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Biodiversity Impact Calculation

Site Name

Land North of Sun Lane, Riseley

Client

Wellington Estate and
3West Group

Issue Date

27th January 2026

Author

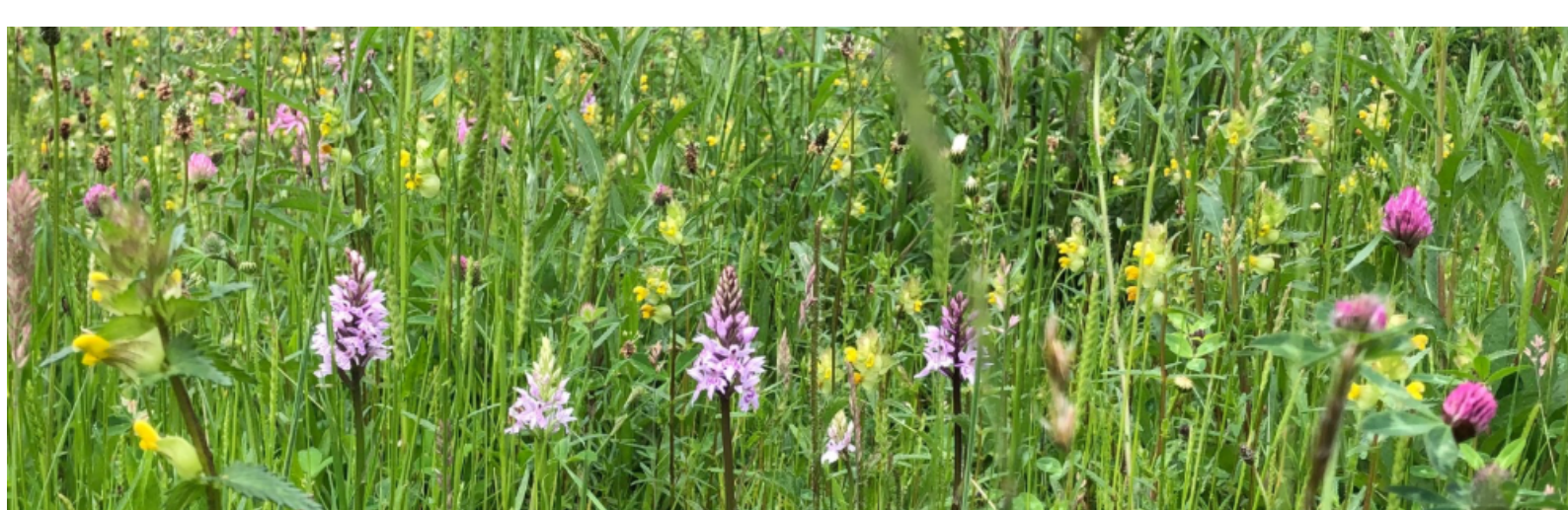
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Project No: P10586

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Document Control

Issue No	Author	Reviewer	Issue Date	Additions/alterations	Notes
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About the Author

This report has been prepared by Ben Small, MSc, a Consultant Ecologist at The Ecology Co-op with 3 years' experience. As a qualifying member of the Chartered Institute for Ecology and Environmental Management (CIEEM) and as Chartered Ecologist through this body, he is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Kate Priestman, who is a Principal Ecologist with over twenty years' experience. Kate has undertaken extensive survey work and reporting, encompassing a breadth of deliverables, and prepared European Protected Species licences for numerous schemes. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), she is bound by CIEEM's code of professional conduct.



Report Summary

Purpose	The Ecology Co-operation was commissioned by the Wellington Estate and 3West Group to undertake a Biodiversity Impact Calculation of an outline application with all matters reserved except for access for the construction of up to 44 dwellings on land north of Sun Lane, Riseley, using the Statutory Biodiversity Metric, to quantify net change in biodiversity.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: On-site • 1.587ha of g3c other neutral grassland in moderate condition; • 0.036ha of g3c other neutral grassland in poor condition; • 0.045ha of h3h mixed scrub in moderate condition; • 0.01ha of u1b developed land; sealed surface (condition N/A); • 0.052km of h2a native hedgerow in good condition; • 0.007km of w22 line of trees in moderate condition. The proposed development scheme at this site will retain: On-site • 0.16ha of g3c other neutral grassland in moderate condition; • 0.07ha of h3h mixed scrub in moderate condition; • 0.048ha of u1b developed land; sealed surface (condition N/A); • 0.0041ha of rural tree in moderate condition; • 0.225km of h2a native hedgerow in good condition; • 0.065km of h2a native hedgerow with trees in moderate condition; • 0.142km of w22 line of trees in moderate condition. The proposed development scheme at this site will enhance: On-site • 0.062km of h2a native hedgerow in good condition to h2a native hedgerow in good condition. Post intervention the following habitats will be created: On-site • 0.228ha of u1b5 buildings (condition N/A); • 0.502ha of u1b developed land; sealed surface (condition N/A); • 0.454ha of u1827 vegetated garden (condition N/A); • 0.202ha of g3c other neutral grassland in good condition; • 0.126ha of g4 modified grassland in poor condition; • 0.163ha of h3h mixed scrub in moderate condition; • 0.0896ha of urban tree in moderate condition.
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net loss of -8.98 habitat units (-59.54%) . The linear



	feature calculation for the proposed scheme results in a likely loss of -0.18 hedgerow units (-4.54%). The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. The calculation has identified a 'Medium Distinctiveness Broad Habitat Deficit' of -11.14 habitat units of g3c other neutral grassland, as well as a "Low Distinctiveness Broad Hedgerow Deficit" of -0.2 hedgerow units of h2a native hedgerow and w22 line of trees. The creation of 11.14 habitat units of other neutral grassland and 0.58 hedgerow units will be required to achieve the 10% net gain threshold and satisfy trading rules.
Does the scheme meet net gain requirements?	The current scheme does not meet the 10% mandatory net gain value set out within the Environment Act 2021 and achieves the no net loss through development goals detailed by Wokingham Borough Council and Hart District Council.



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1 INTRODUCTION

1.1 Purpose of the Report

There has been a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity from the 12th February 2024, following the release of updated National Planning Policy Framework¹ by the Department of Housing, Communities and Local Government and the Environment Act 2021². A mandatory value of 10% net gain in biodiversity value for all developments (that do not meet exemption criteria) is required under the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at land north of Sun Lane, Riseley. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. BICs provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to an outline application with all matters reserved except for access for the construction of up to 44 dwellings, including affordable housing together with access, landscaping and associated infrastructure. Given the likelihood of proposed changes in the design scheme, some of the recommendations will potentially be subject to change. The results of the BIC are deemed accurate for the most recent layout plan.

This report was commissioned and produced at the request of the Wellington Estate and 3West Group.

1.2 Background

The site measures 1.96ha in area, and predominantly comprises two neutral grassland fields bordered by scrub along the north-eastern boundary as well as a small additional strip of neutral grassland in the southern corner that leads to an access gate. Hedgerows are present along the north-western, south-western and south-eastern boundaries of the site, with a line of trees running north-east to the south-west through the centre of the site, delineating the two fields.

The site was subject to a Preliminary Ecological Appraisal (PEA) in June 2025³, with further phase 2 surveys completed in summer and autumn 2025, which were collated in an interim Ecological Impact Assessment (EclA)

¹ HM Government (2024). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/67aaf8f3b41f783cca46251/NPPF_December_2024.pdf.

² HM Government (2021). Environment Act 2021 Available online at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

³ The Ecology Co-op (2026). *Land North of Sun Lane Preliminary Ecological Appraisal Issue Rev01*.



produced in October 2025⁴. A Shadow Habitats Regulations Assessment (HRA) was also completed in September 2025⁵.

Habitats (UKHAB) within the site and along the site boundaries are shown in (Figure 1), which include:

- g3c other neutral grassland – two grassland fields and a strip leading to the southern access gate which make the majority of the site;
- h3h mixed scrub – a parcel of mixed scrub on the north-eastern boundary of the site;
- u1b developed land; sealed surface – a section of the existing Sun Lane that will be incorporated into the access for the proposed development;
- Rural trees – a single individual elm *Ulmus procera* located in the northern corner of the site.
- h2a5 species-rich native hedgerow – a native hedgerow present along the north-western and south-western boundaries;
- h2a native hedgerow – two hedgerow sections on the south-eastern boundary;
- w22 line of trees – a line of trees running through the centre of site, separating the two fields;

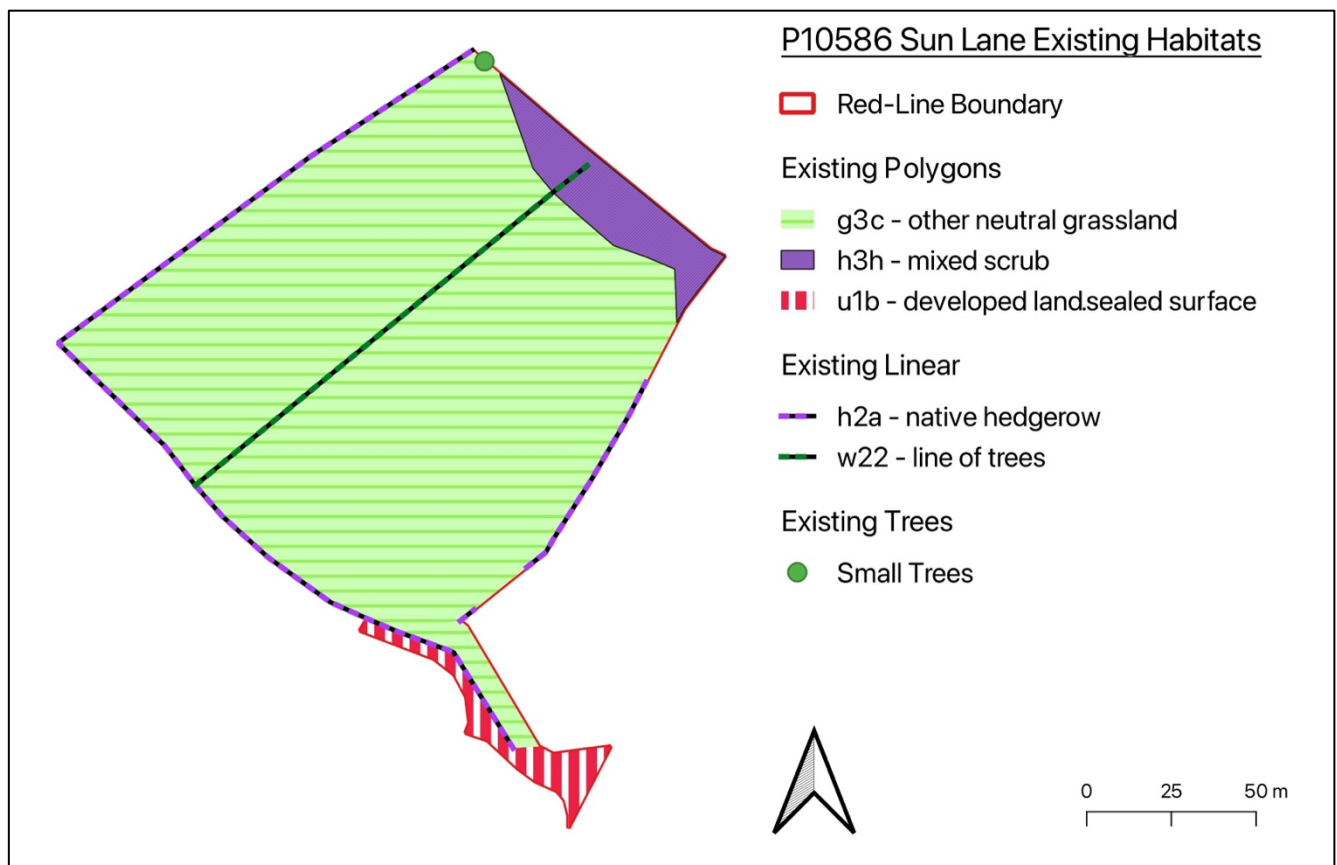


Figure 1. UKHAB map showing existing habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, version 3.36.3 – Maidenhead.

⁴ The Ecology Co-op (2026). *P10586 Land North of Sun Lane Interim EcIA Issue Rev01*.

⁵ The Ecology Co-op (2026). *P10586 Land North of Sun Lane Shadow HRA Issue Rev01*.



Figure 2. Proposed scheme layout for the development at land north of Sun Lane, provided courtesy of Ashby Design (January 2026, drawing no. 713/25/OUT/PL1006).



Land North of Sun Lane, Riseley – BIODIVERSITY IMPACT CALCULATION



Figure 3. Proposed planting scheme for the development at land north of Sun Lane. Produced courtesy of Aspect Landscape Planning (drawing no. 8959/ASP1/LSP, January 2026).

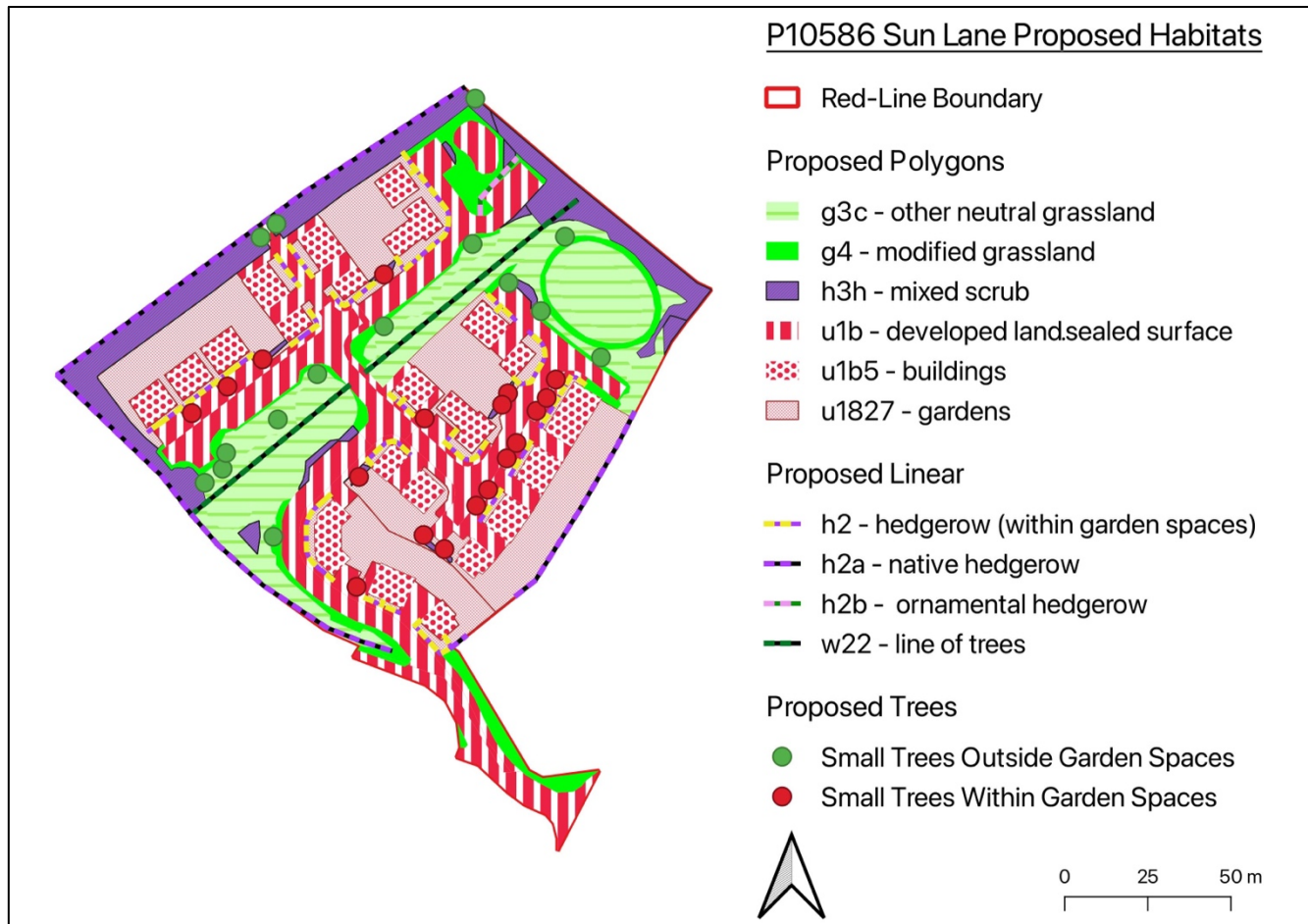


Figure 4. UKHab map showing proposed habitats at land north of Sun Lane. The site boundary is indicated with a red line. Produced using QGIS software, version 3.36.3 – Maidenhead.

1.3 Summary of Previous Survey Work

The site was subject to a PEA in June 2025³, which identified the potential for bats, nesting birds, dormice and reptiles on site. The following surveys were conducted across summer and autumn 2025:

- bat activity surveys, including four static logger deployments and collections as well as two night-time walkover surveys;
- Ground Level Tree Assessment for bats;
- a suite of reptile presence/absence surveys;
- a suite of dormouse presence/absence surveys.

These surveys confirmed that the site is used by a range of bat species, including barbastelle *Barbastella barbastellus* and serotine *Cnephaeus serotinus* bats, as well as dormice, with a nest identified in the northern boundary hedgerow, with these results collated into an interim Ecological Impact Assessment (EclA) that was produced in October 2025⁴. The remaining bat activity surveys and a suite of breeding bird surveys are scheduled to be completed in spring 2026. A Shadow HRA was also completed in September 2025⁵ given the site's proximity to the Thames Basin Heaths Special Protection Area (SPA).



1.4 Policy and Legislation

NPPF (2024)

The NPPF sets out the Government's view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 187d, states that planning policies and decisions should contribute to and enhance the local environment by:

- “*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.*”

Paragraph 192b, states that to protect and enhance biodiversity and geodiversity, plans should;

- “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

Paragraph 193d, states that when determining planning applications, authorities should apply the following principle:

- “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*”

Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.

Local Policy

Policy CP7 (Biodiversity) of the Adopted Core Strategy Development Plan from Wokingham Borough Council⁶ states that developments that impact habitats or species of principle importance in England for nature conservation will only be permitted if:

“Mitigation measures can be put in place to prevent damaging impacts or appropriate compensation measures to offset the scale and kind of losses are provided.”

Guidance on Biodiversity Net Gain (BNG) on the Wokingham Borough Council website⁷ additionally states that:

⁶Wokingham Borough Council (2010). *Wokingham Borough Local Development Framework: Adopted Core Strategy Development Plan Document January 2010*. Available online at: <https://www.wokingham.gov.uk/planning-policy/adopted-development-plan/local-plans>

⁷ Wokingham Borough Council (2025). *What is biodiversity net gain (BNG) and when is it happening?* Available online at: <https://www.wokingham.gov.uk/planning/how-apply-permission/how-apply-planning-permission/what-biodiversity-net-gain-bng-and-when-it-happening>



"If planning permission is granted, a plan to create at least a 10% improvement of biodiversity from the baseline assessment will need to be provided."

Policy NBE4 (The Natural, Built and Historic Environment: Biodiversity) of the Local Plan from Hart District Council⁸ states that:

"New development will be permitted provided opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible... All development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible."

2 METHODOLOGY

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England⁹. This is used to calculate 'habitat units' and 'hedgerow units' by multiplying the area (ha) or lengths (km), 'distinctiveness' (habitat type), 'condition' (quality), and strategic significance (location in relation to the authority's local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity 'net gain' respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity 'net loss' is calculated, this becomes an 'offset requirement'. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for 'trading down'; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a 'trading down correction' that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (high distinctiveness) will not be offset by a larger area of modified grassland (medium distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

⁸ Hart District Council (2020). *Hart Local Plan (Strategy and Sites) 2032*. Available online at: <https://www.hart.gov.uk/planning-and-building-control/planning-policy/plans-and-policies>

⁹ Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



2.1 Data Sources

This calculation uses the most up to date survey information, using botanical data and specific condition assessments gathered during the site visit on 16th June 2025. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document¹⁰ and the Statutory Biodiversity Metric: draft user guide¹¹. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial imagery was overlaid by the proposed scheme layout (see Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are ‘created’ after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

3 RESULTS

3.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

Overall, the on-site calculated baseline is 15.08 habitat units and 3.97 hedgerow units.

Table 1. Existing habitat conditions for land north of Sun Lane, Riseley.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Other neutral grassland	Grassland fields covering centre of site	Moderate
Other neutral grassland	Grassland strip leading to southern access	Poor
Mixed scrub	Scrub on north-eastern boundary	Moderate
Developed land; sealed surface	Section of the Sun Lane at the south of the site	N/A condition
Rural tree	Individual elm tree in northern corner of site	Moderate

¹⁰ Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

¹¹ Natural England (2023). *Statutory Biodiversity Metric draft user guide*. Available online at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	Location/Reference (habitat parcels split if multiple areas with different condition assessments)	Condition
Species-rich native hedgerow	North-western and south-western boundary hedgerow	Good
Native hedgerow	Section of hedgerow on eastern side of south-eastern elevation	Moderate
Native hedgerow	Section of hedgerow on southern side of south-eastern hedgerow	Good
Line of trees	Line of trees running through centre of site	Good

3.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:

On-site

- 1.587ha of g3c other neutral grassland in moderate condition;
- 0.036ha of g3c other neutral grassland in poor condition;
- 0.045ha of h3h mixed scrub in moderate condition;
- 0.01ha of u1b developed land; sealed surface (condition N/A);
- 0.052km of h2a native hedgerow in good condition;
- 0.007km of w22 line of trees in good condition.

The proposed development scheme at this site will retain:

On-site

- 0.16ha of g3c other neutral grassland in moderate condition;
- 0.07ha of h3h mixed scrub in moderate condition;
- 0.048ha of u1b developed land; sealed surface (condition N/A);
- 0.0041ha of rural tree in moderate condition;
- 0.225km of h2a native hedgerow in good condition;
- 0.065km of h2a native hedgerow with trees in moderate condition;
- 0.142km of w22 line of trees in moderate condition.

The proposed development scheme at this site will enhance:

On-site

- 0.062km of h2a native hedgerow in good condition to h2a native hedgerow in good condition.

Post intervention the following habitats will be created:

On-site

- 0.228ha of u1b5 buildings (condition N/A);
- 0.502ha of u1b developed land; sealed surface (condition N/A);



- 0.454ha of u1827 vegetated garden (condition N/A);
- 0.202ha of g3c other neutral grassland in good condition;
- 0.126ha of g4 modified grassland in poor condition;
- 0.163ha of h3h mixed scrub in moderate condition;
- 0.0896ha of urban tree in moderate condition.

The overall results of the calculations are presented in Table 2. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at the land north of Sun Lane, Riseley.

On-site baseline	Area habitat units	15.08		
	Hedgerow units	3.97		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	6.10		
	Hedgerow units	3.79		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-8.98	-59.54%	On-site net gain is less than target set ⚠
	Hedgerow units	-0.18	-4.54%	On-site net gain is less than target set ⚠
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-8.98		
	Hedgerow units	-0.18		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-8.98		
	Hedgerow units	-0.18		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-59.54%	Total net gain achieved is less than target set ⬆	
	Hedgerow units	-4.54%	Total net gain achieved is less than target set ⬆	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ⬆			



Land North of Sun Lane, Riseley – BIODIVERSITY IMPACT CALCULATION

Table 3. Trading summary results of the Medium Distinctiveness Habitats in the Biodiversity Impact Calculation for the proposed development at the land north of Sun Lane, Riseley.

Medium Distinctiveness						Medium Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change	Medium Distinctiveness Units available to offset lower distinctiveness deficit	1.05 ✓
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00	Medium Distinctiveness broad habitat losses to be offset by trading up	-11.14 8
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00		Medium Distinctiveness Unit deficit (required to meet trading rules)	-11.14 ▲
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00			
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00			
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	-11.14 8		
Grassland - Other neutral grassland	Grassland	-11.14	0.00	-11.14			
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00			
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	0.73 ✓		
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00			
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	0.73 ✓		
Heathland and shrub - Mixed scrub	Heathland and shrub	0.73	0.00	0.73			
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00			
Lakes - Reservoirs	Lakes	0.00	0.00	0.00			
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00		
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00		
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	0.32 ✓		
Individual trees - Urban tree	Individual trees	0.32	0.00	0.32			
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00			
Woodland and forest - Other Scots pine woodland	Woodland and forest	0.00	0.00	0.00			
Woodland and forest - Other woodland: broadleaved	Woodland and forest	0.00	0.00	0.00	0.00		
Woodland and forest - Other woodland: mixed	Woodland and forest	0.00	0.00	0.00			
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00			
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00			
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	-10.10 8		
		-10.10	0.00	-10.10			

Table 4. Trading summary results of the Low Distinctiveness Habitats in the Biodiversity Impact Calculation for the proposed development at the land north of Sun Lane, Riseley.

Low Distinctiveness					Low Distinctiveness Summary	
Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Units available to offset Low Distinctiveness deficit	-10.10 8
Cropland - Cereal crops	Cropland	0.00	0.00	0.00	1.12 ✓	
Cropland - Horticulture	Cropland	0.00	0.00	0.00		
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00		
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00		
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00	0.32 ✓	
Grassland - Modified grassland	Grassland	0.32	0.00	0.32		
Grassland - Bracken	Grassland	0.00	0.00	0.00		
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00		
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00	0.00	
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.00	0.00	0.00		
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00		
Urban - Bioswale	Urban	0.00	0.00	0.00		
Urban - Bare ground	Urban	0.00	0.00	0.00	0.00	
Urban - Allotments	Urban	0.00	0.00	0.00		
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00		
Urban - Ground based green wall	Urban	0.00	0.00	0.00		
Urban - Ground level planters	Urban	0.00	0.00	0.00	0.00	
Urban - Other green roof	Urban	0.00	0.00	0.00		
Urban - Intensive green roof	Urban	0.00	0.00	0.00		
Urban - Introduced shrub	Urban	0.00	0.00	0.00		
Urban - Rain garden	Urban	0.00	0.00	0.00	0.87 ✓	
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00		
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00		
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00		
Urban - Vegetated garden	Urban	0.87	0.00	0.87	0.00	
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00		
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00		
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00	0.00	
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00		
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00		
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00		
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00	1.12 8	
		1.12	0.00	1.12		

4 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net loss of **-8.98 habitat units (-59.54%)**.

The linear feature calculation for the proposed scheme results in a likely loss of **-0.18 hedgerow units (-4.54%)**.

The current scheme does not satisfy the trading rules within the Statutory Biodiversity Metric. The calculation has identified a 'Medium Distinctiveness Broad Habitat Deficit' of -11.14 habitat units of g3c other neutral grassland, as well as a "Low Distinctiveness Broad Hedgerow Deficit" of -0.2 hedgerow units of h2a native hedgerow and w22 line of trees. The creation of 11.14 habitat units of other neutral grassland and 0.58 hedgerow units will be required to achieve the 10% net gain threshold and satisfy trading rules.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.



APPENDIX 1 – Habitat Condition Assessment Sheets

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High
Limitations (if applicable)	N/A		
Habitat description			
The northern field is dominated by Yorkshire fog <i>Holcus lanatus</i>, with sweet vernal-grass <i>Anthoxanthum odoratum</i> and meadow foxtail <i>Alopecurus pratensis</i> frequent. Chamomile <i>Chamaemelum nobile</i>, curled dock <i>Rumex crispus</i>, timothy <i>Phleum pratense</i>, perennial rye-grass <i>Lolium perenne</i>, cock's-foot <i>Dactylis glomerata</i>, creeping buttercup <i>Ranunculus repens</i>, creeping bent <i>Agrostis stolonifera</i>, creeping thistle <i>Cirsium arvense</i>, lesser stitchwort <i>Stellaria graminea</i>, false oat-grass <i>Arrhenatherum elatius</i>, bird's-foot trefoil <i>Lotus corniculatus</i>, red clover <i>Trifolium pratense</i>, blackthorn <i>Prunus spinosa</i>, fescue <i>Festuca</i> sp., knapweed <i>Centaurea</i> sp. and tansy <i>Tanacetum vulgare</i> were also identified.			
Condition assessment results			
Condition Criteria Assessment for Grasslandhigh A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. TRUE B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed. TRUE C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. TRUE D. Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg) less than 5%. TRUE E. Combined cover of species indicative of sub-optimal condition 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. FALSE F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count). FALSE			



Photo ref			
	Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Passed A but failed F	Condition (Good/ Moderate/ Poor): Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High
Limitations (if applicable)	N/A		
Habitat description			
The southern field is also dominated by Yorkshire fog as well as sweet vernal-grass, with knapweed and creeping bent frequent. Other species identified include meadow buttercup <i>Ranunculus acris</i> , creeping buttercup, red clover, cock's-foot, blackthorn, white clover <i>Trifolium repens</i> , false oat-grass, ragwort <i>Jacobaea</i> sp., creeping thistle, lesser stitchwort, dwarf spurge <i>Euphorbia exigua</i> , bird's-foot trefoil, creeping cinquefoil <i>Potentilla reptans</i> and chamomile.			
Condition assessment results			



Land North of Sun Lane, Riseley – BIODIVERSITY IMPACT CALCULATION

Condition Criteria Assessment for Grasslandhigh			
A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.			TRUE
B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.			TRUE
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.			TRUE
D. Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg) less than 5%.			TRUE
E. Combined cover of species indicative of sub-optimal condition 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.			FALSE
F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).			FALSE
Notes 8 species identified			
Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Passed A but failed F	Condition (Good/ Moderate/ Poor):	Moderate



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Other neutral grassland
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Grassland Medium/High/Very High
Limitations (if applicable)	N/A		

Habitat description

At the southern corner of the southern field, a small strip of recently mown grassland leads to an access gate on the southern boundary. In this section, false oat-grass, common nettle *Urtica dioica*, bush vetch *Vicia sepium*, curled dock, fern *Dryopsida* sp., Yorkshire fog, herb-robert *Geranium robertianum*, cock's-foot, creeping buttercup, cleavers *Galium aparine* and creeping bent were all identified.

Condition assessment results

Condition Criteria Assessment for Grasslandhigh

A. The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.

FALSE

B. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.

FALSE

Notes
Recently mown

C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.

FALSE

D. Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg) less than 5%.

TRUE

E. Combined cover of species indicative of sub-optimal condition 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.

TRUE

F. There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in criterion 5 above cannot contribute towards this count).

FALSE

Photo ref





Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes – Did not pass both A & F	Condition (Good/Moderate/Poor) :	Poor
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Mixed Scrub
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Scrub
Limitations (if applicable)	N/A		

Habitat description

A band of scrub extends along the eastern boundary immediately adjacent to the two fields and contains blackthorn, bramble *Rubus fruticosus*, bindweed *Convolvulus* sp., common nettle and remote sedge *Carex remota*.

Condition assessment results

Condition Criteria Assessment for Scrub		Total Score: 4
A. The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).		FALSE
B. Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.		TRUE
C. There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.		TRUE
D. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).		TRUE
E. There are clearings, glades or rides present within the scrub, providing sheltered edges.		TRUE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N/A	Condition (Good/Moderate/Poor) :	Moderate

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Rural Tree
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Individual Trees
Limitations (if applicable)	N/A		
Habitat description			
A dead elm tree is present in the northern corner of the northern field.			



Condition assessment results	
Condition Criteria Assessment for Individual trees	Total Score: 4
A. The tree is a native species (or at least 70% within the block are native species).	TRUE
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	TRUE
C. The tree is mature (or more than 50% within the block are mature).	FALSE
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.	TRUE
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	FALSE
F. More than 20% of the tree canopy area is overhanging vegetation beneath.	TRUE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N/A	Condition (Good/Moderate/Poor) :	Moderate

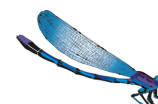


CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS																			
Date	16/06/25	Unique polygon reference																	
Surveyor name(s)	Ben Small	SBM habitat type	Native Hedgerow																
Condition assessment required? (Y/N)			Yes																
Onsite or offsite?	Onsite	Condition sheet used	Hedgerow																
Limitations (if applicable)	N/A																		
Habitat description																			
A hedgerow runs along the northern and western boundaries of the site; bramble dominates in the northern section with elm <i>Ulmus procera</i> abundant but later dominating in the western section, with hazel frequent throughout. Also present is holly <i>Ilex aquifolium</i>, black bryony <i>Talis communis</i>, dogwood <i>Cornus sanguinea</i>, blackthorn, pedunculate oak, elder <i>Sambucus nigra</i>, wild privet <i>Ligustrum vulgare</i>, fern <i>Dryopsida</i> sp. and box <i>Buxus sempervirens</i>.																			
Condition assessment results																			
Condition Criteria Assessment for Hedgerow <table border="1"> <tbody> <tr> <td>A1. Is height >1.5m average along length?</td> <td>TRUE</td> </tr> <tr> <td>A2. Is width >1.5m along length?</td> <td>TRUE</td> </tr> <tr> <td>B1. Is ground to canopy base gap <0.5m for >90% of length?</td> <td>TRUE</td> </tr> <tr> <td>B2. Are canopy gaps <10% total length AND no canopy gaps >5m?</td> <td>TRUE</td> </tr> <tr> <td>C1. Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?</td> <td>TRUE</td> </tr> <tr> <td>C2. Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?</td> <td>FALSE</td> </tr> <tr> <td>D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?</td> <td>TRUE</td> </tr> <tr> <td>D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?</td> <td>TRUE</td> </tr> </tbody> </table>				A1. Is height >1.5m average along length?	TRUE	A2. Is width >1.5m along length?	TRUE	B1. Is ground to canopy base gap <0.5m for >90% of length?	TRUE	B2. Are canopy gaps <10% total length AND no canopy gaps >5m?	TRUE	C1. Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?	TRUE	C2. Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?	FALSE	D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?	TRUE	D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?	TRUE
A1. Is height >1.5m average along length?	TRUE																		
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D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?	TRUE																		
D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?	TRUE																		
Photo ref																			



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes- No two failures in one functional group	Condition (Good/ Moderate/ Poor):	Good
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Native Hedgerow with Trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Hedgerow
Limitations (if applicable)	N/A		
Habitat description			
A section of hedgerow present on the southern boundary which forms part of larger connected hedgerow running along the southern boundary immediately off-site. This section comprises bramble, blackthorn, hazel, dogwood, field maple, dog-rose <i>Rosa canina</i>, common nettle and ground-ivy <i>Glechoma hederacea</i> as well as non-native Persian ivy <i>Hedera colchica</i>.			
Condition assessment results			
Condition Criteria Assessment for Hedgerow			
A1. Is height >1.5m average along length?		TRUE	
A2. Is width >1.5m along length?		TRUE	
B1. Is ground to canopy base gap <0.5m for >90% of length?		TRUE	
B2. Are canopy gaps <10% total length AND no canopy gaps >5m?		FALSE	
C1. Is there >1m width undisturbed ground with perennial herbaceous vegetation >90% length?		TRUE	
C2. Do plants indicative of nutrient enrichment of soils dominate <20% cover of undisturbed ground?		TRUE	



D1. >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species?	TRUE
D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?	TRUE
E1. There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	FALSE
E2. At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity?	FALSE



Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes- Two failures in functional group E	Condition (Good/Moderate/Poor):	Moderate
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CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Native Hedgerow
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Hedgerow
Limitations (if applicable)	N/A		



Habitat description																			
A section of bramble present on the southern boundary which forms part of larger connected hedgerow running along the southern boundary immediately off-site.																			
Condition assessment results																			
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D2. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities?	TRUE																		
Photo ref																			
	Are any criteria non-negotiable? (Y/N) If Yes are they passed?	Yes- No two failures in one functional group	Condition (Good/Moderate/Poor) : Good																



CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	16/06/25	Unique polygon reference	
Surveyor name(s)	Ben Small	SBM habitat type	Line of Trees
Condition assessment required? (Y/N)			Yes
Onsite or offsite?	Onsite	Condition sheet used	Line of Trees
Limitations (if applicable)	N/A		
Habitat description			
A line of trees extends from the scrub and runs north-east to south-west through the centre of the site, separating the two fields. The canopy layer comprises a mix of ash <i>Fraxinus excelsior</i>, horse chestnut <i>Aesculus hippocastanum</i>, pedunculate oak <i>Quercus robur</i> and field maple <i>Acer campestre</i>. Blackthorn dominates the understorey with hawthorn <i>Crataegus monogyna</i>, bramble and hazel additionally present.			
Condition assessment results			
Condition Criteria Assessment for Lineoftrees			Total Score: 4
A. At least 70% of trees are native species			TRUE
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.			TRUE
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.			FALSE
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.			TRUE
E. At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.			TRUE



Photo ref			
Are any criteria non-negotiable? (Y/N) If Yes are they passed?	N/A	Condition (Good/Moderate/Poor) :	Moderate