

BIODIVERSITY NET GAIN ASSESSMENT

LAND AT OAKSEY PARK GOLF & LEISURE,
OAKSEY, MALMESBURY, WILTSHIRE, SN16
9SB

for

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CONTROL SHEET

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Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB

Biodiversity Net Gain Assessment

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1. BIODIVERSITY STATEMENT

The following statements are made to comply with the minimum information requirements as set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

- If planning permission is granted, it is our assessment that this application is not subject to any of the described legal exemptions listed under The Biodiversity Gain Requirements (Exemptions) Regulations 2024¹, and should therefore be subject to the general biodiversity gain condition.
- The Statutory Biodiversity Metric Calculation Tool has been used to determine the 'baseline' biodiversity value, and a copy of the metric is submitted with this application. The baseline biodiversity value for the land onsite is as follows:
 - 4.93 habitat units
 - 3.16 hedgerow units
- The biodiversity value of the site is lower on the date of application due to degradation activities. Degradation has involved vegetation stripping, excavations, and soil mounding comprising 'authorised activities' implemented as part of a previous planning permission granted by Wiltshire Council in July 2010 (application ref: 10/01773/S73), concerning the same proposals subject to the new planning application which failed to be completed at the time. The site has been maintained in the degraded condition in anticipation of development, with evidence of both long-term and recent degradation activities. In line with Paragraph 6A, Schedule 7A of the Town and Country Planning Act 1990, the baseline value of the habitats on site are taken as immediately prior to those 'recent' degradation activities commencing on or after 25 August 2023. Evidence of historical and recent degradation is provided in Annex 5.1.6.

¹ Exemptions are set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and include: a *de minimus* exemption (subject to relevant conditions), householder applications within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the High Speed Railway Transport Network, and developments required to satisfy the biodiversity gain planning permission of another development.

- A plan drawn to an identified scale showing the direction of north and the onsite habitat existing on the date of application is provided in Annex 5.1.1.
- No irreplaceable habitats as listed within The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are present on the land to which this application relates.

2. OVERVIEW

2.1 Background

Focus Environmental Consultants was commissioned by John Cooper to undertake a Biodiversity Net Gain (BNG) Assessment of the Land at Oaksey Park Golf & Leisure ('the site'). A UK Habitat Classification condition assessment was undertaken of the land on-site on 12 November 2024. As part of the assessment, several off-site parcels within the client's wider landownership have also been surveyed, which were subject to a UK Habitat Classification condition assessment on 23 January 2025.

The objective of this BNG Assessment is to provide a quantitative measure of the baseline biodiversity value of the site prior to development against the biodiversity value of the post-development design. Biodiversity units are calculated based on their area, distinctiveness, and condition, in accordance with the mandatory Statutory Biodiversity Metric Calculation Tool.

2.2 Site Location & Description

The site is in Oaksey, Wiltshire, and forms part of the land associated with the wider Oaksey Park Golf and Leisure club. The site is centred on Ordnance Survey grid reference ST 99260 93994.

The redline boundary of the proposed development site is c.1.15ha in size and largely comprises a semi-natural plot dominated by short 'other neutral' grassland with smaller areas of structurally heterogeneous 'other neutral' grassland. The site also features modified grassland, mixed scrub, ruderal / ephemeral vegetation, native species-rich hedgerows (H1 – H2), and trees (T1 – T2). The site includes c.0.38ha of stone gravel access track, comprising both the main vehicular access track shared with the wider Oaksey Park Golf and Leisure club, and a track passing along the south of H2 that continues through an area of woodland planting to the north-west.

Certain habitats on site have been subject to degradation (as identified in Section 1). A precautionary approach to the UK Habitat Classification and condition assessment of such degraded habitats has been applied, with the assistance of historical aerial imagery and client communication as required.

2.3 Development Proposals

The development proposals are for construction of 12 residential units for elderly use with associated hard and soft landscaping. The development layout can be seen in the 'Phase 4 Site Layout Plan' (drawing no. 1630-106, dated 31 August 2022).

3. RESULTS

3.1 Headline Results

This section of the report must be read in conjunction with the Statutory Biodiversity Metric Calculation Tool completed for the project and provided alongside this document (Focus Environmental Consultants, 2025).

Table 1: summary of headline results

On-site Baseline	Habitat Units	4.93
	Hedgerow Units	3.16
	Watercourse Units	0.00
On-site post-intervention (including habitat retention, creation, enhancement and succession)	Habitat Units	3.84
	Hedgerow Units	3.52
	Watercourse Units	0.00
Off-site baseline	Habitat Units	1.67
	Hedgerow Units	0.00
	Watercourse Units	0.00
Off-site post-intervention (including habitat retention, creation, enhancement and succession)	Habitat Units	3.41
	Hedgerow Units	0.00
	Watercourse Units	0.00
Total net unit change (including all on-site and off-site habitat retention/creation)	Habitat Units	0.65
	Hedgerow Units	0.36
	Watercourse Units	0.00
Total net % change (including all on-site and off-site habitat creation + retained habitats)	Habitat Units	+13.13%
	Hedgerow Units	+11.31%
	Watercourse Units	0.00%

The trading rules of the statutory biodiversity metric have been satisfied by the current site proposals.

4. DISCUSSION & CONCLUSION

4.1 The Biodiversity Gain Objective

The statutory framework for biodiversity net gain assumes the imposition of a general biodiversity gain condition to all applicable (non-exempt) planning consents.

13 (1) Every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition in sub-paragraph (2).

(2) The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).

This condition (see above) is detailed within Schedule 7A, Part 2 of the Town and Country Planning Act 1990 (as amended). It requires the production of a Biodiversity Gain Plan, which must be submitted and approved by the local planning authority as a pre-commencement requirement. The Biodiversity Gain Plan provides the details of how the biodiversity gain objective will be met to achieve not less than 10% gain in biodiversity for the development granted planning permission. The Biodiversity Gain Plan will be submitted to the Local Planning Authority for approval once planning permission has been received and, if complete, should be approved within 8 weeks.

The proposed strategy to deliver the mandatory 10% Biodiversity Net Gain requirement is outlined in Section 4.3, and adheres to the 'biodiversity gain hierarchy', described in Section 4.2. This strategy can provide confidence to the Local Planning Authority that the general biodiversity gain condition is capable of being discharged successfully. Biodiversity Net Gain requirements will require the imposition of a Section 106 planning obligation (or equivalent legal mechanism) as required to secure significant on-site biodiversity gains and registered off-site biodiversity gains.

4.2 The Biodiversity Gain Hierarchy

The 'biodiversity gain hierarchy' for the purpose of the statutory framework for Biodiversity Net Gain is set out in Article 30A of the Development Management Procedure Order. This hierarchy is distinct from the 'mitigation hierarchy' set out in the National Planning Policy Framework.

The biodiversity gain hierarchy means the following actions in the following order of priority:

- avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six.
- so far as those adverse effects cannot be avoided, mitigating those effects;
- so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat.
- so far as there cannot be that enhancement, creation of onsite habitat.
- so far as there cannot be that creation, the availability of registered offsite biodiversity gain.
- so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

4.3 Strategy to Deliver 10% Biodiversity Net Gain

4.3.1 Onsite

The development seeks to retain as much of the most valuable habitats on site as possible. This includes 0.0676ha of mixed scrub, T1 – T2, H1, and H2 (with associated ruderal vegetation). Modified grassland within Parcel 4 will also be retained as part of the proposals. All other habitats will be removed from the site to facilitate development proposals, other than existing areas of artificial unvegetated surfaces.

The development will incorporate the following soft landscaping scheme on site to contribute towards the delivery of mandatory +10% Biodiversity Net Gain:

- Creation of 0.199ha of native wildflower grassland, sown with an appropriate native species-rich seed mixture and managed as wildflower meadow habitat.

- Creation of 0.0796ha of species-rich wildflower lawn, sown with an appropriate native wildflower lawn seed mixture and managed as formal lawn.
- Planting of 68 native trees across the development site, including well-spaced and narrow-form specimens such as rowan, silver birch, and field maple.
- Planting of 0.027ha of native species-rich hedgerow.
- Planting of 0.026ha of native species-poor hedgerow.

As 'significant on-site enhancements' are proposed the maintenance of these significant enhancements must be secured with a legal agreement or planning condition for 30 years. A Habitat Management and Monitoring Plan (HMMP) is usually required to provide the necessary information on how the habitat will be maintained, who is responsible for creating or enhancing the habitats and who is responsible for maintenance, management and monitoring. A draft version of the HMMP may need to be submitted with the planning application and baseline BNG assessment. The development will also include 0.046ha of vegetated garden habitat and 0.0008ha of introduced shrubs on site that should not require inclusion within a HMMP.

4.3.2 Off-site Registered Biodiversity Gain

The residual habitat units required to achieve +10% Biodiversity Net Gain will be provided on land within the client's wider site ownership. The following scheme of habitat enhancement and creation has been agreed with the client:

- Creation of 0.1966ha of native wildflower grassland forming 'other neutral' grassland through removal of existing 'modified' grassland and tall forb habitats, and sowing of a wildflower seed mixture, later managed as wildflower meadow.
- Creation of 0.029ha of mixed scrub habitat through the planting of a variety of native shrub / scrub species, e.g. hawthorn, blackthorn, and hazel.
- Planting of 50 native trees, including well-spaced and narrow-form specimens such as rowan, silver birch, and field maple.
- Enhancement of 0.086ha of 'poor' condition 'other neutral' grassland to 'moderate' condition through improvement in structural heterogeneity.
- Enhancement of 0.0696ha of 'modified' grassland in 'poor' condition to 'other neutral' grassland in 'moderate' condition through over-seeding with an

appropriate native species-rich wildflower grassland seed mixture and appropriate management thereafter.

All land used for off-site Biodiversity Net Gain must be registered on the National Biodiversity Gain Sites Register. The off-site areas selected for habitat enhancement and creation comprise six separate plots within the wider site. These plots are not all connected directly to one another but do uphold good connectivity to a network of habitats within the wider site including woodland, grassland, and scrub, and thus are all considered ecologically viable options for habitat provision. The off-site habitat creation / enhancement measures above will require inclusion within a HMMP, and a draft version may be required for submission with a planning application, as above.

5. ANNEXES

5.1 Plans

5.2 Survey Data

5.3 Objectives

5.4 Limitations

5.5 Methods

5.6 References & Bibliography

5.1 Plans

5.1.1 Site Areas – Location Plan

5.1.2 On-site Baseline UK Habitat Classification Survey Plan

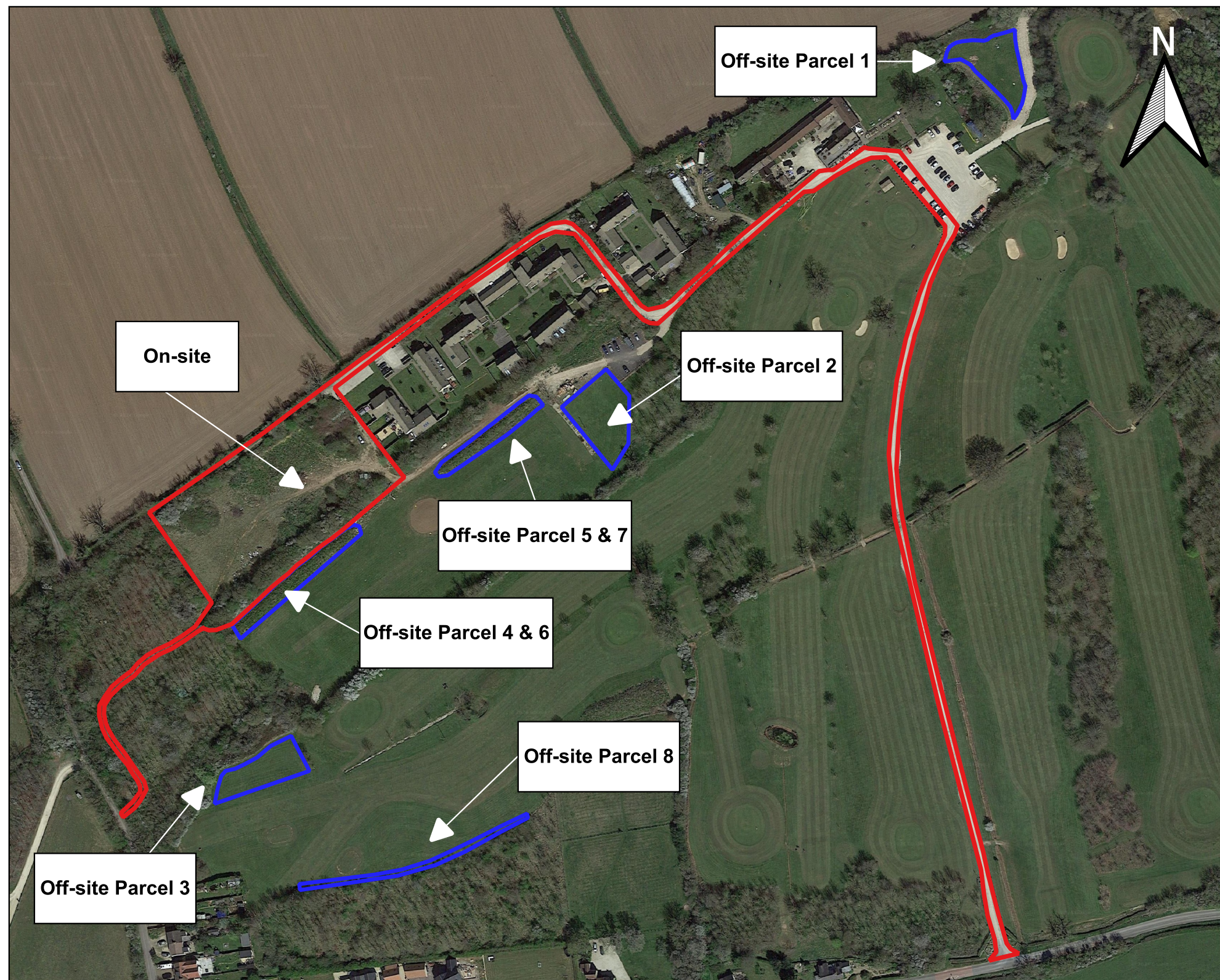
5.1.3 Off-site Baseline UK Habitat Classification Survey Plan

5.1.4 On-site Post-development Habitat Plan

5.1.5 Off-site Post-development Habitat Plan

5.1.6 On-site Evidence of Degradation

5.1.1 Site Areas - Location Plan



KEY:
 Red Line Boundary ('on-site')
 Blue Line Boundary ('off-site')

0 50 100 150 m

Client: John Cooper
 Site: Land at Oaksey Park Golf and Leisure, Oaksey,
 Malmesbury, Wiltshire, SN16 9SB
 Title: Site Areas - Location Plan
 Contract: 3192
 Date: February 2025

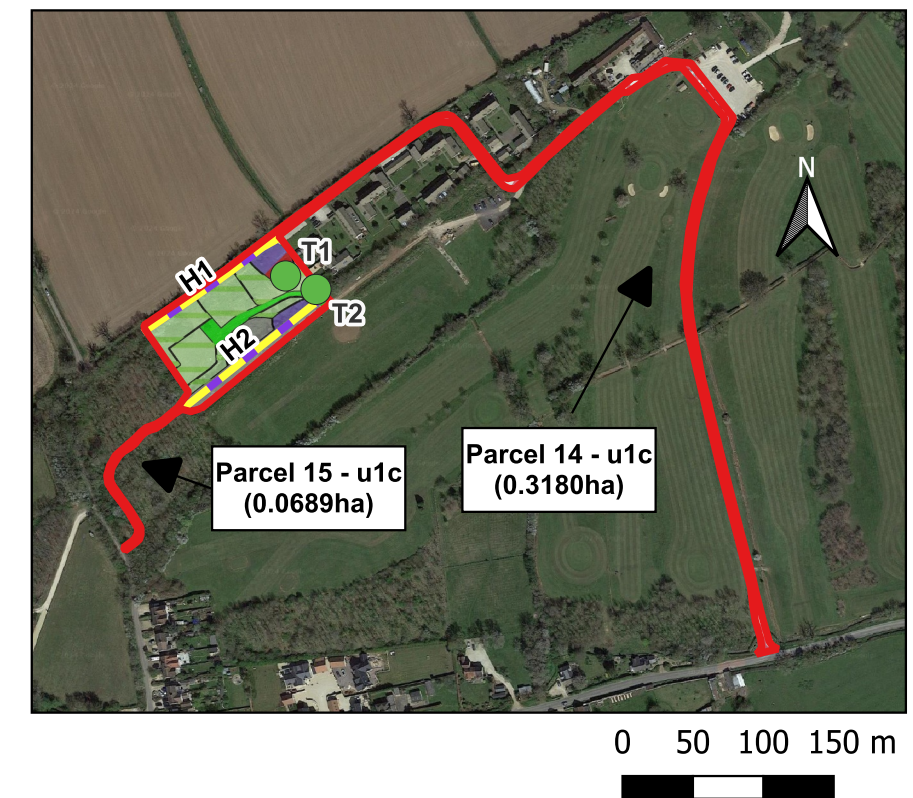
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5.1.2 On-site Baseline UK Habitat Classification Survey Plan



KEY:

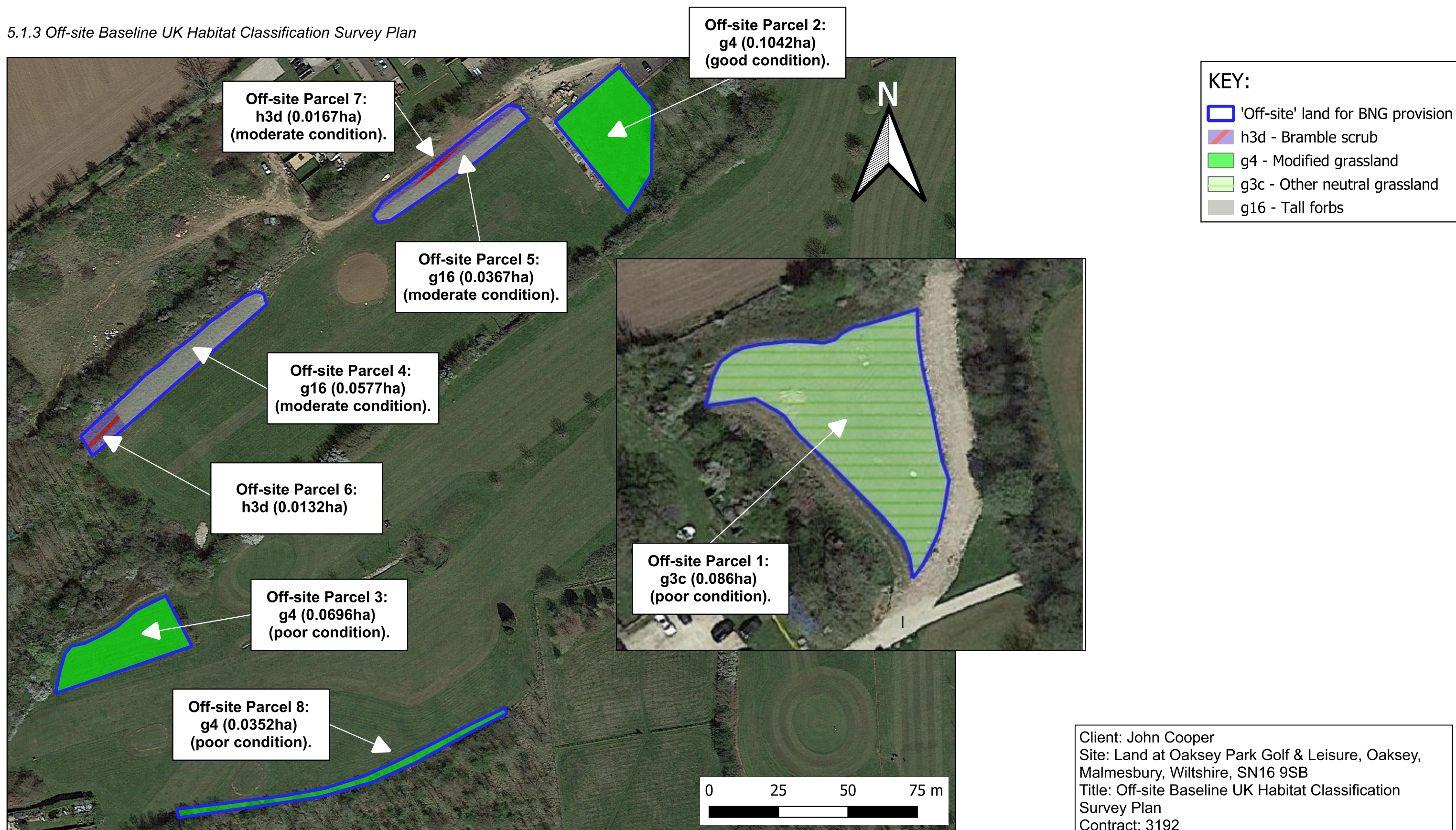
- Red Line Boundary
- u1c - Artificial unvegetated, unsealed surface
- h3h - Mixed scrub
- g4 - Modified grassland
- g3c - Other neutral grassland
- g81 - Ruderal/Ephemeral
- g16 - Tall forbs
- h2a5 - Native species-rich hedgerow with trees
- Individual Trees



Client: John Cooper
 Site: Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB.
 Title: On-site Baseline UK Habitat Classification Survey Plan
 Contract: 3192
 Date: 12 November 2024

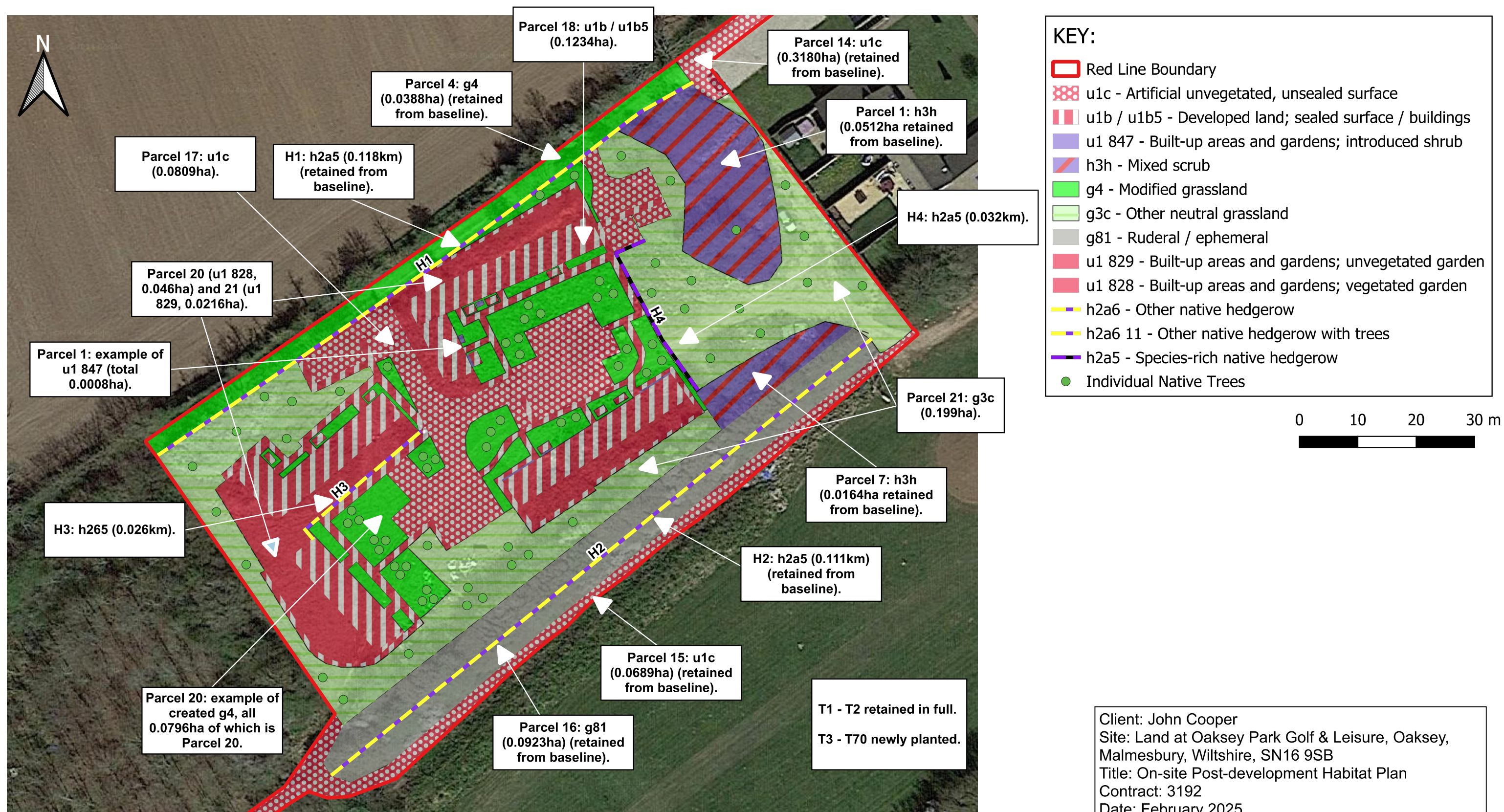
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5.1.3 Off-site Baseline UK Habitat Classification Survey Plan



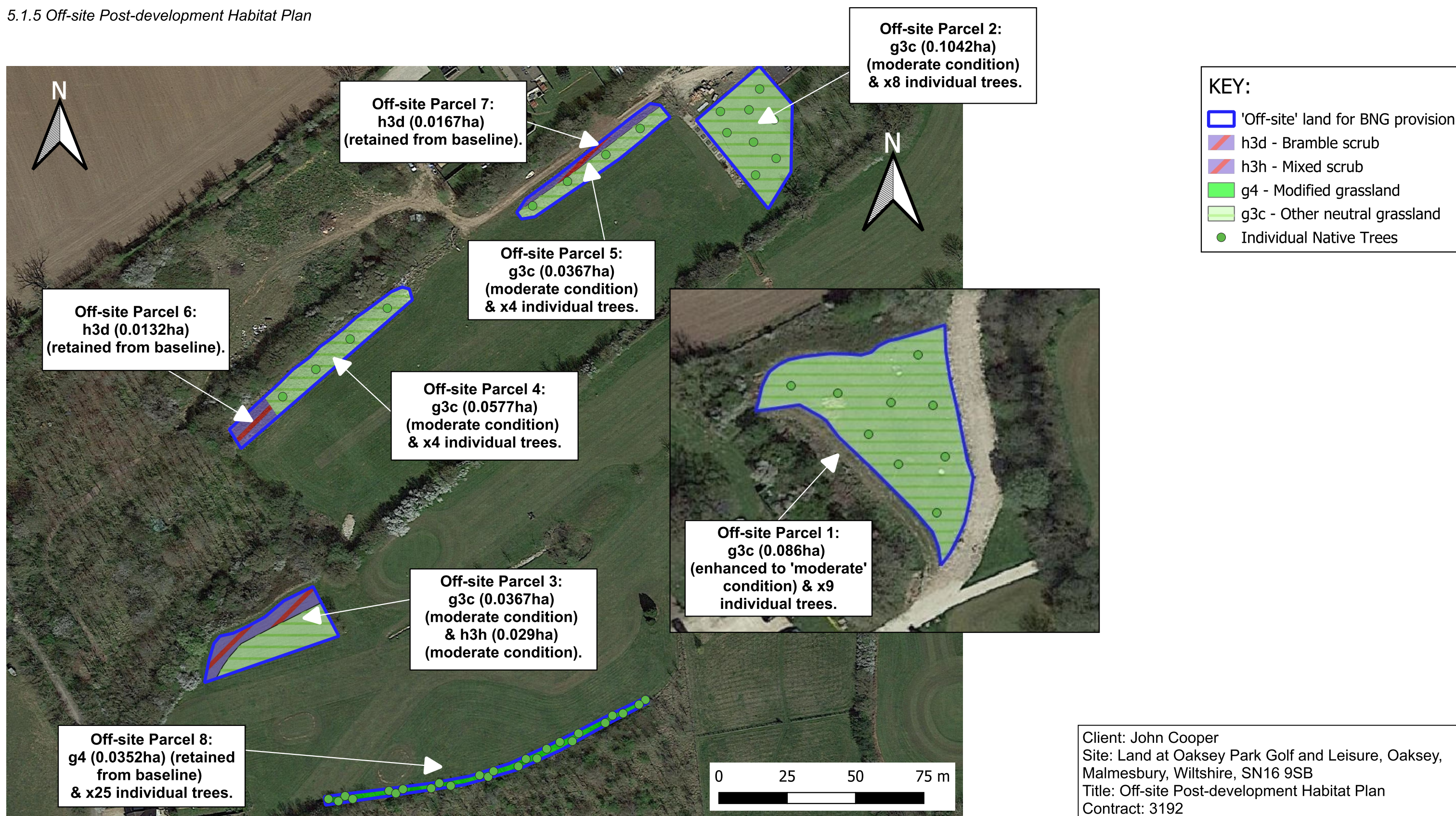
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5.1.4 On-site Post-development Habitat Plan



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5.1.5 Off-site Post-development Habitat Plan



Client: John Cooper
Site: Land at Oaksey Park Golf and Leisure, Oaksey,
Malmesbury, Wiltshire, SN16 9SB
Title: Off-site Post-development Habitat Plan
Contract: 3192
Date: February 2025

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5.2 Survey Data

5.2.1 Summary of UK Habitat Classification Data

All surveys have been completed by appropriately qualified and experienced ecologists from Focus Environmental Consultants. Third-party data has been obtained from Wiltshire and Swindon Biological Records Centre, Gloucestershire Centre for Environmental Records, and the government's multi-agency website 'magic' (www.magic.gov.uk). Tables 2 – 4 provide details of the habitat, hedgerow, and tree features. Copies of Condition Assessment forms are provided in Annex 5.2.2. Species abundance was measured on the DAFOR scale (Dominant (D), Abundant (A), Frequent (F), Occasional (O) and Rare (R)).

Table 2: Summary of Habitat Features

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 1	h3h – mixed scrub	<u>Species List:</u> Hawthorn (F), blackthorn (O), hazel (O), goat willow (O), and bramble (F) with cock's-foot (F), false-oat grass (F), common nettle (F), hogweed (O), and great willowherb (F). <u>Notes:</u> • >75% shrub cover. • Shrubs <5m in height included.	 Plate 1: mixed scrub in Parcel 1. Photograph looking north.	Moderate	0.0708

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 2	g3c – other neutral grassland	<u>Species List:</u> Cock's-foot (A), false oat-grass (A), broad-leaved dock (A), common nettle (F), creeping thistle (F), hogweed (O), creeping buttercup (F), common ragwort (O). <u>Notes:</u> • >20% 'sub-optimal' ruderals. • <9 sp/m². • Colonising an earth bund.	 Plate 2: other neutral grassland within Parcel 2. Photograph looking north-east.	Moderate	0.0590
On-site 3	g4 – Modified grassland	<u>Species List:</u> Perennial rye-grass (A), Yorkshire-fog (F), white clover (F), creeping buttercup (F), annual meadow-grass (F), selfheal (O), daisy (F), dandelion agg. (O). <u>Notes:</u> • Short-mown formal lawn. • 6 – 8 sp/m². • Perennial rye-grass and white clover coverage >30%.	 Plate 3: modified grassland within Parcel 3. Photograph looking south.	Good	0.0013

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 4	g4 – Modified grassland	<u>Species List:</u> Perennial rye-grass (A), cock's-foot (F), white clover (A), creeping buttercup (F), annual meadow-grass (F), daisy (F). <u>Notes:</u> • Short sward on a pathway. • 6 – 8 sp/m². • Physical damage >5% cover. • Bare ground >10% cover.	 Plate 4: modified grassland within Parcel 4. Photograph looking west.	Moderate	0.0388
On-site 5	g3c – other neutral grassland	<u>Species List:</u> Creeping bent (A), common bent (F), cock's-foot (F), crested dog's-tail (F), perennial rye-grass (F), creeping cinquefoil (O), white clover (O), common vetch (O), common ragwort (O), dandelion agg. (O), great willowherb (O), common nettle (O), hogweed (O), bramble (O). <u>Notes:</u> • <9sp / m². • Varied sward height. • >10% cover of bare ground. • >5% cover of physical damage and sub-optimal species.	 Plate 5: other neutral grassland within Parcel 5. Photograph looking east.	Moderate	0.0297

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 6	g3c – other neutral grassland	<u>Species List:</u> Cock's-foot (A), common bent (F), perennial rye-grass (F), false oat-grass (F), Timothy (F), common ragwort (O), bush vetch (O), bramble (O). <u>Notes:</u> • <9sp / m². • Varied sward height. • Bramble cover >5%. • >5% cover of physical damage and sub-optimal species.	 Plate 6: other neutral grassland within Parcel 6. Photograph looking east.	Moderate	0.0191
On-site 7	h3h – mixed scrub	<u>Species List:</u> Hazel (O), grey willow (O), goat willow (O), blackthorn (O), and bramble (F) with common nettle (O) and great willowherb (O). <u>Notes:</u> • >75% shrub cover. • Shrubs <5m in height.	 Plate 7: mixed scrub in Parcel 7. Photograph looking south.	Moderate	0.0204

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 8	g16 – tall forbs	<u>Species List:</u> N/A. <u>Notes:</u> - An unvegetated earth pile. - Habitat parcel treated as ‘tall forbs’ due to presence of abundant common nettle prior to degradation, as per client correspondence.	 Plate 8: bare earth currently within Parcel 8. Photograph looking south-west.	Moderate	0.0655
On-site 9	g3c – other neutral grassland	<u>Species List:</u> Creeping bent (A), cock’s-foot (O), perennial rye-grass (O), crested dog’s-tail (O), white clover (O), broad-leaved dock (O), creeping buttercup (O), selfheal (O), soft rush (R). <u>Notes:</u> - Grassland recolonising after recent ground stripping. - Precautionary approach to condition assessment is made based on the condition of the adjacent Parcel 12.	 Plate 9: other neutral grassland within Parcel 9. Photograph looking east.	Moderate	0.0931

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 10	g3c – other neutral grassland	<u>Species List:</u> Cock's-foot (F), creeping bent (A), broad-leaved dock (A), creeping buttercup (A), white clover (O), common nettle (O), creeping thistle (O), soft rush (O), bristly ox-tongue (O), dandelion agg. (O). <u>Notes:</u> - Substantial 'sub-optimal' species and bare ground following consistent, long-term habitat degradation. - Precautionary approach to condition assessment is adopted.	 Plate 10: other neutral grassland within Parcel 10. Photograph looking south-east.	Fairly Poor	0.0934
On-site 11	g3c – other neutral grassland	<u>Species List:</u> Creeping bent (A), cock's-foot (O), perennial rye-grass (O), white clover (O), broad-leaved dock (O), creeping buttercup (O), selfheal (O). <u>Notes:</u> - Grassland recolonising after recent ground stripping. - Precautionary approach to condition assessment is made based on the condition of the adjacent Parcel 12.	 Plate 11: other neutral grassland within Parcel 11. Photograph looking east.	Moderate	0.0302

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 12	g3c – other neutral grassland	<u>Species List:</u> Glaucous sedge (A), creeping buttercup (F), white clover (O), selfheal (F), creeping bent (A), Yorkshire-fog (F), cock's-foot (F), dandelion agg. (O), bristly ox-tongue (O), spear thistle (O), greater plantain (O), creeping cinquefoil (O), and a variety of acrocarpous mosses. <u>Notes:</u> • Short, thin, forb-rich sward. • >5% cover of 'sub-optimal' species.	 Plate 12: other neutral grassland within Parcel 12. Photograph looking north.	Moderate	0.0865
On-site 13	g4 – modified grassland	<u>Species List:</u> Perennial rye-grass (A), creeping bent (F), white clover (F), cock's-foot (F), annual meadow-grass (F), creeping buttercup (F), broad-leaved dock (O), bristly ox-tongue (O). <u>Notes:</u> • Recolonising a vehicular track with heavy erosion. • Physical damage evident in >20% of the sward. • 'Sub-optimal' species comprise >5% of the sward.	 Plate 13: modified grassland within Parcel 13. Photograph looking east.	Moderate	0.0571

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 14	u1c – artificial unvegetated, unsealed surface	<u>Species List:</u> N/A. <u>Notes:</u> - Stone gravel vehicular track. - Shared entrance with Oaksey Park Golf and Leisure Club.	 Plate 14: stone gravel access track. Photograph looking north.	N/A	0.3180
On-site 15	u1c – artificial unvegetated, unsealed surface	<u>Species List:</u> N/A. <u>Notes:</u> Stone gravel track passing through an area of woodland and along the south of H2.	 Plate 15: stone gravel track. Photograph looking east.	N/A	0.0689

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
On-site 16	g81 – Ruderal / ephemeral	<u>Species List:</u> Common nettle (F), broad-leaved dock (O), bramble (O). <u>Notes:</u> Vegetated ground within / around the base of H2, a c.5m thick hedgerow.	 Plate 16: ruderal / ephemeral vegetation within Parcel 16. Photograph looking east.	Moderate	0.0923
Off-site 1	g3c – other neutral grassland	<u>Species List:</u> Cock's-foot (A), Timothy (F), perennial rye-grass (O), Yorkshire-fog (F), creeping bent (A), false oat-grass (O), broad-leaved dock (F), creeping buttercup (F), selfheal (O), spear thistle (O), dove's-foot crane's-bill (O), common cleavers (O). <u>Notes:</u> >20% broadleaved forbs. <30% perennial rye-grass. >5% 'sub-optimal' species. 6 – 8 sp/m².	 Plate 17: other neutral grassland within off-site Parcel 1. Photograph looking north.	Poor	0.0860

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
Off-site 2	g4 – modified grassland	<u>Species List:</u> Perennial rye-grass (A), annual meadow-grass (O), Yorkshire-fog (F), creeping buttercup (F), white clover (O), common daisy (F), dandelion (O), greater plantain (O), broad-leaved dock (O), spear thistle (O). <u>Notes:</u> • >30% perennial rye-grass. • <20% broadleaved forbs. • 6 – 8 sp/m².	 Plate 18: modified grassland within off-site Parcel 2. Photograph looking west.	Good	0.1042
Off-site 3	g4 – modified grassland	<u>Species List:</u> Perennial rye-grass (D), creeping buttercup (O), white clover (O), common daisy (O), <i>Viola</i> sp. (O). <u>Notes:</u> • >30% perennial rye-grass. • <20% broadleaved forbs. • <6sp/m².	 Plate 19: modified grassland within off-site Parcel 3. Photograph looking west.	Poor	0.0696ha

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
Off-site 4	g16 – tall forbs	<u>Species List:</u> Common nettle (A), hogweed (A), broad-leaved dock (A), false oat-grass (O). <u>Notes:</u> Structurally homogenous.	 Plate 20: tall forbs within off-site Parcel 4. Photograph looking east.	Moderate	0.0577
Off-site 5	g16 – tall forbs	<u>Species List:</u> Common nettle (A), hogweed (A), broad-leaved dock (A), false oat-grass (O), great mullein (R). <u>Notes:</u> Structurally homogenous.	 Plate 21: tall forbs within off-site Parcel 5. Photograph looking east.	Moderate	0.0367ha

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
Off-site 6	h3d – bramble scrub	<u>Species List:</u> Bramble. <u>Notes:</u> Dense bramble scrub.	 Plate 22: bramble scrub within off-site Parcel 6. Photograph looking west.	N/A	0.0132ha
Off-site 7	h3d – bramble scrub	<u>Species List:</u> Bramble. <u>Notes:</u> Dense bramble scrub.	 Plate 23: bramble scrub within off-site Parcel 7. Photograph looking east.	N/A	0.0167ha

Parcel Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Area (ha)
Off-site 8	g4 – modified grassland	<u>Species List:</u> Perennial rye-grass (D), creeping buttercup (O), white clover (O), common daisy (O), <i>Viola</i> sp. (O). <u>Notes:</u> • >30% perennial rye-grass. • <20% broadleaved forbs. • <6sp/m².	 Plate 24: modified grassland within off-site Parcel 8. Photograph looking west.	Poor	0.0352ha

Table 3: Summary of Hedgerow Features

Hedge Ref.	UK Habitat Classification Habitat Type & Code	Species List & Notes	Photograph	Condition	Length (km)
H1	h2a5 11 – species-rich native hedgerow; hedgerow with trees	<u>Species List:</u> Hawthorn, wild privet, hazel, dog-rose, field maple, ash, English elm, dogwood, elder, blackthorn, bramble. <u>Notes:</u> • >1.5m average height. • <1.5m average width. • Defunct in places, horizontal gaps form >10% of length. • Adjacent land disturbed / with high nutrient typical species.	 Plate 16: typical view of H1. Photograph looking north-east.	Moderate	0.111
H2	h2a5 11 – species-rich native hedgerow; hedgerow with trees	<u>Species List:</u> Hawthorn, field maple, hazel, grey willow, dog-rose, blackthorn, elder. <u>Notes:</u> • >1.5m average height. • >1.5m average width. • Outgrown and leggy in places with vertical gaps. • Adjacent land disturbed / with high nutrient typical species.	 Plate 17: typical view of H2. Photograph looking south-east.	Moderate	0.118

5.2.2 On-site Baseline Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)													
UK Habitat Classification (UKHab) Habitat Types													
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland													
Habitat Description													
Grassland - other neutral grassland													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB	Survey date and Surveyor name	12 November 2024, Josh Toogood										
		Survey reference (if relating to a wider survey)	N/A										
Limitations (if applicable)	Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) & simplicity of habitat. Precautionary approach to condition assessment of Parcel 9 & Parcel 11 adopted due to degradation.	Habitat parcel reference											
		Parcel 2	Parcel 5	Parcel 6	Parcel 9	Parcel 10	Parcel 11	Parcel 12					
Condition Assessment Criteria		Grid reference											Notes (such as justification)
		ST 99287 94024	ST 99321 94020	ST 99309 94010	ST 99226 93988	ST 99251 94003	ST 99251 93959	ST 99235 93963					
		Criterion passed (Yes or No)											
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 Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Yes	Yes	Yes	Yes	Yes	Yes					
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Yes	Yes	No	No	No	No				Parcel 9 - 12 with a short sward	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	No	Yes	Yes	No	Yes	Yes				Parcel 9 and 11 assumed to meet this criteria prior to degradation, being located either side of Parcel 12 which currently meets the criteria.	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Yes	No	Yes	Yes	Yes	Yes				Parcel 6 fails criteria due to >5% cover of bramble	
E	Combined cover of species indicative of suboptimal condition ³ 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. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	No	No	No	No	No	No				All parcels with >5% cover of sub-optimal species and / or physical damage	
Additional Criterion - must be assessed for all non-acid grassland types													

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	No	No	No	No	No	No	No				
	Note - this criterion is essential for achieving Good condition for non-acid grassland types only.											
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Number of criteria passed		3	3	3	3	2	3	3				
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√										
Acid grassland types (Result out of 5 criteria)												
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)											
Passes 2 or fewer criteria	Poor (1)											
Non-acid grassland types (Result out of 6 criteria)												
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)											
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X	X	X	X		X	X				
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)					X						
Suggested enhancement interventions to improve condition score												
Notes												
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).												

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)												
UK Habitat Classification (UKHab) Habitat Type												
Grassland - Modified grassland												
Habitat Description												
Grassland - Modified grassland												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location	On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB	Survey date and Surveyor name		12 November 2024, Josh Toogood								
		Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)	Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) & simplicity of habitat.	Habitat parcel reference										
		Parcel 3	Parcel 4	Parcel 13								
		Grid reference										
Condition Assessment Criteria		ST 99307 94045	ST 99246 94021	ST 99266 93997								
		Criterion passed (Yes or No)										Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes	Yes	Yes								
	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.											
B	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.	No	No	No								
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes	Yes								
D	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.	Yes	No	No							Parcel 4 & 13 with >5% damage (erosion due to footfall and vehicle access)	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	No	No							Parcel 4 & 13 with >10% bare ground	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes								
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes	Yes								
Essential criterion achieved (Yes or No)		Yes	Yes	Yes								
Number of criteria passed		6	4	4								
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	X										
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		X	X								
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)											
Suggested enhancement interventions to improve condition score												

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – 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 4 – Wildlife and Countryside Act 1981 (as amended).

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).	No	Yes												
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	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. 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.	Yes	Yes												
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.	No	No												
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 ³) 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 ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ 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 ⁷ .	Yes	Yes												
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).	No	No												

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), 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.	No	No												
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.	Yes	Yes												

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3

Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <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).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		H1: 2. H2: 2.
Suggested enhancement interventions to improve condition score		

Condition Sheet: SCRUB Habitat Type													
Habitat Types													
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub													
Habitat Description													
Heathland and shrub - Mixed scrub.													
For Dunes with sea buckthorn see: Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (incc.gov.uk)													
For other scrub types see: ukhab – UK Habitat Classification													
On-site or off-site, site name and location	On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB			Survey date and Surveyor name		12 November 2024, Josh Toogood							
				Survey reference (if relating to a wider survey)		N/A							
Limitations (if applicable)	Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) & simplicity of habitat.			Habitat parcel reference									
				Parcel 1	Parcel 7								
				Grid reference									
Condition Assessment Criteria			ST 99301 94031	ST 93310 94003									
			Criterion passed (Yes or No)										Notes (such as justification)
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> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).			Yes	Yes								
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.			Yes	Yes								
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.			Yes	Yes								
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.			No	Yes								
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.			No	No								
Number of criteria passed				3	4								
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score		Score Achieved x/√									
Passes 5 criteria		Good (3)											
Passes 3 or 4 criteria		Moderate (2)		X	X								
Passes 2 or fewer criteria		Poor (1)											
Suggested enhancement interventions to improve condition score													

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.													
Habitat Description													
Individual trees - Rural trees (crack willow)													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm 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 should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site, site name and location		On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB		Survey date and Surveyor name		12 November 2024, Josh Toogood							
				Survey reference (if relating to a wider survey)		N/A							
Limitations (if applicable)		Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) & simplicity of habitat.		Habitat parcel reference									
				T1	T2								
Condition Assessment Criteria		ST 99300 94025		ST 99326 94021									
				Criterion passed (Yes or No)									Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		Yes	Yes									
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).		Yes	Yes									
C	The tree is mature (or more than 50% within the block are mature) ¹ .		No	No									
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.		Yes	Yes									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	No									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Yes									
Number of criteria passed			4	4									
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved ×/√									
Passes 5 or 6 criteria		Good (3)											

Passes 3 or 4 criteria	Moderate (2)	X	X									
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												

Condition Sheet: URBAN Habitat Type															
Habitat Types															
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground															
Habitat Description															
Parcel 8 - Tall forbs, Parcel 15 - Ruderal/Ephemeral															
See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification															
On-site or off-site, site name and location	On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB			Survey date and Surveyor name		12 November 2024, Josh Toogood									
				Survey reference (if relating to a wider survey)		N/A									
Limitations (if applicable)	Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) & simplicity of habitat. Precautionary approach to Parcel 8 habitat type and condition assessment adopted due to degradation.			Habitat parcel reference											
				Parcel 8	Parcel 16										
				Grid reference											
Condition Assessment Criteria				ST 99279 93981	ST 99276 93969										
				Criterion passed (Yes or No)										Notes (such as justification)	
Core Criteria - must be assessed for all urban habitat types:															
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.			No	No								Parcel 8 assumed to fail criteria prior to degradation due to homogenous common nettle.		
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.			Yes	Yes										
C	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) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).			Yes	Yes								Parcel 8 assumed to meet this criteria in the absence of contrary evidence.		
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:															
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); 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 Bioswale and SuDS 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 ⁴ .														
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.														
Additional Criterion - must be assessed for Intensive green roofs only:															

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).													
Additional Criterion - must be assessed for Biodiverse green roofs 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. Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.													
Essential criteria relevant for habitat type achieved (Yes or No)		Yes	Yes											
Number of criteria passed		2	2											
Condition Assessment Result		Condition Assessment Score		Score Achieved */										
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):														
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)												
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	X	X										
• Passes 0 or 1 of 3 core criteria.		Poor (1)												
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):														
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)												
• Passes 2 or 3 of 4 criteria; OR • 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 Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):														
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)												
• Passes 3 or 4 of 5 criteria; OR • 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)												
Suggested enhancement interventions to improve condition score														
Footnotes														

5.2.3 Off-site Baseline Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	Off-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB	Survey date and Surveyor name	23 January 2025, Josh Toogood
Limitations (if applicable)	Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) and simplicity of habitat parcel.	Survey reference (if relating to a wider survey)	N/A
Grid reference	ST 99648 94209	Habitat parcel reference	Parcel 1
Habitat Description			
Grassland - Other neutral grassland.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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 Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	0% cover of bare ground
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	0% bracken and scrub cover

E	Combined cover of species indicative of suboptimal condition³ 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. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	No	>5% cover of 'sub-optimal' species
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	6 - 8 sp/m2.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		2	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	X	
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Grassland - Modified grassland.													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	Off-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB	Survey date and Surveyor name		23 January 2025, Josh Toogood									
		Survey reference (if relating to a wider survey)		N/A									
Limitations (if applicable)	Sub-optimal survey period. Not a significant limitation given experience of surveyor (FISC Level 4) and simplicity of habitat parcel.	Habitat parcel reference											
		Parcel 2	Parcel 3	Parcel 8									
		Grid reference											
Condition Assessment Criteria		ST 99439 94044	ST 99274 93857	ST 99331 93807									
		Criterion passed (Yes or No)										Notes (such as justification)	
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these 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.	Yes	No	No								Parcel 3 and 8 species-poor grass seed mixture for golf courses, <6sp/m2.	
B	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.	No	No	No									
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes	Yes									
D	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.	Yes	Yes	Yes									
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Yes	Yes									
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes									
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes	Yes									
Essential criterion achieved (Yes or No)		Yes	No	No									
Number of criteria passed		6	5	5									
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√											
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	X											
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)												
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		X	X									
Suggested enhancement interventions to improve condition score													

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – 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 4 – Wildlife and Countryside Act 1981 (as amended).

5.2.4 On-site Post-development Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB.	Survey date and Surveyor name	12 February 2025, Josh Toogood
Limitations (if applicable)	Precautionary approach to habitat condition assessment applied due to estimation of future condition.	Survey reference (if relating to a wider survey)	N/A
Grid reference	N/A	Habitat parcel reference	Parcel 24
Habitat Description			
Parcel 24 - all areas of 'other neutral' grassland in public open space created on site to be sown with a native species-rich wildflower grassland seed mixture and managed as wildflower meadow habitat.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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 Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes	Grassland to be sown with a native species-rich wildflower seed mixture characteristic of other neutral grassland.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Sward to be managed as a meadow, left uncut during flowering season, but subject to hay meadow management with annual cut(s) as appropriate. Some areas to be unmanaged.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	Not considered guaranteed that cover of bare ground would not exceed 5%.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Habitat management to ensure bracken & scrub cover is 0%.

E	Combined cover of species indicative of suboptimal condition³ 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. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	No	Not considered guaranteed that this criteria would be met.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	Not considered guaranteed that this criteria would be met.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		3	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB.	Survey date and Surveyor name	12 February 2025, Josh Toogood
Limitations (if applicable)	Precautionary approach to habitat condition assessment applied due to estimation of future condition.	Survey reference (if relating to a wider survey)	N/A
Grid reference	N/A	Habitat parcel reference	Parcel 23
Habitat Description			
Parcel 23 - all areas of grass lawn in public open space created on site to be sown with a native species-rich flowering lawn seed mixture.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these 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 m² (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.	Yes	Species-rich flowering lawn seed mixture to be applied to lawn areas.
B	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.	No	Lawn areas subject to routine mowing reducing structural heterogeneity.
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Scrub cover to be 0%.
D	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.	No	Considered that physical damage may exceed 5% cover as a result of resident access and erosion.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	Bare ground cover likely to reach at least 1%. Habitat management will ensure bare ground does not exceed 10% cover.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Bracken cover to be 0%.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Habitat management to ensure no invasive non-native plant species become established in the sward.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – 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 4 – Wildlife and Countryside Act 1981 (as amended).			

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).	Yes	Yes											
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	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. 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.	No	Yes											H3 adjacent hard landscaping and garden habitat. H4 adjacent to 'other neutral' grassland subject to meadow management.
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.	Yes	Yes											Habitat management to ensure criteria is met.
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 ³) 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 ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ 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 ⁷ .	Yes	Yes											Habitat management to ensure criteria is met.
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).	Yes	Yes											Damage considered unlikely at 10% or more given context of the site as a development for elderly residents.

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), 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.													
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.													

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3

Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		H3: 2, H4: 3.
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <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).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Suggested enhancement interventions to improve condition score		

Condition Sheet: INDIVIDUAL TREES Habitat Type				
Habitat Types				
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.				
Habitat Description				
Individual trees - Urban trees. x68 narrow-form native trees to be planted across the site, inc.species such as rowan, silver birch, and field maple.				
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm 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 should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
On-site or off-site, site name and location		On-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB.	Survey date and Surveyor name	12 February 2025, Josh Toogood
Limitations (if applicable)		Precautionary approach to habitat condition assessment applied due to estimation of future condition.	Survey reference (if relating to a wider survey)	N/A
Grid reference		N/A	Habitat parcel reference	T3 - T68
Condition Assessment Criteria			Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		Yes	All newly planted trees will be 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).		Yes	All trees will be individual trees.
C	The tree is mature (or more than 50% within the block are mature) ¹ .		No	Newly planted specimens.
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.		No	Anticipated that regular pruning may be required.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	Newly planted specimens unlikely to establish ecological niches within a 30 year period.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Trees planted in areas oversailing grassland.
Number of criteria passed			3	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria		Good (3)		
Passes 3 or 4 criteria		Moderate (2)	X	
Passes 2 or fewer criteria		Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				
Suggested enhancement interventions to improve condition score ²				

5.2.5 Off-site Post-development Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)												
UK Habitat Classification (UKHab) Habitat Types												
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland												
Habitat Description												
Grassland - Other neutral grassland. Parcel 1 'enhanced' by leaving unmown to improve structural heterogenity and create a tussocky sward. Parcel 2 - Parcel 5 stripped of existing vegetation and sown with an appropriate native species-rich wildflower grassland seed mixture, and managed as wildflower grassland thereafter.												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location	Off-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB		Survey date and Surveyor name	12 February 2025, Josh Toogood								
			Survey reference (if relating to a wider survey)	N/A								
Limitations (if applicable)	Precautionary approach to habitat condition assessment applied due to estimation of future condition.		Habitat parcel reference									
			Off-site Parcel 1	Off-site Parcel 2	Off-site Parcel 3	Off-site Parcel 4	Off-site Parcel 5					
Condition Assessment Criteria		Grid reference									Notes (such as justification)	
		ST 99648 94209	ST 99439 94044	ST 99274 93857	ST 99273 93958	ST 99382 94030						
			Criterion passed (Yes or No)									
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 Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		Yes	Yes	Yes	Yes	Yes					Parcel 1 satsifies criteria as existing. Parcel 2 - 5 to be sown with a seed mixture characteristic of 'other neutral' grassland.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.		Yes	Yes	Yes	Yes	Yes					Habitat management of all parcels to ensure this criteria is met.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .		No	No	No	No	No					Not considered gauranteed that this criteria will be met.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.		Yes	Yes	Yes	Yes	Yes					Habitat management to ensure criteria is met, particularly in Parcels 4 & 5 where existing bramble scrub is located adjacent.
E	Combined cover of species indicative of suboptimal condition ³ 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. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		No	No	No	No	No					Not considered gauranteed that this criteria will be met.
Additional Criterion - must be assessed for all non-acid grassland types												

F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	No	No	No	No						Not considered gauranteed that this criteria will be met.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No	No	No	No						
Number of criteria passed		3	3	3	3	3						
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√										
Acid grassland types (Result out of 5 criteria)												
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	X	X	X	X	X						
Passes 2 or fewer criteria	Poor (1)											
Non-acid grassland types (Result out of 6 criteria)												
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)											
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)											
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)											
Suggested enhancement interventions to improve condition score												
Notes												
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).												

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
Heathland and shrub - Mixed scrub			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with <i>Hippophae rhamnoides</i>) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	Off-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB	Survey date and Surveyor name	12 February 2025, Josh Toogood
Limitations (if applicable)	Precautionary approach to habitat condition assessment applied due to estimation of future condition.	Survey reference (if relating to a wider survey)	N/A
Grid reference	ST 99249 93853	Habitat parcel reference	Off-site Parcel 3
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
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> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	A mix of native species will be used with a minimum of three species e.g. hawthorn, blackthorn and hazel.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	Newly planted specimens.
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	Habitat management to ensure criteria is met.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	Habitat management requires prevention of scattered scrub encroachment into adjacent grassland.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	Planting and habitat management patterns to establish glades / rides.
Number of criteria passed		3	

Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

Condition Sheet: INDIVIDUAL TREES Habitat Type				
Habitat Types				
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.				
Habitat Description				
Individual trees - Rural trees. x50 narrow-form native trees to be planted across the site, inc.species such as rowan, silver birch, and field maple.				
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm 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 should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
On-site or off-site, site name and location		Off-site, Land at Oaksey Park Golf & Leisure, Oaksey, Malmesbury, Wiltshire, SN16 9SB	Survey date and Surveyor name	12 February 2025, Josh Toogood
Limitations (if applicable)		Precautionary approach to habitat condition assessment applied due to estimation of future condition.	Survey reference (if relating to a wider survey)	N/A
Grid reference		N/A	Habitat parcel reference	Off-site T1 - T50
Condition Assessment Criteria			Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).		Yes	All newly planted trees will be 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).		Yes	All trees will be individual trees.
C	The tree is mature (or more than 50% within the block are mature) ¹ .		No	Newly planted specimens.
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.		Yes	Not anticipated that regular pruning would be required, and no adverse impacts likely.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	Newly planted specimens unlikely to establish ecological niches within a 30 year period.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Trees planted in areas oversailing grassland.
Number of criteria passed			4	
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria		Good (3)		
Passes 3 or 4 criteria		Moderate (2)	X	
Passes 2 or fewer criteria		Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.				
Suggested enhancement interventions to improve condition score ²				

5.3 Objectives

The objectives are:

1. to complete a Biodiversity Net Gain assessment following the ten 'good practice principles for development' (Baker, 2016., Baker *et al.* 2019),
2. to complete a Biodiversity Net Gain assessment following the biodiversity metric rules, the nine biodiversity metric principles and further guidance within the Statutory Biodiversity Metric 'User Guide' (Defra, 2024h) and BS 8683:2021; and
3. to complete the Statutory Biodiversity Metric Calculation Tool for the site.

5.4 Limitations

The accuracy of measurements within the BNG calculation are constrained by the methods of field data collection. For the purposes of this study, UK Habitat Classification areas have been measured using a combination of aerial imagery, QGIS mapping and/or illustrative habitat areas on survey plans.

The Condition Assessment was carried out by a suitably experienced ecologist (J.Toogood: FISC 4) from Focus Environmental Consultants. The months of survey (November - January) are outside the optimal survey period for most habitats and species in England (JNCC, 2010). Many plant species become less evident in the winter because of their annual growth pattern or natural process of die-back to roots, corms, bulbs and tubers. However, the sub-optimal survey period is not considered to be a significant limitation to the survey due to the simplicity of the habitats on site and the appropriate experience / qualifications of the surveyor. Confidence can thus be had in the current UK Habitat Classification and condition assessment.

5.5 Methods

The biodiversity metric was completed following the guidelines of The Statutory Biodiversity Metric 'User Guide' (Defra, 2024h), associated Defra guidance documents (Defra, 2024a-g) and publications, including UK Habitat Classification Version 2.0 (UKHab Ltd, 2023).

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6. QUALIFICATIONS & EXPERIENCE

Focus Environmental Consultants® has the expertise to provide sure-fire environmental solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist environmental reports and advice to support planning applications. Our comprehensive services include Preliminary Ecological Appraisals (PEA), Biodiversity Net Gain (BNG) assessments and calculations, Ecological Impact Assessment (EclA), Habitat Regulations Assessment (HRA) and fulfilling protected species surveys, licensing and mitigation requirements. Focus Environmental Consultants is a CIEEM Registered Practice, with all ecological staff being members of this professional body. Our flexible approach, range of skills and broad project experience from major infrastructure contracts to small private developments allows us to adapt to your individual requirements. As well as offering a full suite of ecological services, Focus Environmental Consultants can provide expert arboricultural advice and reports and is building an enviable reputation for innovative habitat creation and management solutions. Focus Environmental Consultants is situated in Worcestershire, providing a convenient and central UK location.

Full Q&E details of surveyors, authors and checkers are available on request.