

# Biodiversity Net Gain Assessment: Design Stage

July 2025

**Land off St Mary's Road,  
Hayling Island**

Prepared by  
CSA Environmental

On behalf of  
Gladman Developments Ltd

Report No: CSA/49/56/15

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## EXECUTIVE SUMMARY

Residential development is proposed at land off St Mary's Road, Hayling Island for which outline planning permission is sought from Havant Borough Council.

CSA Environmental was instructed by Gladman Developments Ltd to undertake a 'Design Stage' Biodiversity Net Gain Assessment of the proposed development. The Statutory Biodiversity Metric Calculation Tool was used to determine pre- and post- development biodiversity values, and predict the net effect of the proposed development upon biodiversity. A minimum of 10% biodiversity net gain has been targeted, notwithstanding that the project falls outwith the provisions of the Environment Act 2021 (the application having been submitted in December 2021).

Baseline habitats at the Site comprise cropland, 'Other neutral grassland', 'Bramble scrub', 'Mixed scrub', 'Pond (non-priority)', and 'Developed land; sealed surface'. No irreplaceable habitats are found on site.

Post-development habitats at the Site will comprise 'Developed land; sealed surface', 'Modified grassland', 'Vegetated garden', 'Sustainable Drainage System', 'Artificial unvegetated, unsealed surface' and 'Allotments'.

An overall net gain of biodiversity is projected for the proposed development of 23.54 Habitat Units (+75.84%), 3.51 Hedgerow Units (+321.30%) and 0.77 Watercourse Units (+32.21%). This is subject to the retention and creation of on-site medium distinctiveness grassland and scrub habitat types, alongside off-site compensation on a parcel of land that has been set aside to be used as mitigation land for wintering birds.

## 1.0 INTRODUCTION

- 1.1 This report has been prepared by CSA Environmental on behalf of Gladman Developments Ltd and sets out the findings of a 'Design Stage' Biodiversity Net Gain (BNG) Assessment. Residential development is proposed at land off St Mary's Road, Hayling Island (hereafter 'the Site'). This report details the predicted net effect of the proposed development upon biodiversity.
- 1.2 This report has been prepared with due consideration for the Chartered Institute of Ecology and Environmental Management's guidance for design stage reporting on Biodiversity Net Gain (CIEEM, 2021). The report also takes into account wider CIEEM best-practice guidance (2017 & 2018), Biodiversity Net Gain: Good Practice Principles for Development (Baker et al., 2019) and the Biodiversity: Code of Practice for Planning and Development, published by the British Standards Institute (BS 42020:2013).
- 1.3 The Site occupies an area of c. 11.77ha and consists of two large cropland fields, parcels of neutral grassland and dense scrub, with a central pond and farm building. The Site is located around central grid reference SZ 7192 9978, to the South of Hayling Island. The Site is bounded by residential properties to the south and east, open greenspace adjoining Hayling Island Holiday Park to the west, and an agricultural field connected to the grounds of the Church of St Marys to the north. The wider landscape context of the Site is dominated by developed land with scattered agricultural and arable fields.
- 1.4 This report should be read in conjunction with the Ecological Impact Assessment (EclA) (CSA/4956/14) prepared for the proposed development which provides full baseline habitat information upon which the pre-development biodiversity value set out herein is based.
- 1.5 This 'Design Stage' BNG Assessment aims to:
  - Provide information about "...the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat". Furthermore, evidence is provided as to how the Biodiversity Gain Hierarchy, as set out in as set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024), has been applied.
  - Establish the following using the Statutory Biodiversity Metric Calculation, which uses habitat as a proxy for biodiversity and comprises three separate modules (Habitat Units, Hedgerow Units & Watercourse Units):
    - 'pre-development' (baseline) biodiversity value of the Site
    - 'post-development' (post-intervention) biodiversity value of the Site

- Any off-site biodiversity values (baseline & post-intervention)
- Net effect of the proposed development
- Whether relevant 'trading' rules and other controls have been accorded with
- Whether the Biodiversity Gain Objective (10%) is met or not
- State whether any on-site biodiversity provision is 'significant' and if so, how the specific gains would be secured for 30 years, in accordance with Paragraph 9, Schedule 7A of the Town & Country Planning Act (1990).
- Confirm the presence and location of any irreplaceable habitat at the Site, as set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024).
- Clearly identify any assumptions made or deviation from the Statutory Biodiversity Metric Guidance.
- Detail any legal frameworks for how Biodiversity Net Gain would be secured subject to grant of planning permission.

1.6 In accordance with the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations (2024) the following drawings have also been prepared:

- BNG Baseline Habitats Plan (CSA/4956/109) provided in Appendix A
- BNG Proposed Habitats Plan (CSA/4956/110) provided in Appendix B

## 2.0 PLANNING POLICY & LEGISLATION

- 2.1 The following legislation brings into force Schedule 14 of the Environment Act (2021), making Biodiversity Net Gain (BNG) a condition of planning permission in England from 12 February 2024:
- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024
  - The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024
  - The Biodiversity Gain Site Register Regulations 2024
  - The Biodiversity Gain Requirements (Exemptions) Regulations 2024
  - The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024
  - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024
- 2.2 However, in view of the planning application for the proposed development having been submitted prior to February 2024 (in December 2021), the project is outside the scope of the statutory mandate.
- 2.3 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2023) sets out existing government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, paragraph 180, states that the planning system and planning policies should minimise impacts on and provide net gains for biodiversity.
- 2.4 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 February 2024. 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.
- 2.5 Locally, Policy DM8 of the adopted Havant Borough Core Strategy (Havant Borough Council, 2011) states that “*Development will only be permitted where it protects and enhances local habitats*”, with no adopted policy relating to BNG, however, guidance on the Havant Borough website regarding BNG states that development should be compliant with Statutory legislation and encourages all development to incorporate BNG features through appropriate design and integrated

features (Havant Borough Council, no date). It is, therefore, appropriate for the proposed development to target 10% net gain.

## **3.0 METHODS**

### **Biodiversity Calculations**

- 3.1 The Statutory Biodiversity Metric (Defra, 2024) was used to determine baseline (pre-development) and post-intervention (post-development) biodiversity values, and to calculate the net effect of the development upon biodiversity. Specifically, the Statutory Biodiversity Metric Calculation Tool was populated and used to run all calculations present herein, and in accordance with the Statutory Metric User Guide (Defra, 2024).
- 3.2 The Statutory Biodiversity Metric uses habitat (vegetation and edaphic conditions) as a proxy for measuring biodiversity more widely. This reductive approach allows for the relative biodiversity 'value' of land to be calculated and expressed as transferrable 'Biodiversity Units'. The metric adopts the UK Habitat Classification (UK Hab; Butcher et al., 2023) system with some minor deviation.
- 3.3 The metric consists of a primarily 'Area' module which calculates 'Habitat Units' such as grassland, woodland and urban habitats, as well as two linear modules for 'Hedgerow Units' (including lines of trees) and 'Watercourse Units' (including rivers, canals and ditches). The separate Biodiversity Unit types cannot be converted between these modules and are addressed separately herein.
- 3.4 'Habitat trading' controls are integrated into the Statutory Metric to ensure any losses of habitat are mitigated or compensated for appropriately, in respect of conservation priorities and ecological functionality. Any deviation from habitat trading is cleared flagged within the Statutory Metric, and justifications, where necessary, are set out herein.
- 3.5 Any consideration of temporary impacts, those where habitats can be reinstated within 2 years of impacts as set out within the User Guide, will be explained in full herein.
- 3.6 A Statutory Biodiversity Metric Calculation Tool has been prepared for the proposed development and is provided separately in full for interrogation by Havant Borough Council, relevant consultees and stakeholders.
- 3.7 All metric calculations have been reviewed by Mark Rose CEcol MCIEEM.

### **Baseline Habitats**

- 3.8 The accompanying EclA report (CSA/4956/14) provides details of the UKHab survey undertaken at the Site on 11 January 2024 including full

survey methods. This is subsequent to previous extended Phase 1 Habitat surveys undertaken at the Site in 2016 and 2021, the details of which are also included within the accompanying EclA.

- 3.9 Baseline (pre-development) habitat areas and linear measurements were taken from the BNG Baseline Habitats Plan (Appendix A) prepared in mapping software Quantum Geographic Information Systems (QGIS). Mapping is based upon field survey, topographical survey, aerial photography and OS mapping to an accuracy of 10 metres squared.

#### Habitat & Hedgerow Condition Assessment

- 3.10 An assessment of habitat and hedgerow condition was undertaken in accordance with the Statutory Metric User Guide (Defra, 2024) on 07 July 2024 by Megan Bridgman and Jessica Forest, following an out-of-season indicative assessment by Sophie Vines ACIEEM (FISC Level 3) in January 2024. Published condition assessment templates have been completed and are provided in Appendix C alongside wider condition information.

#### **Post-Development Habitats**

- 3.11 Post-development habitat areas and linear measurements were taken from the BNG Proposed Habitats Plan (Appendix B) prepared in mapping software QGIS. This plan is based upon the Development Framework Plan prepared by FPCR (Drawing reference: 7478-P-01 Rev C). Wider consideration of construction methods, future land-use and management were used to determine the extent of existing habitat loss/deterioration, retention/enhancement and creation which would occur-post development.
- 3.12 Professional judgement was required throughout the calculation process to ensure target habitats were reasonable, achievable and ecologically justified. Habitat condition for both enhanced 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).

#### **Strategic Significance**

- 3.13 A desktop assessment was undertaken to determine relevant strategic significance multipliers for pre- and post-development habitats in accordance with Table 7 of the Statutory Metric User Guide (Defra, 2024) with particular consideration of Local Nature Recovery Strategies (LNRS).

#### **Additionality & Wider Considerations**

- 3.14 In accordance with the good practice principles as set out above, the following additional considerations have been given:

- Wider consideration of ecological functionality, with a qualitative ecological assessment presented herein
  - Consideration of non-ecological stakeholders, such as end-users (e.g. residents) of the scheme and choices with regard to access and multi-functionality
  - Identification of opportunities to deliver wider environmental gain (e.g. carbon sequestration, water quality and climate resilience) guiding habitat/design choices beyond certain ecological outcomes
- 3.15 An off-site parcel of land has been set aside to be used as mitigation land for wintering birds, located c. 1.2km north-west of the Application Site around central grid reference SU7149301460 (details provided within the Brent Goose Mitigation Strategy; CSA/4956/09). This c. 14.6ha parcel will be converted from cereal cropland to 'Modified grassland' in 'Moderate' condition in order to maintain the land in favourable condition for the wintering birds.
- 3.16 In accordance with Defra guidance as to what can count towards a development's Biodiversity Net Gain (2024), mitigation and compensation actions, such as protected species mitigation land, can only count towards no net loss, such that at least 10% of the proposed biodiversity units must come from activities additional to mitigation and compensation, such on-site enhancement or creation.
- 3.17 Therefore, habitat creation within the Mitigation Land boundary (blue line as per the Off-site Mitigation Land Location Plan, see Appendix E), can only count towards up to 90.91% (i.e. 10/11<sup>th</sup>) of the total post-intervention biodiversity score (or no net loss), with the remaining 1/11<sup>th</sup> resulting from creation/enhancement of habitat within the Site (red line as per the Off-site Mitigation Land Location Plan, see Appendix E).

### **Spatial Risk**

- 3.18 When proposing off-site solutions to BNG, the Metric applies a 'Spatial Risk Multiplier'. The multiplier is based on whether the offset land is located within the same Local Planning Authority (LPA) or National Character Area (NCA) as the development site, or is "deemed to be sufficiently local, to the site of biodiversity loss". In this case, the off-site land is within the same LPA and NCA as the Site (126 South Coast Plain), and therefore the low-risk multiplier has been selected within the metric calculator tool.

### **Assumptions & Limitations**

- 3.19 Effort has been taken to ensure mapping, and measurements taken from mapping, are accurate to the level stated. However, given the nature of habitats, methods of field survey and the potential for inaccuracies in aerial photography and some other mapping, there remain some potential for errors in the calculations presented herein.

- 3.20 Professional judgement and a precautionary approach are required to establish baseline and post-development scenarios to assess current habitat type and condition, and to predict future changes. Accordingly outcomes for habitats and biodiversity more widely may differ from those presented herein.
- 3.21 Specific assumptions with regard to certain existing and proposed habitats are outlined in Section 5.0 below. Habitat and Hedgerow Condition Assessments have been completed for the proposed habitat types (see Appendix D) based upon criterion that are thought to be achievable within the specified 'time to target condition' set out within the Statutory Metric.

## 4.0 BASELINE BIODIVERSITY

- 4.1 For full habitat descriptions and species lists, please refer to the EcIA (CSA/4956/14) with baseline habitats illustrated on the Habitats Plan (Appendix A). Appendix C sets out full details of habitat condition assessment including completed standard templates.

### Strategic Significance

- 4.2 In April 2025, Hampshire County Council published a draft Local Nature Recovery Strategy for consultation, in which areas can be mapped as 'Areas of Particular Importance for Biodiversity' or 'Areas that could become of Particular Importance for Biodiversity'. These mapped areas comprise all national conservation sites, local nature reserves and other areas of particular importance for biodiversity, or sites with opportunities for nature recovery.
- 4.3 The Site appears to be mapped as an 'Area that could become of Particular Importance for Biodiversity'. The Site is classified as a Core Area under the Solent Wader and Brent Goose Strategy, with the on-site cropland providing suitable overwinter foraging habitat for the species, given the Site's proximity to the Solent and associated European designations. The baseline cropland habitat has therefore been assigned as 'High' strategic significance, with the remaining existing habitats assigned as 'Low' due to their limited value to the species.
- 4.4 The above approach has also been adopted for post-intervention (post-development) habitat units as set out below.

### Baseline Biodiversity Units

- 4.5 A summary of the on-site habitat areas and baseline Biodiversity Units, as calculated using the accompanying Statutory Biodiversity Metric are set out in Table 1 below. These include Habitat, Hedgerow and Watercourse Units.

**Table 1.** Summary of On-site Baseline Biodiversity Units

| HABITATS                             |              |               |
|--------------------------------------|--------------|---------------|
| Habitat Type (Condition)             | Area (ha)    | Habitat Units |
| Non-cereal crops (N/A)               | 10.414       | 23.95         |
| Other Neutral Grassland (Poor)       | 0.674        | 2.70          |
| Other Neutral Grassland (Moderate)   | 0.042        | 0.34          |
| Mixed scrub (Moderate)               | 0.172        | 1.38          |
| Mixed scrub (Poor)                   | 0.094        | 0.38          |
| Bramble scrub (N/A)                  | 0.336        | 1.34          |
| Ponds (non-priority) (Poor)          | 0.014        | 0.06          |
| Developed land; sealed surface (N/A) | 0.024        | 0.00          |
| Rural tree (Moderate)                | 0.0204       | 0.16          |
| Rural tree (Good)                    | 0.0611       | 0.73          |
| <b>Total</b>                         | <b>11.77</b> | <b>31.03</b>  |

| HEDGEROWS                            |             |                   |
|--------------------------------------|-------------|-------------------|
| Hedgerow Type                        | Length (km) | Hedgerow Units    |
| B1 Ornamental hedgerow (Poor)        | 0.047       | 0.05              |
| B2 Native hedgerow (Good)            | 0.067       | 0.40              |
| B3 Ornamental hedgerow (Poor)        | 0.032       | 0.03              |
| B4 Native hedgerow with trees (Poor) | 0.115       | 0.46              |
| B5 Line of trees (Moderate)          | 0.038       | 0.15              |
| <b>Total</b>                         | <b>0.30</b> | <b>1.09</b>       |
| WATERCOURSES                         |             |                   |
| Habitat Type                         | Length (km) | Watercourse Units |
| Ditches (Poor)                       | 0.487       | 3.84              |
| Ditches (Poor)                       | 0.152       | 0.20              |
| <b>Total</b>                         | <b>0.64</b> | <b>2.39</b>       |

\*Area measurements attributed to 'individual trees' are not included in the total area as trees oversail other habitats.

\*\*The area of a watercourse may be recorded in the area module as the category 'watercourse footprint'. There are no Biodiversity Units associated with this category and all Biodiversity Units generated by watercourses are reported on within the watercourse module.

- 4.6 The majority of the Site area (88%) comprises cropland habitat of 'low' distinctiveness, contributing the majority of baseline biodiversity value (77%). A smaller proportion of the Site area (11%) comprises 'medium' distinctiveness grassland and scrub habitat types, contributing towards 19% (excluding individual trees) of the overall baseline biodiversity value.
- 4.7 The majority of existing boundaries (74%) comprise 'low' distinctiveness 'Native hedgerow' and 'Line of trees', with the remaining length comprising 'very low' distinctiveness 'Ornamental hedgerow'. The entirety of Watercourse Units comprise 'medium' distinctiveness ditch habitat.

## 5.0 POST-INTERVENTION BIODIVERSITY

5.1 The proposed development comprises the construction of residential dwellings with associated private gardens, access infrastructure, Sustainable Drainage System (SuDS) features and c. 4.1ha of Public Open Space.

5.2 The proposed scheme was subject to an iterative design process with the following specific aims and advice provided in accordance with the Biodiversity Gain Hierarchy:

- Minimise necessary losses of boundary vegetation for vehicular and pedestrian access.
- Retention and creation of medium distinctiveness grassland, individual tree, ditch and scrub habitat types.
- Increased hedgerow planting across the development to aid connectivity across the Site.
- Enhancement to the on-site ditch habitat through additional aquatic and marginal vegetation planting and engineering to maintain water levels.

5.3 Post-intervention habitats are illustrated on the Proposed Habitats Plan in Appendix B. This drawing is based upon development parameters set out within the Development Framework Plan prepared by FPCR (Drawing number: 7478-P-01 Rev C). The following assumptions have been made with regard to these plans in line with the Statutory Metric User Guide (Defra, 2024) and professional judgement taking a precautionary approach where necessary:

- Residential development parcels are assumed to comprise 70% dwellings and built form, with 30% private gardens.
- All individual trees are assumed to be 'small' in size, and in poor condition for street contexts and moderate condition for Public Open Space (POS) contexts.

### Habitat Retention & Enhancement

5.4 The majority of area habitats at the Site will be lost to development, comprising principally arable land, with the entirety of linear habitats to be retained. The following habitats will be retained and/or enhanced:

- c. 0.142ha of 'Mixed scrub' will be retained centrally within the Site.
- c. 0.44ha of 'Bramble scrub' will be retained within the eastern portion of the Site.
- c. 0.11ha (the entirety of) 'Pond (non-priority)' will be retained centrally within the Site.
- All existing individual trees and boundary hedgerows will be retained.
- c. 0.159km of Ditch D1 will be retained, with the remaining length enhanced from 'Poor' to 'Moderate' condition through additional

aquatic and marginal vegetation planting and engineering to maintain water levels. Ditch D2 will be retained in its entirety.

5.5 As set out within the accompanying EclA the retention of these habitats will require protections during construction and in operation through the following:

- Tree protection measures in line with standard arboricultural practice (BS5837: 2012)
- Construction Environmental Management Plan, to include standard pollution control measures to be implemented during construction
- Landscape and Ecology Management Plan

### **Habitat Creation**

5.6 As part of the proposed development a range of habitats will be created including residential dwellings and associated infrastructure, vegetated gardens and incidental greenspace.

5.7 Specific assumptions with regard to certain proposed habitats are outlined as follows:

- c. 2.33ha of 'Modified grassland' comprising the formal amenity grassland within the POS, assumed to reach 'Poor' condition.
- c. 0.83ha of 'Other neutral grassland' comprising the informal wildflower planting around the peripheries of the POS, assumed to reach 'Moderate' condition.
- c. 0.36ha of native 'Mixed scrub' within the informal POS, assumed to reach 'Moderate' condition.
- c. 0.14ha of allotments within the northern portion of the Site, assumed to reach 'Moderate' condition.
- c. 0.29ha of 'Sustainable Drainage System' (SuDS) within the POS, assumed to reach 'Good' condition.
- c. 25no. newly planted small POS trees will be planted, assumed to reach 'Moderate' condition.
- c. 65no. newly planted small street trees will be planted, assumed to reach 'Poor' condition. This is excluding those planted within front and rear gardens.
- c. 394m of 'Species-rich native hedgerow with trees' and c. 30m of 'Species-rich native hedgerow' will be planted along the development edge, assumed to reach 'Moderate' condition.

### **Strategic Significance**

5.8 An equivalent approach to strategic significance has been taken for post-intervention Biodiversity Units as for baseline units above, with all proposed habitats having 'low' strategic significance as of limited relevance to the Site's context as a Core Area for brent geese *Brenta bernicla*.

## **Significant On-site Gain**

- 5.9 It is to be determined by Havant Borough Council whether any individual habitat creation or enhancement measures delivered at the Site constitute 'significant' on-site gains. Any significant on-site gains would need to be secured through an appropriate legal mechanism for a 30-year period. In view of this application falling outside the statutory mandate for BNG, it is assumed that no on-site gains will be considered 'significant'.

## 6.0 NET EFFECT ON BIODIVERSITY

### Biodiversity Units

- 6.1 The net effect on biodiversity as a result of the proposed development is set out within the accompanying Statutory Biodiversity Metric and summarised below in Tables 2A, 2B and 2C.

**Table 2A.** Net Effect on Biodiversity: Habitat Units

|                            | Habitat Units | % Change       |
|----------------------------|---------------|----------------|
| On-site baseline           | 31.03         |                |
| On-site post-intervention  | 24.99         |                |
| On-site net change         | -6.04         | -19.48%        |
| Off-site Baseline          | 33.58         |                |
| Off-site post-intervention | 63.16         |                |
| Off-site net change        | +29.58        | +88.09%        |
| <b>Total net change</b>    | <b>+23.54</b> | <b>+75.84%</b> |
| Trading Rules Satisfied    |               |                |

**Table 2B.** Net Effect on Biodiversity: Hedgerow Units

|                            | Hedgerow Units | % Change        |
|----------------------------|----------------|-----------------|
| On-site baseline           | 1.09           |                 |
| On-site post-intervention  | 4.60           |                 |
| On-site net change         | +3.51          | +321.30%        |
| Off-site Baseline          | -              |                 |
| Off-site post-intervention | -              |                 |
| Off-site net change        | -              | -               |
| <b>Total net change</b>    | <b>+3.51</b>   | <b>+321.30%</b> |
| Trading Rules Satisfied    |                |                 |

**Table 2C.** Net Effect on Biodiversity: Watercourse Units

|                            | Watercourse Units | % Change       |
|----------------------------|-------------------|----------------|
| On-site baseline           | 2.39              |                |
| On-site post-intervention  | 3.16              |                |
| On-site net change         | 0.77              | +32.21%        |
| Off-site Baseline          | -                 |                |
| Off-site post-intervention | -                 |                |
| Off-site net change        | -                 | -              |
| <b>Total net change</b>    | <b>0.77</b>       | <b>+32.21%</b> |
| Trading Rules Satisfied    |                   |                |

- 6.2 It is demonstrated that the proposed development will result in an on-site net loss of 6.04 Habitat Units (-19.48%), and on-site net gain of 3.51 Hedgerow Units (+321.30%) and Watercourse Units (32.21%), with the trading rules of the 'low distinctiveness' habitat group not met due to the overall net loss in Habitat Units.

- 6.3 However, with the inclusion of the off-site Mitigation Land, It is demonstrated that the proposed development will result in an overall net gain in excess of 10% for Habitat Units, Hedgerow Units and Watercourse Units with all relevant trading rules satisfied.
- 6.4 A total of 28% of proposed Habitat Units are resulting from habitat creation within the Application Site, and therefore separate to the creation within the Mitigation Land in compliance with the rules of additionality (requiring at least 10% of proposed Habitat Units to be relating to the Application Site).

### **Qualitative Appraisal**

- 6.5 A wider appraisal of the proposed development's effects upon biodiversity is set out below. This includes factors not fully captured through the Statutory Biodiversity Metric, which uses only habitat type and condition as a proxy for biodiversity, omitting important factors such as connectivity and functioning of habitats.
- Internal 'Species-rich native hedgerow' planting providing connectivity across the Site, alongside new opportunities for sheltering and dispersing fauna.
  - Native 'Mixed scrub' planting around the Site peripheries, providing a transitional edge between the hedgerow and grassland habitat types, buffering existing hedgerows from development edge effects and providing new opportunities for sheltering and dispersing fauna.
  - 'Other neutral grassland' around the peripheries of the POS to be appropriately managed with a reduced mowing regime to allow for a diverse sward to develop and encourage invertebrate diversity. This will in turn provide opportunities for other wildlife such as birds, reptiles and small mammals.
  - SuDS basin feature to be planted with a variety of native aquatic species to provide greater benefit to wildlife.

### **Management & Monitoring**

- 6.6 In view of this application falling outside the statutory mandate for BNG, it is considered appropriate for the delivery and maintenance of proposed on-site habitats be secured through the implementation of a conditioned Landscape and Ecology Management Plan.
- 6.7 Confidence may be drawn in respect of the delivery of off-site biodiversity gains in view of their delivery being part of a strategy to deliver compliance with the Habitats Regulations Assessment regulatory framework, thus it will be legally secured in perpetuity. The land is to be conveyed to the ownership and management of a dedicated conservation organisation, and heads of terms management are provided within the accompanying Brent Goose Mitigation Strategy (CSA/4956/09).

## **7.0 SUMMARY & CONCLUSIONS**

7.1 As set out herein, a net gain in biodiversity in excess of 10% is predicted as a result of the proposed development, based upon provision of on-site and off-site gains. The Statutory Biodiversity Metric Calculation Tool was used to calculate the following outcomes:

- +23.54 Habitat Units (or +75.84%)
- +3.51 Hedgerow Units (or +321.30%)
- +0.77 Watercourse Units (or +32.31%)
- All relevant trading rules satisfied

7.2 The delivery and maintenance of proposed on-site habitats are to be secured through the implementation of a conditioned Landscape and Ecology Management Plan. Off-site biodiversity gains within the Mitigation Land will be brought about through habitat creation and enhancement which is legally secured in its own right, with ownership and management of the mitigation land to be conveyed to a dedicated conservation organisation.

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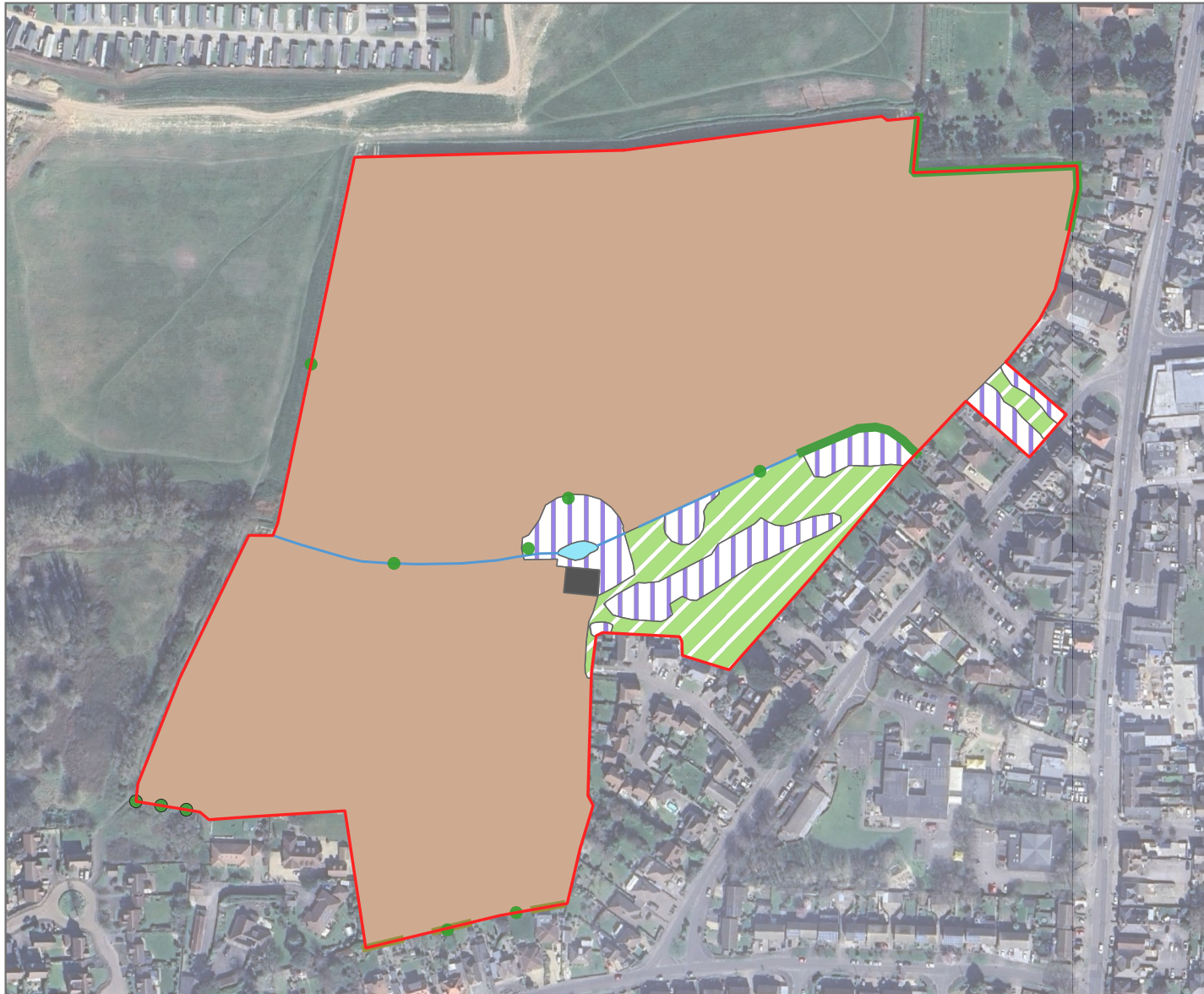
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## **Appendix A**

BNG Baseline Habitats Plan



- Site boundary
- Cropland (c)
- Other neutral grassland (g3c)
- Dense scrub (h3)
- Non-priority pond (r1; 41)
- Buildings (u1b5)
- Native hedgerow (h2a)
- Ornamental hedgerow (h2b)
- Line of trees (w; 33)
- Ditch (r1)
- Tree

0 50 100 m

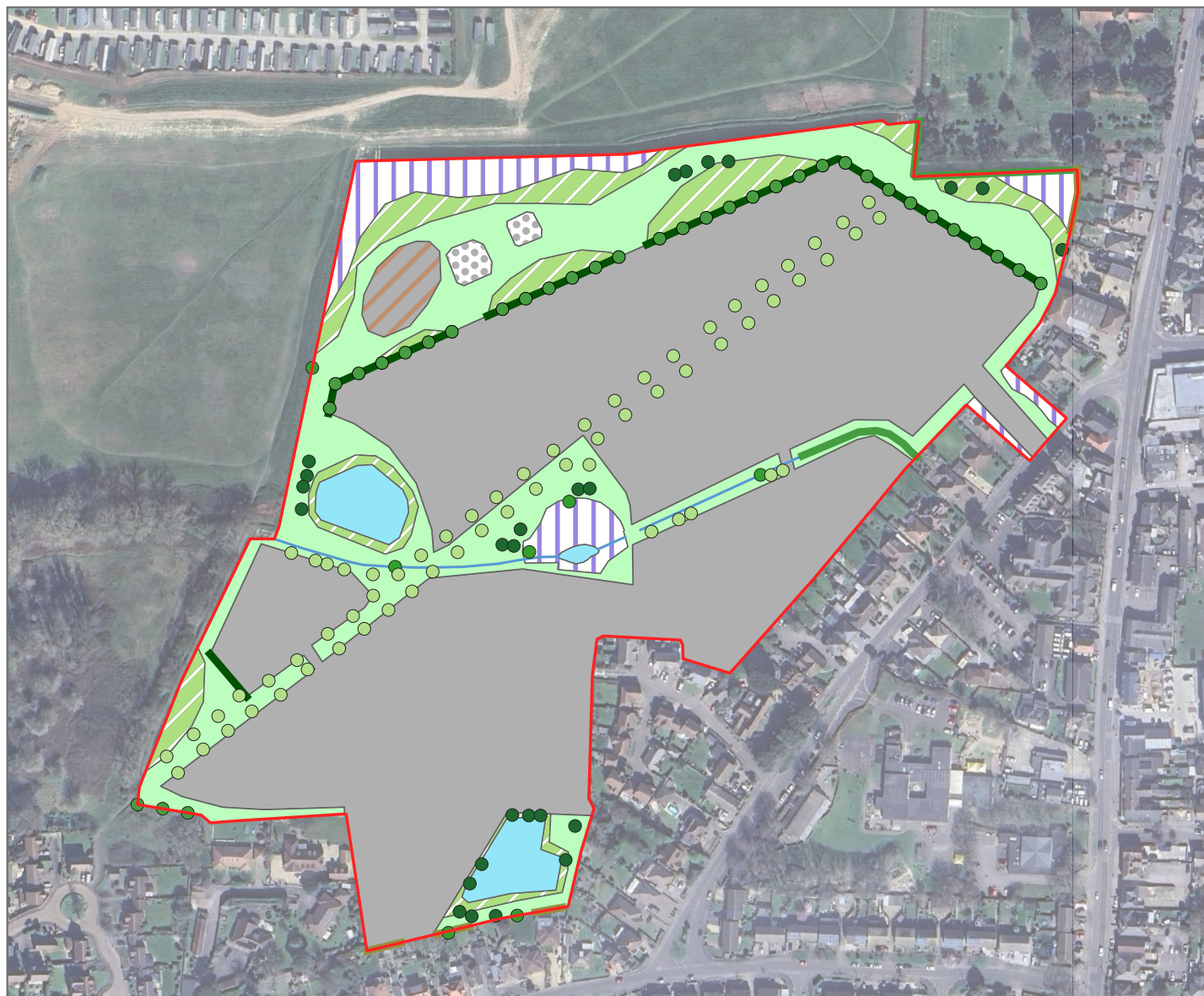


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|               |                                              |       |                |             |              |
|---------------|----------------------------------------------|-------|----------------|-------------|--------------|
| Project       | Land off St Mary's Road, Hayling Island      | Date  | July 2025      | Drawing No. | CSA/4956/109 |
| Drawing Title | Baseline Biodiversity Net Gain Habitats Plan | Scale | Refer to scale | Rev         | A            |
| Client        | Gladman Developments Ltd                     | Drawn | MB             | Checked     | MR           |

## **Appendix B**

BNG Proposed Habitats Plan



- Site boundary
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Dense scrub (h3)
- Sustainable Drainage System (u; 848)
- Developed land; sealed surface (u1b)
- Artificial unvegetated unsealed surface (u1c)
- Allotments (u; 616)
- Native hedgerow (h2a)
- Species-rich native hedgerow (h2a5)
- Species-rich native hedgerow with trees (h2a5; 33)
- Ornamental hedgerow (h2b)
- Line of trees (w; 33)
- Ditch (r1)
- Existing tree
- Newly planted street tree
- Newly planted POS tree

0 50 100 m

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|               |                                         |       |                |             |              |
|---------------|-----------------------------------------|-------|----------------|-------------|--------------|
| Project       | Land off St Mary's Road, Hayling Island | Date  | July 2025      | Drawing No. | CSA/4956/110 |
| Drawing Title | Post-Development Habitats Plan          | Scale | Refer to scale | Rev         | A            |
| Client        | Gladman Developments Ltd                | Drawn | MB             | Checked     | MR           |

## **Appendix C**

### Baseline Habitat & Hedgerow Condition Assessments

Habitat Condition Sheet: **GRASSLAND – MEDIUM, HIGH & VERY HIGH DISTINCTIVENESS**

| Condition Assessment Criteria                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         | Pass? (Y/N)    |              |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|
|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         | Habitat Parcel |              |
|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         | Small parcel   | Large parcel |
| A                                                                                                     | The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to suboptimal species which may be listed in the UKHab description).<br><b>Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>             | Y              | Y            |
| B                                                                                                     | Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.                                                                                                                                                                                        | Y              | Y            |
| C                                                                                                     | Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.                                                                                                                                                                                                                                                                                                         | N              | N            |
| D                                                                                                     | Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%.                                                                                                                                                                                                                                                                                                               | N              | N            |
| E                                                                                                     | Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.<br>If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed. | Y              | N            |
| <b>Additional Group (Non-acid types only)</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         |                |              |
| F                                                                                                     | There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type.<br><b>Note – this criterion is essential for achieving Good condition (non-acid grassland types only).</b>                                                                                                                                                         | N              | N            |
| <b>Condition Assessment Result</b>                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                         |                |              |
| <b>Non-Acid Grassland Types (out of 6 criteria)</b>                                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                |              |
| Passes 5 or 6 criteria, including essential criteria A and F.                                         |                                                                                                                                                                                                                                                                                                                                                                                                         | Good (3)       |              |
| Passes 3 - 5 criteria, including essential criterion A.                                               |                                                                                                                                                                                                                                                                                                                                                                                                         | Moderate (2)   | X            |
| Passes 2 or fewer criteria;<br><b>OR</b> Passes 3 or 4 criteria excluding essential criteria A and F. |                                                                                                                                                                                                                                                                                                                                                                                                         | Poor (1)       | X            |

Habitat Condition Sheet: **LINE OF TREES**

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                      | Pass? (Y/N) |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                               |                                                                                                                                                                                                                                                                                      | Ref.        |
|                               |                                                                                                                                                                                                                                                                                      | Boundary B5 |
| A                             | At least 70% of trees are native species.                                                                                                                                                                                                                                            | Y           |
| B                             | 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           |
| C                             | One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.                                                                                          | Y           |
| D                             | 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 human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.                      | N           |
| E                             | At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. | Y           |
|                               |                                                                                                                                                                                                                                                                                      |             |
| Passes 5 criteria             | Good (3)                                                                                                                                                                                                                                                                             |             |
| Passes 3 or 4 criteria        | Moderate (2)                                                                                                                                                                                                                                                                         | X           |
| Passes 2 or fewer criteria    | Poor (1)                                                                                                                                                                                                                                                                             |             |

Habitat Condition Sheet: **HEDGEROW**

Assessment Criteria

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) 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. This assessment is based on the Hedgerow Survey Handbook and Favourable Conservation Status document. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

| Hedgerow favourable condition attributes              |                                                               |                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Pass? (Y/N) |   |
|-------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---|
| Attributes and functional groupings (A, B, C, D & E)* | Criteria (the minimum requirements for 'favourable condition' | Description                                                                                                                           | Hedgerow Ref.                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |   |
| Core groups - applicable to all hedgerow types        |                                                               |                                                                                                                                       | Boundary B2                                                                                                                                                                                                                                                                                                                                                                                                                                     | Boundary B4 |   |
| A1.                                                   | Height                                                        | >1.5 m average along length                                                                                                           | The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).                      | Y           | Y |
| A2.                                                   | Width                                                         | >1.5 m average along length                                                                                                           | The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). | Y           | N |
| B1.                                                   | Gap - hedge base                                              | Gap between ground and base of canopy <0.5 m for >90% of length                                                                       | This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).                                                                                                                                                                                                        | Y           | N |
| B2.                                                   | Gap - hedge canopy continuity                                 | Gaps make up <10% of total length; and No canopy gaps >5 m                                                                            | This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).                                                                                                                                                 | Y           | N |
| 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 | This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.                                                                                                                                                                                    | Y           | Y |

|                                                                                                                                                                                         |                                        |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|
|                                                                                                                                                                                         |                                        | · Is present on one side of the hedgerow (at least).                                                                                                                                                                                                             | This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.                                                                                                                                                                                                            |   |   |
| C2.                                                                                                                                                                                     | Nutrient-enriched perennial vegetation | Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.                                                                                                                                                  | The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.                                                                                                                                                                                                                                       | N | N |
| D1.                                                                                                                                                                                     | Invasive and neophyte species          | >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.                                                                                          | Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website. | 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 inappropriate management practices (for example, excessive hedgerow cutting).                                                                                                                                                                           | Y | N |
| <b>Additional group - applicable to hedgerows with trees only</b>                                                                                                                       |                                        |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |
| E1.                                                                                                                                                                                     | Tree class                             | There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.                                    | This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.                                                                                                                                                                                                                                                                              | - | N |
| 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.                                                                                                                                                                                                                                                                                                             | - | Y |
| <b>Condition categories for hedgerows without trees</b>                                                                                                                                 |                                        |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |
| No more than 2 failures in total;<br><b>AND</b> No more than 1 failure in any functional group.                                                                                         |                                        | Good (3)                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                 | X |   |
| No more than 4 failures in total;<br><b>AND</b> Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition). |                                        | Moderate (2)                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |
| Fails a total of more than 4 attributes;<br><b>OR</b> Fails both attributes in more than one functional group                                                                           |                                        | Poor (1)                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |

|                                                                                                                                                                                                    |              |  |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|---|
| (for example, fails attributes A1, A2, B1 and B2 = Poor condition).                                                                                                                                |              |  |   |
| <b>Condition categories for hedgerows with trees</b>                                                                                                                                               |              |  |   |
| No more than 2 failures in total;<br><b>AND</b> No more than 1 failure in any functional group.                                                                                                    | Good (3)     |  |   |
| No more than 5 failures in total;<br><b>AND</b> <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition). | Moderate (2) |  |   |
| Fails a total of more than 5 attributes;<br><b>OR</b> <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).           | Poor (1)     |  | X |

Habitat Condition Sheet: **SCRUB**

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Pass? (Y/N)                       |                            |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------|
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | To immediate south of Hedgerow H2 | To immediate north of pond |
| A                             | The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).<br>- At least 80% of scrub is native,<br>- There are at least three native woody species,<br>- No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover). | N                                 | Y                          |
| B                             | Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.                                                                                                                                                                                                                                                                                                                                                                                                                                          | N                                 | Y                          |
| C                             | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.                                                                                                                                                                                                                                                                                                                                                        | Y                                 | N                          |
| D                             | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.                                                                                                                                                                                                                                                                                                                                                                                              | Y                                 | Y                          |
| E                             | There are clearings, glades or rides present within the scrub, providing sheltered edges.                                                                                                                                                                                                                                                                                                                                                                                                                                             | N                                 | N                          |
| Condition Assessment Result   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |                            |
| Passes 5 criteria             | Good (3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                            |
| Passes 3 or 4 criteria        | Moderate (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   | X                          |
| Passes 2 or fewer criteria    | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | X                                 |                            |

Habitat Condition Sheet: **POND**

| Condition Assessment Criteria                                        |                                                                                                                                                                           | Pass? (Y/N)                |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Core criteria - applicable to all ponds (woodland and non-woodland): |                                                                                                                                                                           | Pond                       |
| A                                                                    | The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock. | N                          |
| B                                                                    | There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.         | N                          |
| C                                                                    | Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.                                                                       | Y                          |
| D                                                                    | The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.                                                         | N                          |
| E                                                                    | Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.                                                             | Y                          |
| F                                                                    | There is an absence of listed non-native plant and animal species.                                                                                                        | Y                          |
| G                                                                    | The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.                                     | Y                          |
| Additional criteria - only applicable to non-woodland ponds:         |                                                                                                                                                                           |                            |
| H                                                                    | Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.                                              | Y                          |
| I                                                                    | The pond surface is no more than 50% shaded by adjacent trees and scrub.                                                                                                  | N                          |
| Condition Assessment Result                                          |                                                                                                                                                                           | Condition Assessment Score |
| If 10 criteria assessed (non-woodland ponds):                        |                                                                                                                                                                           |                            |
| Passes 9 criteria                                                    | Good (3)                                                                                                                                                                  |                            |
| Passes 6 to 8 criteria                                               | Moderate (2)                                                                                                                                                              |                            |
| Passes 5 or fewer criteria                                           | Poor (1)                                                                                                                                                                  | X                          |

Habitat Condition Sheet: **DITCH**

| Condition Assessment Criteria |                                                                                                                                                                                                       | Pass? (Y/N)                                 |                               |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------|
|                               |                                                                                                                                                                                                       | Northern and western boundaries of Field F1 | Northern boundary of Field F2 |
| A                             | The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.                                                                                        | Y                                           | Y                             |
| B                             | A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.                               | N                                           | N                             |
| C                             | There is less than 10% cover of filamentous algae and or duckweed <i>Lemna</i> spp. (these are signs of eutrophication).                                                                              | Y                                           | Y                             |
| D                             | A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.                                                                                                                  | N                                           | N                             |
| E                             | Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities. | Y                                           | Y                             |
| F                             | Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.                                                            | N                                           | N                             |
| G                             | Less than 10% of the ditch is heavily shaded.                                                                                                                                                         | N                                           | Y                             |
| H                             | There is an absence of non-native plant and animal species.                                                                                                                                           | Y                                           | Y                             |
| Condition Assessment Result   |                                                                                                                                                                                                       | Condition Assessment Score                  |                               |
| Passes 8 criteria             |                                                                                                                                                                                                       | Good (3)                                    |                               |
| Passes 6 or 7 criteria        |                                                                                                                                                                                                       | Moderate (2)                                |                               |
| Passes 5 or fewer criteria    |                                                                                                                                                                                                       | Poor (1)                                    |                               |
|                               |                                                                                                                                                                                                       | X                                           | X                             |

## **Appendix D**

### Proposed Habitat & Hedgerow Condition Assessments

Habitat Condition Sheet: **GRASSLAND – LOW DISTINCTIVENESS**

| Condition Assessment Criteria                                                          |                                                                                                                                                                                                                                                                                         | Pass? (Y/N)        |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|                                                                                        |                                                                                                                                                                                                                                                                                         | Habitat Parcel     |
|                                                                                        |                                                                                                                                                                                                                                                                                         | Formal amenity POS |
| A                                                                                      | There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs. <b>Note – this criterion is essential for achieving Moderate or Good condition.</b>                                                                                                        | Y                  |
| B                                                                                      | Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                                                           | N                  |
| C                                                                                      | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).<br>Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | Y                  |
| D                                                                                      | Physical damage 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.                                    | N                  |
| E                                                                                      | Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                                                    | N                  |
| F                                                                                      | Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.                                                                                                                                                                                                                           | Y                  |
| G                                                                                      | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).                                                                                                                                                                                              | Y                  |
| <b>Condition Assessment Result</b>                                                     |                                                                                                                                                                                                                                                                                         |                    |
| Passes 6 or 7 criteria including essential criterion A                                 |                                                                                                                                                                                                                                                                                         | Good (3)           |
| Passes 4 or 5 criteria including essential criterion A                                 |                                                                                                                                                                                                                                                                                         | Moderate (2)       |
| Passes 3 or fewer criteria;<br><b>OR</b> Passes 4 – 6 criteria (excluding criterion A) |                                                                                                                                                                                                                                                                                         | Poor (1)           |
|                                                                                        |                                                                                                                                                                                                                                                                                         | X                  |

Habitat Condition Sheet: **GRASSLAND – MEDIUM, HIGH & VERY HIGH DISTINCTIVENESS**

| Condition Assessment Criteria                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         | Pass? (Y/N)                            |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                         | Other neutral grassland – informal POS |
| A                                                                                                     | The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to suboptimal species which may be listed in the UKHab description).<br><b>Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>             | Y                                      |
| B                                                                                                     | Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.                                                                                                                                                                                        | Y                                      |
| C                                                                                                     | Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.                                                                                                                                                                                                                                                                                                         | N                                      |
| D                                                                                                     | Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%.                                                                                                                                                                                                                                                                                                               | Y                                      |
| E                                                                                                     | Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.<br>If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed. | Y                                      |
| <b>Additional Group (Non-acid types only)</b>                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         |                                        |
| F                                                                                                     | There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type. <b>Note – this criterion is essential for achieving Good condition (non-acid grassland types only).</b>                                                                                                                                                            | N                                      |
| <b>Condition Assessment Result</b>                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                         |                                        |
| <b>Non-Acid Grassland Types (out of 6 criteria)</b>                                                   |                                                                                                                                                                                                                                                                                                                                                                                                         |                                        |
| Passes 5 or 6 criteria, including essential criteria A and F.                                         | Good (3)                                                                                                                                                                                                                                                                                                                                                                                                |                                        |
| Passes 3 - 5 criteria, including essential criterion A.                                               | Moderate (2)                                                                                                                                                                                                                                                                                                                                                                                            | X                                      |
| Passes 2 or fewer criteria;<br><b>OR</b> Passes 3 or 4 criteria excluding essential criteria A and F. | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                |                                        |

Habitat Condition Sheet: **HEDGEROW**

| Condition Assessment Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                               |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <p>A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) 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. This assessment is based on the Hedgerow Survey Handbook and Favourable Conservation Status document. For further clarification please refer to the Hedgerow Survey Handbook.</p> <p>Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.</p> |                                                               |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                           |
| Hedgerow favourable condition attributes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                               |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Pass? (Y/N)                               |
| Attributes and functional groupings (A, B, C, D & E)*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Criteria (the minimum requirements for 'favourable condition' | Description                                                     | Hedgerow Ref.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                           |
| Core groups - applicable to all hedgerow types                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Species-rich native hedgerow (with trees) |
| A1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Y                                                             | >1.5 m average along length                                     | <p>The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.</p> <p>Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is &gt;1.5 m height).</p>                      | Y                                         |
| A2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Y                                                             | >1.5 m average along length                                     | <p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are &gt;0.5 m in height.</p> <p>Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p> | Y                                         |
| B1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Y                                                             | Gap between ground and base of canopy <0.5 m for >90% of length | <p>This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>                                                                                                                                                                                                                  | Y                                         |
| B2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Y                                                             | Gaps make up <10% of total length; and<br>No canopy gaps >5 m   | <p>This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).</p> <p>Access points and gates contribute to the overall 'gappiness' but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>                                                                                                                                                        | Y                                         |

|                                                                                                 |             |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |
|-------------------------------------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| C1.                                                                                             | Y           | >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:<br>· Measured from outer edge of hedgerow; and<br>· Is present on one side of the hedgerow (at least).                                                                 | This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.<br>Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.<br>This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches. | N     |
| C2.                                                                                             | Y           | Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.                                                                                                                                                  | The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.                                                                                                                                                                                                                                                                                               | N     |
| D1.                                                                                             | Y           | >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.                                                                                          | Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.                                                         | Y     |
| D2.                                                                                             | Y           | >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.<br>This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).                                                                                                                                                                                                                                | N     |
| <b>Additional group - applicable to hedgerows with trees only</b>                               |             |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |
| E1.                                                                                             | Tree class  | There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.                                    | This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.                                                                                                                                                                                                                                                                                                                                      | - (N) |
| 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.                                                                                                                                                                                                                                                                                                                                                                     | - (Y) |
| <b>Condition categories for hedgerows without trees</b>                                         |             |                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |
| No more than 2 failures in total;<br><b>AND</b> No more than 1 failure in any functional group. |             | Good (3)                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |

|                                                                                                                                                                                             |              |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---|
| No more than 4 failures in total;<br><b>AND</b> Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).     | Moderate (2) | X |
| Fails a total of more than 4 attributes;<br><b>OR</b> Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).           | Poor (1)     |   |
| <b>Condition categories for hedgerows with trees</b>                                                                                                                                        |              |   |
| No more than 2 failures in total;<br><b>AND</b> No more than 1 failure in any functional group.                                                                                             | Good (3)     |   |
| No more than 5 failures in total;<br><b>AND</b> Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition). | Moderate (2) | X |
| Fails a total of more than 5 attributes;<br><b>OR</b> Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).           | Poor (1)     |   |

Habitat Condition Sheet: **SCRUB**

| Condition Assessment Criteria |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Pass? (Y/N) |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Mixed Scrub |
| A                             | The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).<br>- At least 80% of scrub is native,<br>- There are at least three native woody species,<br>- No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover). | Y           |
| B                             | Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.                                                                                                                                                                                                                                                                                                                                                                                                                                          | N           |
| C                             | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.                                                                                                                                                                                                                                                                                                                                                        | Y           |
| D                             | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.                                                                                                                                                                                                                                                                                                                                                                                              | Y           |
| E                             | There are clearings, glades or rides present within the scrub, providing sheltered edges.                                                                                                                                                                                                                                                                                                                                                                                                                                             | N           |
| Condition Assessment Result   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |
| Passes 5 criteria             | Good (3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |
| Passes 3 or 4 criteria        | Moderate (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | X           |
| Passes 2 or fewer criteria    | Poor (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |

Habitat Condition Sheet: **INDIVIDUAL TREES**

| Condition Assessment Criteria                                                                                       |                                                                                                                                                                                                                                                                                         | Pass? (Y/N)  |           |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|
|                                                                                                                     |                                                                                                                                                                                                                                                                                         | Street trees | POS trees |
| A                                                                                                                   | The tree is a native species (or at least 70% within the block are native species).                                                                                                                                                                                                     | Y            | Y         |
| B                                                                                                                   | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).                                                                                         | Y            | Y         |
| C                                                                                                                   | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                                                      | N            | N         |
| D                                                                                                                   | There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | N            | N         |
| E                                                                                                                   | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                                                     | N            | Y         |
| F                                                                                                                   | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                                                | N            | Y         |
| <b>Condition Assessment Result</b>                                                                                  |                                                                                                                                                                                                                                                                                         |              |           |
| Passes 5 or 6 criteria                                                                                              | Good (3)                                                                                                                                                                                                                                                                                |              |           |
| Passes 3 or 4 criteria                                                                                              | Moderate (2)                                                                                                                                                                                                                                                                            |              | X         |
| Passes 2 or fewer criteria                                                                                          | Poor (1)                                                                                                                                                                                                                                                                                | X            |           |
| <b>Tree Size – Diameter at Breast Height (DBH)</b>                                                                  |                                                                                                                                                                                                                                                                                         |              |           |
| S = Small (>7.5cm to ≤30cm)<br>M = Medium (>30cm to ≤60cm)<br>L = Large (>60cm to ≤90cm)<br>VL – Very Large (>90cm) |                                                                                                                                                                                                                                                                                         |              |           |

Habitat Condition Sheet: **URBAN**

| Condition Assessment Criteria                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                       | Pass? (Y/N)  |      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------|
| Core criteria – must be assessed for all urban habitat types                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                       | Allotments   | SuDS |
| A                                                                                                                                                                                                                 | Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.                                                                                                                              | Y            | Y    |
| B                                                                                                                                                                                                                 | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.                                                                                                                                                                 | Y            | Y    |
| C                                                                                                                                                                                                                 | Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.<br><b>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b> | X            | Y    |
| Additional Criterion - must be assessed for <b>Open mosaic habitat on previously developed land</b> only:                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| D                                                                                                                                                                                                                 | The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:<br>- At least four early successional communities (a) to (i);<br>Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.                                           | -            | -    |
| Additional Criteria - must be assessed for <b>Bioswale and SuDS</b> habitat types only:                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| E1                                                                                                                                                                                                                | Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.                                                                                                                                                                                                                                 | -            | Y    |
| E2                                                                                                                                                                                                                | The vegetation is comprised of plant species suited to wetland or riparian situations.                                                                                                                                                                                                                                                                                | -            | Y    |
| Additional Criterion - must be assessed for <b>Intensive green roofs</b> only:                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| F                                                                                                                                                                                                                 | The roof has a minimum of 50% native and non-native wildflowers.<br>70% of the roof area is soil and vegetation (including water features).                                                                                                                                                                                                                           | -            | -    |
| Additional Criterion - must be assessed for <b>Biodiverse green roofs</b> only:                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| G                                                                                                                                                                                                                 | The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.<br><b>Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.</b>                                                                    | -            | -    |
| Condition Assessment Result                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| Results for habitats requiring assessment of <b>3 core criteria</b> only ( <b>all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs</b> ):            |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| Passes all 3 core criteria;<br><b>AND</b> Meets the requirements for Good condition within criterion C.                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                       | Good (3)     |      |
| Passes 2 of 3 core criteria;<br><b>OR</b> Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.                                                                   |                                                                                                                                                                                                                                                                                                                                                                       | Moderate (2) | X    |
| Passes 0 or 1 of 3 core criteria.                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                       | Poor (1)     |      |
| Results for <b>Green roofs</b> and <b>Open mosaic habitat on previously developed land</b> (requiring assessment of <b>4 criteria</b> only - core criteria plus additional criterion specified for habitat type): |                                                                                                                                                                                                                                                                                                                                                                       |              |      |
| Passes all 3 core criteria;<br><b>AND</b> Meets the requirements for Good condition within criterion C;<br><b>AND</b> Passes additional criterion relevant to specific habitat type (D, F or G).                  |                                                                                                                                                                                                                                                                                                                                                                       | Good (3)     |      |

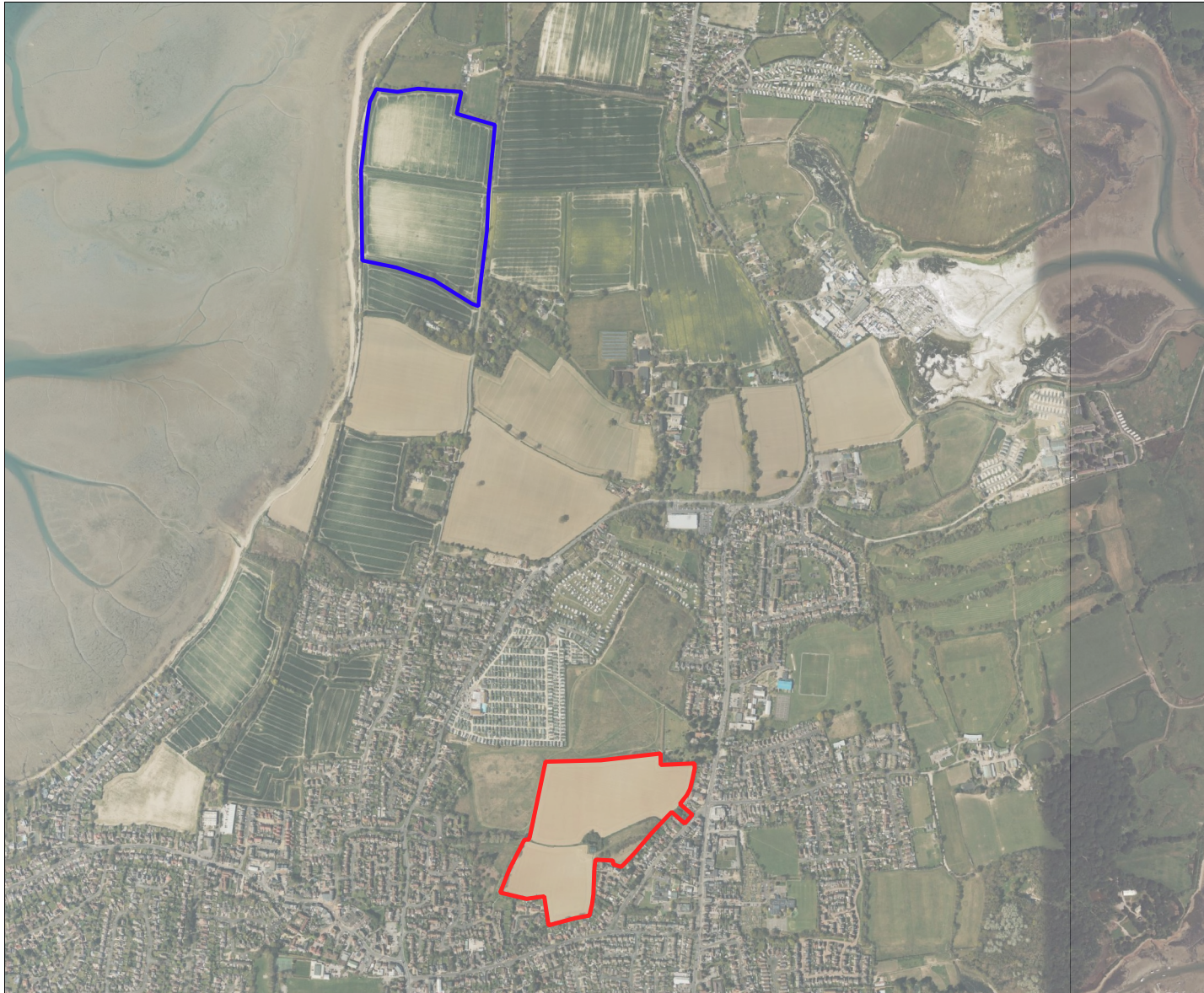
|                                                                                                                                                                                                  |              |  |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|---|
| Passes 2 or 3 of 4 criteria;<br><b>OR</b> Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.                                                       | Moderate (2) |  |   |
| Passes 0 or 1 of 4 criteria.                                                                                                                                                                     | Poor (1)     |  |   |
| Results for <b>Bioswale or SuDS</b> (requiring assessment of <b>5 criteria</b> - core criteria plus additional criteria specified for habitat type):                                             |              |  |   |
| Passes all 3 core criteria;<br><b>AND</b> Meets the requirements for Good condition within criterion C;<br><b>AND</b> Passes all additional criteria relevant to specific habitat type (Group E) | Good (3)     |  | X |
| Passes 3 or 4 of 5 criteria;<br><b>OR</b> Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.                                                       | Moderate (2) |  |   |
| Passes 2 or fewer of 5 criteria.                                                                                                                                                                 | Poor (1)     |  |   |

## **Appendix E**

### Off-site Mitigation Land Location Plan



-  Application Site boundary
-  Mitigation Land boundary



0 250 500 m



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Worting House, Church Lane,  
Basingstoke RG23 8PY

t 01256 632340  
e basingstoke@csaenvironmental.co.uk  
w csaenvironmental.co.uk

|               |                                         |       |                |             |              |
|---------------|-----------------------------------------|-------|----------------|-------------|--------------|
| Project       | Land off St Mary's Road, Hayling Island | Date  | July 2025      | Drawing No. | CSA/4956/116 |
| Drawing Title | Off-site Mitigation Land Location Plan  | Scale | Refer to scale | Rev         | -            |
| Client        | Gladman Developments Ltd                | Drawn | MB             | Checked     | MR           |



Dixies Barns, High Street,  
Ashwell, Hertfordshire  
SG7 5NT

**t** 01462 743647  
**e** [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

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

**t** 01273 573871  
**e** [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

3 Ripple Court,  
Brockridge Park, Twynning,  
Tewkesbury GL20 6FG

**t** 01386 751100  
**e** [tewkesbury@csaenvironmental.co.uk](mailto:tewkesbury@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Wizu Workspace, 32 Eyre  
St, Sheffield City Centre,  
Sheffield S1 4QZ

**t** 07838 290741  
**e** [sheffield@csaenvironmental.co.uk](mailto:sheffield@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Worting House,  
Church Lane, Basingstoke,  
RG23 8PY

**t** 01256 632340  
**e** [basingstoke@csaenvironmental.co.uk](mailto:basingstoke@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)