

Biodiversity Net Gain Statement and Assessment

Land at Devizes Road, Hilperton,
Trowbridge

07 August 2026

Ecology
Arboriculture
Land Management



Report Details

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V2	07 August 2026	Hamish Kidd BSc	Nick Hargreaves BSc MSc MCIEEM	Nick Hargreaves BSc MSc MCIEEM	With Scheme Amends
V1	05 February 2026	Hamish Kidd BSc	Nick Hargreaves BSc MSc MCIEEM	Nick Hargreaves BSc MSc MCIEEM	

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Site Details

Site Name and Location	Land at Devizes Road, Hilpertons, Trowbridge
Central OS Grid Reference	ST 88083 59311
Client	Redcliffe Homes Ltd

Boundary





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1 Introduction

This report provides a Biodiversity Net Gain Statement and Assessment for Land at Devizes Road, Hilperton, Trowbridge in relation to an outline planning application. The surveys were commissioned by Redcliffe Homes 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 off Devizes Road and Hilperton Drive (A361) in Hilperton and comprises two separate privately owned land holdings. The land holding to the north comprises a former tenanted (in use at time of survey) horse paddock, with associated yard and stables.

The land holding to the south is within private residential curtilage. There are two stable blocks on the Site; one to the north (Active Stables) and one to the south (Disused Stables). The Site is situated on the outskirts of an urban area and is bordered by farmland interspersed by hedgerows to the north, sports pitches to the east and residential development/roads to the south and west.

1.2 Description of Proposed Development

Proposals consist of an Outline Planning Application for a residential development of up to 80 units with associated landscaping and access.

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	9.95
	Hedgerows	2.76
	Watercourses	N/A
Publication date of the biodiversity metric calculation tool used	July 2025	
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?	No – there is no irreplaceable habitat within the Site boundary.	
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/ (Thrive Architects, 2026 – REDC251029 SKL-01 P19), 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:** native species-rich hedgerows, mixed scrub, other broadleaved woodland, and individual trees (all medium distinctiveness) proposed.
- Areas of habitat creation or enhancement which are significant in area relative to the size of the development:** the 50m buffer along the eastern boundary of the Site is c. 1.1ha in extent which comprises roughly 25% of the total 4ha Site area and comprises a mix of mixed native scrub, other broadleaved woodland, other neutral grassland and specimen trees.
- Enhancements to habitat condition, for example from poor or moderate to good:** enhancement of existing modified grassland to other neutral grassland, and mixed scrub from poor to moderate condition.

Therefore, a Habitat Management and Monitoring Plan (HMMP) will be required. Please note: 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>	Approximately 0.05ha of medium distinctiveness bramble scrub requires removal to facilitate the development. Given its location, there is no alternative to its removal. To compensate for the loss 0.4ha of mixed scrub will be created, and 0.22ha of retained mixed scrub will be enhanced from poor to good condition. 0.04ha of other mixed woodland will be lost to facilitate the development. Given its location in the centre of the Site, there is no alternative to removal. To compensate for this, new discrete parcels of other broadleaved woodland (similar in size to that lost) will be created within the 50m buffer). Out of 48 existing trees, four are to be retained. To compensate for the loss of individual trees, proposals include the planting of 142 new individual trees throughout the Site, as Street Trees, and in formal and informal open space.
<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>	Approximately 2.3ha of modified grassland will be lost in order to deliver the scheme. Losses of these grassland areas has been minimised as far as possible, however given their location, ubiquity across the Site and the requirements of the scheme, it is not possible to avoid them. To compensate for these losses, approximately 0.73ha will be retained and enhanced to other neutral grassland in moderate condition. Where habitats are retained, they will be enhanced to moderate or good condition. The loss of modified grassland will be compensated for through the creation of new modified grassland, in the form of amenity grassland, throughout the Site. The existing vegetated garden will be lost to development. Proposals will include extensive areas of new vegetated garden to compensate for losses. Discrete areas of introduced shrub and ruderal/ ephemeral vegetation will be removed. This will be compensated for through the creation of higher distinctiveness native mixed scrub. Some losses of species-poor native hedgerows will occur due to the proposals. To compensate for these losses, a mixture of species-poor and species-rich native hedgerow, will be created. The loss of other mixed woodland will be compensated for through the creation of new parcels of other broadleaved woodland throughout the 50m buffer

3 BNG Assessment Summary

A baseline and indicative post-development BNG assessment was undertaken using the statutory biodiversity metric (released in July 2025) following current guidance (Defra, 2025b). Further detail on the methodology is provided in **Appendix 2**.

As required by the TWBMS, development within the yellow medium risk zone will be expected to fully mitigate on site for the loss of habitat by ensuring no net loss, to be demonstrated by use of an established metric (preferably the Statutory Biodiversity Metric or subsequent version). Full details of the calculations are provided in the statutory metric calculation tool (GE Consulting, 2026b and 2026c). Condition assessments are provided in **Appendix 3**. Baseline and indicative post-development BNG plans are presented in **Figures 1 and 2**.

Table 3: Summary of on-Site BNG Metric Assessment (Entire Scheme)

Unit Type	Onsite Baseline Units	Onsite Post-development Units	Net Unit Change	% Change
Habitat	9.95	12.29	+2.34	+23.49%
Hedgerow/ Linear	2.76	3.57	+0.81	+ 29.14%
Watercourse	N/A	N/A	N/A	N/A

The scheme also needs to consider the Additionality Principal as outlined in Government Guidance¹ on what can be counted for BNG is as follows:

“If you already need to create or enhance habitat as part of your development, you may be able to count this towards your 10% biodiversity net gain (BNG)...” and ... “You cannot include some habitat schemes in BNG calculations at all. There are other schemes that you can include:

-  *In full - for enhancing actions, such as green infrastructure (a developer can satisfy all their BNG requirements through the works, receiving 110% of their biodiversity units through them)*
-  *In part - for mitigation and compensation actions, such as nutrient mitigation (at least 10% of the developer’s biodiversity units must come from additional activities other than mitigation and compensation)”*

As part of this guidance, it states that “Mitigation or compensation to a Special Area of Conservation, Special Protection Area, or Protected Species” can count towards BNG in part.

Table 4: Summary of on-Site BNG Metric Assessment (Additionality)

Unit Type	Onsite Baseline Units	Onsite Post-development Units	Net Unit Change	% Change
Habitat	9.95	12.29	0	0.02%
Hedgerow/ Linear	2.76	3.57	0	0
Watercourse	N/A	N/A	N/A	N/A

Habitats included within the Additionality Metric include those which can be utilised by foraging/commuting bats (i.e. not subject to levels of artificial lighting above the existing baseline). **As such, this demonstrates that the scheme can ensure no net loss of habitats on Site as required by Paragraph 146 of the TWBMS and Policy CP50 of the Wiltshire Core Strategy.** It is anticipated that any future Reserved Matters application will include refinement to the scheme design, and as such the BNG Assessment will be updated to reflect this.

¹ <https://www.gov.uk/guidance/what-you-can-count-towards-a-developments-biodiversity-net-gain-bng>

4 References

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

GE Consulting (2026a) Ecological Impact Assessment - Land at Devizes Road, Hilperton, Trowbridge. Redcliffe Homes Ltd. Ref: 3131-EcIA-NH

GE Consulting (2026b) Statutory Biodiversity Metric Protected Species Mitigation - Land at Devizes Road, Hilperton, Trowbridge. Redcliffe Homes Ltd. Ref: 3131-SBM1--NH

GE Consulting (2026c) Statutory Biodiversity Metric All Habitats - Land at Devizes Road, Hilperton, Trowbridge. Redcliffe Homes Ltd. Ref: 3131-SBM2-NH

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>.



Key:

- Site Boundary
- 1160 - Introduced shrub
- 17 - Ruderal/ephemeral
- g4 - Modified grassland
- h3h - Mixed scrub
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- u1c - Artificial unvegetated unsealed surface
- Vegetated Garden
- w1h - Other woodland mixed
- Rural Tree (Broadleaved)
- Native Hedgerow
- Native Hedgerow with trees
- Ornamental Hedgerow

Plan is to Scale
Scale at A4: **1:1,500**

0 10 20 30 40 m

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Figure 1:
On-site Baseline Habitat Plan

Project:
Devizes Road, Hilperton

Client:
Redcliffe Homes

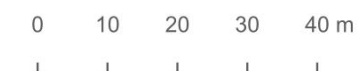
Date: 5/8/2026	Drawn: NH
Ref: 3131-BNG-F1	Revision: 1

c. 142 no new small specimen trees planted throughout Site
(including Street Trees and within Open Space)

Key:

- Site Boundary
- Bat House
- g3c - Other neutral grassland
- g4 - Modified grassland
- h3h - Mixed scrub
- u1b - Developed land. sealed surface
- u1c - Artificial unvegetated unsealed surface
- Vegetated Garden
- w1g - Other woodland-broadleaved
- Native Hedgerow
- Native Hedgerow with trees
- Native Species Rich Hedgerow
- Ornamental Hedgerow
- New Urban Tree (Broadleaved)
- Retained Rural Tree (Broadleaved)

Plan is to Scale
Scale at A4: 1:1,500



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

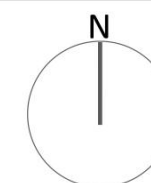
Figure 2:
On-site Post-intervention Proposed Habitat Plan

Project:
Devizes Road, Hilperton

Client:
Redcliffe Homes

Date:
7/8/2026
Ref:
3131-BNG-F2

Drawn:
NH
Revision:
1



Appendix 1 – General Glossary of Terms

Annex I	Threatened bird listed on Annex I of the EC Birds Directive/ Habitats listed on Annex I of the EC Habitats Directive
Annex II	Species of community interest whose conservation requires the designation of SACs
BAP	Biodiversity Action Plan
BMCL	Bat Mitigation Class Licence
BNG	Biodiversity Net Gain
BoCC	Bird of Conservation Concern
CEMP	Construction Environmental Management Plan
CWS	County Wildlife Site
DBW	Daytime Bat Walkover
EclA	Ecological Impact Assessment
EPS	European Protected Species
GLTA	Ground Level Tree Assessment
HPI	Habitat of Principal Importance required under Section 41 of the NERC Act 2006
HSI	Habitat Suitability Index
HMMP	Habitat Management and Monitoring Plan
IRZ	Impact Risk Zone
GCN	Great crested newt
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
LEMP	Landscape and Ecology Management Plan
LPA	Local Planning Authority
LWS	Local Wildlife Site
MMU	Minimum Mapping Unit
NBW	Night-time Bat Walkover
NE	Natural England
NERC Act	Natural Environment and Rural Communities Act 2006
NPPF	National Planning Policy Framework
NVA	Night Vision Aid
NVC	National Vegetation Classification Survey
OSWI	Other Site of Wildlife Interest
pCWS	Potential County Wildlife Site
POS	Public Open Space
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
Ramsar	A wetland site designated to be of international importance under the Ramsar Convention
RPA	Root Protection Area
SAC	Special Area of Conservation
SPA	Special Protection Area
SPI	Species of Principal Importance required under Section 41 of the NERC Act 2006
SSSI	Site of Special Scientific Interest
TWBMS	Trowbridge and Westbury Bat Mitigation Strategy
UKHAB	UK Habitat Classification
UWS	Unconfirmed Wildlife Site
WCA	Wildlife and Countryside Act 1981(as amended)
ZOI	Zone of Influence

Appendix 2 – Biodiversity Net Gain Assessment Methodology

Site Survey and Condition Assessment

The Site was surveyed by Nick Hargreaves BSc MSc MCIEEM FISC Level 4 on 30 September 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, 2025a). 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, 2025b). This survey was updated in June 2026 following a detailed botanical assessment of the Sites grassland. Further detailed botanical assessment was undertaken in June 2026 by Nick Hargreaves BSc (Hons) MSc MCIEEM FISC 4 when weather conditions were warm and dry. The botanical assessment built upon the UKHab Survey as described above.

A walkover of each grassland parcel was undertaken, followed by detailed sampling using 1m² quadrats, to collect detail on species and sward composition, the number of which was determined by the characteristics of each parcel. Due to previous assessments of the Site grassland as '*other neutral grassland*', six quadrats per parcel were sampled to evidence this.

Estimated percentage cover of the below features was assessed based on a qualitative overall assessment of each parcel, along with data collected from quadrats:

- 🍷 Ryegrass and white clover;
- 🍷 Herbs, sedges and rushes;
- 🍷 'Undesirable species' (as defined within Defra, 2024a); and
- 🍷 Bare ground.

Frequency of species was defined using the DAFOR methodology, adapted from that detailed within the Farm Environment Plan (Natural England, 2010):

- 🍷 Dominant: Recorded to cover a majority of the ground in all quadrats and qualitatively assessed as dominating the sward;
- 🍷 Abundant: Recorded in all quadrats, and qualitatively assessed as comprising a significant proportion of the sward;
- 🍷 Frequent: Recorded in >50% of quadrats;
- 🍷 Occasional: Recorded in 20-50% of quadrats; and
- 🍷 Rare: Recorded in <20% of quadrats.

See **Appendix 3** for the condition assessment sheets and the EcIA (GE Consulting, 2026) for details of the UKHab survey.

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, 2025b) 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, 2025b).

Biodiversity Metric Methodology

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

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, 2025a), from 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 3**.

The area of each habitat to be created, retained, and/or enhanced, as measured from the Sketch Layout 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 2.1**:

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

Table 2.1: 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, 2026)
<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.
<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 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 species e.g. reptiles and bat foraging.

Assumptions

The following assumptions were made to complete the calculations:

- 🦋 Tree size and status was estimated based on information collected during the PEA. This may need to be updated in line with detailed arboricultural information once available.
- 🦋 It is assumed the measures in the HMMP will be followed to ensure that the proposed habitat retention, creation and enhancements are achievable.
- 🦋 It is assumed habitats that are to be retained and enhanced will be enhanced one year in advance, as these habitats are already existing on Site.
- 🦋 It is assumed newly habitats will have a two-year delay in creation to allow for the completion of development.

Limitations

The site was visited over the period of one day. As such seasonal variations could not be observed and it is likely that only a selection of all species that occur within the site will have been recorded. It should be noted that the grassland had not been cut for an extended period (at GE's request) to ensure that as much data as could be made available was collected. Further to this, this may have resulted the grassland presenting better than it would have been historically (when subject to more regular managing via mowing and grazing). Additionally, summer 2026 was one of the hottest and driest summers on record, with temperatures in Trowbridge exceeding 30 degrees C, and low levels of rainfall across May and June, with almost zero rainfall recorded in July. This did affect the growing conditions of some plants, however this is not however, considered a significant limitation to this study.



Appendix 3 – Habitat Condition Assessment Sheets

Table 3.1: 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).	
MG1	Fail	Fail	Pass	Pass	Pass	Pass	Pass	5/7 Poor Condition
MG2	Fail	Fail	Pass	Pass	Pass	Pass	Pass	5/7 Poor Condition
MOD1	Pass	Fail	Pass	Fail	Fail	Fail	Pass	3/7 Poor Condition
MOD2	Pass	Fail	Pass	Fail	Fail	Fail	Pass	3/7 Poor Condition
MOD3	Pass	Fail	Pass	Fail	Fail	Fail	Pass	3/7 Poor Condition
MOD4	Pass	Fail	Pass	Fail	Fail	Fail	Pass	3/7 Poor Condition



Table 3.4: Condition Assessment of Hedgerow

Condition Criteria	Hedge Reference			
	H1	H2	H3	H4
A1 - >1.5 m average height along length	Pass	Pass	Pass	N/A
A2 - >1.5 m average width along length	Pass	Pass	Pass	N/A
B1 - Gap between ground and base of canopy <0.5 m for >90% of length	Pass	Pass	Pass	N/A
B2 - Gaps make up <10% of total length; and no canopy gaps >5 m	Pass	Pass	Pass	N/A
C1 - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Fail	Fail	Fail	N/A
C2 - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Fail	Fail	Fail	N/A
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	N/A
D2 - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Pass	Pass	Pass	N/A
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	Fail	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	Pass	N/A
Final score	6/8	6/8	7/10	N/A
Final condition	Moderate Condition	Moderate Condition	Moderate Condition	N/A – Ornamental Hedgerow



Table 3.5: 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.	
Small trees	Pass	Fail	Fail	Fail	Fail	Pass	2/6 Poor Condition
Medium trees	Pass	Fail	Fail	Fail	Fail	Pass	2/6 Poor Condition
Large trees	Pass	Pass	Pass	Fail	Fail	Pass	4/6 Moderate Condition



Table 3.6: Condition Assessment of Scrub

Parcel /Feature Reference	Condition Criteria					Parcel Condition
	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). - At least 80% of scrub is native, - There are at least three native woody species, - 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).	B - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	C - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	D - The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	E - There are clearings, glades or rides present within the scrub, providing sheltered edges.	
MS1	Pass	Fail	Pass	Fail	Fail	2/5 Poor Condition
MS2	Pass	Fail	Pass	Fail	Fail	2/5 Poor Condition
MS3	Pass	Fail	Pass	Fail	Fail	2/5 Poor Condition
MS4	Pass	Fail	Pass	Fail	Fail	2/5 Poor Condition
MS5	Pass	Fail	Pass	Fail	Fail	2/5 Poor Condition
MS6	Pass	Fail	Pass	Fail	Fail	2/5 Poor Condition



Table 3.7: 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.	
ESP1	Fail	Pass	Pass	N/A	N/A	N/A	N/A	N/A	2/3 Moderate Condition



Table 3.8: Condition Assessment of Woodland

Parcel/Feature Reference	Condition Criteria						
	A – Age distribution of trees	B – Wild, domestic and feral herbivore damage	C – Invasive plant species	D – Number of native tree species	E – Cover of native tree and shrub species	F – Open space within woodland	G – Woodland regeneration
OW1	2	2	3	2	2	1	1
	Two age classes present.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	No invasive species present in woodland.	Three to four native tree or shrub species found across woodland parcel.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<10% or >40% of woodland has areas of temporary open space.	No classes or coppice regrowth present in woodland.

Parcel/Feature Reference	Condition Criteria						Parcel Condition
	H - Tree health	I - Vegetation and ground flora	J - Woodland vertical structure	K - Veteran trees	L - Amount of deadwood	M - Woodland disturbance	
OW1	2	1	2	1	1	1	21/39
	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	No recognisable woodland NVC plant community at ground layer present.	Two storeys across all survey plots.	No veteran trees present in woodland.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	Poor Condition

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