



Biodiversity Net Gain Feasibility Assessment

Land at North Choller Farm



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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

- 1.1 The Ecology Partnership was commissioned by Cordial Investments to undertake a Biodiversity Net Gain (BNG) feasibility assessment for North Choller Farm – Holding 1, Choller Estate, Barnham Lane, Walberton, Arundel, hereafter referred to as 'site'.
- 1.2 The site is located to the south-west of Walberton (Central grid reference: SU 95836 05602). The site totalling c. 0.94ha, comprises a series of farm buildings, hardstanding, sections of modified grassland and tall forbs. To the east of site was also areas of mixed scrub and a small section of other broadleaved woodland to the south-east. The site is bordered by the wider North Choller Farm site with arable fields in use by cattle to the south and farm buildings to the north, Barnham Lane runs to the east.
- 1.3 The red line boundary of the site and the immediate surroundings are displayed in Figure 1.

Proposed development

- 1.4 The current proposals for the site include the creation of six residential units including conversions of existing barn buildings, with associated access, and landscaping. Plans are displayed in Figure 2 overleaf.



*Figure 1: Site red line boundary and immediate surroundings
Satellite imagery obtained from Google satellite via QGIS*



Figure 2: Proposed block plan – Manorwood 21/07/2026

2.0 Methodology

2.1 BNG principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).

2.2 In order to determine the on-site habitat baseline, habitats were mapped and subject to a condition assessment on 11th May 2026. This work was undertaken by Ed Simpson BSc (Hons) MSc and Sophie Baker BSc (Hons) MSc.

2.3 The creation of areas which would support potential net-gain areas are based on the following:

- Identification / classification of the on-site baseline habitats;
- Identification of habitats which are of high ecological value;
- Provision of habitat mapping;
- Identification of potential for ecological connectivity;
- Identification of areas which support landscape development;

- Linking biodiversity net gain areas, landscape features in order to identify opportunity areas which support the Nature Recovery Network aspirations;
- Recommendations for species rich, native planting.

3.0 DEFRA Metric

3.1 The Statutory Biodiversity Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

3.2 The Statutory Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.

Baseline Habitat Units

3.3 The habitats currently present on site have been identified and assessed. These are shown in Figure 3 and detailed in Table 1, overleaf. A full condition assessment is presented in Appendix 1.

3.4 Two of the trees onsite (T2 and T4) were felled following the initial survey so condition assessments have been undertaken through measuring the removed tree stumps and from site photographs. The loss of the extra large tree in the north of the site was unavoidable to ensure the safety of the building direct south of this tree, which had already been subject to damage from a falling branch. This loss of young sycamore woodland in the south-east of the site was considered unavoidable owing to constraints associated with the flood modelling on site.

3.5 It should also be noted that the ditch along the eastern boundary of the site does not hold water for more than four months of the year and was never recorded with water in it during all survey work. As such, this feature is not considered a watercourse.

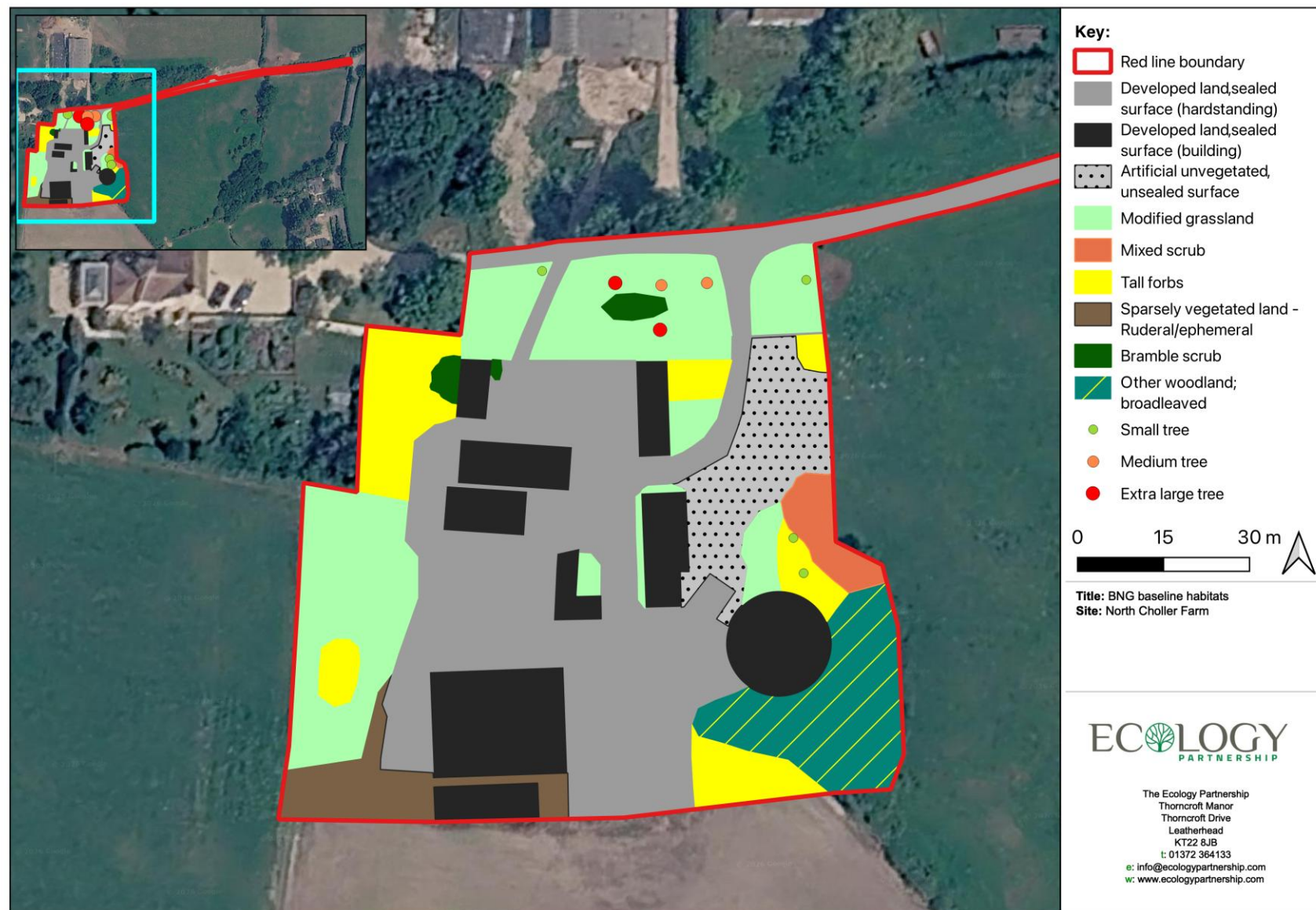


Figure 3: On-Site Habitat Baseline

Table 1. On-site habitat breakdown – Pre-Development

Habitat	Area (ha)	Distinctiveness	Condition	Strategic significance	Total habitat units	Area retained	Area enhanced	Units lost	Comments
Developed land; sealed surface	0.1454	V.Low	N/A - Other	Low	0.00	0.0486	0.00	0.00	Describes the existing buildings onsite, some of which are to be retained within proposals
Developed land; sealed surface	0.4225	V.Low	N/A - Other	Low	0.00	0.1505	0.00	0.00	The hardstanding located around site including the access road
Artificial unvegetated, unsealed surface	0.0621	V.Low	N/A - Other	Low	0.00	0.00	0.00	0.00	The artificial unvegetated, unsealed surface located to the east of site
Ruderal/ephemeral	0.0358	Low	Poor	Low	0.07	0.00	0.00	0.07	Sparsely vegetated land onsite
Tall forbs	0.043	Low	Moderate	Low	0.17	0.00	0.00	0.17	Tall forbs located to the west and south-west
Tall forbs	0.0382	Low	Poor	Low	0.08	0.00	0.00	0.08	Tall forbs located to the east
Bramble scrub	0.0081	Medium	Condition Assessment N/A	Low	0.03	0.00	0.00	0.03	Bramble scrub located to the north and west of site
Mixed scrub	0.0166	Medium	Poor	Low	0.07	0.00	0.00	0.07	Scrub located to the east of site
Modified grassland	0.1861	Low	Poor	Low	0.37	0.00	0.0623	0.25	Sections of modified grassland onsite
Other woodland; broadleaved	0.068	Medium	Moderate	Low	0.54	0.00	0.00	0.54	Woodland to the south-east of site
Urban tree	0.0163	Medium	Moderate	Low	0.13	0.0041	0.00	0.10	Describes four small trees onsite, one tree to be retained
Urban tree	0.1855	Medium	Good	Low	2.23	0.0927	0.00	1.11	Describes two extra large trees and two medium trees onsite. One extra large and one medium to be retained
Total area (excluding trees)	1.03	Total units/area			3.69	0.30	0.06	2.42	

Illustrative Proposed Habitat Units

- 3.6 Proposed habitats have been taken from plans produced by Manorwood; these have been detailed in Figure 4 below and broken down within Tables 2 and 3 overleaf.
- 3.7 Hedgerows, trees, and SuDS located within gardens of the proposed properties have been grouped as vegetated garden.

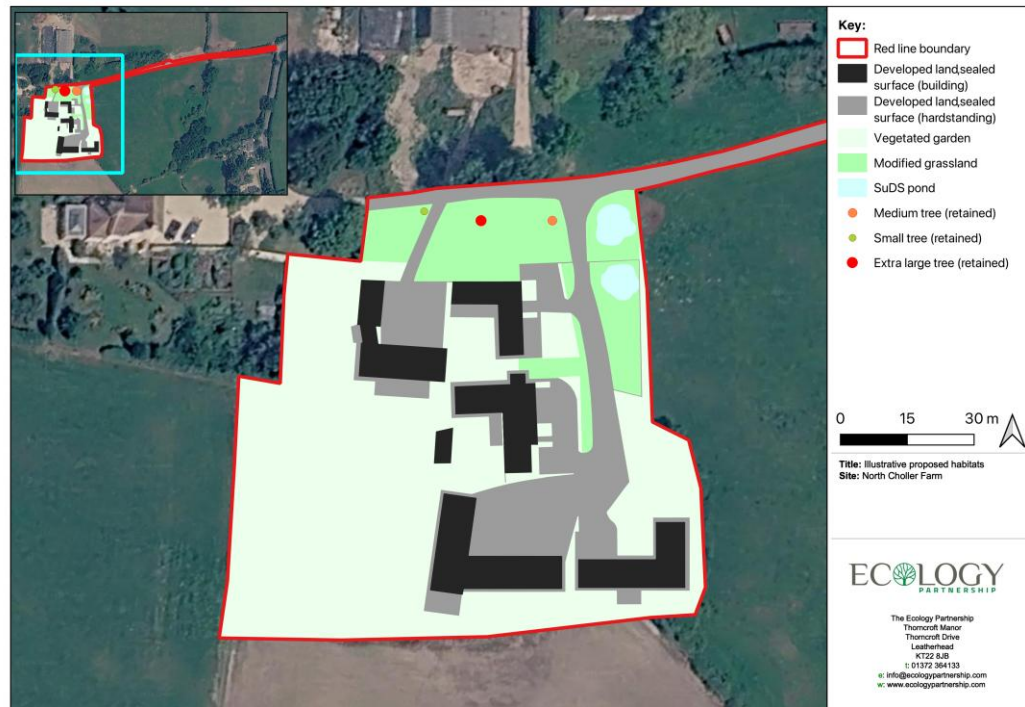


Figure 4: Proposed habitat plan for site

Table 3. On-site habitat breakdown – Post-Development Creation

Habitat	Area (ha)	Distinctiveness	Target Condition	Strategic significance	Years to target condition	Difficulty	Total habitat units	Comments
Developed land; sealed surface	0.0676	V.Low	N/A - Other	Low	0	Low	0.00	Proposed buildings onsite
Developed land; sealed surface	0.1745	V.Low	N/A - Other	Low	0	Low	0.00	New areas of hardstanding access and parking
Modified grassland	0.0469	Low	Moderate	Low	4	Low	0.16	New areas of grassland within communal areas of site
Vegetated garden	0.4644	Low	Condition Assessment N/A	Low	1	Low	0.90	Gardens associated with the proposed properties onsite
Sustainable drainage system	0.0115	Low	Moderate	Low	3	Medium	0.03	Two new SuDS ponds proposed to the north-east of site
Total area (excl. trees)	0.76	Total units					1.09	

Table 4. On-site habitat Enhancement

Habitat	Area (ha)	Proposed habitat	Distinctiveness change	Condition change	Strategic significance	Years to target condition	Total habitat units	Comments
Modified grassland	0.0623	Modified grassland	Low - Low	Poor - Moderate	Low	10	0.21	Area of modified grassland to the north of site to be retained and enhanced
Total area (excl. trees)	0.06	Total units					0.21	

- 3.8 The results of the metric calculation based on the habitat input from the tables above are displayed in Figure 5.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-1.25		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-33.80%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	3.69	4.06	1.62
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Figure 5: Illustrative masterplan BNG metric calculation headline results

- 3.9 The calculations confirm that a 10% net-gain is not currently achievable based on the current site layout, with a biodiversity net change of **-33.80%** in habitat units, these proposals do not satisfy the trading rules.
- 3.10 In order to meet the trading rules and achieve greater than 10% BNG, the following units will need to be purchased from an offsite provider:
- 1.12 units of Individual trees, or higher distinctiveness habitat; and
 - 0.54 units of Other broad-leaved woodland, or higher distinctiveness habitat.
- 3.11 The BNG strategy has been developed in order to adhere to good practice principles (CIEEM 2016), which references measures to review and support biodiversity initiatives during the design, building and maintenance of developments.
- 3.12 The mitigation hierarchy has been considered as part of the proposals, however, considering the small size of the site and nature of proposals, it was not possible to retain much of the existing habitats. Therefore, compensation has been made by habitat creation onsite, along with the purchase of offsite credits to ensure 10% net gain.

4.0 Post-development Planting Scheme

- 4.1 Planting schemes are outlined below which aim to support details required for the BNG. Please note these may be subject to change and final approval by the project ecologist and landscape architect. All habitat proposed is low distinctiveness, and does not constitute a significant onsite enhancement, as such a Section 106 agreement will not be required.

Modified grassland

- 4.2 Areas of modified grassland could be seeded with Emorsgate Seeds EL1 Flowering Lawn Mixture (or similar, dependent on availability). Areas to be enhanced should be scarified and re-seeded where appropriate with an EL1F mix as this only contains the wildflowers, which will then establish alongside the existing grasses. These mixes include slow growing grasses and low growing wildflowers, tolerant of more frequent management. This will ensure a species-richness of greater than 6 species/m² will be achieved within the grassland in the long term. To increase flowering appeal, it is recommended that these areas are not cut over the drier months on June and July, and cut up to once a month to 40-50mm outside of this period.

SuDS

- 1.5 The proposed SuDS basins can be seeded with a wet grassland wildflower mix such as EM8F. These will provide a range of nectar resources for pollinators as well as habitat for other invertebrates, amphibians and small mammals.

Trees

- 1.6 Although not considered within the BNG assessment, new trees planting on site could also provide food sources for pollinators and other wildlife. It is recommended that native, flowering and/or fruiting species are included where possible.

5.0 Other Enhancements

- 5.1 A number of enhancements such as log piles, bird and bat boxes, can be incorporated within the development scheme to help reduce potential ecological impacts to provide net gains to biodiversity in line with NPPF (2024) and the proposed Environment Bill. Full details are provided in the accompanying PEA.

6.0 Conclusions

- 6.1 The current illustrative masterplan results in a biodiversity net change of **-33.80%** in habitat units. This is a unit deficit of **1.62** habitat units.
- 6.2 In order to meet the trading rules and achieve greater than 10% BNG, the following units will need to be purchased from an offsite provider:
- 1.12 units of Individual trees, or higher distinctiveness habitat; and
 - 0.54 units of Other broad-leaved woodland, or higher distinctiveness habitat.
- 6.3 A large number of offsite providers are present in West Sussex, and as such acquirement of local offsite units will be possible post planning approval.
- 6.4 All proposed habitat on site are low distinctiveness and as such as not considered a 'significant' enhancement. As such, long-term management of these, minor enhancements will not need to be legally secured, however, recommendations have been provided to ensure their value is maximised long term.
- 6.5 Additional enhancements which are not recognised within the Defra metric have been recommended within this report. These will ensure that the proposed scheme creates opportunities for wildlife on site and within the wider area.

Appendix 1: Habitat Baseline Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		Modified grassland
1	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	Y
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	N
6	Cover of bracken is less than 20%.	Y
7	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	Y
Condition		Poor
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion 1	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion 1	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion 1	

Condition Sheet: SCRUB Habitat Type

UKHab Habitat Type(s): All forms of scrub		
Condition Assessment Criteria		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). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - 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
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of sub-optimal condition ⁶ 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
		Poor
Condition Assessment Result		
Good	Passes 5 of 5 criteria	
Moderate	Passes 3 or 4 of 5 criteria	
Poor	Passes 2 or fewer criteria	
Footnote 1 – Professional judgement should be used alongside the UKHab description. Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) And Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended). Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Alianthus altissima</i> , holm oak <i>Quercus ilex</i> , European turkey oak <i>Quercus cerris</i> , cherry laurel <i>Prunus laurocerasus</i> , snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i> , American skunk cabbage <i>Lysichiton americanus</i> , buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i> . There may be additional relevant species local to the region and or site.		

Condition Sheet: URBAN - NON PRIORITY Habitat Type

UKHab Habitat Type(s): Sparsely vegetated land - Ruderal/ephemeral and Tall forbs; Urban – Allotments/Bioswale/Cemeteries and churchyards/Open mosaic habitats on previously developed land(OMH)/Rain garden/SUDs/bare ground/all green walls and roofs				
Condition Assessment Criteria		Tall forbs (west and south-west)	Tall forbs (east)	Sparsely vegetated land – Ruderal / ephemeral
1	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	N	N
2	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.	N	N	Y
3	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement)? cover less than 5% of the total vegetated area Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	Y	Y
4.1	OMH only: The parcel shows spatial variation and forms a mosaic of at least four early successional communities (a) to (h) PLUS bare substrate. (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland.			
4.2	OMH only: The parcel contains pools of water such as permanent and ephemeral waterbodies.			
5.1	SUDs/Bioswales only: Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴			
5.2	The vegetation is comprised of plant species suited to wetland or riparian situations.			
4c1	Intensive green roofs – have a minimum of 50% native and non-native wildflowers - 70% of the roof area is soil and vegetation (including water features)			
4c2	Biodiverse green roofs - have a varied depth of 80 - 150mm at least 50% is at 150mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. To achieve Good condition some additional habitat, such as sand piles, logs etc should be present.			
Condition		Moderate	Poor	Moderate
Condition Assessment Result				

Good	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3; AND Passes additional criterion 4
Moderate	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	Passes 2 of 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for good condition within criteria 2 and 3
Poor	Passes 0 or 1 of 3 core criteria	Passes 0 or 1 of 4 criteria

Individual trees	
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas¹: Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.	
Condition Assessment Criteria	
A	The tree is a native species (or at least 70% within the block are native species).
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).
C	The tree is mature (or more than 50% within the block are mature) ¹ .
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.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.
Condition Assessment Result	
Good	Passes 5 or 6 criteria
Moderate	Passes 3 or 4 criteria
Poor	Passes 2 or fewer criteria

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

[Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/Keepers_of_time_-_ancient_and_native_woodland_and_trees_policy_in_England.pdf)

and:

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/Ancient_woodland,_ancient_trees_and_veteran_trees_advice_for_making_planning_decisions.pdf)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

Tree ID	Species	Size	Condition Assessment Criteria						Condition
			A	B	C	D	E	F	
T1	Poplar sp.	XL	N	Y	Y	Y	Y	Y	Good
T2	Willow sp.	M	N	Y	Y	Y	Y	Y	Good
T3	Horse chestnut	M	N	Y	Y	Y	Y	Y	Good
T4	Acer sp.	XL	N	Y	Y	Y	Y	Y	Good
T5	Walnut	S	N	Y	N	Y	N	Y	Moderate
T6	Walnut	S	N	Y	N	Y	N	Y	Moderate
T7	Acer sp.	S	Y	Y	N	Y	N	Y	Moderate
T8	Acer sp.	S	Y	Y	N	Y	N	Y	Moderate

Condition Sheet: WOODLAND Habitat Type

UKHab Habitat Type(s): All woodlands (except wood pasture)					
Condition Assessment Criteria					
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
					W1
1	Age distribution of trees Footnote 1	Three age classes present	Two age classes present	One age class present	1
2	Wild, domestic and feral herbivore damage Footnote 2	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	3
3	Invasive plant species Footnote 3	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3
4	Number of native tree species Footnote 4	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	2
5	Cover of native tree and shrub species Footnote 5	> 80% of canopy trees and > 80% of understory shrubs are native	50-80% of canopy trees and 50-80% of understory shrubs are native	< 50% of canopy trees and < 50% of understory shrubs are native	1
6	Open space within woodland Footnote 6 and 7	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted	21- 40% of woodland has areas of temporary open space	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3
7	Woodland regeneration Footnote 8	All three classes present in woodland; trees 4-7cm DBH, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	2

8	Tree health Footnote 9	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% mortality and/or crown dieback or low risk pest or disease present	Greater than 25% tree mortality and or any high risk pest or disease present	3
9	Vegetation and ground flora Footnote 10	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community present at ground layer present	No recognisable woodland NVC plant community at ground layer present	1
10	Woodland vertical structure Footnote 11	Three or more storeys across all survey plots or a complex woodland	Two storeys across all survey plots	One or less storey across all survey plots	1
11	Veteran trees Footnote 12	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
12	Amount of deadwood Footnote 13	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	3
13	Woodland disturbance Footnote 14	No nutrient enrichment or damaged ground evident	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	1
Total score (out of a possible 39)					26 - Moderate
Condition Assessment Score					
Good	Total score >32 (33 to 39)				
Moderate	Total score 26 to 32				
Poor	Total score <26 (13 to 25)				

Appendix 2: Existing Site Photographs

Photograph 1:
Woodland to the
south-east of site
bordering B9



Photograph 2:
Acer spp. within
tall forb habitat



Photograph 3:
Building B1



Photograph 4:
Building B4
connected to the
south of B3



Photograph 5:
Building B5



Photograph 6:
Wooden cladding
on side of B5 and
B6 breeze block
structure and
corrugated metal
roof



Photograph 7:
B7 in use for cattle



Photograph 8:
Building B8



Photograph 9:
Bramble scrub
adjacent to
building B2



Photograph 10:
Modified grassland
onsite



Photograph 11:
Hardstanding
onsite



Photograph 12:
Artificial
unvegetated
unsealed surface
under regular
disturbance



Photograph 13:
Trees to the north
of site within
modified
grassland,
including small
area of bramble



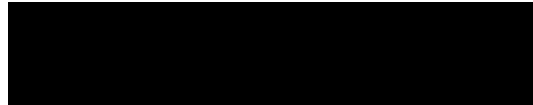
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