

UPDATE PRELIMINARY ECOLOGICAL
APPRAISAL REPORT

LAND AT LOTTAGE FARM, ALDBOURNE,
WILTSHIRE

By

stark ecology^{ltd}

JUNE 2026

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INTRODUCTION

Stark Ecology Ltd was asked by Ashford Homes (South Western) Limited to carry out an Update Preliminary Ecological Appraisal of land at Lottage Farm, Aldbourne, Wiltshire. The site is proposed for residential development and this report is to provide updated information on the condition of the site following a survey which was carried out by Grassroots Ecology in 2020 and 2021. Reports of those surveys should be read alongside this report.

The site is located at OS Grid Reference SU267765 to the north of the village of Aldbourne and is surrounded by mixed farmland with good hedgerow networks.



Fig 1: This land at Lottage Farm is proposed for residential development and is surrounded by mixed farmland.

The Update Preliminary Ecological Appraisal was carried out by Georgie Starkie BSc (Hons) MSc MRSB (Natural England Class 2 Bat Licence Number 2025-85991-CLS-CLS) on 8th December 2025 when the weather was overcast but dry with a light wind. The temperature was c.6°C

METHODOLOGY

Data Search

The survey carried out by Grassroots Ecology Ltd in 2020 was informed by a data search which was requested from the Wiltshire and Swindon Biological Records Centre (WSBRC). The report of that survey includes the results of that search which are considered relevant to this application.

Preliminary Ecological Appraisal

The site was surveyed according to the Guidelines for Preliminary Ecological Appraisal set out by the Chartered Institute of Ecology and Environmental Management (CIEEM), in which the habitats present on site are classified (according to The UK Habitat Classification Version 2.0) and any signs of protected or notable species were also recorded:

Bats: The buildings and trees within the site boundaries were assessed for their potential to support roosting bats and the on-site habitats were assessed for their value to bats when commuting and foraging.

Badgers: Evidence of badgers was sought, in particular badger setts which can be recognised by their characteristic size and shape, with large spoil heaps outside entrances. Other signs such as latrines (small pits in which badgers deposit their faeces), pathways through vegetation, hairs adhering to vegetation or sett entrances and snuffle holes indicating foraging were also noted.

Great crested newts: The habitats on and surrounding the site were assessed for their suitability to support great crested newts.

Reptiles: The habitats on site were assessed for their suitability to support reptile species.

Nesting birds: The habitats on site were assessed for their suitability to support nesting birds.

Hedgehog: The habitats on site were assessed for their suitability to support hedgehog.

Limitations

This survey provides a brief snapshot of the site at the time the work was carried out and while every step was taken to ensure that the results of the survey are accurate, features of ecological value can change and therefore this report is only valid for 12 months.

RESULTS

Preliminary Ecological Appraisal

The site supports the following habitats, as shown on the Habitat Baseline Map in Appendix 1:

- Other neutral grassland.
- Ruderal/ephemeral.
- Mixed scrub.
- Trees.
- Hedgerow.
- Artificial, unvegetated surface.
- Developed land, sealed surface (Buildings).

Other Neutral Grassland

The southern end of the site is part of a grazed field which is divided into separate paddocks with fencing. The grassland has been intensively grazed and in 2020 comprised perennial ryegrass *Lolium perenne*, annual meadow-grass *Poa annua* and bent *Agrostis* sp. also observed. Herbaceous species were limited to ragwort *Jacobaea vulgaris*, daisy *Bellis perennis*, white clover *Trifolium repens*, creeping buttercup *Ranunculus repens*, ribwort plantain *Plantago lanceolata*, broadleaved dock *Rumex obtusifolius* and dandelion *Taraxacum officinale*. Common nettle *Urtica dioica* also dominates in areas. No change to the species composition was noted in December 2025.



Fig 2: Other neutral grassland in the southern part of the site.

This photo taken facing east on 8th December 2025.

Ruderal/Ephemeral

There are large areas of disturbed ground in the northern and southwestern parts of the site where ruderal vegetation including knotgrass *Polygonum aviculare*, goosefoot *Chenopodium* sp. common nettle, hedge bindweed *Calystegia sepium*, creeping thistle *Cirsium arvense*, and common hogweed *Heracleum sphondylium* has colonised.



Fig 3: Ruderal vegetation in the northern part of the site.

This photo taken facing north on 8th December 2025.

Mixed Scrub

Many areas are colonised with scrub. Hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, ash *Fraxinus excelsior*, sycamore *Acer pseudoplatanus*, field maple *Acer campestre* and goat willow *Salix caprea* are dominant in this area.

Trees

A total of 12 trees are scattered across the survey area and are generally immature specimens comprising ash, hazel, field maple, elder, sycamore, goat willow, cherry, Leyland cypress *Cupressus* × *leylandii*, rowan *Sorbus aucuparia*, birch *Betula* sp., Norway spruce *Picea abies* and apple *Malus* sp.

Hedgerow

H1: A mature, gappy and unmanaged hedgerow forms part of the western boundary. Hawthorn *Crataegus monogyna* dominates with goat willow, field maple, ash and bramble *Rubus fruticosus* agg. also present. Common ivy *Hedera helix* dominated the ground flora component with ground-ivy *Glechoma hederacea* and common nettle also present.

H2: A line of semi-mature trees along part of the eastern boundary of the survey area. Species present comprise ash, hawthorn, field maple, oak *Quercus robur*, hazel *Corylus avellana*, beech *Fagus sylvatica*, cherry *Prunus* sp. and horse chestnut *Aesculus hippocastanum*.

H3: A small section of very gappy semi-mature hedgerow is present to the eastern boundary and is dominated by hawthorn and elder *Sambucus nigra*.

Artificial, Unvegetated Surface

Around the buildings are areas of unvegetated ground.

Developed Land, Sealed Surface (Buildings)

The buildings comprise a mix of large agricultural storage structures built from concrete block and steel frame with metal and wooden (slatted) cladding and pitched corrugated cement fibre roofs with skylights. Some elevations are open sided.



Fig 4: The barns have block walls and slatted wooden cladding.

This photo taken facing southeast on 8th December 2025.

Biodiversity Net Gain

A summary of the baseline habitat conditions is provided below and in Appendix 2.

Other Neutral Grassland

Given the condition of the field when it was surveyed and the species that are present the site is considered to support Other Neutral Grassland. A Condition Assessment (see Appendix 2) confirms that this habitat is in Poor condition.

Ruderal

The habitat within the northern part of the site and smaller areas to the southwest comprises ruderal vegetation and a Condition Assessment (see Appendix 2) confirms that this habitat is in Poor condition.

Mixed Scrub

There are areas of mixed scrub throughout the site. A Condition Assessment (see Appendix 2) confirms that this habitat is in Poor condition.

Trees

Condition assessments (see Appendix 2) confirm that all the trees are in Moderate condition.

Hedgerow

A Condition Assessment (see Appendix 2) confirms that the three hedgerows along the east and west boundaries of the site are all in Poor condition.

Bats

Roosting

Surveys carried out by Grassroots Ecology Ltd in 2020 and 2021 did not identify any evidence of bats roosting at this site and the buildings and trees within the site boundaries were all considered to have Negligible potential to support roosting bats. No change to the condition of the buildings and trees was noted and they remained unsuitable for use by roosting bats in December 2025.

Commuting and Foraging

The site supports some habitat which is suitable for bats to use when commuting and foraging through the surrounding landscape but during activity surveys and static monitoring carried out by Grassroots Ecology Ltd from mid-June to mid-September in 2021 a low diversity of bat species was recorded utilising the site. The site was considered at that time to have low value for bats and no change to the condition of the site was noted at the time of this survey in December 2025.

Badgers

No setts or other evidence of badgers were identified within the site but it supports suitable habitat for badgers as they commute and forage through the surrounding landscape.

Great Crested Newts

No records of great crested newts were returned in 2021 from within 2km of the site and a review of OS Maps has identified no ponds within 500m of the site.

Due to a lack of connectivity to suitable breeding habitat the site is not considered suitable to support great crested newts.

Reptiles

The site supports suitable habitat for reptiles to use throughout the year, including over the winter hibernation period.

Nesting Birds

The site provides nesting opportunities in the trees, scrub and hedgerows and the buildings are also suitable for use by species such as swallow *Hirundo rustica*, although no nests were noted in any of the buildings.

Hedgehog

The site supports suitable habitat for hedgehogs to use when commuting and foraging through the wider landscape and the boundary scrub and hedgerows are sheltered enough to be used when nesting or over the winter hibernation period.

LEGISLATION

Reptiles

All native reptile species are protected against intentional or reckless killing or injury by the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act.

The habitat of the four common species of reptile (common lizard, slow worm, adder *Vipera berus* and grass snake) does not receive additional protection.

Nesting Birds

The Wildlife & Countryside Act 1981 protects bird species in the UK and makes it an offence to:

- Intentionally kill, injure or take a wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- Intentionally take or destroy the egg of any wild bird.

Other offences under this legislation relate to taking and possessing specimens or the eggs of wild birds.

Hedgehog

Hedgehogs are a Species of Principal Importance (SoPI) under Section 41 of the NERC Act (2006) and should, as such, be conserved through the planning process. Hedgehogs would also fall under the provisions of the Wild Mammals (Protection) Act, 1996, which prevents certain cruel acts against wild mammals.

DISCUSSION AND CONCLUSIONS

Habitats

The site does not lie within or adjacent to any designated, protected or Priority habitats and the habitats within the site and that will be affected by the proposals have limited intrinsic ecological value (although they are of value to a range of protected species, as set out below).

Biodiversity Net Gain

A statutory Biodiversity Net Gain Metric, submitted as a separate document, confirms that the proposals for this site will result in 2.43% uplift in Habitat Units and a 93.14% uplift in Hedgerow Units.

Bats

Commuting and Foraging

The on-site habitats are used by bats when commuting and foraging through the wider landscape. The proposals will retain the boundary hedgerows and mixed scrub and areas of grassland enhancement will improve foraging opportunities for a range of bat species.

External lighting of the new development is to be kept to a minimum and will not be allowed to shine onto boundary vegetation. Where external lighting is required for the purposes of safety or security, this will comply with ILP Guidance Note 8 and will be installed to the following specification:

- LED luminaires with a warm white (<2700 kelvin) spectrum
- Peak wavelength higher than 550nm
- External lighting will use motion sensors and be set to a short timer (c.1 minute)
- Luminaires with an upward light ration of 0% will be used.

A Lighting Strategy for this development has been produced by EDS (April 2026) and confirms that light spill from new external light fittings will keep light spill onto boundary vegetation <0.2 Lux along all vegetated site boundaries.

Badgers and Hedgehog

No badger setts have been identified at the site but it is within a landscape which is highly suitable for badgers, which could commute through the site or use it when

foraging. The following steps will be taken to avoid accidental harm to badgers and other wildlife (including hedgehog) moving across the site during construction works:

- Any trenches that have to be left open overnight must be adapted so that any animal that falls into it is able to escape, either by leaving a gradient at one end, or placing a structure (such as a plank of wood) in the trench to allow animals to climb out;
- Anything that may present a fire or other hazard (eg. stored chemicals) should be kept securely locked and made inaccessible to wild animals moving around the site at night.

To allow hedgehogs to continue to move through the gardens of the new dwellings, gaps (12cm x 12cm) will be left at the base of all boundary fences.

Reptiles

The site provides potential habitat for reptiles with the most suitable areas concentrated at the site boundaries, where there is a mosaic of grassland and scrub margins. No further survey work has been carried out for these species and on completion of construction and landscaping works the site will continue to provide habitat for reptiles and connectivity to other areas of suitable habitat for reptiles will be retained.

To protect individual animals from harm during construction, the following precautionary working methods will be adopted.

Precautionary Working Methods

April – September (Inclusive)

Where site works are to be carried out over the spring and summer months, when reptiles are active and could be present within the grassland, the following approach to site preparation is recommended in order to avoid negative impacts on them.

Prior to any works commencing, and before any delivery of materials for the works, all vegetation in the construction area should be progressively mown to gradually reduce the length and density of the vegetation on site. The final cut should be as close to the ground as possible without scouring. Progressive mowing carried out over several days will encourage any reptiles present to move out of the development area into surrounding retained habitat. Once the vegetation has been mown to ground level it must be kept close mown until works on site are complete. If the vegetation is allowed to re-grow reptiles may move back onto the

development site and a progressive mowing regime should be reinstated to prevent harm to animals that have returned.

October – March (Inclusive)

Most areas of the site that will be affected by construction do not provide suitable shelter for hibernating reptiles but the base of the barns could provide shelter during this period. The base of the barns must be removed between April and September, when reptiles are active.

Nesting Birds

The scrub, hedgerow, trees and barns are suitable for use by nesting birds. Given the protection afforded to all breeding birds, their nests, eggs and young, it is strongly recommended that the buildings are demolished and any removal of, or disturbance to, vegetation that offers potential nesting habitat for breeding birds, should be undertaken between October and February, inclusive, outside of the main bird breeding season.

During this period the vegetation should be cut down to ground level, using hand-held mechanised tools, and the arisings removed from the site. Should this seasonal constraint prove not to be practicable, then suitable surveys for active nests should be undertaken of any vegetation which is to be cleared during the nesting bird season (March to August, inclusive). These surveys should be undertaken by a suitably qualified ecologist immediately prior to the start of any works. If any active nest or nest under construction is found, then a buffer zone of at least 5m (with distance dependent upon species and location) should be created around the nest and maintained until all chicks have fledged. Once the fledglings are no longer dependent upon the nest, works can then re-commence.

It should be noted that significant delays can result to works being undertaken during the breeding bird season and, as such, it is strongly recommended that vegetation clearance works, where possible, are completed during the winter months.

REFERENCES

Land off Lottage Road, Aldbourne. Ecological Impact Assessment. November 2020. Grassroots Ecology Ltd.

Land at Lottage Farm, Aldbourne. Further Information Pertaining to Ecological Matters. October 2021. Grassroots Ecology Ltd.

Guidelines for Preliminary Ecological Appraisal. 2nd Edition. Chartered Institute of Ecology and Environmental Management (CIEEM). December 2017.

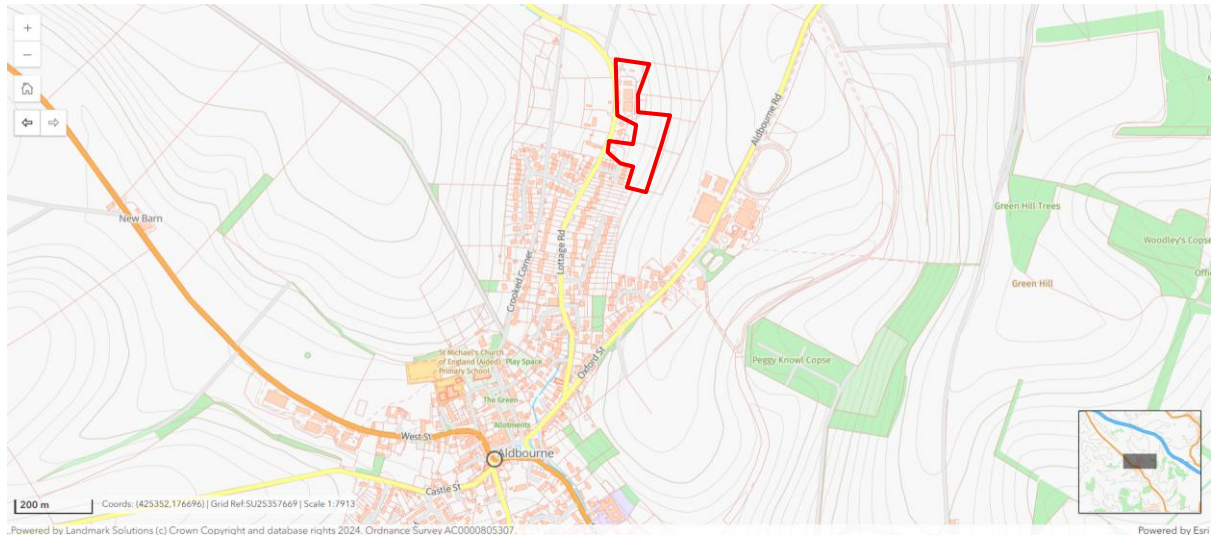
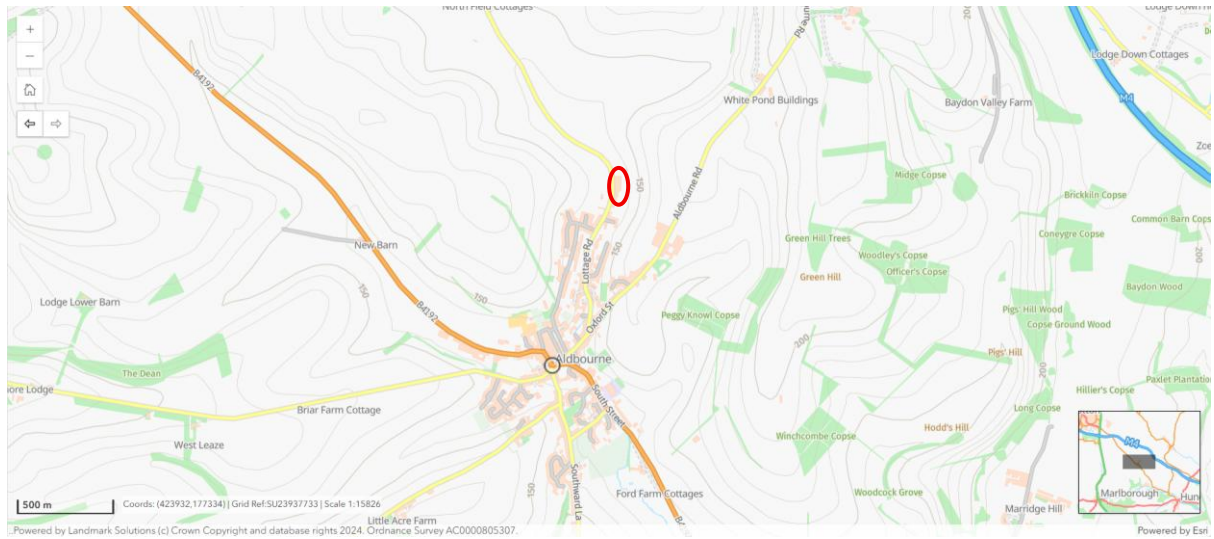
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Collins, J. (ed.). (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition.). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

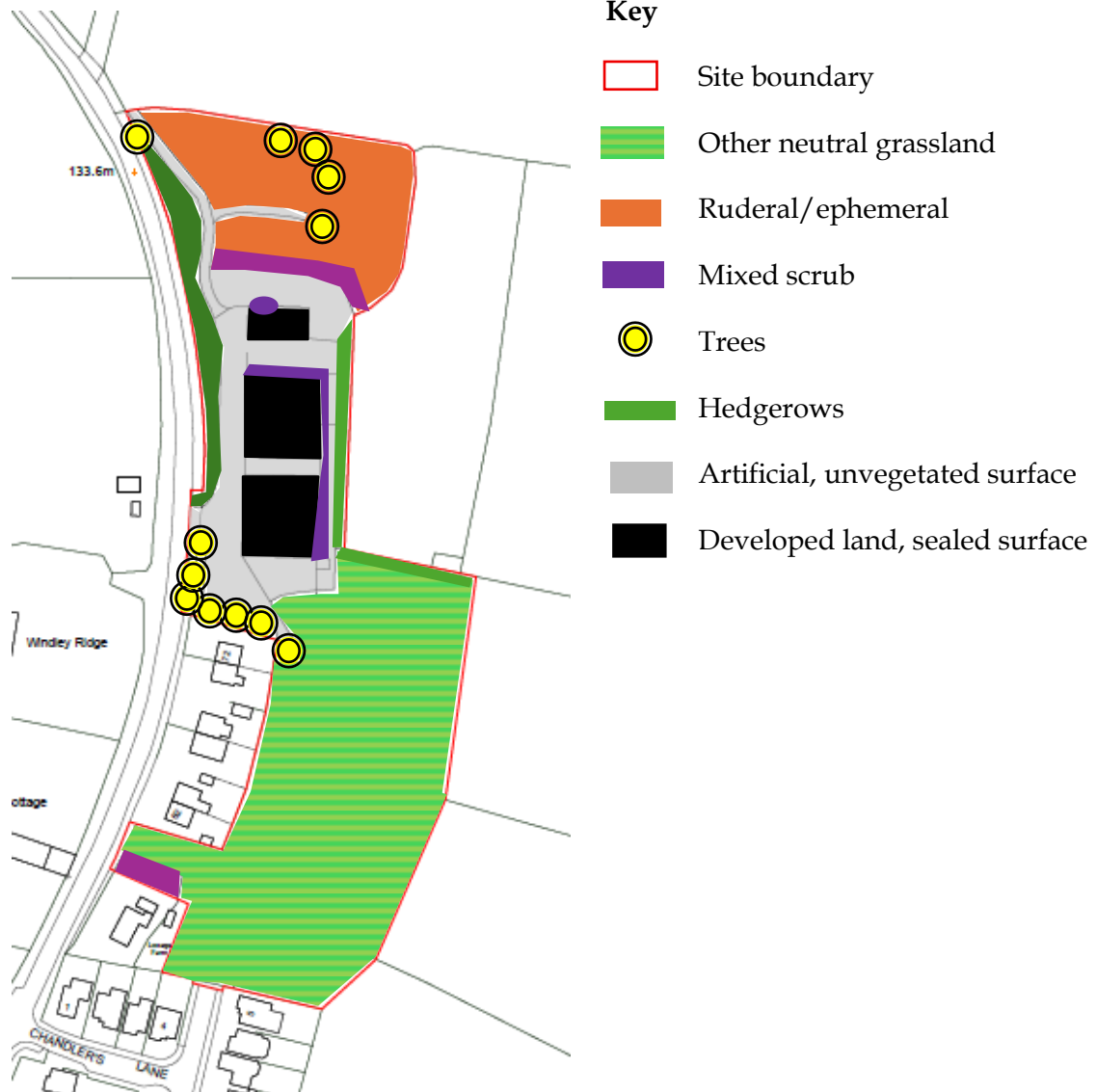
Bats and Artificial Lighting in the UK. Guidance Note 08/23. 2023. Institution of Lighting Professionals.

Land at Lottage Farm, Lottage Road, Aldbourne, Wiltshire, SN8 2ED. Lighting Strategy. April 2026. EDS.

APPENDIX 1: SITE MAPS



Baseline Habitat Map



SOFT LANDSCAPE	
	Building a new group to be recruited.
	Building a long-term and collective effort to be recruited.
	Building a new organization to be recruited.
	Proposed multiple times. A short-term project with clear boundaries.
	Proposed Fresh start.
	Proposed initial online landscape. A clear boundaries.
	Proposed single specific online design. A clear boundaries.
	Proposed multiple online planning. A short-term planning project with boundaries.
	Proposed an online network. A short-term project.
	Proposed an experimental planning. An experimental project.
	Proposed clear boundaries. A short-term project with clear boundaries.
	Proposed an online network. A short-term project with clear boundaries.

UNITED LANDSCAPE	
	RF1 Standard asphalt. To carpenterage.
	RF2 Standard asphalt. To public structures.
	RF3 The FCC permeable block paving. To construct the surface street and pedestrian resources for the urban-type structure (public, industrial, or airport).
	RF4 The FCC permeable block paving. To construct the surface street and pedestrian resources for the urban-type structure (public, industrial, or airport).
	RF5 The FCC permeable block paving. To parking lot and private street. To urban-type structure (public, industrial, or airport).
	RF6 The FCC paving. To residential (public) streets and to to urban (linear) paving utility, either street, or airport.
	RF7 The FCC paving. To urban (linear) paving utility, either street, or airport.
	RF8 Green grass. To residential public parking.

[illegible]

+1,800,000 P	Existing level
+1,000,000 P	Proposed level

NOTES

For UPL and UPLs bleed pasting as highlighted by the * permissive pasting shall be used in areas outside of service strips. Pasting over service strips shall be "Tuck-in more Pallets" or equal in some select, finish, and dimensions and bond as the specified permissive requirements.



Rev	Date	Description	Dr	Cr
PA	10/04/25	Draft for Commitment	50V	LI
PA	21/04/25	Draft for Commitment	50V	LI
PA	11/04/25	new document	50V	



GREENHALGH
Landscape Architecture

resident

Lottage Farm
Millbourne

100/100

Landscape Plan 2 of 2

André-Henri HERNIMAN
 1930-1997

Inventory No.

www.partridge.com | 782.920.0000

APPENDIX 2: CONDITION ASSESSMENT SHEETS

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	Land at Lottage Farm	Survey date and Surveyor name	08/12/25 Georgie Starkie BSc (Hons) MSc MRSB
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SU267765	Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	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 insects, birds and small mammals to live and breed.	No	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	

E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	No	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)			
Number of criteria passed			
Condition Assessment Result	Condition Assessment Score	Score Achieved x1/	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Yes	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description.			
Footnote 2 - For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.			
Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.			
Footnote 4 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.			
Footnote 5 - Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: URBAN Habitat Type			
Habitat Types Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bloewale 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	Land at Lottage Farm	Survey date and Surveyor name	05/12/2025 George Starkie BSc (Hons) MSc MRSB
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SU267765	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
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.	No	
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 (l); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (l) pools.		
Additional Criteria - must be assessed for Bloewale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			yes
Number of criteria passed			1
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bloswale, 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)	Yes	
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 Bloswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)		
• Passes 2 or fewer of 5 criteria.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			

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	Land at Lottage Farm	Survey date and Surveyor name	08/12/2025 Georgie Starkie BSc (Hons) MSc MRSB
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	SU287765	Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (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.	No	
Number of criteria passed			
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)		
Passes 2 or fewer criteria	Poor (1)	Yes	
Suggested enhancement interventions to improve condition score			

Condition sheet: HEDGEROW Habitat Types												
Habitat Type												
Native hedgerow												
Native hedgerow - associated with bank or ditch												
Native hedgerow with trees												
Native hedgerow with trees - associated with bank or ditch												
Species-rich native hedgerow												
Species-rich native hedgerow - associated with bank or ditch												
Species-rich native hedgerow with trees												
Species-rich native hedgerow with trees - associated with bank or ditch												
Habitat Description												
Lichab – UK Habitat Classification												
On-site or off-site, site name and location		Land at Lottage Farm		Survey date and Surveyor name		06/12/2015 George Barker BSc (Hons) MSc MHSS						
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									
			H1	H2	H3							
			Grid reference									
			SU057765	SU267765	SU267765							
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.	Y	Y	Y							
		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).										
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.	N	N	N							
		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).										
B1: Gap - hedge base	Gap between ground and base of canopy <0.5 m for >80% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.	N	N	N							
		Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).										

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:		1							
Condition categories for hedgemenes with less			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:		1							
Suggested enhancement interventions to improve condition score									

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Types													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate <i>Line of trees</i> condition sheet for a line of <u>rural</u> trees. You should only use the <i>Line of trees</i> condition assessment and record that habitat type in <u>rural</u> locations.													
Habitat Description													
Individual tree (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	Land at Lottage Farm		Survey date and Surveyor name		08/12/2025 Georgie Starkie BSc (Hons) MSc MR5B								
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	
Condition Assessment Criteria			Grid reference										Notes (such as justification)
			SU26 7765	SU26 7765	SU26 7765	SU267 765	SU26 7765	SU26 7765	SU26 7765	SU26 7765	SU26 7765	SU267 765	
			Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).		y	y	y	y	y	y	y	y	y	y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (Individual trees automatically pass this criterion).		y	y	y	y	y	y	y	y	y	y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .		n	n	n	n	n	n	n	n	n	n	
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.		n	n	n	n	n	n	n	n	n	n	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		n	n	n	n	n	n	n	n	n	n	
F	More than 20% of the tree canopy area is overhanging vegetation beneath.		y	y	y	y	y	y	y	y	y	y	
Number of criteria passed			3	3	3	3	3	3	3	3	3	3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x1/											
Passes 5 or 6 criteria	Good (3)												

Passes 3 or 4 criteria	Moderate (2)	y	y	y	y	y	y	y	y	y	y	y
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 scores*												

Condition Sheet: INDIVIDUAL TREES Habitat Type														
Habitat Types														
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.														
Habitat Description														
Individual trees (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	Land at Lottage Farm			Survey date and Surveyor name		08/12/2025 George Starkie BSc (Hons) MSc MRSB								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
				T11	T12									
Condition Assessment Criteria				Grid reference										
				SU26 7765	SU26 7765									
				Criterion passed (Yes or No)								Notes (such as justification)		
A	The tree is a native species (or at least 70% within the block are native species).			y	y									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (Individual trees automatically pass this criterion).			y	y									
C	The tree is mature (or more than 50% within the block are mature) ¹ .			n	n									
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.			n	n									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			n	n									
F	More than 20% of the tree canopy area is overhanging vegetation beneath.			y	y									
Number of criteria passed				3	3									
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x1/										
Passes 5 or 6 criteria		Good (3)												
Passes 3 or 4 criteria		Moderate (2)		y	y									
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														