

TURNPIKE CLOSE, SEMINGTON

Biodiversity Net Gain Assessment

November 2025



Report Control Sheet

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Hollins Strategic Land LLP to undertake a Biodiversity Net Gain Assessment (BNG) at Turnpike Close, Semington, BA14 6LB (nearest) for a planning application for proposed residential development and village shop.
- 1.1.2. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required. Furthermore, ecological data is typically valid for a period of 12 to 18 months (CIEEM, 2019). Therefore, if there are delays to the project timeline, the results of this assessment should be reviewed as appropriate.
- 1.1.3. The author of this report is Katie Brewer, BSc (Hons), Senior Ecologist at Collington Winter Environmental Ltd.
- 1.1.4. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.2 LOCATION

- 1.2.1. The site located adjacent to the A361 which is located along the southern aspect of the site with a boundary line of trees running along this aspect. A new residential development is located along the northern aspect of the site.

Figure 1.1 Site Location



1.3 OBJECTIVES

- 1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development at the site. The objectives of this report are to:
- Identify the baseline habitats present and provide a condition assessment;
 - Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats;

- Calculate the overall change in biodiversity score from pre- post development
- Provide design recommendations to maximise potential net gain achievable
- Provide an indication of likely outcomes and indicative cost as required.

1.4. PLANNING CONTEXT

- 1.4.1 The Government's 25 Year Environment Plan commits to embedding the principle of environmental net gain into development practices. This commitment is reinforced through the National Planning Policy Framework (NPPF, 2024), which outlines the requirement for biodiversity and environmental enhancement. In particular, Paragraphs 187(d), 192(b), and 193(d) of the NPPF refer to this policy obligation. Additional guidance is provided in the Natural Environment Planning Practice Guidance (PPG), which explains how these requirements should be implemented in practice.
- 1.4.2 Under the Environment Act 2024, all planning permissions granted in England—subject to limited exemptions—must deliver a minimum 10% Biodiversity Net Gain (BNG). BNG is calculated using the Defra Biodiversity Metric, and the resulting habitat enhancements must be secured for a minimum period of 30 years. Key elements of the BNG requirement include:
- A minimum of 10% biodiversity net gain must be achieved, as calculated using the Biodiversity Metric and approved through a Net Gain Plan.
 - Habitats must be secured for at least 30 years through legally binding agreements such as planning obligations or conservation covenants.
 - BNG can be delivered on-site, off-site, or via the purchase of statutory biodiversity credits.
 - The mitigation hierarchy—avoidance, minimisation, mitigation, and compensation—continues to apply in managing biodiversity impacts.
 - The Act does not alter existing legal protections for species or habitats under other environmental or wildlife legislation.

2 METHODS

2.1 EXISTING HABITAT - BASELINE

- 2.1.1. A UK Habitat survey of the site was undertaken by Collington Winter Environmental by Jonathan Hayter, Senior Ecologist. The survey was undertaken on the 20th of May 2025. The weather was clear (1/8 oktas), with no precipitation, wind speed 2 and 16°C. The survey was undertaken in line with standard UKHab v2 methodology, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site. A UK Habitat map has been produced and provided in Appendix I of this report.
- 2.1.2. During the site survey, habitats were assessed using appropriate and corresponding Statutory Biodiversity Metric Condition Assessment Sheets to establish the baseline condition of the habitats present on site.
- 2.1.3. Please refer to the detailed habitat descriptions located within the Preliminary Ecological Appraisal (PEA), report reference: CW20-2989 RPT 001, 2025.

2.2 THE STATUTORY BIODIVERSITY METRIC

- 2.2.1 The Biodiversity Net Gain (BNG) calculation was carried out using the Statutory Biodiversity Metric (DEFRA, 2024). The assessment was undertaken by Katie Brewer, who is recognised as a technically competent individual, meeting the criteria of a Suitably Qualified Person as defined in British Standard BS 8683:2020.
- 2.2.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric takes into account the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.3 HABITAT SCORING

- 2.3.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for aspects of the baseline calculation is demonstrated in the following sections.
- 2.3.2 To assess habitat quality and calculate the associated biodiversity units, the Statutory Biodiversity Metric uses three scoring factors, as outlined below.

Condition

- 2.3.3 The condition of each distinct habitat has been assessed using the appropriate Statutory Biodiversity Metric Condition Sheets. These sheets outline specific positive indicators for each habitat type and define how many must be present to meet various condition thresholds. In some cases, condition is automatically assigned based on habitat type. In relation to habitats present on-site, non-native and ornamental hedgerows are automatically assigned a condition of 'poor' and are not subject to further assessment using the standard condition sheets.
- 2.3.4 Baseline condition assessment sheets for the site are provided in Appendix II of this report.

Distinctiveness

- 2.3.5 The distinctiveness of each habitat (both area and linear) is automatically assigned by the Statutory Biodiversity Metric tool, based on national records of habitat occurrence and rarity.

Strategic Significance

- 2.3.6 Strategic significance is assessed at the landscape scale and confers additional biodiversity unit value to habitats located within areas identified as priorities for biodiversity conservation and broader environmental objectives. This assessment draws on a range of published local plans and strategies to define these priorities, including Nature Recovery Areas, Local Biodiversity Action Plans, National Character Area objectives, and green infrastructure strategies.

- 2.3.7 These various priorities are consolidated within Local Nature Recovery Strategies (LNRS), which provide a statutory framework for identifying and mapping areas of strategic environmental importance. LNRS play a critical role in coordinating and prioritising nature recovery efforts at both regional and local scales, thereby enabling more effective targeting of biodiversity net gain and habitat enhancement initiatives. By aligning with wider landscape-scale objectives, LNRS help ensure that development and land management contribute meaningfully to long-term ecological resilience.
- 2.3.8 Specifically, LNRS aim to identify and map areas where nature recovery efforts will be most effective in halting biodiversity loss, improving habitat quality, and supporting species recovery across regions such as Swindon. The outputs of LNRS directly inform the assignment of strategic significance to habitats, thereby influencing planning decisions and biodiversity metric calculations by recognising the added ecological value of sites within these priority areas.
- 2.3.9 The site lies under the jurisdiction of Wiltshire and Swindon. The draft Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) set out the county's priorities for nature recovery and the recommended actions to deliver these. It also identifies where in the county this action should be targeted to deliver the greatest outcomes for the county's habitats and species. It is currently under review and finalisation following the consultation period.
- 2.3.10 The draft online mapping system 'Wiltshire's LNRS' was reviewed. The site did not fall within the LNRS Area Boundaries, Areas of Particular Importance to Biodiversity and LNRS Habitat Opportunity Areas. A map of the Bristol Avon Vale Landscape Biodiversity Area Indicating Priority Habitats and the labelled, numbered areas within the Region.
- 2.3.11 This review identifies several habitat types as of priorities for nature recovery. The Modified Grassland and hedgerows were not listed as Priority Habitats or Strategic Nature Areas and therefore the baseline has been assessed as "Area/compensation not in local strategy/ no local strategy."

Post Development Units

- 2.3.12 Additional factors are implemented when assessing post development habitats, as follows:

- Difficulty of Creation/Enhancement
- Temporal Risk "Time to target condition"
- Spatial Risk (when offsite mitigation is necessary)

2.4 LIMITATIONS OF ASSESSMENT

- 2.4.1 The conclusions and recommendations presented in this report are based on the application site boundary as provided by the client at the time of writing. Should there be any subsequent changes to the site boundary, this assessment must be reviewed and updated accordingly. Any necessary amendments should be supported by additional survey work to ensure accuracy and completeness.
- 2.4.2 Habitat areas have been estimated using Geographic Information System mapping tools. While every effort has been made to ensure the accuracy of spatial data, habitat area measurements may have inherent limitations and should therefore be considered as approximate values.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition assessment was undertaken in May 2025 by Jon Hayter, Senior Ecologist at Collington Winter Environmental Ltd. Who has over 10 years professional experience in undertaking ecology surveys and holds key experience undertaking Habitat Baseline Assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric was completed by Katie Brewer, who holds three years' experience in conducting BNG assessments and completing metric calculations.
Age of survey data	The condition assessment was undertaken in May 2025 during the site survey and therefore reflects current baseline conditions. There is no constraint to the age of survey data and this falls within best practice guidance.

Timing of survey	The survey was undertaken in May within the optimal season for botanical survey and habitat classification.
Departure from best practice guidance	None.

3 BASELINE CONDITIONS

3.1. EXISTING HABITATS

- 3.1.1. The application site and survey area is approximately 2.6ha.
- 3.1.2. Please refer to Appendix I of this report for the UK Habitat map of the site, which illustrates the habitats identified during the survey and their boundaries.
- 3.1.3. Corresponding Statutory Biodiversity Metric condition sheets for the habitats has been completed and provided in Appendix II.

3.2. A-1 ON-SITE HABITAT BASELINE

- 3.2.1. This section provides a summary of the 'A-1 On-Site Habitat Baseline' tab within the metric. It includes the habitats present within the site, their area, distinctiveness band, assessed condition, strategic significance, and calculated habitat unit value. A summary of on-site area habitats is presented in Table 3.1.
- 3.2.2. Please refer to Appendix III for the corresponding Statutory Biodiversity Metric condition assessment sheets.

Table 3.1 On-Site Habitat Baseline

Baseline Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Unit Value
Modified grassland	2.16	Low	Moderate	Area/ compensation not in local strategy/ no local strategy	8.64
Developed Land; Sealed Surface	0.22	V.Low	N/A - Other	Area/ compensation not in local strategy/ no local strategy	0
Bramble Scub	0.2	Medium	Condition Assessment N/A	Area/ compensation not in local strategy/ no local strategy	0.8

BASELINE HABITAT SUMMARY

- 3.2.3. A summary of the baseline habitat units from the Biodiversity Metric Calculation Tool is provided in Table 3.2. The table identifies the total baseline units and units to be lost as a result of the proposal should all grassland be lost to the proposals.

Table 3.2 Summary of On-Site Habitat Loss

	On site Baseline	Retained	Enhanced	Lost
Habitat Units	9.44	0.8	0	8.64

3.3. B-1 ONSITE HEDGEROWS BASELINE

- 3.3.1. This section provides a summary of the 'B-1 On-Site Hedgerow Baseline' tab within the metric. It includes all boundary hedgerows, hedgerows with trees and line of trees within the site, their length, distinctiveness band, assessed condition, strategic significance, and calculated habitat unit value. A summary of on-site area habitats is presented in Table 3.1.
- 3.3.2. Please refer to the appendix for the condition assessment sheets.

Table 3.3 On-Site Hedgerow Baseline

Hedge Number	Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Hedgerow Units
H1	Native Hedgerow	0.08	Low	Good	Area/ compensation not in local strategy/ no local strategy	0.48
H2	Native Hedgerow with Trees	0.23	Medium	Good	Area/ compensation not in local strategy/ no local strategy	2.76
H3	Native Hedgerow	0.164	Low	Good	Area/ compensation not in local strategy/ no local strategy	0.98
TL1	Line of Tress	0.2	Low	Moderate	Area/ compensation not in local strategy/ no local strategy	0.8

BASELINE HEDGEROW SUMMARY

3.3.2. A summary of the baseline hedgerow units from the Biodiversity Metric Calculation Tool is provided in Table 3.4. The table identifies the total baseline units and units to be lost as a result of the proposal, all boundary features are to be retained.

Table 3.4 On-Site Hedgerow Loss

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Hedgerow Units</i>	5.02	5.02	0	0

4 HABITAT CREATION

- 4.1.1 Please refer to the outline Landscape Plan (Parameter Plan 2483 – URB – XX – XX – DR – UD – 9001, The Urbanists) for proposed development.
- 4.1.2 Please refer to the appendix for details of the condition criteria targeted for each habitat group (where appropriate).
- 4.1.3 This section provides a summary of the 'A-2 On-Site Habitat Creation' tab within the metric. It includes the habitats proposed for creation, their area, distinctiveness band, strategic significance, assessed target condition considered feasible to achieve within the 30-year obligation period (ref. Appendix III for corresponding condition assessment sheets), in addition to the delivered habitat unit value. A summary of proposed area habitat creation is presented in Table 4.1.

Table 4.1 On-Site Habitat Creation

Proposed Habitat	Area (ha)	Distinctiveness	Condition	Strategic Significance	Habitat Unit Value
Developed Land; Sealed Surface	1.016	V.Low	N/A – Other	Area/ compensation not in local strategy/ no local strategy	0
Vegetated Garden	0.4103	Low	Condition Assessment N/A	Area/ compensation not in local strategy/ no local strategy	0.98
Modified Grassland	0.2744	Low	Moderate	Area/ compensation not in local strategy/ no local strategy	1.58
Urban Tree (20 Trees)	0.0814	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	0.24
Mixed Scrub	0.33	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	3.37
Sustainable drainage system	0.0818	Low	Good	Area/ compensation not in local strategy/ no local strategy	0.29
Modified Grassland	0.2675	Low	Poor	Area/ compensation not in local strategy/ no local strategy	0.50
				Unit Total	6.08

Table 4.2 On-Site Hedgerow Creation

Proposed Habitat	Length (Km)	Distinctiveness	Condition	Strategic Significance	Habitat Unit Value
Native Hedgerow	0.936	Low	Moderate	Area/ compensation not in local strategy/ no local strategy	3.02

5 SUMMARY

- 5.1.1 This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation create a net loss of habitats within the site of -40.20% (-3.79 units). A net gain of 19.29% (0.97 units) in hedgerow units have been achieved. A total of 4.74 habitat units is required to meet the 10% net gain.
- 5.1.2 The scheme does not comply with the Biodiversity Metric trading rules, due to losses across both low distinctiveness habitats (modified grassland).

Figure 5.1 Final Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat removal, creation & enhancement)		<i>Area habitat units</i>	-3.79	
		<i>Hedgerow units</i>	0.97	
		<i>Watercourse units</i>	0.00	
Total net % change (Including all on-site & off-site habitat removal, creation & enhancement)		<i>Area habitat units</i>	-40.20%	Total net gain achieved is less than target net ▲
		<i>Hedgerow units</i>	19.29%	
		<i>Watercourse units</i>	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	8.44	10.38	4.74
<i>Hedgerow units</i>	10.00%	6.02	6.53	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

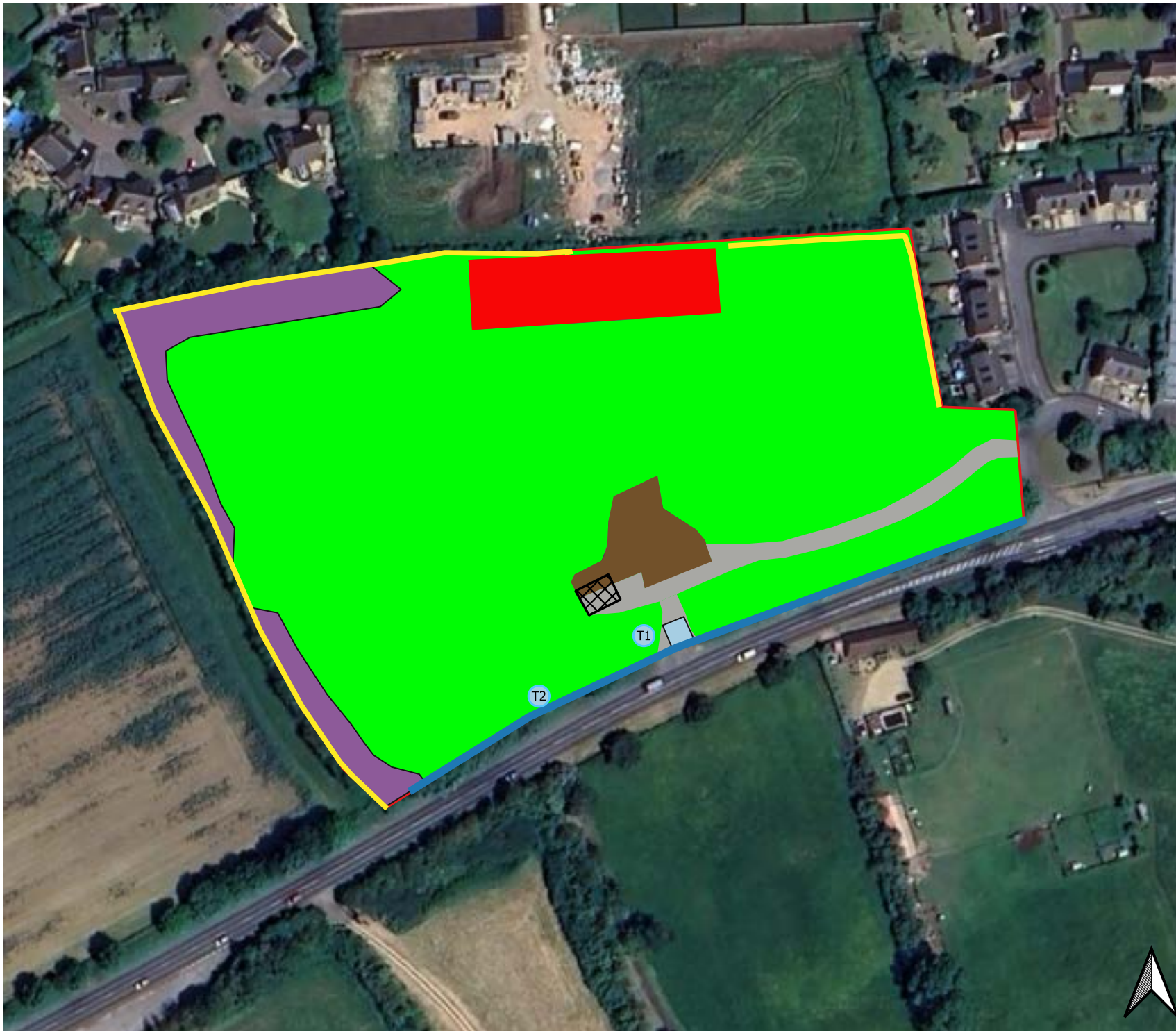
- 5.1.3 Given the net loss achieved on site relating to the Habitat and Hedgerow Units, and the lack of opportunity within the current scheme to provide sufficient habitat quality to achieve a net gain, offsetting will be required in order to meet emerging policy requirements. This is met via offsetting or purchased through a local habitat bank.
- 5.1.4 It is recommended that a Habitat Management and Monitoring Plan (HMMP) be conditioned as part of the planning permission to meeting the targeted conditions of post development habitats, created habitats (off and onsite) and retained hedgerows. The HMMP will detail full management prescriptions, for the 30-year period required as best practice for biodiversity net gain.

6 BIBLIOGRAPHY

- BSI. (2021). BS 8683:2021 Process for designing and implementing Biodiversity Net Gain Specification.
- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- GOV.UK (2024). Statutory Biodiversity Metric Calculation Tool
- GOV.UK (2024). Statutory Biodiversity Metric Condition Assessments (Excel Format)
- GOV.UK. (2024). Statutory Biodiversity Metric: User Guide.
- UKHab Ltd. (2023). UK Habitat Classification Version 2.0.
- Wiltshire and Swindon (2025). Lancashire Local Nature Recovery Strategy – Consultation Draft.

APPENDIX I – UK HABITAT BASELINE MAP

APPENDIX II – HABITAT BASELINE CONDITION ASSESSMENTS SHEETS



Turnpike Close, Semington
UKhab
Date: 01.07.2025

- Native Hedgerow - h2a
- Trees with BP
- Line of Trees - 33
- Animal Manure Stockpile
- Modified Grassland - g4
- Access Track
- Dense Scrub
- Site Compound
- Brick Loading Platform
- Red Line Boundary
- Hardstanding

Scale: 1:1500

Drawn By: CW

Checked By: JH

Approved By: OC



Client: Hollins Strategic Land LLP

Site: Turnpike Close, Semington

Project Number: 20-2989

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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														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location	Turnpike Lane, Semington			Survey date and Surveyor name	Jon Hayter 20/05/2025									
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											
			1	2	3									
			Grid reference											
			ST895 65601 43	ST894 36601 69	ST893 64600 82									
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							
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							

[illegible]

E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y	Y	Y									
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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			Score achieved						
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:		3							
Condition categories for hedgerows with trees			Score achieved						
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:		3							

Suggested enhancement interventions to improve condition score

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees Line of trees – associated with bank or ditch Ecologically valuable line of trees Ecologically valuable line of trees – associated with bank or ditch			
<i>Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.</i>			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook ¹ . For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location	Turnpike Close, Semington	Survey date and Surveyor name	Jon Hayter 20th May 2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	ST 89500 60067	Habitat parcel reference	TL1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Y	
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	N	
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y	
		Number of criteria passed	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)	Y	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

Footnotes

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
Modified grassland in use as a silage and grass cut meadow													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	Turnpike Lane, Semington	Survey date and Surveyor name	Jon Hayter/ 20th May 2025										
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		Habitat parcel reference											
		Grid reference											
Condition Assessment Criteria		ST89464											
		60117											
		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.	Y										6.5 Species Average across grassland quadrats.	
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										Grassland under Management.	
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										No areas of scrub onsite.	
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										Access track and muck piles	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y										No Bareground.	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y										No Bracken onsite.	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y										No Non-native species identified.	
Essential criterion achieved (Yes or No)		Y											
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)	Yes											
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).													

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location	Onsite Proposed two grassland parcels	Survey date and Surveyor name	N/A										
		Survey reference (if relating to a wider survey)	N/A										
Limitations (if applicable)		Habitat parcel reference											
		Moderate	Poor										
		Grid reference											
Condition Assessment Criteria													Notes (such as justification)
		Criterion passed (Yes or No)											
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										
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										
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										
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										
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	No										
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes										
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes										
Essential criterion achieved (Yes or No)		Yes	No										
Number of criteria passed		5	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)												
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	Yes											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		Yes										
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).													

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				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location	Proposed Native Hedgerow		Survey date and Surveyor name	
Limitations (if applicable)			Survey reference (if relating to a wider survey)	
Grid reference			Habitat parcel reference	
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 Handbook¹ and Favourable Conservation Status document². 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	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	Y	
A2.	Width	>1.5 m average along length	N	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	N	

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Y	
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:		Moderate
Suggested enhancement interventions to improve condition score		

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			
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	Proposed SuDS	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	Suds1
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.	Yes	
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	
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	
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 .	Yes	
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	Yes	
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
Number of criteria passed			5
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)	
• 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)	Yes
• 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			

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 (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	Proposed Mixed Scrub	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	S2
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	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	
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	
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	

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes	
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)	Yes	
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.			
<i>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.</i>			
Habitat Description			
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	Proposed individual trees	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	20 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).	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	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	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	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		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)	Yes	
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			

