



Quantock Ecology
ENVIRONMENTAL CONSULTING

Biodiversity Net Gain Report

Site: **Pinchmore Buildings, Easton Grey, Malmesbury, SN16 0PA**

Prepared for: **Carter Jonas**

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Summary

The onsite habitat consists of an area of modified grassland in poor condition, currently in use as an area of grazing pasture. The onsite habitat units are 0.23, and there are no hedgerow or watercourses on site. There are no irreplaceable habitats within the site boundaries.

The current proposed development includes the construction of a residential dwelling with attached curtilage.

To achieve the required BNG of 10% offsite land will be required, as the gains cannot currently be acquired within the onsite area under the proposed development. There is adequate offsite land available within the overall land ownership which is currently in use as grazing pasture, and as such, suitable enhancements to the grassland could deliver the required 10% BNG in habitat units. Furthermore, due to the current low value and poor condition of the offsite grassland area, any enhancements/habitat creation would be readily achieved, easy to maintain and could meet all trading rules satisfied.

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1.0 Introduction

Quantock Ecology were commissioned by Carter Jonas, to undertake a biodiversity net gain feasibility assessment at Pinchmore Buildings, Easton Grey, Malmsbury, SN16 0PA, (central grid ref ST859 882), hereafter referred to as the 'Site'. The Site currently comprises an area of grazing pasture. Figure 1 shows the red line boundary and the context of the Site in the wider landscape.

The proposed development involves the construction of a residential dwelling with surrounding curtilage.

1.1 Purpose of the Report

The aim of this report is to provide the results of a Statutory Biodiversity Net Gain (BNG) Assessment. Under Schedule 7A of the Town and Country Planning Act (1990) (as inserted by Schedule 14 of the Environment Act 2021), most developments are now required to provide at least a 10% net gain. This should be delivered on Site where possible, however, off-Site compensation and/or payment into a habitat banking scheme may be acceptable if this cannot be achieved.

This report will provide the results of the baseline UKHab survey, condition assessments, and Baseline BNG calculations and proposals for mitigation to reach required 10% net gain.

1.2 Statutory Biodiversity Metric

The Statutory Biodiversity Metric uses habitat to give a numerical value to biodiversity within different habitat types. Habitats are assigned a value based on their intrinsic biodiversity value or 'distinctiveness', which is predefined for each habitat within the metric. This value is then multiplied based on the size, condition, and geographical location of the habitat in order to ascertain the absolute value of each habitat parcel in 'biodiversity units'. Separate calculations are used within the metric for area-based habitats, linear habitats (such as hedgerows) and watercourses (including ditches and streams). These units are non-transferable and must therefore be considered individually for each project or development. Hereafter they will be referred to as "habitat units", "hedgerow units" and "watercourse units" respectively. Collectively they will be referred to as "biodiversity units".

The BNG assessment is conducted using the DEFRA Statutory Biodiversity Metric Calculation Tool in order to standardise outcomes. All results reported herein are taken from the Tool directly, which will be provided separately and should be read in conjunction with this report.

Underlying the assessment process are a key set of principles which explain the intended use of the Metric. They are as follows:

- Principle 1 – The metric assessment should be completed by a competent person.
- Principle 2 – The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- Principle 3 – This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- Principle 4 – This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5 – Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6 – This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7 – Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
- Principle 8 – Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9 – This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:
 - Maintain habitat extent - supporting more, bigger, better and more joined up ecological networks;
 - Ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

During the process of undertaking a biodiversity net gain assessment using the Statutory Biodiversity Metric, the following rules must be followed to ensure its proper use:

- Rule 1 – The trading rules of this biodiversity metric must be followed.
- Rule 2 – Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- Rule 3 – To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
- Rule 4 – In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

1.3 Report Aims

Obtaining data on existing habitats on Site (referred to as the 'baseline' within this report) and identifying the field *survey area* are undertaken using the following methods:

- Recording baseline information on the Site and surrounding area through a Site visit to identify and map all habitats parcels on Site;
- Assessing the habitat parcels present for their condition;
- Identifying any irreplaceable habitats on Site (if present).

The aim of this report is to provide an assessment of habitat on Site post development (referred to as 'post-development habitat' within this report) and to provide a numerical value to the baseline and post development habitat to assess for a likely loss or gain in habitat units. To achieve this, the following steps were taken:

- Likely impacts on the continued presence of and/or condition of baseline habitat parcels post development have been assessed;
- A calculation of baseline habitat units and likely post-development habitat units in the scope of the current plans have been calculated;
- An assessment of potential habitat creation scenarios has been undertaken if the necessary gain in habitat units has not been met in the scope of the plans.

1.4 Legislation and Planning Policy

The relevant legislation and planning policy (national and local) are provided in Appendix A.

Figure 1: Site Location and Context in the Wider Landscape

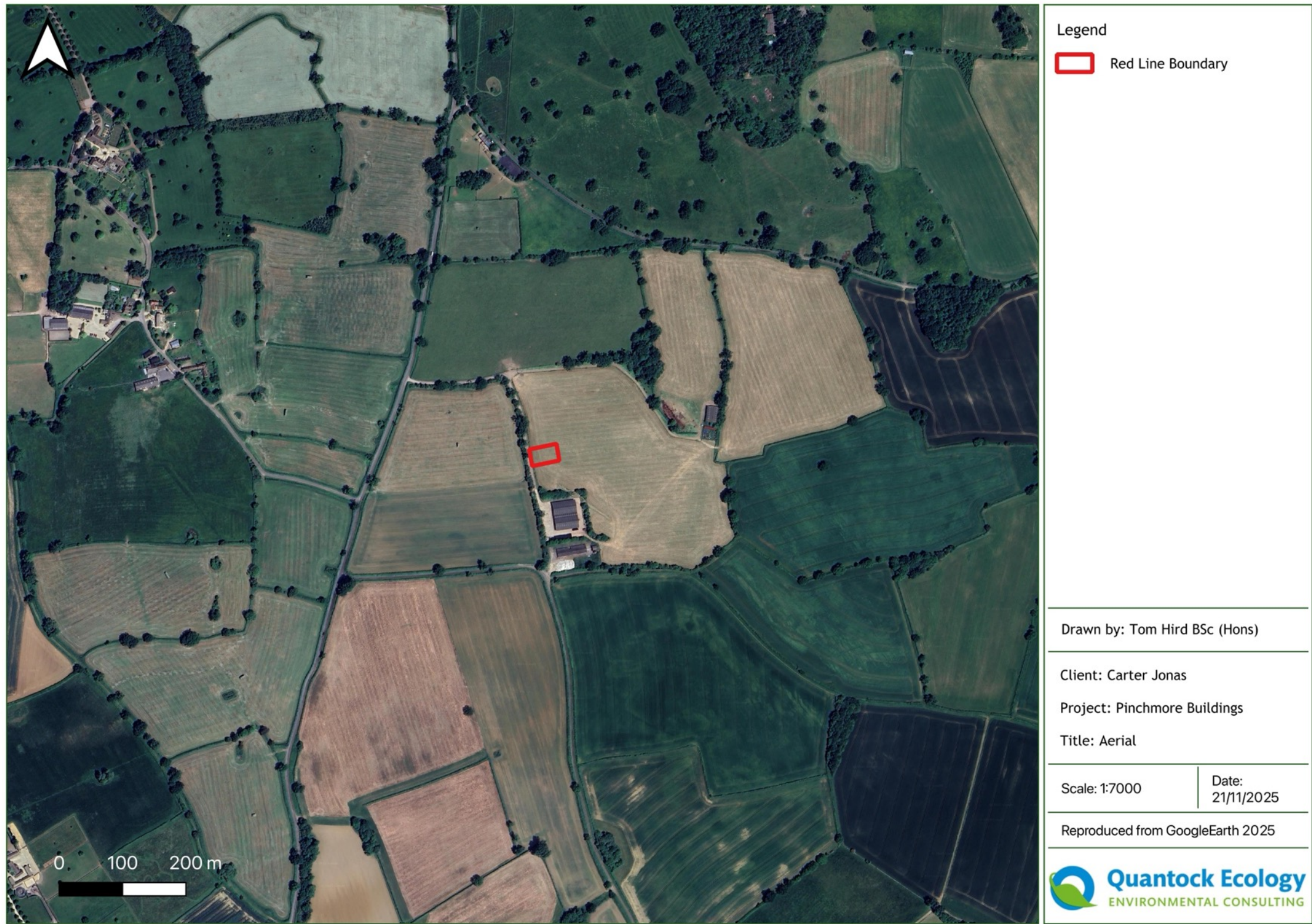


Figure 2: Proposals



2.0 Methods

2.1 Strategic Significance

In order to further refine the value of a habitat, each one is assigned a level of 'Strategic Significance' (high, medium or low) which refers to the geographic location of the habitat and its relation to any local policies, nature recovery strategies or similar. For this Site, strategic significance was determined by reference to the draft local nature recovery strategy for Wiltshire and Swindon

2.2 Distinctiveness

Habitat distinctiveness refers to the relative scarcity, inherent ecological value and importance for nature conservation. The multiplier for distinctiveness is automatically applied based on the habitat type; further information, and the specific values associated with distinctiveness can be found in the Statutory Biodiversity Metric User Guide (DEFRA, 2024).

2.3 Habitat Classification and Condition Assessment

A UKHab survey of the Site was undertaken on 5th November by Tom Hird BSc (Hons) from Quantock Ecology. The weather was cold with clear skies. This survey was completed in accordance with the UK Habitat Classification (UKHab) v2.01 (2023) and Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

The habitats within the zone of influence (Zoi) were classified following the UK Habitat Classification guidelines (UKHab) Version 2.01 (UKHab, 2023), which provides a detailed interpretation of baseline habitat survey data. The professional edition of UKHab "UK Habitat Classification – Professional Edition1" (UKHab-P) was used which includes Priority Habitat Types, all Annex 1 Habitats and the habitats listed in EUNIS.

The classification of primary habitats is hierarchical with five levels (referred to as Primary Codes) and an additional list of Secondary Codes. The latter is sub-divided into Essential codes and Additional codes. Each habitat is recorded using a single Primary Code, and any and all Essential Secondary Codes which are relevant. Additional Secondary Codes are also recorded with habitat parcels where relevant. Up to six Secondary Codes can be allocated to a single habitat; further information is provided in Appendix B.

Where appropriate, maps were supplemented with target notes which provided specific information on habitats present that were too limited in extent to map at the scale at which data is presented, or the presence of species and habitats of ecological interest.

An annotated habitat map together with descriptions of the recorded habitat types was produced, which was subsequently digitised using a geographical information system (QGIS). The survey also included identification

of any non-native invasive plant species. Flora taxonomy follows the nomenclature detailed in New Flora of the British Isles (4th Edition) (Stace C., 2019). Flora within grassland habitats and habitats with a significant grassland component (such as orchards) are additionally subject to a randomised quadrat survey, within which species are given a descriptive score of abundance using the DAFOR scale, as follows:

D – Dominant

A – Abundant

F – Frequent

O – Occasional

R – Rare

L – Locally (to be used as a prefix for any of the above)

V – Very (to be used as a prefix for any of the above)

Each habitat parcel is assessed on its condition using criteria from the DEFRA Statutory Biodiversity Metric Condition Assessment document.

2.4 Mapping

2.4.1 Symbolology

UKHab Habitat Classification Basic Edition (UKHab-B) symbolology (provided within the Natural England QGIS for BNG template) has been used, and where necessary, it has been adapted to provide a greater level of detail within the baseline and post-development maps.

2.4.2 Minimum Mapping Units

UKHab guidance defines the Minimum Mapping Units for at three different scales as follows:

- 25m² and 5m length for urban and small-scale development projects, fine scale mapping of designated sites;
- 400m² and 20m length for landscape scale surveys;
- 2500m² for larger unenclosed upland habitats.

Large scale, simple habitats or feasibility surveys should use a larger MMU. For this project, given the size of the site and the scale of the map the 25m² and 5m length MMU has been applied. This will allow all habitats to be clearly visible on the map whilst enabling enough fine detail to remain to clearly show all habitats present.

2.5 Biodiversity Net Gain

2.5.1 Biodiversity Net Gain Assessment

The results of the survey were mapped and measured using the QGIS mapping tool. The area or length of each habitat type was extracted from QGIS and entered into the Calculation Tool along with the condition and strategic significance in order to obtain the baseline value of each in biodiversity units.

The assessment and calculation were undertaken in line with guidance within *BS 8683: Process for designing and implementing biodiversity net gain – Specification* and the *UK's Good Practice Principles of BNG* (CIEEM, IEMA and CIRIA).

The habitat condition assessment and metric calculation were undertaken by Tom Hird, BSc (Hons), who has worked on previous BNG assessments, over two years, and has undertaken the CIEEM Biodiversity Metric V4 Training.

The field surveys were undertaken outside of the optimal survey season however, due to the very simplistic nature of the site, this was not considered a limitation.

3.0 Baseline

The Site comprises an area of modified grassland which is currently in use as an area of grazing pasture, with cattle present at the time of the survey.

There are no watercourses or hedgerows on site, and as such will not be mentioned again within this report.

3.1 Strategic Significance

The Site is outside of strategic locations identified in the Draft Local Nature Recovery Strategy for Wiltshire and Swindon. Therefore, all habitats within the Site boundary are assigned as Low strategic significance. This level of strategic significance is applied consistently to all baseline and post-development habitats.

3.2 UKHab and Condition Assessment

Habitats on site comprised an area of modified grassland in poor condition and forms part of a larger grazing field. The results of the baseline UKHab survey are provided in Figure 3.

Grassland, Modified Grassland – g4 (101)

G1 – The entire site was formed of an area of pastoral grazing field, which had cattle present at the time of survey. The sward was short and uniform, the dominant species was perinnial rye grass *Lolium perenne*, with occasional white clover *Trifolium repens*, daisy *Bellis perenis*, dandelion *Taraxacum officinale* and some rarely observed creeping buttercup *Ranunculus repens*.

This habitat was assessed as Poor

Figure 3: Baseline UKHab Plan



3.3 Baseline Habitat Assessment

The baseline value of the Site has been calculated to be 0.23 habitat units. See Table 1 for the specific habitat types, their relative conditions and unit values.

Table 1: Summary of Baseline BNG Results for Habitats

Broad Habitat Type	Habitat	Distinctiveness	Area (Ha)	Units
Grassland	Modified grassland	Low	0.1163	0.23
		Totals*	0.1163	0.23

*Taken directly from Calculation Tool. Actual sum may differ due to rounding.

An overview of the distinctiveness of each and the associated trading rules is provided in Table 2.

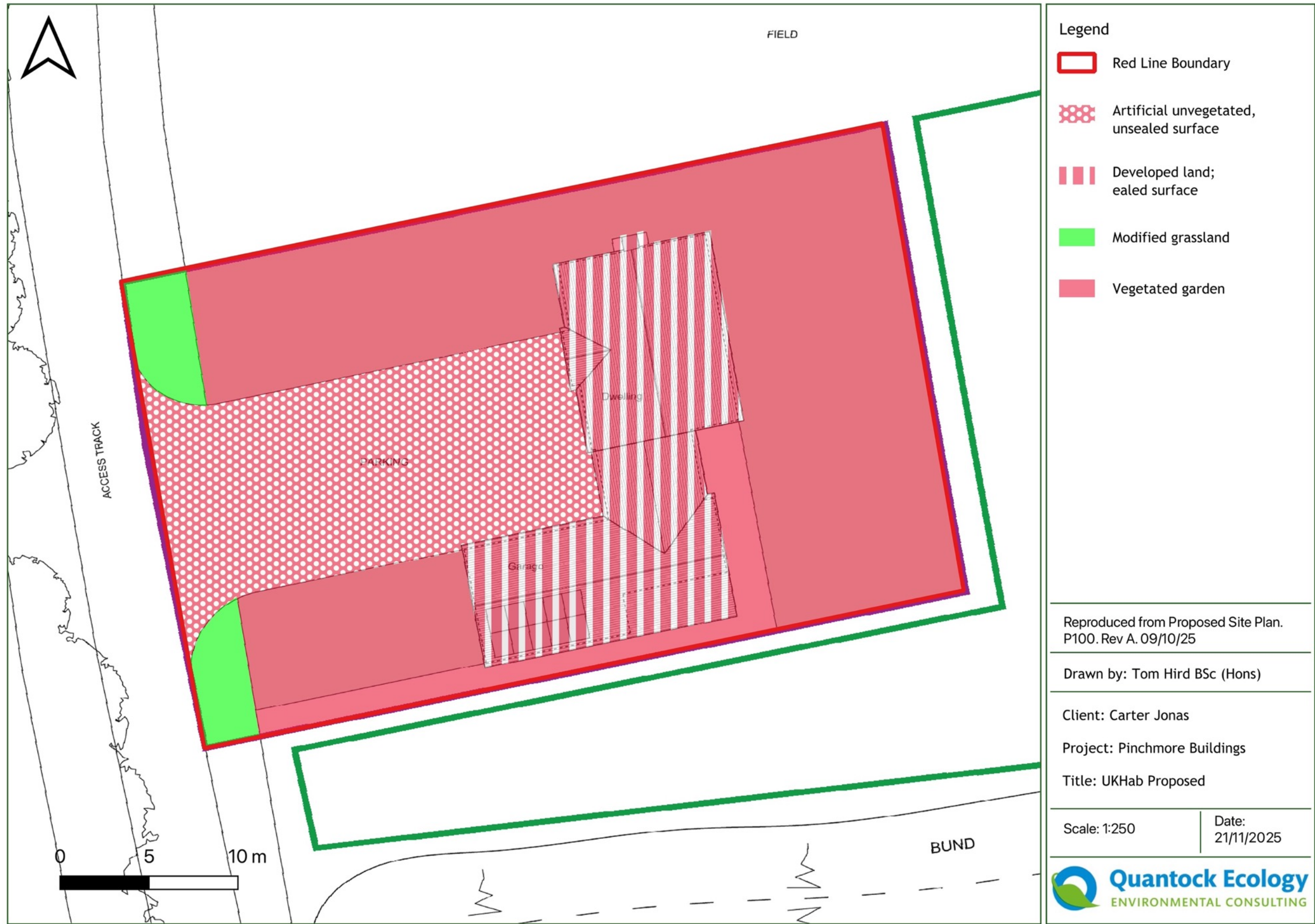
Table 2: Baseline Habitat Distinctiveness and Trading Rules

Habitat Type	Distinctiveness	Trading Rule
Habitats		
Modified Grassland	Low	Same distinctiveness or better habitat required

3.4 Feasibility of Biodiversity Net Gain

The current plans provided by Carter Jonas show that a net gain in biodiversity units is likely to be achievable on Site via the utilisation of an area of modified grassland within the land ownership. This grassland area has already been surveyed and its condition matches that of the proposed onsite area (Poor), as such, enhancement to a moderate condition should be easily achievable and sustainable with on going management. The improvement of this offsite area will ensure 10% BNG is reached and all trading rules are stratified.

Figure 4: Proposed UKHab Plan



4.0 Conclusion

Under the current development proposals, a BNG of 10% is not achievable within the onsite area. However, there is a large offsite area within the same land ownership which can be used for BNG.

The onsite habitat units consist of 0.23 units provided from an area of modified grassland in poor condition, there are no hedgerows or watercourses on site. To reach the required 10% net gain a post development total of 0.26 habitat units is required. This requirement should be achievable utilising an offsite area, which is also within the same area of modified grassland in poor condition.

It is recommended that the offsite area is enhanced to mixed native scrub. This habitat is considered easy to achieve and manageable in the long term.

As development in general is often an ongoing process with changes to project designs any alterations to the size of the site or modifications of plans will need to be re assessed to ensure that the project remains feasible in scope of the BNG requirements. The client must work closely with Quantock Ecology or another suitable ecological consultant to ensure that any future plans remain within the requirements of BNG.

A Construction Ecological Management Plan (CEMP) is recommended in order to set out avoidance and mitigation measures during construction, particularly in relation to significant retained and enhanced habitats. Monitoring site visits will be required to be conducted at regular intervals, and follow up Site visits will also be required following any remediation measures being implemented to ensure success.

Should any significant changes to the proposals shown in Figure 2 and/or Figure 4 occur, a reassessment of the potential impacts will be required.

5.0 References

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UK Government (1990) *Town and Country Planning Act 1990*. Available at <https://www.legislation.gov.uk/ukpga/1990/8/contents>

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Appendix A – Legislation and Planning Policy

LEGISLATION

Environment Act 2021 and Town and Country Planning Act 1990.

Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from 12 February 2024. BNG will be required for small sites from 2 April 2024. BNG will be measured using Defra's biodiversity metric and all off-site and significant on-site habitats will need to be secured for at least 30 years. This sits alongside:

- A strengthened legal duty for public bodies to conserve and enhance biodiversity,
- New biodiversity reporting requirements for local authorities, and
- Mandatory spatial strategies for nature: Local Nature Recovery Strategies or 'LNRS'.

Schedule 7A Biodiversity Gain in England – Part 1 states:

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

- (a) the post-development biodiversity value of the onsite habitat,
- (b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and
- (c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

Biodiversity value and the biodiversity metric

3 References to the biodiversity value of any habitat or habitat enhancement are to its value as calculated in accordance with the biodiversity metric.

4 (1) The biodiversity metric is a document for measuring, for the purposes of this Schedule, the biodiversity value or relative biodiversity value of habitat or habitat enhancement.

(2) The biodiversity metric is to be produced and published by the Secretary of State.

(3) The Secretary of State may from time to time revise and republish the biodiversity metric.

(4) Before publishing or republishing the biodiversity metric the Secretary of State must consult such persons as the Secretary of State considers appropriate.

(5) The Secretary of State may by regulations make transitional provision in relation to the revision and republication of the biodiversity metric.

(6) The Secretary of State must lay the biodiversity metric, and any revised biodiversity metric, before Parliament.

Pre-development biodiversity value

5 (1) In relation to any development for which planning permission is granted, the pre-development biodiversity value of the onsite habitat is the biodiversity value of the onsite habitat on the relevant date.

(2) The relevant date is—

- (a) in a case in which planning permission is granted on application, the date of the application, and
- (b) in any other case, the date on which the planning permission is granted.

(3) But the person submitting the biodiversity gain plan for approval and the planning authority may agree that the relevant date is to be a date earlier than that specified in sub-paragraph (2)(a) or (b) (but not a date which is before the day on which this Schedule comes into force in relation to the development).

(4) This paragraph is subject to paragraphs 6 and 7.

6 If—

(a) a person carries on activities on land on or after 30 January 2020 otherwise than in accordance with—

- (i) planning permission, or
- (ii) any other permission of a kind specified by the Secretary of State by regulations, and

(b) as a result of the activities the biodiversity value of the onsite habitat referred to in paragraph 5(1) is lower on the relevant date than it would otherwise have been, the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.

7 Where planning permission is granted in respect of land which is registered in the biodiversity gain site register under section 100 of the Environment Act 2021, the pre-development biodiversity value of the land is the total of—

- (a) the biodiversity value of the onsite habitat on the relevant date, and
- (b) to the extent that it is not included within that value, the biodiversity value of the habitat enhancement which is, on that date, recorded in the register as habitat enhancement to be achieved on the land.

Post-development biodiversity value

8 (1) In relation to any development for which planning permission is granted, the post-development biodiversity value of the onsite habitat is the projected value of the onsite habitat as at the time the development is completed.

(2) That value is to be calculated by taking the pre-development biodiversity value and—

- (a) if at the time the development is completed the development will, taken as a whole, have increased the biodiversity value of the onsite habitat, adding the amount of that increase, or
- (b) if at the time the development is completed the development will, taken as a whole, have decreased the biodiversity value of the onsite habitat, subtracting the amount of that decrease. This is subject to paragraph 9.

9 (1) This paragraph applies in relation to any development for which planning permission is granted where—

- (a) the person submitting the biodiversity gain plan for approval proposes to carry out works in the course of the development that increase the biodiversity value of the onsite habitat, and
- (b) the planning authority considers that the increase is significant in relation to the pre-development biodiversity value.

(2) The increase in biodiversity value referred to in sub-paragraph (1) is to be taken into account in calculating the post-development biodiversity value of the onsite habitat only if the planning authority is satisfied that the condition in sub-paragraph (3) is met.

(3) The condition is that any habitat enhancement resulting from the works referred to in sub-paragraph (1)(a) will, by virtue of—

- (a) a condition subject to which the planning permission is granted,
- (b) a planning obligation, or
- (c) a conservation covenant, be maintained for at least 30 years after the development is completed.

(4) The Secretary of State may by regulations amend sub-paragraph (3) so as to substitute for the period for the time being specified there a different period of at least 30 years.

Registered offsite biodiversity gains

10 (1) “Registered offsite biodiversity gain” means any habitat enhancement, where—

- (a) the enhancement is required to be carried out under a conservation covenant or planning obligation, and
- (b) the enhancement is recorded in the biodiversity gain site register (as to which, see section 100 of the Environment Act 2021).

(2) References to the allocation of registered offsite biodiversity gain are to its allocation in accordance with the terms of the conservation covenant or planning obligation referred to in sub-paragraph (1)(a).

(3) The biodiversity value of registered offsite biodiversity gain is measured, under the biodiversity metric, in relation to development to which it is allocated.

Biodiversity credits

11 “Biodiversity credits” means credits under section 101 of the Environment Act 2021.

General

12 (1) In relation to development for which planning permission is granted—

“onsite habitat” means habitat on the land to which the planning permission relates;

“planning authority” means the local planning authority, except that—

- (a) in a case where the planning permission is granted by Mayoral development order under section 61DB, “planning authority” means such of the Mayor of London or the local planning authority as may be specified in the order;
- (b) in a case where the planning permission is granted by the Secretary of State under section 62A, 76A or 77, “planning authority” means such of the Secretary of State or the local planning authority as the Secretary of State may determine;
- (c) in a case where the planning permission is granted on an appeal under section 78, “planning authority” means such of the person determining the appeal or the local planning authority as that person may direct.

(2) “Habitat enhancement” means enhancement of the biodiversity of habitat.

(3) References to the grant of planning permission include the deemed grant of planning permission.

NATIONAL PLANNING POLICY

NPPF

There are numerous national and local planning policies associated with flora and fauna (also referred to as biodiversity) that need to be addressed as part of the planning process. The Government has issued its National Planning Policy Framework (NPPF) 2024, which requires impacts to biodiversity to be minimised. Paragraph 181 of the NPPF applies the same protection to Ramsar sites as that conferred by the Habitats Regulations to SACs and SPAs. The NPPF requires development to apply the following principles (Paragraphs 179-180):

- Minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure;
- Identify and pursue opportunities for securing measurable net gains for biodiversity;
- Ensure that there will be no adverse impacts to SSSIs (such development would not normally be permitted);
- Ensure that there will be no loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- Where significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequate mitigation, or as a last resort compensation, must be provided.
- The NPPF and associated Planning Practice Guidance also emphasise the requirement for ecological networks and wildlife corridors to be created throughout the wider landscape (paragraph 179).

Planning authorities should follow key principles to ensure that the potential impacts of planning decisions on biodiversity conservation are considered. Circular 06/05: Biodiversity and Geological Conservation provides guidance on the application of the law relating to planning and nature conservation and complements the NPPF.

The Natural Environment Paper

“The Natural Choice: Securing the Value of Nature” outlines the Government’s approach and vision for nature in the UK including protecting and improving our natural environment, growing a green economy and reconnecting people and nature.

Biodiversity 2020

A strategy for England’s wildlife and ecosystem services, are the country level strategies for England and builds on the natural Environment White Paper. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The priorities for action include a more integrated large-scale approach to conservation, putting people at the heart of biodiversity policy, reducing environmental pressure and improving knowledge.

Appendix B – Secondary Codes

UKHab v2.01 has a total of 268 Secondary Codes, sub-divided into 15 major groupings. Secondary codes are added to habitat parcels to:

- Confirm the identity of habitat mosaic and complexes.
- Add information about habitat origin and modifications.
- Add information on environmental context, management and land use in a consistent manner.

Essential Secondary Codes are identified as 2-digit numbers (10 – 90). Additional Secondary Codes (100 – 853) are 3-digit numbers and cover features including land management, land use (incorporating green infrastructure), environmental qualifiers, species features and hydrological regime descriptors. The UK Habitat Classification v2.01 Secondary Code Groupings are provided in Table 3.

Table 3: The UK Habitat Classification Secondary Code Groups

Secondary Code Groups	Description	v2.01 Codes
Secondary Essentials – Grasslands and Heathland	Habitat mosaic types and complexes that occur in the grassland, heathlands, hedgerows and scrub habitat	10 – 19
Secondary Essentials – Woodlands and Trees	Habitat complexes, origins and mosaic types that principally occur in woods associated with trees	25 – 34
Secondary Essentials – Freshwater	Habitat complexes and origins that principally occur in freshwater habitats	40 – 51
Secondary Essentials – Wetlands	Habitat complexes and environmental qualifiers that principally occur in wetlands	55 – 57
Secondary Essentials – All habitats	Habitat descriptors that can occur on any habitat	60 – 63
Secondary Essentials – Coast	Habitat complexes that principally occur on the coast	70 – 77
Secondary Essentials – Built environment	Habitat complexes, mosaics, land uses and green infrastructure principally associated with the built environment	80 – 90
Additional Secondary Codes – Grasslands and Heathlands	Habitat management, land use, environmental qualifier and species features principally associated with grassland, heathlands, hedgerows and scrub habitat	100 – 131
Additional Secondary Codes – Woodlands and Trees	Habitat management, land use, environmental qualifiers and species features principally associated with woods and trees	200 – 217
Additional Secondary Codes – Freshwater	Habitat management, land use, environmental qualifiers and species features principally associated with freshwater habitats	300 – 323
Additional Secondary Codes – Wetlands	Hydrological regime, habitat management and species features principally associated with wetlands	400 – 425

Secondary Code Groups	Description	v2.01 Codes
Additional Secondary Codes – All habitats	Additional habitat descriptors that can occur on any habitat	500 – 532
Additional Secondary Codes – Farming	Habitat management and land uses principally associated with farmlands	600 – 618
Additional Secondary Codes – Coast	Land use and environmental qualifiers principally associated with coastal areas	700 – 703
Additional Secondary Codes – Built environment	Land use and green infrastructure descriptors principally associated with the built environment	800 – 853

Appendix C – Baseline Condition Assessment Results

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site. Pinchmore Buildings	Survey date and Surveyor name	05/11/25 - Tom Hird
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	G1
Habitat Description			
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.	X	
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.	X	
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	
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.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			No
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)	X	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y	
Suggested enhancement interventions to improve condition score			

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