00	0.00	0.00	Retained	
3																				
4																				
5																				
6																				
7																				
			0.24									2.83	0.23	0.00	2.75	0.00	0.01	0.08		

B-2 Site Hedge Creation

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		Proposed habitats		Habitat distinctiveness		Habitat condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments	
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition/years	Habitat created in advance/years	Delay in starting habitat creation/years	Standard or adjusted time to target condition	Final time to target condition/years	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		Assessor comments	Reviewer comments
1		Native Species Rich Hedgerow	0.25	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	12	0	0	Standard time to target condition applied	12	0.652	Low	Standard difficulty applied	Low	1	2.25	Assumes that 250m of new native hedgerow will be provided within the urban environment	
2		Hedge Ornamental Non Native	0.25	V.Low	1	Poor	1	Formally identified in local strategy	High strategic significance	1.15	1	0	0	Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.28	Assumes that 250m of ornamental (non-native) hedgerow will be provided within the urban environment	
3																							
4																							
5																							
6																							
7																							
			0.50																		2.53		

Appendix 5719/2:

Condition Assessment Tables

HABITAT CONDITION ASSESSMENT MATRIX

PROJECT NAME: Downlands Farm, Uckfield
PROJECT NUMBER: 5719

Habitat type/criteria		Feature Reference																			
Grassland (low distinctiveness)		**SI1**	**Si2**	**Si3**																	
1	6-8 species per m2	Fail	Fail	Fail																	
2	Varied sward height (>20% less than 7cm, >20% more than 7cm)	Pass	Pass	Pass																	
3	Less than 20% scrub	Pass	Fail	Pass																	
4	Less than 5% subject to physical damage (excessive poaching, machinery use/storage etc)	Pass	Pass	Pass																	
5	Cover of bare ground between 1 and 5%	Pass	Pass	Pass																	
6	Less than 20% bracken	Pass	Fail	Pass																	
7	Absence of Sch9 invasive species and less than 5% undesirable species (C Thistle, Sp Thistle, Docks, Nettle, G Plantain, W Clover, Cow Parsley)	Fail	Fail	Fail																	
Condition		**Moderate**	**Poor**	**Moderate**																	
Grassland (medium distinctiveness and above)		**SI4**																			
1	Closely matches characteristics of specific habitat type	Fail																			
2	Varied sward height (>20% less than 7cm, >20% more than 7cm)	Pass																			
3	Cover of bare ground between 1 and 5%	Pass																			
4	Less than 20% bracken and 5% scrub	Fail																			
5	Absence of Sch9 invasive species and less than 5% combined undesirable species (C Thistle, Sp Thistle, Docks, Nettle, G Plantain, W Clover, Cow Parsley) or physical damage (excessive poaching, machinery use/storage etc)	Fail																			
Condition		**Poor**																			
Traditional orchard																					
1	Presence of ancient and/or veteran trees																				
2	Less than 5% of trees smothered by scrub, less than 10% scrub ground cover																				
3	Evidence of formative and/or restorative pruning to maintain longevity of trees																				
4	Presence of standing and/or fallen dead wood																				
5	At least 95% of trees free from damage caused by humans or animals (e.g. browsing, bark stripping, rubbing)																				
6	Sward height is varied (between 5-30cm) and small patches of bare ground present, up to 10% cover of tall herb vegetation																				
7	Grassland species richness equivalent to medium, high or very high distinctiveness grassland (more than 9 species per m2)																				
8	Absence of Sch9 invasive species and less than 10% undesirable species (C Thistle, Sp Thistle, Docks, Nettle)																				
Condition																					
Pond		**P1**	**P2**	**P3**	**P4**	**P5**	**P6**														
1	Good water quality with clear water and no obvious signs of pollution. Turbidity acceptable if grazed by livestock.	Fail	Fail	Fail	Fail	Fail	Fail														
2	Semi-natural habitat (moderate distinctiveness or above) at least 10m from pond edge.	Pass	Pass	Pass	Pass	Pass	Pass														
3	Less than 10% duckweed or filamentous algae	Pass	Pass	Pass	Pass	Pass	Fail														
4	Pond not artifically connected to other waterbodies	Pass	Pass	Pass	Pass	Pass	Pass														
5	Pond water levels able to fluctuate naturally throughout year - no obvious dams, pumps or pipework	Pass	Pass	Pass	Pass	Pass	Pass														
6	Absence of non-native plant and animal species	Pass	Pass	Pass	Pass	Pass	Pass														
7	Pond is not artifically stocked with fish. If naturally contains fish is a native fish assemablage at low densities.	Pass	Pass	Pass	Pass	Pass	Pass														
8	**Non-woodland ponds only:** Emergent, submerged or floating plants cover at least 50% of pond area that is less than 3m deep	N/A	N/A	N/A	N/A	N/A	N/A														
9	**Non-woodland ponds only:** Less than 50% shaded by woody bankside species	N/A	N/A	N/A	N/A	N/A	N/A														
Condition		**Moderate**	**Moderate**	**Moderate**	**Moderate**	**Moderate**	**Moderate**														
Scrub		**SC1**	**SC2**	**SC3**																	
1	Habitat is representative of UKHab description. At least 3 woody species, with no one species more than 75% cover (except Juniper, Sea Buckthorn and Box)	Pass	Pass	Fail																	
2	Good age range with seedlings, young shrubs and mature shrubs present	Pass	Pass	Fail																	
3	Absence of Sch9 invasive species and less than 5% undesirable species (C Thistle, Nettle, Cherry Laurel, Snowberry, Buddleia, Cotoneaster, Spanish Bluebell)	Fail	Pass	Fail																	
4	Scrub has well developed edge with scattered scrub and tall grassland/herbs present between scrub and adjacent habitats	Pass	Pass	Pass																	
5	Clearings, glades or rides present providing sheltered edges	Pass	Pass	Pass																	
Condition		**Moderate**	**Good**	**Poor**																	
Woodland (assign scores of 3/2/1 accordingly)		**W4**	**Proposed**	**W5**	**Proposed**	**W6a**	**Proposed**	**W6b**	**Proposed**	**W7**	**Proposed**	**W8a**	**Proposed**	**W8b**	**Proposed**	**W8c**	**Proposed**	**W8d**	**Proposed**	**W9**	**Proposed**
1	Three/two/one age classes present	1	1	3	3	3	3	2	3	2	3	2	3	2	3	2	3	2	3	2	3
2	No significant browsing/browsing across no more than 40% of woodland/browsing across more than 40% of woodland	3	3	2	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2
3	No invasive species/Rhododendron or Laurel absent, other species less than 10% cover/Rhododendron or Laurel present, other species more than 10% cover	1	3	1	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	2	3
4	5+ native tree or species/3-4 native tree or shrub species/up to 2 native tree or shrub species (per 10m radius, across woodland parcel)	2	3	3	3	3	3	2	2	3	2	3	3	3	3	2	3	3	3	2	3
5	More than 80% canopy trees and understorey shrubs are native/50-80% are native/less than 50% are native	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
6	Less than 20% temporary open space, or 10-20% temporary open space if woodland over 10ha/21-40% temporary open space/more than 40% temporary open space	2	2	2	2	3	3	3	3	2	3	3	3	2	2	3	2	3	2	2	2
7	Three/two/one classes of regeneration present - trees 4-7cm dbh; saplings/seedlings; advanced coppice regrowth	2	3	2	2	2	2	1	3	3	3	1	1	2	2	1	2	2	2	2	2

8	Tree mortality less than 10%, no pests, diseases or crown dieback/11-25% mortality, low risk pests, diseases or crown dieback/more than 25% mortality, high risk pests or diseases	3	3	3	3	3	3	2	2	3	2	3	3	1	2	2	2	2	2	3	2
9	Ground flora - AWI present/recognisable NVC plant community present/no recognisable NVC community	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
10	Woodland vertical structure (across all survey plots) - three or more storeys/two storeys/one or less storey	2	3	3	3	2	2	2	2	1	2	3	3	1	3	2	3	2	3	2	3
11	2+ veteran trees per ha/1 veteran tree per ha/no veteran trees	1	1	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1
12	50% of survey plots have standing deadwood, large dead branches, stems and stumps/25-50% deadwood/less than 25% deadwood	2	3	1	3	1	1	1	3	2	3	1	3	3	3	1	3	1	3	2	3
13	No nutrient enrichment or damaged ground/less than 1ha nutrient enrichment or 20% damaged ground/more than 1ha nutrient enrichment or 20% damaged ground	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	3	3	3	3	3
Condition		**Moderate**	**Good**	**Moderate**	**Good**	**Good**	**Good**	**Moderate**	**Good**	**Moderate**	**Good**	**Moderate**	**Good**	**Moderate**	**Good**	**Moderate**	**Good**	**Moderate**	**Good**	**Moderate**	**Good**
	0-13 = Poor, 14-26=Moderate 33= Good	**27**	**33**	**32**	**37**	**33**	**33**	**29**	**34**	**31**	**34**	**32**	**35**	**29**	**33**	**27**	**33**	**30**	**33**	**30**	**33**
Wood pasture and parkland																					
1	Presence of ancient and/or veteran trees																				
2	At least three age classes present, including at least one of mature, late mature and ancient/veteran																				
3	80% of ancient and veteran trees have standing deadwood, large dead branches, stems and stumps associated with them																				
4	Little or no evidence or impact on tree health by anthropogenic activities, livestock, wild animals, pests or diseases (e.g. no poaching,																				
5	Ground cover comprises semi-natural grassland or heathland																				
6	Grassland - varied sward height (>20% less than 7cm, >20% more than 7cm) / heathland - pioneer heather 10-40%, building/mature																				
Condition																					
Urban / Sparsely vegetated land - ruderal/ephemeral		**TL1**	**Bracken**																		
1	Varied vegetation structure providing opportunities for insects, birds and bats to live and breed. No more than 80% of area comprises a single habitat type (i.e. early successional vegetation, grassland, herb dominated, heathland, woodland and scrub, wetland, water features).	Fail	Fail																		
2	Diverse range of flowering plant species providing nectar sources for insects.	Fail	Fail																		
	- Above criteria satisfied by native species only.	Fail	Pass																		
3	Sch9 invasive species cover less than 5% of total vegetated area.	Fail	Fail																		
	- Complete absence of Sch9 invasive species.	Fail	Fail																		
4a	**Open mosaic habitat on previously developed land only:** Forms a mosaic of at least four early successional communities (annuals; mosses/liverworts; lichens; ruderals; inundation species; open grassland; flower-rich grassland; heathland) PLUS bare substrate PLUS pools.	N/A	N/A																		
4b	**Bioswale and SUDS only:** Water table is at or near the surface throughout the year - forming open water or saturation of the soil at the surface.	N/A	N/A																		
Condition		**Poor**	**Poor**																		
Wetland																					
1	Water table is at or near the surface throughout the year - forming open water or saturation of the soil at the surface. No artifical																				
2	Appearance and composition of vegetation matches characteristics of specific wetland habitat type and indicator species clearly visible.																				
3	Water supply to the wetland is of good water quality with clear water indicating no obvious signs of pollution.																				
4	Cover of scrub and scattered trees less than 10%.																				
5	Cover of bare ground less than 5%.																				
6	Absence of Sch9 invasive species and less than 5% undesirable species (C Thistle, S Thistle, Nettle, Docks, Cherry Laurel, C Ragwort)																				
7a	**Fen / purple moor grass and rush pasture only:** No more than 25% of area has continuous cover of litter (i.e. dead vegetation)																				
7b	**Bog only:** Sphagnum and cottongrasses at least frequent, cover of ericaceous dwarf shrubs less than 75%																				
7c	**Reedbed only:** Diverse structure with between 60-80% reeds and at least 10% open water, may also include species-rich fen and/or																				
7d	**Floodplain wetland mosaic (CFGM) only:** All ditches within habitat achieve good condition.																				
Condition																					