

PENN HILL FARM

HDA Ref: 1071.1

Date: 12th November 2025

TECHNICAL NOTE TO ACCOMPANY BIODIVERSITY NET GAIN CALCULATION

1. This briefing note accompanies the Biodiversity Net Gain calculation prepared in relation to the outline planning application of land at Penn Hill Farm, Calne.
2. The Biodiversity Net Gain calculation is based on an adaptation of the *Framework Masterplan* (Turley Dwg: CASS3002-3001-S) represented by the BNG Proposed Habitats Plan (*Appendix A*).
3. The Biodiversity Net Gain calculator used was Defra's Statutory Biodiversity Metric. The plans associated with the calculation are provided within *Appendix A* and extracts from the assessment calculator are included within *Appendix B*.

Broad habitats

4. The calculation for the losses and gain in broad habitats (e.g. grassland, scrub) indicated on the *Framework Masterplan* (Turley Dwg: CASS3002-3001-S) are summarised in *Table 1* below.

Table 1: Summary of losses and gains in broad habitats

	Baseline		Post-development on-site		On-site change	
Habitat group	On-site existing area (ha)	On-site existing value (biodiversity units)	On-site proposed area (ha)	On-site proposed value (biodiversity units)	On-site area change (ha)	On-site unit change (biodiversity units)
Grassland	13.25	26.49	5.81	32.06	-7.43	5.57
Heathland and shrub	0.57	3.60	1.42	10.69	0.85	7.08
Lakes	0.03	0.24	0.06	0.49	0.03	0.26
Urban	1.86	0.06	8.20	5.58	6.34	5.52
Woodland and forest	0.13	1.11	0.34	2.21	0.21	1.10
Individual trees	0.48	5.12	0.76	4.92	0.29	-0.19

5. The calculations for the losses and gains in broad habitats (e.g. grassland or urban) indicated on the plan in *Appendix A* identify that the emerging development proposals would result in a total increase in biodiversity units for broad habitats of +19.33 units (gain). This is a 52.77% increase over the baseline value of the site, thereby providing an indication that the development proposals as they stand would achieve a net gain for biodiversity.

6. It is recommended that the detailed landscape design for the proposed development is developed in consultation with the project ecologists to ensure that where possible additional enhancements are included in the final design to further increase net gains for biodiversity.

Hedgerows

7. The calculation based on the loss/gain of linear habitats (i.e. hedgerows and treelines) assessed from the emerging proposals identifies a total decrease in biodiversity units of 0.72. This is a -2.21% decrease over the baseline value of the site, thereby indicating a small net loss of hedgerow units. It should be noted that the detailed landscape proposals have yet to be prepared in relation to this scheme. In order to achieve a 10% net gain in hedgerow units, an additional 350m of species-rich native hedgerow with trees associated with a bank or a ditch would need to be included in the landscape design. It is considered that this is achievable.

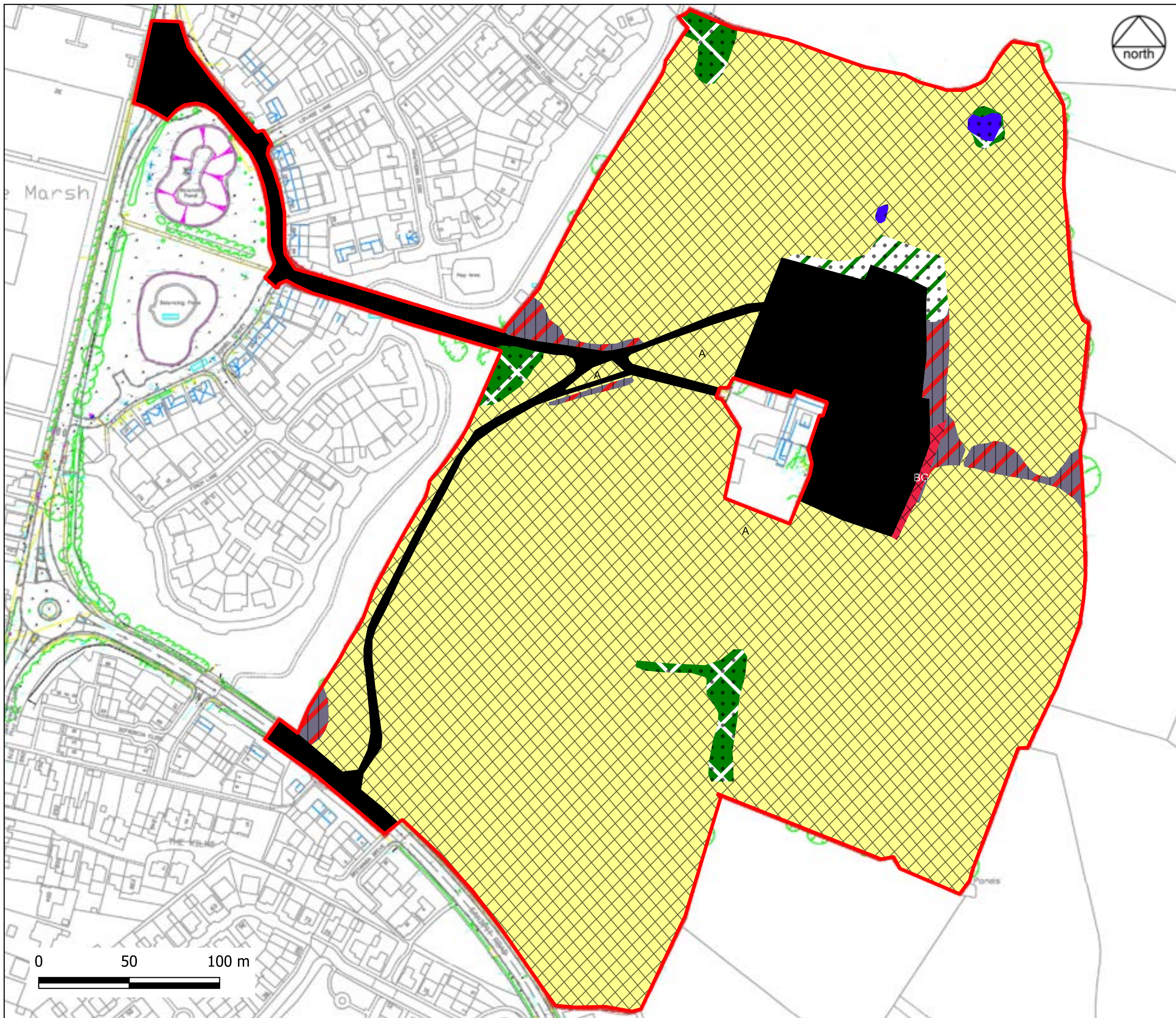
Conclusion

8. The Biodiversity Net Gain calculation based on the emerging landscape scheme indicates that a substantial biodiversity net gain of 52.77% for 'broad habitats' could be achieved by the proposed development. Although a small net loss of -2.21% in hedgerow units has been identified (equivalent to 0.72 units), this could be remedied by inclusion of an additional 350m of species-rich native hedgerow with trees associated with a bank or a ditch in the detailed landscape design to also achieve a 10% net gain in this regard¹.

¹ Please note that the calculation is provisional and should be reviewed at appropriate design stages.

Appendix A

Supporting plans



KEY

- Site boundary
- Habitats baseline**
 - Bramble scrub
 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other woodland; broadleaved
 - Ponds (non-priority habitat)
 - BG Bare ground
- Baseline habitat condition**
 - Moderate
 - Poor
 - N/A - Other
 - Condition Assessment N/A

CLIENT:
Castlewood Ltd

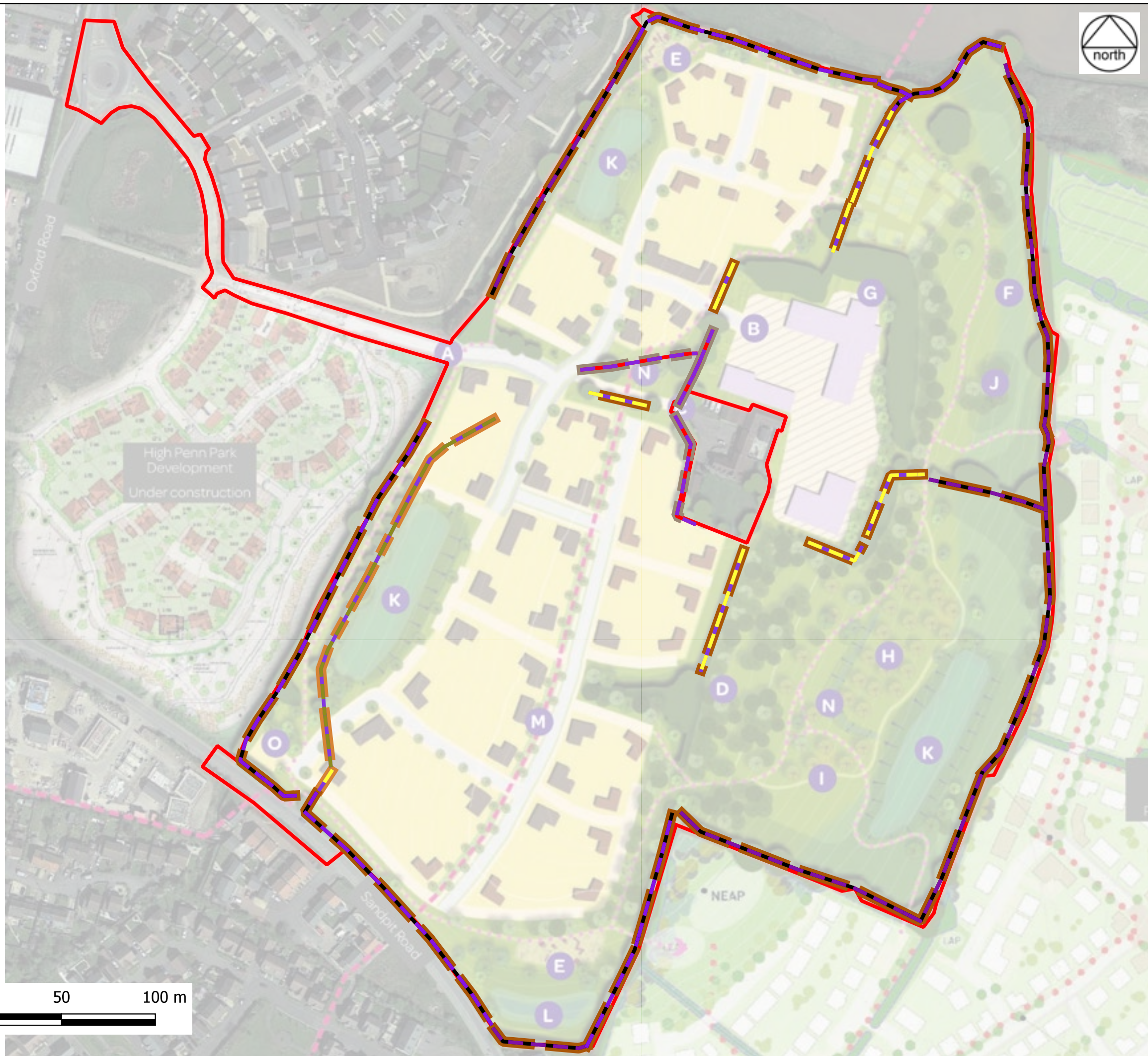
PROJECT:
Land at Penn Hill

TITLE:
BNG Baseline Broad Habitats Plan

SCALE AT A3:
See scale bar

DATE:
November 2025

1071.1 / 07



KEY

Site boundary

Hedgerow baseline

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow

Species-rich native hedgerow with trees

Baseline hedgerow condition

Good

Moderate

Poor

CLIENT:
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PROJECT:
Land at Penn Hill

TITLE:
BNG Baseline Linear Habitats Plan

SCALE AT A3:
See scale bar

DATE:
November 2025

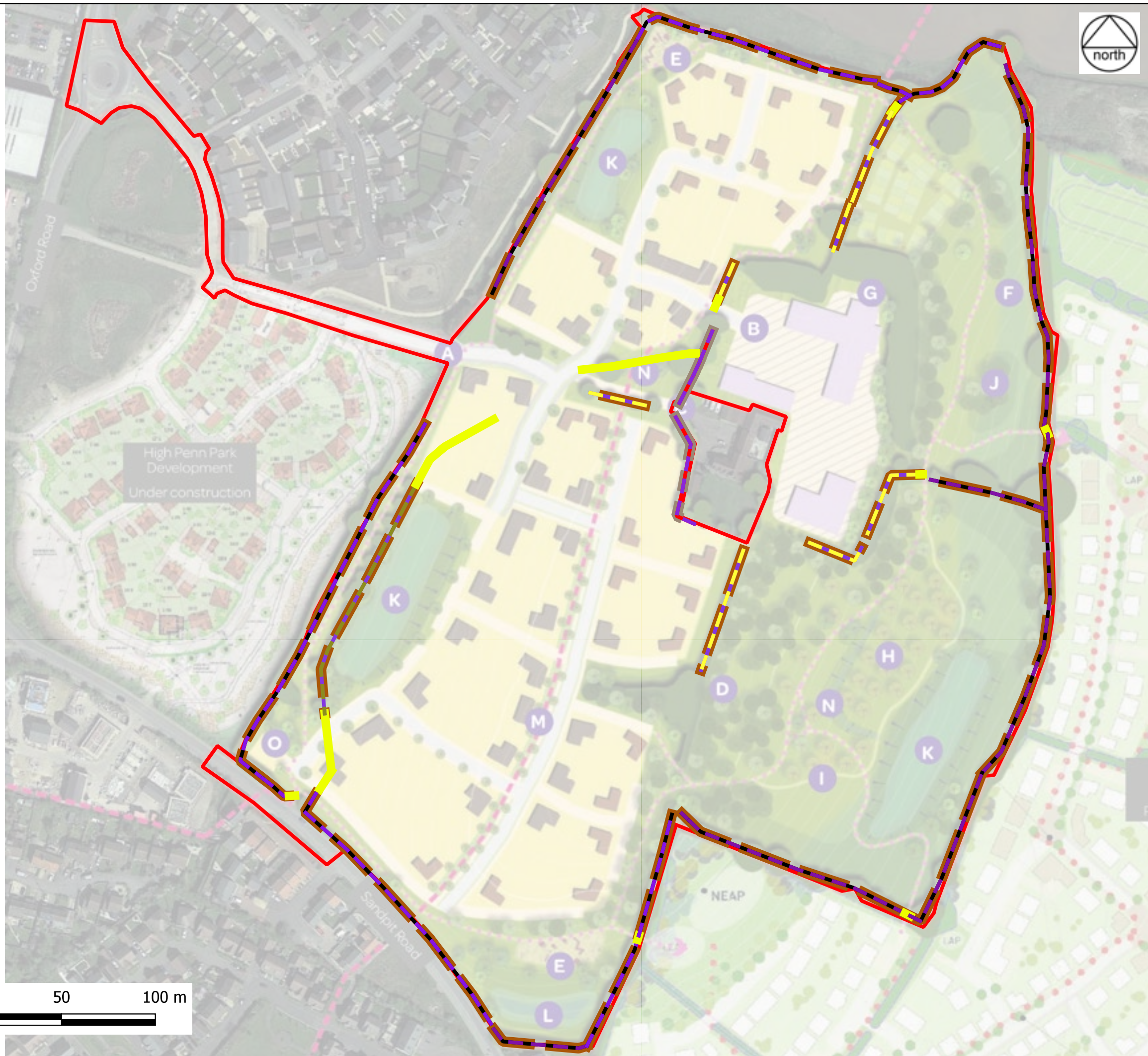
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Landscape Architecture
Masterplanning
Ecology





KEY

Site boundary

Hedgerows proposed

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees - associated with bank or ditch

Species-rich native hedgerow

Species-rich native hedgerow with trees

Proposed hedgerow condition

Good

Poor

N/A

CLIENT:
Castlewood Ltd

PROJECT:
Land at Penn Hill

TITLE:
BNG Proposed Linear Habitats Plan

SCALE AT A3:
See scale bar

DATE:
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Appendix B

Extracts from Defra's Statutory Biodiversity Metric Tool

Penn Hill Farm
Headline Results
Scroll down for final results ▲

Return to
results menu

On-site baseline	Area habitat units	36.63		
	Hedgerow units	32.64		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	55.95		
	Hedgerow units	31.91		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	19.33	52.77%	
	Hedgerow units	-0.72	-2.21%	On-site net gain is less than target set ▲
	Watercourse units	0.00	0.00%	

Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	19.33		
	Hedgerow units	-0.72		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	19.33		
	Hedgerow units	-0.72		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	52.77%		
	Hedgerow units	-2.21%		Total net gain achieved is less than target set ▲
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	36.63	40.29	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	32.64	35.90	3.98	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Project Name: Map Reference: A-1 On-Site Habitat Baseline		Area habitat summary	
		Total Net Unit Change	10.53
		Total Net % Change	69.77%
		Trading Rules Satisfied	Yes /
Condense / Show Columns		Condense / Show Rows	
Main Menu			

Existing area habitats					Disturbances	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baselines
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Disturbances	Condition	Strategic significance	Required Action to Meet Trading Rules	Total habitat units
1	Grassland	Modified grassland	No	0.3051	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same disturbance/ or better habitat required 2-	0.61
2	Grassland	Modified grassland	No	10.0178	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same disturbance/ or better habitat required 2-	20.04
3	Grassland	Modified grassland	No	1.0315	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same disturbance/ or better habitat required 2-	2.06
4	Grassland	Modified grassland	No	1.3807	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same disturbance/ or better habitat required 2-	2.76
5	Grassland	Modified grassland	No	0.511	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same disturbance/ or better habitat required 2-	1.02
6	Heathland and shrub	Bramble scrub	No	0.2381	Medium	Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.95
7	Heathland and shrub	Bramble scrub	No	0.0255	Medium	Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.10
8	Heathland and shrub	Bramble scrub	No	0.0334	Medium	Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.13
9	Heathland and shrub	Mixed scrub	No	0.1113	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.98
10	Heathland and shrub	Mixed scrub	No	0.0863	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.76
11	Heathland and shrub	Mixed scrub	No	0.0757	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.67
12	Lakes	Ponds (non-priority habitat)	No	0.0259	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.34
13	Urban	Bare ground	No	0.0215	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same disturbance/ or better habitat required 2-	0.06
14	Urban	Developed land, sealed surface	No	1.8293	V-Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
15	Woodland and forest	Other woodland, broadleaved	No	0.1266	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	1.11
16	Individual trees	Urban tree	No	0.0407	Medium	Poor	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	0.18
17	Individual trees	Urban tree	No	0.1914	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	1.68
18	Individual trees	Urban tree	No	0.2466	Medium	Good	Location ecologically desirable but not in local strategy	Same broad habitat or a higher disturbance/ habitat required 1-2	3.26
19									
20									
21									
22									
23									
Total habitat area				18.21					28.63
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)				18.69					

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost	Bespoke compensation agreed for losses of VQDM or irreplaceable habitat	User comments	Planning authority comments	Habitat reference number
0	0	0.00	0.00	0.31	0.61		See appendix C		
0	0	0.00	0.00	10.02	20.04		See appendix C		
0	1.0315	0.00	2.06	0.00	0.00		See appendix C		
0	1.3807	0.00	2.76	0.00	0.00		See appendix C		
0	0.511	0.00	1.02	0.00	0.00		See appendix C		
0	0	0.00	0.00	0.24	0.95		No condition assessment required		
0	0.0255	0.00	0.10	0.00	0.00		No condition assessment required		
0	0.0334	0.00	0.13	0.00	0.00		No condition assessment required		
0.0943	0	0.83	0.00	0.02	0.15		See appendix C		
0.0317	0	0.28	0.00	0.05	0.48		See appendix C		
0.0142	0	0.12	0.00	0.06	0.55		See appendix C		
0.0359	0	0.24	0.00	0.00	0.00		See appendix C		
0	0	0.00	0.00	0.03	0.06		See appendix C		

Project Name: Map Reference:
A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	19.33
Total Net % Change	59.77%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats														
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty		Habitat units delivered	Comments		
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition		Final time to target condition (years)	Final difficulty of creation		User comments	Planning authority comments	Habitat reference number
1	Grassland	Modified grassland	1.5935	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		1	Low	3.08	grassland around development/assembly areas, see appendix D		
2	Grassland	Other neutral grassland	0.226	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		5	Low	1.66	Open green space around development, see appendix D		
3	Grassland	Other neutral grassland	1.072	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		5	Low	7.89	Open green space around development, see appendix D		
4	Heathland and shrub	Mixed scrub	0.028	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		5	Low	0.21	Open green space, see appendix D		
5	Heathland and shrub	Mixed scrub	1.1909	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		5	Low	8.77	Open green space, see appendix D		
6	Lakes	Ponds (non-priority habitat)	0.0323	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		3	Low	0.26	Wildlife pond, see appendix D		
7	Urban	Allotments	0.2346	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		1	Low	0.91	See appendix D		
8	Urban	Artificial unvegetated, unsealed surface	0.0347	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		0	Low	0.00	Paths & play areas, no condition assessment required		
9	Urban	Artificial unvegetated, unsealed surface	0.51	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		0	Low	0.00	Paths & play areas, no condition assessment required		
10	Urban	Bioswale	0.0543	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		1	Medium	0.14	See appendix D		
11	Urban	Developed land, sealed surface	5.0631	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		0	Low	0.00	Roads/industrial, no condition assessment required		
12	Urban	Sustainable drainage system	0.3506	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		3	Medium	0.84	See appendix D		
13	Urban	Sustainable drainage system	0.2305	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		3	Medium	0.56	See appendix D		
14	Urban	Vegetated garden	1.6231	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied		1	Low	3.13	No condition assessment required		
15	Woodland and forest	Other woodland, broadleaved	0.2128	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		15	Low	1.10	Woodland creation, see appendix D		
16	Individual trees	Urban tree	0.4804	Medium	Moderate	Location ecologically desirable but not in local strategy	Standard time to target condition applied		27	Low	1.62	Approx 118 proposed trees in open space, see appendix D		
17														
18														
19														
20														
21														
Total habitat area			12.94								30.18			
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			12.46											

Project Name: Map Reference:		Area habitat summary														
A-3 On-Site Habitat Enhancement		Total Wet Unit Change						19.85								
		Total Wet % Change						80.1%								
Conductance / Show Columns Conductance / Show Rows		Treecore Acres Detailed						Yes ✓								
Main Menu																
Post Intervention habitats																
Baseline habitats		Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition.		Strategic significance		Temporal risk multiplier		Difficulty risk multipliers		Habitat units delivered	Comments			
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change	Area (acres)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)					Final difficulty of enhancement
3	Oversand - Modified grassland	Oversand	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	1.0315	Medium	Moderate	Location ecologically desirable but not its local strategy	Standard time to target condition applied	10	Low	7.04	See appendix A		
4	Oversand - Modified grassland	Oversand	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	1.3807	Medium	Moderate	Location ecologically desirable but not its local strategy	Standard time to target condition applied	10	Low	6.42	See appendix A		
5	Oversand - Modified grassland	Oversand	Traditional orchards	Low - High	Lower Distinctiveness Habitat - Moderate	0.511	High	Moderate	Location ecologically desirable but not its local strategy	Standard time to target condition applied	20	Medium	2.97	See appendix A		
7	Heathland and shrub - Bramble scrub	Heathland and shrub	Mixed scrub	Medium - Medium	Condition Assessment N/A - Moderate	0.0285	Medium	Moderate	Location ecologically desirable but not its local strategy	Standard time to target condition applied	5	Low	0.21	To be enhanced through the removal of competing bramble and infilled with native shrub species.		
8	Heathland and shrub - Bramble scrub	Heathland and shrub	Mixed scrub	Medium - Medium	Condition Assessment N/A - Moderate	0.0334	Medium	Moderate	Location ecologically desirable but not its local strategy	Standard time to target condition applied	5	Low	0.27	To be enhanced through the removal of competing bramble and infilled with native shrub species.		
						Total habitat area	2.99						19.90			

Project Name: Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	-0.78
Total Net % Change	-2.81%
Trading Rules Detailed	No - check trading summary ▲

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1		Native hedgerow with trees - associated with bank or ditch	0.083	High	Moderate	Location ecologically desirable but not in local strategy	Like for like or better	1.10
2		Native hedgerow with trees - associated with bank or ditch	0.135	High	Moderate	Location ecologically desirable but not in local strategy	Like for like or better	1.78
3		Native hedgerow	0.285	Low	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	1.88
4		Native hedgerow	0.012	Low	Moderate	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	0.05
5		Non-native and ornamental hedgerow	0.17	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.17
6		Species-rich native hedgerow with trees	0.888	High	Good	Location ecologically desirable but not in local strategy	Like for like or better	17.58
7		Species-rich native hedgerow	0.763	Medium	Good	Location ecologically desirable but not in local strategy	Same distinctiveness band or better	10.07
8								
9								
10								
11								
12								
			2.34					32.64

						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Planning authority comments	Habitat reference number
0	0	0.00	0.00	0.08	1.10	See appendix C		
0	0.135	0.00	1.78	0.00	0.00	See appendix C		
0.278	0	1.83	0.00	0.01	0.05	See appendix C		
0	0	0.00	0.00	0.01	0.05	See appendix C		
0.109	0	0.11	0.00	0.06	0.06	See appendix C		
0.882	0	17.46	0.00	0.01	0.12	See appendix C		
0.754	0	9.95	0.00	0.01	0.12	See appendix C		
2.02	0.14	20.36	1.78	0.18	1.49			

Project Name: Map Reference:		Hedgerow summary														
B-3 On-Site Hedge Enhancement		Total Net Unit Change		-0.72												
		Total Net % Change		-8.81%												
		Trading Rules Satisfied		No - check trading summary A												
Condense / Show Columns		Condense / Show Rows														
Main Menu																
Post intervention habitats																
	Baseline Habitats	Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers		Hedge units delivered	Comments		
Baseline ref	Baseline habitat		Distinctiveness movement	Condition movement		Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	User comments		Planning authority comments	Habitat reference number	
2	Native hedgerow with trees - associated with bank or ditch	Native hedgerow with trees - associated with bank or ditch	High - High	Moderate - Good	0.135	High	Good	Location ecologically desirable but not in local strategy	Standard time to target condition applied	4	Low	2.55	Enhanced through improved management and infilling of gaps with native hedgerow species common in the locality			
					0.14							2.55				

Appendix C

Baseline Habitats Condition Assessments

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	Penn Hill, Grassland	Survey date and Surveyor name	16.05.25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	TN 6, 13, 20, 21
Habitat Description			
Closely managed grassland. Fails to meet criteria of other neutral grassland due to- 1. <20% cover of broadleaved herbs and sedges. FAIL. 2. Five species per sq/m. FAIL. 3. Generally at least one grass not sown for intensive agricultural production. PASS. 4. Coverage of Ryegrass and white clover variable, generally <30%. PASS.			
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 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.	No	16 quadrats, average of 5 species per sq/m
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	Recently cut at time of survey, all under 20cm.
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 largely absent
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	>5%
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	>10%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	>10%
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved */√	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
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)	Poor	
Suggested enhancement interventions to improve condition score			
Some areas of grassland are to be enhanced through reseeding and meadow style management to encourage species richness and diversity. Other areas will be managed in a similar manner with the addition of fruit trees to form an orchard habitat.			
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).	Y															
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the 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.	Y															
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N															
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 .	Y															
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y															
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:		
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: HEDGEROW Habitat Types														
Habitat Type														
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch														
Habitat Description														
See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:										ukhab – UK Habitat Classification				
On-site or off-site, site name and location				Survey date and Surveyor name										
Limitations (if applicable)				Survey reference (if relating to a wider survey)										
Condition Assessment Details														
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.														
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.														
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.														
Hedgerow favourable condition attributes														
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference											
			TN3	TN4	TN7	TN12	TN14	TN18	TN19	TN22	TN27	TN9		
			Grid reference											
Core groups - applicable to all hedgerow types				Criterion passed (Yes or No)										Notes (such as justification)
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Y	Y	Y	Y	Y	Y	N	Y	N	Y	

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the 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.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	N	N	N	N	N	N	N	N	N	N	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA 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 .	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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.	N			Y		Y						
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N			Y		Y						

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:		
Suggested enhancement interventions to improve condition score		

Condition Sheet: POND Habitat Type												
Habitat Type												
Lakes - Ponds (priority habitat)												
Lakes - Ponds (non-priority habitat)												
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]												
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]												
Habitat Description												
ukhab – UK Habitat Classification												
For ponds (non-priority) – see the Statutory Biodiversity Metric Technical Annex 2.												
On-site or off-site, site name and location		Survey date and Surveyor name										
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		Habitat parcel reference										
		TN15	TN17									
Grid reference												
Condition Assessment Criteria												
		Criterion passed (Yes or No)										Notes (such as justification)
Core Criteria - applicable to all ponds (woodland ¹ and non-woodland):												
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	N	N									
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	N									
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Y	Y									
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	Y									
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Y	Y									
F	There is an absence of listed non-native plant and animal species ³ .	Y	Y									
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y	Y									
Additional Criteria - must be assessed for all non-woodland ponds:												
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Y	Y									
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	N	N									
Number of criteria passed		6	6									
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/√										
Results for woodland ponds which require assessment of 7 core criteria												

Passes 7 criteria	Good (3)												
Passes 5 or 6 criteria	Moderate (2)												
Passes 4 or fewer criteria	Poor (1)												
Results for non-woodland ponds which require assessment of 9 criteria													
Passes 9 criteria	Good (3)												
Passes 6 to 8 criteria	Moderate (2)	Y	Y										
Passes 5 or fewer criteria	Poor (1)												
Suggested enhancement interventions to improve condition score													
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat. Footnote 2 – This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>. Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from:													

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														
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		Survey date and Surveyor name												
		Survey reference (if relating to a wider survey)												
Limitations (if applicable)		Habitat parcel reference												
		TN2	TN28	TN17										
		Grid reference												
Condition Assessment Criteria													Notes (such as justification)	
		Criterion passed (Yes or No)												
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	N	Y										
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Y	Y	Y										
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.	N	Y	N										
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	Y	Y										
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	N	N										
Number of criteria passed		3	3	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)		Y	Y	Y								
Passes 2 or fewer criteria		Poor (1)												
Suggested enhancement interventions to improve condition score														

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland Woodland and forest - Lowland mixed deciduous woodland Woodland and forest - Native pine woodlands Woodland and forest - Other coniferous woodland Woodland and forest - Other Scot's pine woodland Woodland and forest - Other woodland; broadleaved Woodland and forest - Other woodland; mixed Woodland and forest - Upland birchwoods Woodland and forest - Upland mixed ashwoods Woodland and forest - Upland oakwood Woodland and forest - Wet woodland						
Habitat Description						
A belt of broadleaved woodland largely comprising Goat Willow <i>Salix caprea</i> , with an understory of Dogwood <i>Cornus sanguinea</i> , Hawthorn, Elder, Bramble, Common Nettle, Common Hogweed and Hedge Bindweed						
ukhab – UK Habitat Classification						
This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here: Woodland Wildlife Toolkit (sylva.org.uk)						
IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.						
On-site or off-site, site name and location				Survey date and Surveyor name		
Limitations (if applicable)				Survey reference (if relating to a wider survey)		
Grid reference				Habitat parcel reference		16
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2	
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	3	
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	1	

Appendix D

Proposed Habitats Condition Assessments

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		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Amentiy grassland within development			
ukhab – UK Habitat Cla			
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.	N	Amenity grassland mix assumed, likely to fail species diversity
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.	N	Likely to be well managed with a contiguous sward height
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.	Y	well managed, scrub is unlikely to encroach
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.	N	Amenity areas are likely to be subject to regular disturbance
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	Amenity areas are likely to be subject to regular disturbance
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	well managed, scrub is unlikely to encroach
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	well managed, scrub is unlikely to encroach
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Passes 6 of 7 criteria including essential criteria	Good (3)		
Passes 4 or 5 criteria including essential criteria	Moderate (2)		
Passes 3 or fewer criteria	Poor (1)	Poor	

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Grassland around the eastern development area			
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.	Y	Seed mixes with a range of flowering species is likely. Grassland is also around the perimeter of the development forming a buffer along hedgerows etc
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.	N	Assumed to fail due to level of management
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	N	Assumed to fail due to disturbance
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%.	Y	Managed areas are unlikely to be colonised
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.	Y	Managed areas are unlikely to be colonised
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.	N	
Essential criterion for Good condition achieved (for non-acid)			N
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	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	Y	
Passes 2 or fewer criteria;	Poor (1)		

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees			
Habitat Description			
All Individual trees			
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).	Y/N	Most trees around development assumed to be native but highly likely some will be non native
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Auto pass as individual trees
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	newly planted trees won't reach maturity in 30 years
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.	Y/N	Trees should be allowed to grow naturally - some development trees likely to undergo pruning and may fail
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	ecological niches unlikely to form on new young trees
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y/N	Most trees likely to pass this unless in a built urban environment like a car park etc
Number of criteria passed			
Condition Assessment	Condition Assessment Score	Score Achieved *//	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	3/4 from above	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this bro			

Condition Sheet: ORCHARD Habitat Type			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Traditional orchard			
Habitat Description			
Orchard area			
ukhab – UK Habitat Classification			
On-site or off-site, site name and		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	Presence of ancient ¹ and or veteran ¹ trees. Note - this criterion is essential for achieving Good condition.	N	Not enough time for veterans to establish
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note - this criterion is essential for achieving Good condition.	N	Not enough time for sizeable deadwood to establish in 20% of trees
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	Y	Proper grassland management around the trees should maintain them free of scrub
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	Y	Proper orchard management should keep the trees healthy and properly pruned
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	N	cannot be sure trees will be free of damage due to location in open space
F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	Y	Grassland is unlikely to be managed through light grazing
G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	Y	Grassland will be sown with species rich meadow grassland style seed mix
H	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 10% of ground cover.	Y	Proper management should maintain the grassland free of invasive species
Essential criteria achieved (required for good condition - Yes or No)		N	
Number of criteria passed		5	
Condition Assessment	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 8 criteria, including essential	Good (3)		
Passes 4 or 5	Moderate (2)	Y	
Passes 3 or fewer criteria	Poor (1)		

Condition Sheet: POND Habitat Type			
Habitat Type			
Lakes - Ponds (priority habitat)			
Habitat Description			
Pond in western open green space			
ukhab – UK Habitat Classificatic			
For ponds (non-priority) – see the Statutory Biodiversity Metric Technical Annex 2.			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y	New pond in green space should have good water quality
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Y	in open green space
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Y	Pond should be managed to maintain a healthy level of duckweed
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y	Pond unlikely to be artificially connected
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Y	Pond unlikely to be artificially connected
F	There is an absence of listed non-native plant and animal species ³ .	Y	Pond should be managed free of invasive species
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	N	Neighboring development - pond likely to have domestic introductions
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Y	Pond should be managed to maintain a healthy level of duckweed and other aquatic plants
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y	pond should be far enough away from hedgerow to be less than 50% shaded
Number of criteria passed		8	
Condition Assessment Result	Condition Assessment Score	Score Achieved */√	
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria	Good (3)		
Passes 5 or 6 criteria	Moderate (2)		
Passes 4 or fewer criteria	Poor (1)		
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria	Good (3)		
Passes 6 to 8 criteria	Moderate (2)	Y	
Passes 5 or fewer criteria	Poor (1)		

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub			
Habitat Description			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - 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		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
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> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	Scrub to be managed for wildlife and to have a mix of native species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	Y	scrub to be managed appropriately allowing space for new, young shrubs to grow
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.	Y	Scrub should be managed to be absent of INNS
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y/N	Areas around scrub to be managed around development however scrub in open space likely will have an ecotone
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	Scrub not largely enough for glades or rides to form
		Number of criteria passed	03-Apr
Condition Assessment	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Y	
Passes 2 or fewer criteria	Poor (1)		

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral			
Habitat Description			
Allotment			
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		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		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.	Y	Allotment, likely to have a range of vegetation structures
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	Allotment, likely to have a range of flowering species
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).	N	No control over what people bring in, cant rule INNS out
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,		
Essential criteria relevant for habitat type achieved (Yes or No)			N
Number of criteria passed			2
Condition	Condition Assessment Score	Score Achieved x/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat)			
• Passes all	Good (3)		
• Passes 2 of	Moderate (2)	Y	
• Passes 0	Poor (1)		
Results for Green roofs and Open mosaic habitat on previously developed land			
• Passes all	Good (3)		
• Passes 2 of	Moderate (2)		
• Passes 0	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat)			
• Passes all	Good (3)		
• Passes 3 of	Moderate (2)		
• Passes 2 of	Poor (1)		

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral			
Habitat Description			
SUDS Ponds			
Condition Assessment Criteria		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.	N	No confirmation of final planting, assumed failed
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.	N	No confirmation of final planting, assumed failed
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).	Y	Should be managed to maintain absence of INNS
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 .	Y	Should pass as final planting plans will be reviewed by an ecologist
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Y	Suds - expect a wet grassland mix at least
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,		
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			3
Condition Assessment	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)			
• Passes all 3 core criteria;	Good (3)		
• Passes 2 of 3 core criteria;	Moderate (2)		
• Passes 0 or 1 of 3 core	Poor (1)		
Results for Green roofs and Open mosaic habitat on previously developed land			
• Passes all 3 core criteria;	Good (3)		
• Passes 2 or 3 of 4 criteria;	Moderate (2)	Y	
• 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;	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	Poor (1)		

Condition Sheet: WOODLAND Habitat Type						
UK Habitat Classification (UKHab) Habitat Types						
Woodland and forest - Lowland beech and yew woodland						
Habitat Description						
Other woodland broadleaved						
Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 point)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	Age range of 0-20 and 20+ years
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2	browser pressure should be minimal but squirrels and deer present in area
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	No INNS present and should be maintained to keep it so
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3	Woodland will be planted with at least 5 native tree and scrub species
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	only native species to be used for woodland planting
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3	less than 10ha and likely to be 0%
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	Some regrowth likely
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2	some tree mortality expected in early establishing woodland

I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1	no NVC community currently adjacent or on site and therefore very unlikely one will establish
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	1	young small woodland, only likely to have 1 storey
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1	no veteran trees will establish in condition target time
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2	like some deadwood around woodland but inlucely to be abou 50%
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	woodland around development, likely to undergo disturbance from pets, kids etc
Total Score (out of a possible 39)					27	
Condition Assessment Result				Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)				Good (3)		Mod
Total score 26 to 32				Moderate (2)		
Total score <26 (13 to 25)				Poor (1)		