

Biodiversity Net Gain Statement and Assessment

Land off Trowbridge Road, Bradford-on-Avon

22 April 2026

Ecology
Arboriculture
Land Management



Report Details

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V2	22 April 2026	Ryan Yeates BSc MCIEEM	Matthew Davey BSc MSc MCIEEM	Chris Merrick BSc ACIEEM	Amendments to Illustrative Masterplan
V1	04 February 2026	Ryan Yeates BSc MCIEEM	Matthew Davey BSc MSc MCIEEM	Chris Merrick BSc ACIEEM	

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Site Details

Site Name and Location	Land off Trowbridge Road, Bradford-on-Avon
Central OS Grid Reference	ST838600
Client	Waddeton Park Ltd

Boundary





Contents

1	Introduction	2
1.1	Site Context	2
1.2	Description of Proposed Development.....	2
1.3	Aims	2
2	BNG Statement	3
2.1	National Mandatory Biodiversity Net Gain Information.....	3
2.2	‘Significant’ Net Gain	3
2.3	Biodiversity Gain Hierarchy.....	4
3	BNG Assessment Summary	5
4	References	6

Figures

- 1: On-site Baseline Habitat Plan
- 2: On-site Post-intervention Proposed Habitat Plan

Appendices

Appendix 1 – Biodiversity Net Gain Assessment Methodology	9
Appendix 2 – Habitat Condition Assessment Sheets	12

1 Introduction

This report provides a Biodiversity Net Gain Statement and Assessment for Land off Trowbridge Road, Bradford-on-Avon in relation to an outline planning application. The surveys were commissioned by Waddeton Park Ltd.

The area within the application boundary is hereafter referred to as the 'Site'.

Biodiversity Net Gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was initially and meets the requirements of the Government's 25 Year Environment Plan. The Environment Act (2021) requires most planning applications in England to deliver a 10% net gain in biodiversity.

1.1 Site Context

The Site is located in the southern extent of the town of Bradford-on-Avon, directly east of Trowbridge Road. Existing residential development is present to the north-west, with the River Avon LWS to the north-east, Wid Brook and Widham Woods LWS to the east and broadleaved woodland to the south.

1.2 Description of Proposed Development

Proposals consist of an outline application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitch provision, country park, landscaping and open space.

1.3 Aims

The aims of this report are to:

-  Provide the national mandatory Biodiversity Net Gain information requirements.
-  Provide the Site baseline and an indicative post-development BNG assessment.

2 BNG Statement

2.1 National Mandatory Biodiversity Net Gain Information

Table 1 provides the BNG information required to support the planning application under Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Table 1: National Mandatory Baseline BNG Information

Information required	Description	
Would the planning permission, if granted, be subject to the biodiversity gain condition?	Yes – meets criteria of a major development.	
Pre-development biodiversity value of the on-Site habitat on the date of application	Habitats	85.69
	Hedgerows	16.69
	Watercourses	N/A
Publication date of the biodiversity metric calculation tool used	July 2024	
Is an earlier date proposed?	No – the relevant date is the date of the planning application submission.	
Is there any evidence of habitat degradation?	No – there is no evidence of any unauthorised habitat degradation since the statutory cut-off date of 30 January 2020.	
Is there any irreplaceable habitat on Site?	Yes – a veteran field maple is present within the southern extent of LOT6.	
Plan of on-Site habitat on the date of the application (or earlier date)	Refer to Figure 1 .	

2.2 'Significant' Net Gain

What counts as 'significant' habitat enhancement varies depending on the scale of development and existing habitat. Based on the Illustrative Masterplan (250310 L 02 01), the following 'significant' on-site habitat enhancements, as defined by Government guidance, are predicted as detailed on **Figure 2**:

- 🦋 **Habitats of medium or higher distinctiveness:** other broadleaved woodland, other neutral grassland, urban trees, species-rich native hedgerow (all medium distinctiveness) and traditional orchard and species-rich native hedgerow with trees (both high distinctiveness) proposed.
- 🦋 **Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development:** the baseline was dominated by modified grassland and cereal crops (low distinctiveness). Other broadleaved woodland, other neutral grassland and urban trees (all medium distinctiveness) and traditional orchard (high distinctiveness) proposed.

Areas of habitat creation or enhancement which are significant in area relative to the size of the development: large area of POS in the south with other neutral grassland, other broadleaved woodland, urban trees and species-rich native hedgerow with trees.

Therefore, a Habitat Management and Monitoring Plan (HMMP) will be required.

Note that given this is an outline application and full landscaping details are not yet known, a precautionary approach has been taken to assessing what significant net gain may be on site post-development.

2.3 Biodiversity Gain Hierarchy

The biodiversity gain hierarchy has been followed during the design process as per **Table 2**.

Table 2: Application of the Biodiversity Gain Hierarchy

Step in the hierarchy	Application
<i>First, in relation to onsite habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects</i>	The majority of the Site is low distinctiveness habitat. However, habitats of medium and high distinctiveness are present comprising bramble scrub, pond (non-priority), rural trees (including a veteran tree), species-rich native hedgerow, native hedgerow with trees and ecologically valuable line of trees (all medium distinctiveness) and species-rich native hedgerows with trees (high distinctiveness). Bramble scrub (c. 0.09ha) requires removal to facilitate new landscaping (other neutral grassland) within the development. The pond (non-priority), native hedgerow with trees, ecologically valuable line of trees and species-rich native hedgerow with trees will be fully retained and protected within the scheme. Minor losses to rural trees (1 no. lost, veteran tree retained) and partial losses to species-rich native hedgerow (c. 0.19km) and ecologically valuable line of trees (c. 0.03km) are required to facilitate access throughout the development and are unavoidable.
<i>Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits</i>	To compensate for the loss of modified grassland approximately 13ha will be enhanced to other neutral grassland. Furthermore, new modified grassland (c.3.51ha) and other neutral grassland habitat (1.25ha) will be created as part of the development. To compensate for the losses of bramble scrub (c. 0.09ha), tall forbs (c. 0.28ha) and cereal crops (c.5.4ha), significant areas of traditional orchard (c. 0.07ha) and other broadleaved woodland (c. 3.45ha) will be created. In addition, to compensate for the loss of one tree, c. 350 new trees will be planted. To compensate for the loss of species-rich native hedgerow (c. 0.19km), native hedgerow (c. 0.05km) and ecologically valuable line of trees (0.03km), five existing hedgerows (c. 0.89km) will be enhanced to species-rich native hedgerow with trees. In addition, c. 0.31km of species-rich native hedgerow will be created.

3 BNG Assessment Summary

A baseline and indicative post-development BNG assessment was undertaken using the statutory biodiversity metric (released in July 2024 and downloaded directly from the Government website¹ on 31 January 2025) following current guidance (Defra, 2024a). Further detail on the methodology is provided in **Appendix 1**.

The on-site baseline and indicative post-development BNG position are demonstrated in **Table 3**. Full details of the calculations are provided in the statutory metric calculation tool (GE Consulting, 2026b). Condition assessments are provided in **Appendix 2**. Baseline and indicative post-development BNG plans are presented in **Figures 1** and **2**.

Table 3: Summary of on-Site BNG Metric Assessment

Unit Type	Onsite Baseline Units	Onsite Post-development Units	Net Unit Change	% Change
Habitat	85.69	125.64	+ 39.95	+ 46.63%
Hedgerow/ Linear	16.69	22.35	+ 5.66	+ 33.91%
Watercourse	N/A	N/A	N/A	N/A

The indicative assessment indicates that a minimum 10% net gain is achievable on-site. This will need to be updated to reflect the final site layout and detailed landscape plan at reserved matters.

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

4 References

Defra (2024a) The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology January 2025. Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

Defra (2024b) The Statutory Biodiversity Metric User Guide July 2025. Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

JNCC (2010) *Handbook for Phase 1 Habitat Survey - a Technique for Environmental Audit*. JNCC, Peterborough, ISBN 0 86139 636 7.

UKHab Ltd (2023) *UK Habitat Classification Version 2.0*. Available from: <https://www.ukhab.org>.

GE Consulting (2026a) *Ecological Impact Assessment. Trowbridge Road, Bradford on Avon. 2763-EcIA-RY*

GE Consulting (2026b) *Statutory Biodiversity Metric. Trowbridge Road, Bradford on Avon. 2763-SBM-RY*



Key:

- Site Boundary
- Tall forbs
- Pond (non-priority)
- c1c - Cereal crops
- g4 - Modified grassland
- h3d - Bramble scrub
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- Line of Trees
- Line of Trees (Ecologically Valuable)
- Native Hedgerow
- Native Hedgerow with trees
- Native Species Rich Hedgerow
- Native Species Rich Hedgerow with trees
- Rural Tree (Broadleaved)
- Irreplaceable Habitats



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Figure 1:
On-site Baseline Habitat Plan

Project:
Trowbridge Road, Bradford on Avon

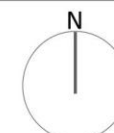
Client:
Waddeton Park Ltd

Date:
28/1/2026

Ref:
2763-BNG-F1

Drawn:
RY

Revision:
-



Creation of new other neutral grassland, other broadleaved woodland, individual trees, traditional orchard and species-rich native hedgerow provide 'significant' net gain.

Retained veteran tree.

Enhancement of existing modified grassland to other neutral grassland provides 'significant' net gain.

Enhancement of hedgerows H4, H5, H9, H10 and H13 provide 'significant' net gain. Hedgerows/tree lines H2, H12 and LOT1, LOT3-LOT6 to be retained. Negligible losses occurring to H1, H3, H4, H5 H6, H11 and LOT2 to facilitate access. H7 to be fully lost.

Retention of pond (non-priority) and individual trees.

Key:

- Site Boundary
- Pond (non-priority)
- 21 - Traditional orchard
- 39 - Freshwater - (man-made)
- c1f - Horticulture
- g3c - Other neutral grassland
- g4 - Modified grassland
- u1b5 - Buildings
- u1c - Artificial unvegetated unsealed surface
- Vegetated Garden
- w1g - Other woodland-broadleaved
- Retained Rural Tree (Broadleaved)
- Line of Trees
- Line of Trees (Ecologically Valuable)
- Native Hedgerow
- Native Species Rich Hedgerow
- Native Species Rich Hedgerow with trees
- Irreplaceable Habitats

Plan is to Scale
Scale at A3: **1:5,000**



Imagery ©2026 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2026 Google

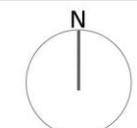
Figure 2:
On-site Post-intervention Proposed Habitat Plan

Project:
Trowbridge Rd, Bradford on Avon

Client:
Waddeton Park Ltd

Date:
21/4/2026
Ref:
2763-BNG-F2

Drawn:
RY
Revision:
1



Appendix 1 – Biodiversity Net Gain Assessment Methodology

Site Survey and Condition Assessment

The Site was surveyed by Ryan Yeates BSc (Hons) MCIEEM and Kit Owen BSc on 28 January 2025, comprising a UK Habitat Classification (UKHab) survey (UKHab Ltd. 2023, V2.0) and condition assessment following the criteria in the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (Defra, 2024a). Where ditches were present, additional information on riparian encroachment within 5m and watercourse encroachment within the ditch were also recorded, as per the Statutory Metric User Guide (Defra, 2024b). See **Appendix 2** for the condition assessment sheets and the EclA (GE Consulting, 2026a) for details of the UKHab survey. An update grassland survey was undertaken on 28th May 2025 by Ryan Yeates BSc (Hons) MCIEEM when weather conditions were dry with good visibility.

All habitats within the Site were identified, described and mapped during the field survey in accordance with the UK Habitat Classification (UKHab) (UKHab Ltd., 2023 (V2.0)) and Statutory Biodiversity Metric (Defra, 2024b) classifications for hedgerows, with other linear and point features mapped using Phase 1 Habitat Survey symbology (JNCC 2010). Primary habitats have been mapped to a minimum mapping unit (MMU) of 25m², although where features of note of a smaller scale are present, these have also been recorded and mapped.

Any habitats (e.g. traditional orchard) with no appropriate primary habitat label were assigned a secondary habitat code. Other secondary UKHab codes were recorded where relevant, although they are described qualitatively within this report for ease of reading.

Ditches were classified in accordance with best practice, i.e. if considered likely to hold water for <4 months of the year, they were considered to be dry and as such are not included as a ditch within the BNG assessment (Defra, 2024b).

Biodiversity Metric Methodology

The BNG assessment was undertaken as per the Statutory Biodiversity Metric User Guide (Defra 2024a) using a copy of the statutory Defra metric downloaded directly from the Government website² on 31 January 2025.

The habitats identified during the walkover survey were compared to current and historic satellite imagery (including Google Earth Pro and Google Maps) to assess whether degradation has occurred between 30 January 2020 and the date of the survey. Where degradation has occurred in this timeframe, the habitats on Site immediately prior to the degradation was used as the baseline for the Site in line with government guidance.

The Site was divided up into distinct habitat parcels and linear features based on UKHab and Statutory Biodiversity Metric classifications and measured accordingly using the QGIS mapping tool. Where appropriate, individual trees that have been included within the metric calculations are represented using point symbols superimposed over area habitats. Their area has been calculated and included within the metric as per the Statutory Biodiversity Metric User Guide (Defra, 2024a), with tree size informed by the diameter at breast height (DBH) estimated tree size information collected during the site walkover. All condition criteria information for all habitats for which a condition assessment is required is included in **Appendix 2**.

² <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

The area of each habitat to be created, retained, and/or enhanced, as per the figures measured from the Landscape Masterplan in QGIS, was entered into the metric. These were then each given an appropriate target condition and strategic significance score.

The baseline BNG plan is shown in **Figure 1** and the indicative post-development BNG plan is shown in **Figure 2**.

Strategic Significance

The strategic significance score represents the local significance of the habitat based on its location and habitat type and is considered separately for each individual habitat. The value is determined by referring to the relevant Local Nature Recovery Strategy (LNRS). Where this has not yet been published, Local Planning Authority (LPA) biodiversity and green infrastructure strategies that apply to the site have been referred to.

The Site location falls within the area covered by the Wiltshire and Swindon LNRS, however, it is not within a focus area for nature recovery and so all habitats were considered to have Low strategic significance.

Biodiversity Metric Principles

The Biodiversity Metric Principles have informed the assessment as per **Table 1.1**:

Table 1.1: Application of the Biodiversity Metric Principles

Principle	Application
<i>Principle 1 - The metric assessment should be completed by a competent person</i>	The metric was completed by an ecologist trained and experienced in the use of the metric.
<i>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</i>	All other legislative and policy requirements have been met. See the EclA for further details (GE Consulting, 2026a)
<i>Principle 3 - This biodiversity metric should be used in accordance with established good practice guidance and professional codes</i>	The latest User Guide and good practice guidance (including information within Planning Practice Guidance) has been followed.
<i>Principle 4 - This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice</i>	An EclA has been produced taking into account all other ecological considerations on site.
<i>Principle 5 - Biodiversity units are a proxy for biodiversity and should be treated as relative values</i>	An EclA has been produced taking into account all other ecological considerations on site and the requirements for species have been incorporated into the design.
<i>Principle 6 - This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance</i>	An EclA has been produced taking into account all ecological considerations on site, including local requirements using survey and desk study data, with the metric used to show how habitat creation and enhancement is contributing to providing an uplift in biodiversity value of the Site, as required by the Environment Act.

Principle	Application
<i>Principle 7 - Habitat interventions need to be realistic and deliverable within a relevant project timeframe</i>	The habitats proposed to be enhanced/ created have been specified based on site specific circumstances, including how these will likely be utilised and managed in the future. As such a precautionary approach has been taken to suggesting habitats to be created post-development and condition assessment.
<i>Principle 8 - Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation</i>	All habitat creation is taking place within the development Site.
<i>Principle 9 - This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:</i> - 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	Proposed habitats have been designed to link to existing landscape features, including woodland, grassland and hedgerows, to enhance existing ecological networks. Large areas of grassland are proposed to offset area losses of this habitat and to maintain ecologically functional areas for protected species.

Assumptions

The following assumptions were made to complete the calculations:

- 👉 It is assumed the other neutral grassland will be managed by two annual hay cuts, and safeguarding them from recreational activities through measures such as a clearly defined pathway. At the Reserved Matters stage the feasibility of this will be reassessed.
- 👉 It is assumed c. 350 new 'small' trees will be planted within the scheme, as per the Illustrative Masterplan.
- 👉 A 2-year delay has been assigned for all habitat creation, hedgerow creation and hedgerow enhancement (excluding developed land; sealed surface and artificial unvegetated, unsealed surface).
- 👉 It is assumed the measures in the Construction Ecological Management Plan (CEMP) and Habitat Management and Monitoring Plan (HMMP) will be followed to ensure that the proposed habitat retention, creation and enhancements are achievable.

Limitations

There were no limitations associated with the Site survey or baseline BNG calculations.

Appendix 2 – Habitat Condition Assessment Sheets

Table 1.2: Condition Assessment of Low Distinctiveness Grassland

Parcel /Feature Reference	Condition Criteria							Total score and Condition
	A - There are 6-8 vascular plant species per m ² present, including at least 2 forbs. This criterion is essential for achieving Moderate or Good condition.	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).	C - Any scrub present accounts for less than 20% of the total grassland area.	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.	E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	
F1	Pass	Fail	Pass	Pass	Fail	Pass	Pass	5/7
	The average number of plant species per m ² was 6 including red fescue, creeping buttercup, cock's foot, lesser trefoil and perennial rye.	Tightly cropped sheep-grazed sward.	No scrub present.	No physical damage or excessive poaching present.	No bare ground.	No bracken present.	No invasive non-natives present.	Moderate Condition
F2	Fail	Fail	Pass	Pass	Pass	Pass	Pass	5/7
	The average number of plant species per m ² was 4 including Yorkshire fog, sweet vernal grass and red fescue.	Tightly cropped sheep-grazed sward.	No scrub present.	No physical damage or excessive poaching present.	Areas of bare ground associated with sheep grazing and rabbit warrens.	No bracken present.	No invasive non-natives present.	Poor Condition
F4	Fail	Fail	Pass	Pass	Pass	Pass	Pass	5/7
	The average number of plant species per m ² was 4 including cock's foot, white clover and red fescue.	Tightly cropped sheep-grazed sward.	No scrub present.	No physical damage or excessive poaching present.	Areas of bare ground associated with sheep grazing and rabbit warrens.	No bracken present.	No invasive non-natives present.	Poor Condition
F5	Pass	Fail	Pass	Pass	Fail	Pass	Pass	5/7
	The average number of plant species per m ² was 7 including Yorkshire fog, sweet vernal grass, crested dog's tail, meadow buttercup and meadow foxtail.	Tightly cropped sheep-grazed sward.	No scrub present.	No physical damage or excessive poaching present.	No bare ground.	No bracken present.	No invasive non-natives present.	Moderate Condition
F6	Fail	Fail	Pass	Pass	Pass	Pass	Pass	5/7



Parcel /Feature Reference	Condition Criteria							Total score and Condition
	A - There are 6-8 vascular plant species per m ² present, including at least 2 forbs. This criterion is essential for achieving Moderate or Good condition.	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).	C - Any scrub present accounts for less than 20% of the total grassland area.	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.	E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	
	The average number of plant species per m ² was 5 including soft brome, dandelion and cock's foot.	Tightly cropped sheep-grazed sward.	No scrub present.	No physical damage or excessive poaching present.	Areas of bare ground associated with sheep grazing and rabbit warrens.	No bracken present.	No invasive non-natives present.	

Table 1.3: Condition Assessment of Individual Trees

Parcel /Feature Reference	Condition Criteria						Parcel Condition
	A - The tree is a native species (or at least 70% within the block are native species).	B - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	C - The tree is mature (or more than 50% within the block are mature).	D - There is little or no evidence of an adverse impact on tree health by human activities. And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	E - Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	F - More than 20% of the tree canopy area is oversailing vegetation beneath.	
	All trees	Pass	Pass	Pass	Pass	Pass	
	All species present are native including ash, field maple and oak.	Automatically pass.	All trees considered to be mature.	No adverse impacts on tree health noted.	Dense ivy, lifted bark, knot holes and cavities.	Oversailing modified grassland.	Good Condition



Table 1.4: Condition Assessment of Ponds

Parcel /Feature Reference	Condition Criteria									Parcel Condition
	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.	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.	C - Less than 10% of the water surface is covered with duckweed <i>Lemna spp.</i> or filamentous algae.	D - The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	E - Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	F - There is an absence of listed non-native plant and animal 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.	Only applies to non-woodland ponds H - emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	Only applies to non-woodland ponds I - The pond surface is no more than 50% shaded by adjacent trees and scrub.	
P1	Pass	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	8/10
	Clear water, no obvious signs of high nutrients or other pollution	Modified grassland (low distinctiveness) surrounds pond for 10m.	None present.	Pond is isolated with no connections to other waterbodies.	No dams, pumps or pipework.	No invasive non-natives present.	No fish present.	>50% cover of emergent and submergent plants.	Shading <50%.	Moderate Condition



Table 1.5: Condition Assessment of Urban Habitats

Parcel /Feature Reference	Condition Criteria								Parcel Condition
	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.	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.	C - Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. To achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species.	Only applies to open mosaic habitat on previously developed land. 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.	Only applies to bioswale and SuDS. E1 - Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Only applies to bioswale and SuDS. E2 - The vegetation is comprised of plant species suited to wetland or riparian situations.	Only applies to intensive green roofs. 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).	Only applies to biodiverse green roofs. 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. To achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	
TF1, TF2	Fail	Fail	Pass	N/A	N/A	N/A	N/A	N/A	1/3
	Dominated by hogweed and nettle.	Dominated by hogweed and nettle.	No invasive non-native species present.						Poor Condition

Table 1.6: Condition Assessment of Lines of Trees

Parcel/ Feature Reference	Condition Criteria					Parcel Condition
	A - At least 70% of trees are native species.	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.	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.	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.	E - At least 95% of the trees are in a healthy condition. 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.	
All tree lines (LOT1 – LOT6)	Pass	Pass	Pass	Fail	Pass	4/5
	All trees are native species including hawthorn, elder, blackthorn, hazel, field maple, willow, ash and elm.	Continuous canopy with no gaps >5m wide.	Features include dense ivy, lifted bark, knot holes and cavities.	Sheep grazing and/or arable land adjacent to tree lines.	Majority of trees (with the exception of the veteran within LOT6) are in healthy condition.	Moderate Condition

Table 1.7: Condition Assessment of Hedgerow

Condition Criteria	Hedge Reference					
	H1	H2	H3	H4	H5	H6
A1 - >1.5 m average height along length	Pass	Pass	Pass	Pass	Pass	Pass
A2 - >1.5 m average width along length	Pass	Pass	Pass	Pass	Pass	Pass
B1 - Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Pass	Pass	Pass	Pass	Pass
B2 - Gaps make up <10% of total length; and no canopy gaps >5 m	Pass	Pass	Pass	Pass	Pass	Pass
C1 - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Fail	Fail	Fail	Fail	Fail	Fail
C2 - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail	Fail	Fail	Fail	Fail	Fail
D1 - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species	Pass	Pass	Pass	Pass	Pass	Pass
D2 - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Pass	Pass	Pass	Pass	Fail	Pass
Only applies to hedgerows with trees E1 - There is more than one age-class of tree present and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow	N/A	N/A	N/A	N/A	N/A	N/A
Only applies to hedgerows with trees E2 - At least 95% of hedgerow trees are in a healthy condition 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	N/A	N/A	N/A	N/A	N/A	N/A
Final score	6/8	6/8	6/8	6/8	5/8	6/8
Final condition	Moderate Condition	Moderate Condition	Moderate Condition	Moderate Condition	Moderate Condition	Moderate Condition



Condition Criteria	Hedge Reference					
	H7	H9	H10	H11	H12	H13
A1 - >1.5 m average height along length	Pass	Pass	Pass	Pass	Pass	Pass
A2 - >1.5 m average width along length	Pass	Pass	Pass	Pass	Pass	Pass
B1 - Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Fail	Fail	Fail	Fail	Fail
B2 - Gaps make up <10% of total length; and no canopy gaps >5 m	Pass	Pass	Pass	Pass	Pass	Pass
C1 - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Fail	Fail	Fail	Fail	Fail	Fail
C2 - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail	Fail	Fail	Fail	Fail	Fail
D1 - >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species	Pass	Pass	Pass	Pass	Pass	Pass
D2 - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Pass	Fail	Fail	Fail	Fail	Fail
Only applies to hedgerows with trees E1 - There is more than one age-class of tree present and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow	N/A	Pass	N/A	N/A	Pass	N/A
Only applies to hedgerows with trees E2 - At least 95% of hedgerow trees are in a healthy condition 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	N/A	Pass	N/A	N/A	Pass	N/A
Final score	6/8	6/10	4/8	4/8	6/10	4/8
Final condition	Moderate Condition	Moderate Condition	Moderate Condition	Moderate Condition	Moderate Condition	Moderate Condition

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