

WELLINGTON ROAD, WOKINGHAM

Biodiversity Net Gain

for

Wokingham Borough Council

June 2025

THE **Landmark**
PRACTICE

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The Landmark Practice (TLP) is an award winning multi-disciplinary consultancy offering bespoke and integrated services in ecology, environmental planning, landscape architecture and architectural graphics. We are an independent and respected consultancy, working on a large range of development projects for our clients throughout the UK. Full details of the Practice can be found at www.thelandmarkpractice.com

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1	KS/ACIEEM and AL/QCIEEM 18/04/2025	SR/ACIEEM 23/05/2025	GM/MCIEEM 03/06/2025	SR/ACIEEM 05/06/2025	
2	SR/ACIEEM 17/06/2025	N/A	N/A	SR/ACIEEM 17/06/2025	Amended to client comments

**D denotes a Draft version*

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1.0 INTRODUCTION

- 1.1 In December 2024, The Landmark Practice (TLP) was commissioned by Wokingham Borough Council to assess the biodiversity impacts resulting from proposed residential development at the land adjacent to Wellington Road and Station Road in Wokingham, RG40 2AN, hereafter referred to as the 'Site'.

Site Location and Description

- 1.2 The Site (c. 0.14ha) is located 0.8km east of Wokingham Town Centre, on the corner of Station Road and Wellington Road, immediately opposite Wokingham railway station. Station Road runs along the northern boundary and Wellington Road runs along the western boundary of the Site. The approximate central grid reference of the Site is SU 80648 68591 (**Figure 1**).
- 1.3 It is located in a predominantly residential area and is surrounded by dwellings ranging from modern 3-storey flats to older style detached houses to the east, north and south. Immediately adjacent to the south-eastern boundary of the Site is a carwash business. Access to the Site is from a private road, Park Road via an unregistered road over which Wokingham Borough Council (WBC) has access rights. The Local Planning Authority (LPA) is Wokingham Borough Council.
- 1.4 The Site comprises three distinct areas of grassland bounded and delineated by wooden and metal fencing and wall and mixed dense scrub with young and mature trees. Hardstanding is present in the form of access road and pavement whilst bare ground and gravel dominate car parking and access road leading to it. Several scattered broadleaved trees are also present on Site. Hybrid black poplar tree (*Populus x canadensis*) within the scrub areas is protected by a Tree Protection Orders (TPO) (514-1989).

Development Proposals

- 1.5 Development proposals comprise a *full planning application to provide 21no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage*, hereafter referred to as the 'Proposed Development'.
- 1.6 The proposed Site Layout and Landscape Proposals is at **Appendix A** and **Appendix B** respectively.

Scope of Report

- 1.7 This report details the Biodiversity Net Gain (BNG) Assessment undertaken for the Proposed Development. While this report does summarise some data, it should be read in conjunction with the full Statutory Metric spreadsheet, which will be submitted with the planning application.

2.0 PLANNING POLICY AND LEGISLATION

- 2.1 National and Local Planning Policy has been considered within the assessment. The relevant policies are reproduced in **Appendix C**.
- 2.2 In summary, the following legislation is relevant to the proposed development:
- Wokingham Borough Council: Core Strategy 2010-2026 (adopted 2010)
 - Policy CP7: Biodiversity

- Policy CP8: Thames Basin Heath Special Protection Area
- Wokingham Borough Council: Managing Development and Delivery Local Plan (MDD) (adopted 2014).
 - Policy TB23: Biodiversity and Development
 - Policy CC03: Green Infrastructure, Trees and Landscaping
- National Planning Policy Framework (last updated February 2025)
- National Planning Policy Guidance (relevant paragraphs, last updated 2024)

3.0 METHODS

Site Survey

- 3.1 Initial UK Habitat Classification Survey (UKHab) was undertaken in February 2022 with subsequent notes taken during reptile surveys in August and September 2022. An update UKHab survey was conducted on 31st January 2025. Conditions during the survey were 100% cloud cover, dry, 9°C, Wind 1 (Beaufort). The data from these surveys was used to calculate the existing baseline habitat units for the Site. A UKHab map detailing baseline habitats is provided at **Figure 2**.
- 3.2 UKHab is a unified and comprehensive approach to classifying habitats, designed to provide a simple and robust approach to survey and monitoring for the 21st century. The classification, which covers terrestrial and freshwater habitats, is flexible enough for use in a wide range of survey types from walkover surveys of small urban sites to regional and national scale rural habitat mapping. Each habitat is given a primary habitat code, and any additional features are listed using secondary codes. Due to small area of the site, all features were mapped.
- 3.3 The initial UKHab survey followed standard methodology published by the UK Habitat Classification Working Group 2014-2018 (The UK Habitat Classification Version 1.1, 2020 -current at the time of the surveys). The subsequent survey was undertaken using the UK Hab Version 2.0, 2023. Each identifiable and definable land parcel was assigned a habitat (as defined by the UK Habitat Classification Version 2.0). Dominant plant species present were recorded in accordance with plant species nomenclature in Stace (2019). This level of survey does not aim to compile a complete floral and faunal inventory for the site.
- 3.4 Condition Assessment survey methodology followed that stated within the BNG guidance documents, or documents they draw upon, where available.

Biodiversity Unit Calculations

- 3.5 This assessment uses the latest Statutory Biodiversity Metric (July 2024). Biodiversity Statutory Metric includes three types of biodiversity units (habitat units, hedgerow units and watercourse units). This is because habitat length is a more meaningful measure of linear habitats (hedgerows and watercourses) and their value to landscape connectivity than their physical area.
- 3.6 As a rule of the Metric these different biodiversity units cannot be summed, traded or converted. When reporting biodiversity gains or losses with the metric, the three different biodiversity unit types must be reported separately and not summed to give an overall biodiversity unit value.

- 3.7 Calculations of biodiversity units from the proposed development using the Metric takes account of the following:
- Habitat that is lost due to development
 - Habitat retained post development
 - Any enhanced retained habitats
 - Any habitats created by the development
- 3.8 Habitat calculations for habitat areas and linear features were calculated based upon Site Layout measurements and the proposed Landscape Plan (**Appendix A**).
- 3.9 All calculations were made using the QGIS Statutory BNG Template.

Notes and Limitations

Survey Data

- 3.10 UKHab and BNG condition assessment surveys can be undertaken at any time of the year; however, the optimum time of year for these surveys to be undertaken is between April and September (inclusive). The condition assessment surveys were undertaken in January which is outside of the optimal time of year. The baseline was, however, informed by observations made during all ecology survey site visits in February, August and September 2022 and January 2025; this is considered to compensate for the sub-optimal timing of the initial survey. With this mitigating factor in mind and given the nature and area of the Site and habitats present, the timing of survey is not considered a constraint.
- 3.11 The fine scale minimum mapping unit was used, with a minimum area of 25 m². Any area habitats below this threshold are not mapped individually within the survey.
- 3.12 No hedgerows or watercourses are present within the Site and therefore no net gain is required for these features.

Data Input

- 3.13 All habitats have been assigned a strategic significance of *Area/compensation not in local strategy/no local strategy*, as the Site does not lie under any designation or nature recovery strategy and is set within highly urbanised area in the central part of Wokingham.
- 3.14 The QGIS Data import tool was used to export GIS data into the metric, consolidating the majority of data within the spreadsheet.

Baseline

- 3.15 A Preliminary tree schedule (Bosky Trees, 2021) was used to inform the calculations for the individual trees on Site based upon the thresholds outlined in Table 14 within the Statutory Metric User Guide (pg. 54).
- 3.16 Only trees with DBH greater than 7.5cm were input as individual urban trees as outlined in *Recording individual trees at baseline* in Statutory Metric User Guide (pg. 55).

Post-development

- 3.17 The Metric Tree helper was used to calculate the areas of created trees. Nine proposed urban trees were categorised as 'small' in line with the Statutory Biodiversity Metric User Guide as they will not meet the required dimensions within the time to target condition for other size classes.

- 3.18 Habitat parcels of the same type and condition have been summed together within the spreadsheet.

4.0 BIODIVERSITY NET GAIN HIERARCHY AND GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

- 4.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

Table 1: BNG Hierarchy

Net Gain Hierarchy	Achieved	Comment
First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects	In part	Medium distinctiveness habitats are present on Site in the form of other neutral grassland, mixed scrub and urban trees. Effects cannot be avoided as their location precludes retention. As such, compensation will be provided through offsetting in a more appropriate and beneficial location off-site. Low distinctiveness habitat, modified grassland will be retained.
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.	In part	Enhancement of habitat to compensate for the loss of other neutral grassland, mixed scrub and urban trees is not possible as development proposals require clearance of most of the parcels of vegetation on Site. New on-site habitats of value are created where possible, and registered off-site gains will be pursued to provide the necessary level of net gain, due to the spatial constraints of the Site. These registered gains can be located in an area they provide more value than if set within a highly urban area.

- 4.2 In addition to the measurable gains in biodiversity provided by the metric, the joint BNG guidance issued by CIEEM, CIRIA and IEMA (2016) provides a set of ten principles against which good practice can be measured. **Table 2** sets out an analysis of the proposals against of each of the principles identified.

Table 2: Best Practice Principles

Net Gain Principle		Achieved	Comment
1	Apply the Mitigation Hierarchy	Potentially	The Proposed Development is sited in an area of largely urban/ornamental habitats of negligible to low intrinsic ecological value and distinctiveness. The spatial requirements of the new building prevent the avoidance of all ecological impacts, and the loss of other neutral grassland, mixed scrub and urban trees is unavoidable. The remaining on-site area is not of an extent that allows for on-site compensation for these lost features. Losses within the Site will be offset by off-site provision through a registered habitat bank or purchase of statutory biodiversity credits/units.
2	Avoid losing biodiversity that cannot be offset by gains elsewhere	Potentially	No high value habitats are lost; habitats are of medium distinctives and small in area and can be easily compensated for elsewhere within a registered habitat bank.
3	Be inclusive and equitable	Yes	Planning notification and consultation process followed.
4	Address risk	Yes	A precautionary approach has been adopted for potential net gain. Risk has been minimised in achieving net gain through securing enhancements through a Management Plan. Only realistic, achievable enhancements are incorporated.
5	Make a measurable Net Gain contribution	Potentially	The Proposed Development cannot offer BNG or meet trading rules on Site. Subject to agreement with the Local Authority, contributions will be made to allow for offsite net gain.
6	Achieve the best outcomes for biodiversity	Potentially	The value of proposed habitats has been maximised in the space available. In combination with off-site compensation, the proposals have the potential to deliver gains for biodiversity in potentially more ecologically valuable locations.
7	Be additional	Yes	The landscaping proposals have been developed with BNG as a key design objective, BNG calculations incorporate features that would not exist in the absence of BNG requirements.
8	Create a Net Gain legacy	Potentially	The quality of created habitats will be secured through a conditioned Management Plan, ensuring it is secured for the 30 years required. Additional off-site compensation payments will add to the Net Gain legacy of the proposals.
9	Optimise sustainability	Yes	All created habitats will be managed to ensure effective establishment and development over time.
10	Be transparent	Yes	This report provides a transparent overview of the assessment undertaken. Full Statutory Metric calculations are also provided for examination.

5.0 RESULTS – BIODIVERSITY NET GAIN CALCULATIONS

Baseline Biodiversity Units – Pre-development

- 5.1 **Figure 2** details the full Baseline Habitats Plan (BHP) in a form of UKHab map. Grassland and tree numbers are provided within **Figure 3**. Full detail of condition assessments for baseline habitats, where required, is provided in **Appendix C**.

Habitat Baseline

Other neutral grassland

- 5.2 Two sections of other neutral, unmanaged grassland are present on Site. Grassland areas averaged 6-7 plant species per m². At the time of survey, grassland areas were rough and tussocky, with sward height of around 10-40cm in northern section of the site (G1) and 10-20cm in the southern section (G2).
- 5.3 Species present in the sward included: perennial ryegrass grass (*Lolium perenne*) (<30% cover), cock's-foot (*Dactylis glomerata*), red fescue (*Festuca rubra*), timothy grass (*Phleum pratense*), false oat grass (*Arrhenatherum elatius*) and creeping bent (*Agrostis stolonifera*). In addition, cover of broadleaved herbs is >20% and grassland was therefore classified as other neutral grassland. No bare ground or bracken (*Pteridium aquilinum*) and <5% of cover of bramble (*Rubus fruticosus* agg.) was present. No invasive non-native species (INNS) or evidence of physical damage was present in G1 whilst area of hardstanding previously accommodating car parking is present in G2 (<5% of the area). Combined cover of common nettle, creeping buttercup and greater plantain account for >5% of the grassland area. Both grassland areas are assessed to be **Poor** condition, given they failed criterion A, due to a lack of plant species diversity. This condition criterion is essential for achieving moderate and good condition.

Modified grassland

- 5.4 Modified grassland dominates grassland verge adjacent to the pavement along the Wellington Road (G3). Grassland area averaged 4-5 plant species per m² with sward height varying from 10- 20cm. Grassland is species poor and dominated by palatable grasses including perennial rye grass (80% cover) and cock's foot with red fescue also present. Grassland was therefore classified as modified grassland. No bare ground, evidence of physical damage, bracken or INNS and <5% of common gorse scrub (*Ulex europaeus*) was present. The grassland is assessed to be **Poor** condition, given it failed criterion A, due to a lack of plant species diversity. This condition criterion is essential for achieving moderate and good condition.

Mixed scrub

- 5.5 An area of dense mixed scrub is located in the southern section of the Site with species present including bramble, common gorse, holly (*Ilex aquifolium*), privet (*Ligustrum ovalifolium*), butterfly bush (*Buddleja davidii*) and laburnum (*Laburnum anagyroides*) with no single species comprising more than 75% of cover. Self-set goat willow (*Salix caprea*), ash (*Fraxinus excelsior*) and silver birch (*Betula pendula*) young trees of Diameter at Breast Height (DBH) below 7.5cm are present within the scrub area. Scrub is set within grassland and road with no scattered scrub or clearing, rides or glades present. Only saplings and young scrub are present and Montbretia (*Crocsmia x crocosmiflora*), which is listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), is present in this area. Mixed scrub is assessed to be **Poor** condition

Individual Tree-Urban

- 5.6 All trees within the site are individual trees or set in a group of two with gaps in canopy making up <10% of total area. All trees are set within natural environment, scrub or grassland. No current regular pruning regime or impacts on tree health due to anthropogenic activities is evident on any trees. No natural ecological niches for vertebrates/invertebrates were present on any of the trees but hybrid black poplar (*Populus x canadensis*). The hybrid black poplar (T01) was assessed at **Good** condition whilst T02-T07 were assessed at **Moderate** condition.

Developed Land; Sealed Surface

- 5.7 Hardstanding is present in the form of concrete pavement, parking and access road, Park Road. No condition assessment is required for this habitat type.

Artificial unvegetated, unsealed surface

- 5.8 Unnamed access road and car parking in the eastern section of the Site is dominated by bare ground and gravel

Table 3 below details the existing pre-development area habitats and their unit value on-site.

Table 3: Site Baseline Habitats

Habitat Type	Area (Ha)	Condition	Units	Units Retained	Units Enhanced	Units Lost
Modified grassland	0.0027	Poor	0.01	0.0016	0	0.00
Modified grassland	0.0131	Poor	0.03	0	0.0131	0.00
Other neutral grassland	0.0717	Poor	0.29	0	0	0.29
Other neutral grassland	0.0018	Poor	0.01	0	0.0018	0.00
Mixed scrub	0.0516	Poor	0.21	0.0045	0	0.19
Artificial unvegetated, unsealed surface	0.0397	N/A - Other	0.00	0.0368	0	0.00
Developed land; sealed surface	0.0577	N/A - Other	0.00	0.0412	0	0.00
Urban tree	0.0366	Good	0.44			0.44
Urban tree	0.0368	Moderate	0.34	0.0016	0	0.34
Totals						1.26

Biodiversity Units – Post Development

- 5.9 A Proposed Habitat Plan (PHP) is at **Figure 3**, with codes to cross-reference to the Statutory Metric spreadsheet. Full condition assessments for those habitats that require these are provided in **Appendix D**.
- 5.10 New native hedgerows, native and non-native trees, native and introduced shrub and mixed scrub are proposed.

Habitat Creation

- 5.11 A variety of habitats comprising new native hedgerows, non-native and native cultivar trees, native and introduced shrub and mixed scrub are proposed.

Modified Grassland

- 5.12 Small sections of modified grassland will be planted along the existing grassland. A precautionary approach has been taken while assessing grassland areas due to their area and location. The grassland has been categorised as reaching **poor** condition and therefore no specific criteria are targeted.

Mixed scrub

- 5.13 A mixed scrub planting area comprising is proposed categorised as reaching **poor** condition.

Developed land; sealed surface

- 5.14 Hardstanding is present in the form of new residential buildings, plant rooms, substations, footpaths, access road, cycle stands and storages, boardwalks, car parking and bin storages. No condition assessment is required for this habitat type.

Individual tree - urban

- 5.15 A total of nine trees will be planted across the Site within the grassland areas proposed in the northern section and along western boundary of the Site. The trees are unlikely to reach maturity and develop ecological niches within the 30-year timeframe of target condition and will require pruning to prevent encroachment. The native trees have been categorised as reaching **moderate** or **poor** condition.
- 5.16 **Table 5** details the proposed habitat creation on Site and associated areas and units as specified in the Statutory Metric.

Table 5: Habitat Units - Site Habitat Creation

Habitat Type	Area (ha)	Condition	Units Delivered
Modified grassland	0.02	Poor	0.04
Other neutral grassland	0.0014	Moderate	0.01
Mixed Scrub	0.0036	Poor	0.01
Artificial unvegetated, unsealed surface	0.0141	N/A – other	0
Built linear features	0.0794	N/A – other	0
Developed land; sealed surface	0.0129	N/A – other	0
Introduced shrub	0.0079	Condition Assessment N/A	0.02
Urban tree	0.0122	Poor	0.03
Urban tree	0.0977	Moderate	0.30
Total Units Delivered			0.14

Habitat Enhancement*Other neutral grassland*

- 5.17 Retained modified grassland is to be enhanced into other-neutral grassland, in moderate condition. It is proposed that EL1 Flowering Lawn Mixture will be used. It will be managed to have a varied sward height, with bracken and bramble kept less than 20% and 5% respectively in area and ensuring species indicative of sub-optimal condition and physical damage accounting for less than 5% of the total area.

Table 5: Habitat Units - Site Habitat Enhancement

Habitat Type	Proposed Habitat	Area (ha)	Condition	Units Delivered
Modified grassland	Other neutral grassland	0.0149	Moderate	0.09

Hedgerow Creation*Native hedgerow*

- 5.18 New native hedgerow is proposed along the western boundary of the new residential building. **Poor** condition is predicted.
- 5.19 **Table 7** details the proposed hedgerow habitat creation on-site and associated areas and units as specified in the Statutory Metric.

Table 7: Hedgerow Units – Site Hedgerow Creation

Habitat Type	Length (km)	Condition	Units Delivered
Native hedgerow	0.055	Moderate	0.18
Total Units Delivered			0.18

- 5.20 The headline results of the assessment from the Metric are shown below in **Table 8**.

Table 8: Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-0.79
	<i>Hedgerow units</i>	0.18
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-59.94%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲

- 5.21 The unit shortfall in other neutral grassland, mixed scrub and individual trees are shown below in **Table 9**. The specified units in those habitats or a higher distinctiveness habitat are required to satisfy trading rules.

Table 9: Trading Rules

Grassland	0.00	0.00	0.00	-0.19	⚠
Grassland	-0.19	0.00	-0.19		
Grassland	0.00	0.00	0.00		
Heathland and shrub	0.00	0.00	0.00	-0.17	⚠
Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub	-0.17	0.00	-0.17		
Lakes	0.00	0.00	0.00	0.00	
Lakes	0.00	0.00	0.00		
Sparsely vegetated land	0.00	0.00	0.00	0.00	
Urban	0.00	0.00	0.00	0.00	
Urban	0.00	0.00	0.00		
Individual trees	-0.44	0.00	-0.44	-0.44	⚠
Individual trees	0.00	0.00	0.00		

6.0 DISCUSSION

- 6.1 Current proposals deliver a **deficit** in habitat units and do not satisfy trading rules.
- 6.2 It is important to note that delivering proposed Biodiversity Units is dependent on the ongoing management of the Site, to ensure habitats meet their required condition within the timescales set out above. It is recommended that management prescriptions to establish habitats at (or above) their required condition, alongside future monitoring to assess progress/compliance, is detailed within a Habitat Management and Monitoring Plan (HMMP), to be either submitted with the application or alternatively secured by an appropriately worded planning condition.
- 6.3 In addition, species specific enhancement measures targeting bats, birds and insects should also be delivered in conjunction with the proposed development (as detailed in the Ecological Impact Assessment, TLP 2025).

7.0 CONCLUSION

- 7.1 The proposed development has failed to achieve a level of on-site measurable net gain in habitat units. Off-site compensation or payment will therefore be required to avoid net loss. This will be done by offsetting payment with a local habitat bank provider or purchase of statutory biodiversity credits/units.

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FIGURES



Legend:



Site boundary

0 10 m

Scale 1:500 @ A3

WELLINGTON ROAD
WOKINGHAM

FIGURE 1
Site Location

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1-2 Theynes Court, Long Ashton Business Park, Yanley Lane, Bristol BS41 9LB
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Drwn: HW Chkd: AL Auth: SR Date: 22.05.25



Map data ©2015 Google

Legend:

-  Site boundary
-  Existing urban tree (small)
-  Developed Land; sealed surface
-  Artificial unvegetated unsealed surface
-  Mixed scrub
-  Other neutral grassland
-  Modified grass

0 10 m

Scale 1:500@ A3

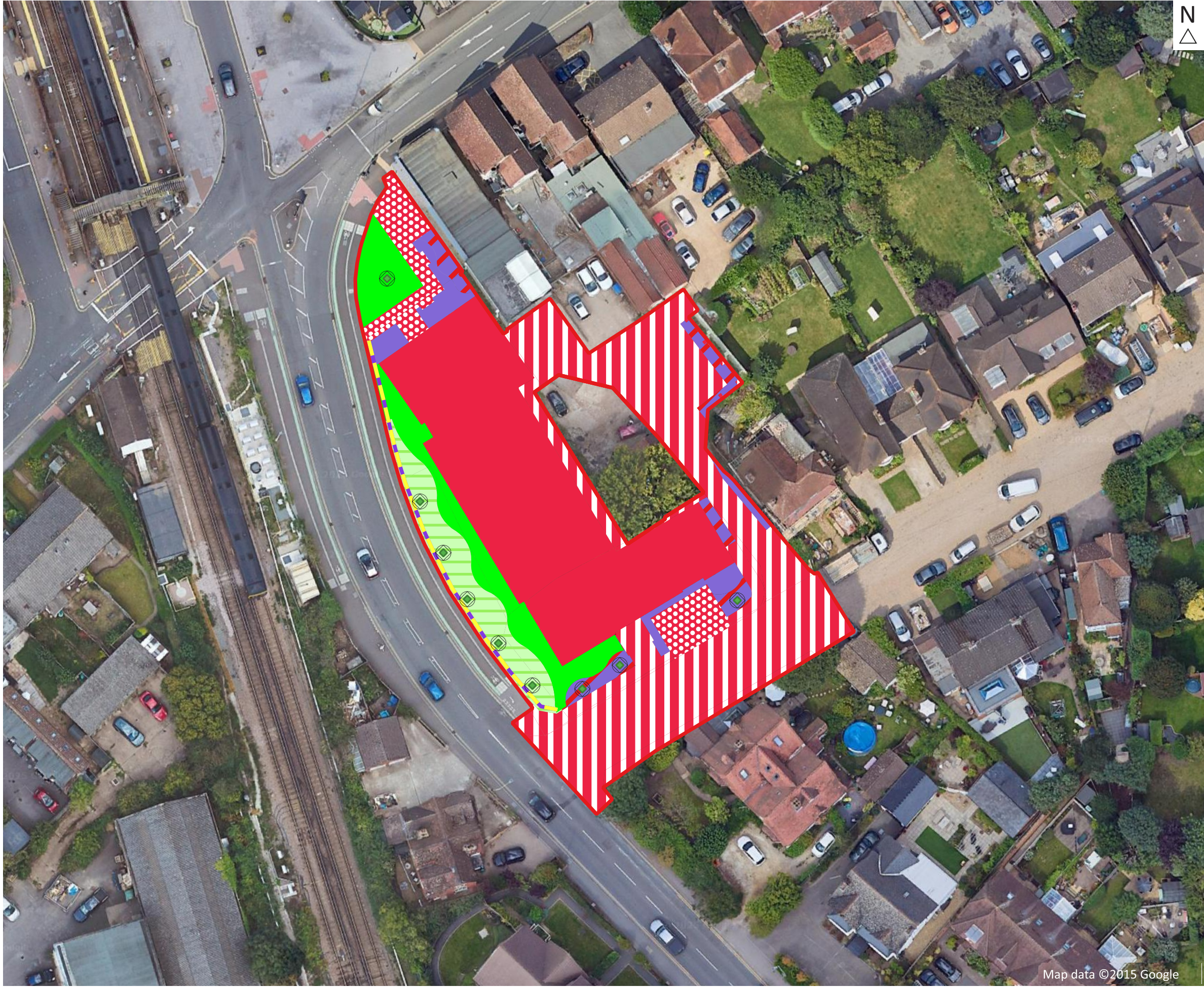
WELLINGTON ROAD
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FIGURE 2
BNG Baseline Habitat Plan

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1-2 Theynes Court, Long Ashton Business Park, Yanley Lane, Bristol BS41 9LB
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www.thelandmarkpractice.com

Drwn: HW Chkd: AL Auth: SR Date: 22.05.25



Legend:

- Site boundary
- Proposed urban tree
- Developed Land; sealed surface
- Artificial unvegetated unsealed surface
- Mixed scrub
- Other neutral grassland
- Modified grass
- Native hedgerow

0 10 m

Scale 1:500 @ A3

WELLINGTON ROAD
WOKINGHAM

FIGURE 3
BNG Proposed Habitat Plan

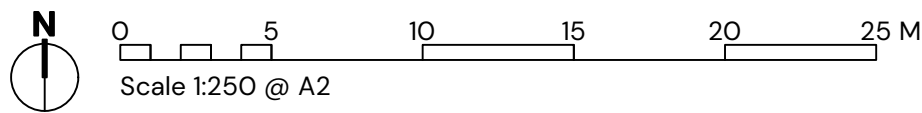
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Drwn: HW Chkd: AL Auth: SR Date: 22.05.25

APPENDICES

APPENDIX A: PROPOSED SITE LAYOUT



PO2	27/05/2025	AS	LB	Site plan updated to reflect landscape plan.
PO1	24/03/2025	AS	LB	Disabled space moved and paths adjusted.

Rev Date By Ap Note



Glentworth Court, Lime Kiln Close,
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Project Wellington Road
Client Wokingham Borough Council

Date	Purpose/Status		
06/04/2025	PLANNING		
Scale	Drawn	Checked	Paper Size
1:250	AS	LB	ISO A2
Filename	210806 Wellington Road Planning Master 2.vwx		

Drawing Title
Proposed Site Plan

Project Number/Drawing Number
210806-1052
Check all dimensions and levels on site

Revision
P02
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APPENDIX B: LANDSCAPE PROPOSALS

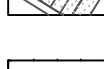
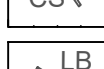
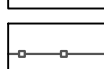
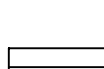
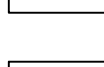
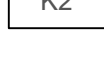


Proposed Softworks

Refer to plant schedule

	Tree
	Native hedgerow
	Species-rich grassland <i>EL1 Flowering Lawn Mixture by Emorsgate or acceptable equivalent</i>
	Amenity grassland <i>EG22 Strong Lawn Mixture by Emorsgate or acceptable equivalent</i>
	Scrub planting
	Amenity ground cover planting

Proposed Works

	P1 - Flagstone paving to south entrance and along pathways <i>Marshalls Saxon textured in natural or acceptable equivalent laid stacked</i>
	P2 - Permeable Block paving to northern POS and within parking areas <i>Marshalls Priora Permeable Block Paving in natural or acceptable equivalent laid herringbone</i>
	P3 - Block paving to roads <i>Marshalls Keylock Paving in charcoal or acceptable equivalent laid stretcher</i>
	P4 - Block paving to roads <i>Marshalls Keylock Paving in brindle or acceptable equivalent laid herringbone</i>
	Macadam - Roads
	Macadam - Pavements
	Seat <i>Marshalls Citi Elements Seat in corten effect or acceptable equivalent</i>
	Tactile paving (corduroy) - to steps <i>Marshalls Tactile Hazard Warning Flags in charcoal or acceptable equivalent</i>
	Tactile paving (blister) - to road crossings <i>Marshalls Tactile Blister Paving in natural or acceptable equivalent</i>
	Steps <i>Marshalls Saxon Textured Treads and Risers in Natural with contrasting nose or acceptable equivalent</i>
	Cycle stand <i>Marshalls Natural Elements Cycle Stand or acceptable equivalent</i>
	Litter bin <i>Marshalls Natural Elements Litter Bin or acceptable equivalent</i>
	Handrail - 900 mm high <i>Bespoke handrails - to match building. Extending 300mm beyond top and bottom step</i>
	Chamfered Concrete Edging <i>Marshalls tegula kerb sett in traditional colour or acceptable equivalent 100 mm upstand</i>
	Standard Concrete Kerb (Half battered) <i>Marshalls British Standard Kerb in natural or acceptable equivalent Drop kerb to parking bays 100 mm upstand</i>

Botanical Name	Common Name	Form/Size	Girth (cm)	Overall min. Height (cm)	Root Condition	No.	Notes:
Trees							
<i>Carpinus betulus</i>	Hornbeam	Heavy Standard.	10-12	250-300	FB	1	Clean stem to approx 1.8-2m. Well branched above clear stem. Double staked and protected with Tubex guard or similar approved.
<i>Lilacordata</i> 'Greenspire'	Small-leaved lime	Standard	8-10	250-300	FB	5	
<i>Prunus</i> 'Sunset Boulevard'	Cherry 'Sunset Boulevard'	Standard	8-10	200-250	FB	3	
					Total	9	

Botanical Name	Common Name	Form/Size	Native	Overall min. Height (cm)	Root Condition	%	Notes:
Shrub Mix							
<i>Cornus sanguinea</i> 'Midwinter Fire'	Dogwood	Branched	√	60-80	5L	35	Plant at 0.4 m centres in groups of 3-5 no. of the same species. Protected with Tubex guard or similar approved
<i>Viburnum opulus</i> 'compactum'	Gelder rose	Branched	√	30-40	3L	25	
<i>Salix lanata</i>	Woollywillow	Branched	√	30-40	3L	40	
Interplanted with:							
<i>Lonicera periclymenum</i>	Common honeysuckle	Caned	√	60-80cm	C2L	-	Plant between rows, 5m apart

Botanical Name	Common Name	Form/Size	Native	Overall min. Height (cm)	Root Condition	%	Notes:
Native Hedgerow							
<i>Carpinus betulus</i>	European Hornbeam	Branched	✓	40-60cm	BR	30	
<i>Ligustrum vulgare</i>	Privet	Branched	✓	40-60cm	BR	10	
<i>Rosa canina</i>	Dog Rose	Branched	✓	40-60cm	BR	20	
<i>Ilex aquifolium</i>	Holly	Branched	✓	40-60cm	BR	10	
<i>Viburnum opulus</i>	Gelder rose	Branched	✓	40-60cm	BR	30	
Interplanted with:							
<i>Lonicera periclymenum</i>	Common honeysuckle	Caned	✓	60-80cm	C2L	-	Plant between rows, 5m apart

Botanical Name	Common Name	Form/Size	Wildlife friendly	Overall min. Height (cm)	Root Condition	Notes
Amenity Mix						
<i>Erysimum</i> 'Bowles's Mauve'	Perennial Wallflower	Full pot	√	-	3L	
<i>Geranium oxonianum</i> 'Wargrave Pink'	Cranesbill	Full pot	√	-	5L	
<i>Mahonia</i> 'Apollo'	Oregon grape	Branched	√	-	5L	
<i>Pachysandra terminalis</i> 'Variegata'	Japanese spurge	Several shoots		-	2L	
<i>Sarcococca hookeriana</i> 'Winter Gem'	Sweet box	Bushy	√	-	5L	
<i>Sesleria autumnalis</i>	Moorgrass	Full pot		-	3L	
<i>Stachys byzantina</i> 'Big ears'	Lamb's ears	Full pot		-	2L	
<i>Viburnum davidii</i>	Viburnum	Full pot		-	5L	

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1. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.
2. ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH THE RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.
4. ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERRED TO THE GA IMMEDIATELY.
5. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
6. ALL LEVELS IN METRES.
7. DO NOT SCALE OFF THIS DRAWING.
8. EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.

DRAWING NOTES:

To be read in conjunction with:

3786-TLP-XX-XX-DR-L-50001 SW Details

DRAFT
for comment

[illegible]

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EIA	Landscape Architecture	Ecology
Client: Kendall Kingscott Ltd		
Project: Wellington Road		
Title: Landscape Plan		
Status: PLANNING	Drawn: BW/JH	Checked: LF
Scale: 1:200@A1	Date: 19.05.25	Approved: AS
Drawing Number: 3786-TLP-XX-XX-DR-L-10001		Rev: P01

S:\PROJECTS\3750 - 3799\3786 - Wellington Road\5 GRAPHICS\CAD\PLOT FILES

APPENDIX C: PLANNING POLICY AND LEGISLATION

APPENDIX C: PLANNING POLICY AND LEGISLATION

Local Planning Policy

Wokingham Borough Council Core Strategy

The Core Strategy was adopted in January 2010 and contains two policies that are directly relevant to ecology:

Policy CP7 – Biodiversity:

“Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

i) Mitigation measures can be put in place to prevent damaging impacts;

or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided”.

Policy CP8- Thames Basin Heaths Special Protection Area:

Policy CP8 requires that where “Development which alone or in combination is likely to have a significant effect on the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered”.

“Residential proposals involving increases of one or more net additional dwelling within 5km (linear) of the SPA will need to be assessed for whether there is likely to be significant impacts. This distance covers 70% of all visitors. Furthermore, within the area from which 80% of visitors come (equates to 7km linear), the Appropriate Assessment recognises that proposals of 50 dwellings or more dwellings will need to be assessed for whether they are likely to generate significant impacts. The Appropriate Assessment indicates that as all of the SDL (policies CP18-21) propose at least 50 dwellings within 7km of the TBH SPA, they are likely to have a significant affect upon the site. Where residential schemes include avoidance and mitigation measures, the likely significant effects upon the TBH SPA will have been addressed.

The Appropriate Assessment indicates that to ensure that development avoids its likely significant impact upon the SPA, the following principles will apply:

i) Dwellinghouses and other residential development (including staff accommodation in use class C2) will need to provide avoidance and mitigation measures where:

a. The proposal involves the provision of one or more net additional residential unit and is within 5km (linear) of the SPA. Contributions to on site SPA access management measures and monitoring in line with the Delivery Framework will be required together with provision of SANG (Suitable Alternative Natural Greenspace) at a minimum of 8ha/1,000 population (calculated at a rate of 2.4 persons per household). This monitoring includes the effectiveness of the SANG;

b. The proposal provides 50 or more residential units within 7km (linear). In this case, the proposal will be individually assessed for whether a significant effect upon the SPA is likely either on its own or in combination with other plans or projects around the site. Where avoidance and mitigation measures are required to address likely significant effects, this is likely to involve SANG together with funding towards monitoring the effectiveness of the solution agreed;

c. There is a 400m exclusion zone from the SPA for any net additional dwellings due to the inability to avoid likely significant effects upon the SPA.

ii) SANG to be provided and maintained in perpetuity in line with the quality and quantity standards advocated by Natural England. The size and location of SANG contributes towards the delivery of healthy communities in line with advice from the Department of Health and NICE. In order to ensure access to avoidance sites in perpetuity, the Council's preference is for the authority to own any SANG. Where SANG also meets the definition of open space, it can also count towards this provision i.e., at least 1 ha/1,000 of the SANG could also contribute towards the Natural Greenspace requirement and vice versa".

Managing Development and Delivery Local Plan (Adopted 2014)

MDD Local Plan was adopted in February 2014 and contains two policies that are directly relevant to ecology:

Policy TB23: Biodiversity and Development states:

"Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:

a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing

b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation

c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network".

Policy CC03: Green Infrastructure, Trees and Landscaping:

Policy CC03 stated that "development proposals should demonstrate they have considered and achieved protection and retention of existing trees, hedges and other landscape features".

Biodiversity Net Gain

The Environment Act sets out a framework for the provision of targets, plans and policies for improving the natural environment and ensuring environmental protection. The Act has now been passed into legislation, and as a result, there is an emerging requirement for development proposals to provide Biodiversity Net Gain (BNG) for a minimum of thirty years to secure planning consent. Biodiversity Net Gain is already established as a planning principle in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance and is frequently a requirement of Local Planning Policy.

National Planning Policy Framework (NPPF)

The NPPF (MHCLG, 2024) emphasises that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value (in a manner commensurate with their statutory status or identified quality in the development plan) and *"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 187 refers).

The NPPF advises that when determining planning applications, local planning authorities should aim to protect and enhance biodiversity by applying the following principles (paragraph 193 refers):

"a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

National Planning Policy Guidance (NPPG)

NPPG (DCLG, 2024) will be updated in due course, where necessary, to reflect the NPPF. Current NPPG advises that information on biodiversity impacts and opportunities should inform all stages of development, from site selection and design, to include any pre-application consultation as well as the application itself. The guidance notes that:

"An ecological survey will be necessary in advance of a planning application if the type and location of development are such that the impact on biodiversity may be significant and existing

information is lacking or inadequate. Pre-application discussion can help scope whether this is the case and, if so, the survey work required" (Paragraph 16).

The guidance also notes that:

"Local planning authorities should only require ecological surveys where clearly justified, for example if they consider there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity" (Paragraph 16).

APPENDIX D: BASELINE CONDITION ASSESSMENTS

APPENDIX D: BASELINE CONDITION ASSESSMENTS

Habitat Type/Criteria		G3	
Grassland (low distinctiveness)		Criterion passed	Notes
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Fail	4-5 species per m2.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail	Sward varies for 10-20 cm.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present).	Pass	No bracken and <5% of cover of common gorse scrub is present.
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.	Pass	No evidence of physical damage.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)2.	Pass	No bare ground present.
F	Cover of bracken Pteridium aquilinum is less than 20%.	Pass	No bracken present.
G	There is an absence of invasive non-native plant species3 (as listed on Schedule 9 of WCA4).	Pass	No INNS present.

Habitat Type/Criteria		G1		G2	
Grassland (Medium High and Very High)		Criterion passed	Notes	Criterion passed	Notes
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). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Fail	Species poor example, 6-7 species per m2.	Fail	Species poor example, 6-7 species per m2.
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.	Fail	Sward varies from 10-40 cm.	Fail	Sward varies from 10-20 cm.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Pass	Some bare ground present.	Pass	Some bare ground present.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%.	Pass	No bracken and <5% of cover of bramble is present.	Pass	No bracken and <5% of cover of bramble is present.
E	Combined cover of species indicative of suboptimal 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. If any invasive non-native plant species (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Fail	NO INNS and no physical damage Combined cover of common nettle, creeping buttercup and greater plantain account for >5% of the grassland area.	Fail	NO INNS. Combined cover of common nettle, creeping buttercup and greater plantain account for >5% of the grassland area. Hardstanding is present in the grassland area.
Additional Criterion - must be assessed for all non-acid grassland types					

F	There are 10 or more vascular plant species per m2 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.	Fail	6-7 species per m2.	Fail	6-7 species per m2.
		Poor		Poor	
Condition					

Habitat Type/Criteria		T01		T02		T03		T04		T05		T06		T07	
Individual Trees		Criterion passed	Notes			Criterion passed	Notes	Criterion passed	Notes	Criterion passed	Notes	Criterion passed	Notes	Criterion passed	Notes
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Hybrid black poplar.	Pass	Ash.	Fail	Lawson cypress-multi-stem.	Pass	Ash.	Pass	Ash.	Pass	Ash.	Pass	Beech.
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).	Pass	Individual tree within scrub.	Pass	Two trees in a group with gaps making up <10% of total area.	Pass	Two trees in a group with gaps making up <10% of total area.	Pass	Tree is set within group with no gaps in canopy.	Pass	Tree is set within group with no gaps in canopy.	Pass	Tree is set within group with no gaps in canopy.	Pass	Tree is set within group with no gaps in canopy.
C	The tree is mature (or more than 50% within the block are mature).	Pass	Mature tree.	Fail	Early mature	Pass	Mature.	Fail	Early mature	Fail	Early mature	Fail	Early mature	Fail	Early mature
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.	Pass	No current regular pruning regime or impact on health by anthropogenetic activities.

	activity). 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.	Pass	Broken branches, lifting bark, crack in branches.	Fail	No ecological niches for vertebrates or invertebrates.	Fail	No ecological niches for vertebrates or invertebrates.	Fail	No ecological niches for vertebrates or invertebrates.	Fail	No ecological niches for vertebrates or invertebrates.	Fail	No ecological niches for vertebrates or invertebrates.	Fail	No ecological niches for vertebrates or invertebrates.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Tree is set within scrub area.	Pass	Tree is set within scrub area.	Pass	Tree is set within scrub area.	Pass	Tree is set within scrub area.	Pass	Tree is set within scrub area.	Pass	Tree is set within grassland.	Pass	Tree is set within grassland.
Condition		Good		Moderate		Moderate		Moderate		Moderate		Moderate		Moderate	

Scrub		Criterion passed	Notes
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).	Pass	>80% of scrub is native with 4 native species present with no single species comprising more than 75% of cover.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	Only saplings and young scrub 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.	Fail	Montbretia is present in the understorey.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Fail	Scrub is set within grassland and road with no scattered scrub present.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	No clearing, glades or rides present.
Condition		Poor	

APPENDIX E: CREATED HABITATS CONDITION ASSESSMENTS

APPENDIX e: created habitat condition assessments

Habitat Type/Criteria							
Individual Trees		Criterion passed	Notes				
A	The tree is a native species (or at least 70% within the block are native species).	Pass	Hornbeam	Fail	Cultivars of cherry.	Pass	Small-leaved lime
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).	Pass	Individual tree	Pass	Individual trees	Pass	Individual tree
C	The tree is mature (or more than 50% within the block are mature).	Fail	Unlikely to reach maturity in 30 years	Fail	Unlikely to reach maturity in 30 years	Fail	Unlikely to reach maturity in 30 years
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.	Fail	Not targeted as trees may be managed for health and safety.	Fail	Not targeted as trees may be managed for health and safety	Fail	Not targeted as trees may be managed for health and safety
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	Not likely to develop ecological niches	Fail	Not likely to develop ecological niches.	Fail	Not likely to develop ecological niches
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Tree is set within vegetated area.	Pass	Tree is set within vegetated area.	Pass	Tree is set within vegetated area.
Condition		Moderate		Poor		Moderate	

Habitat Type/Criteria		Other neutral grassland	
Grassland (Medium High and Very High)		Criterion passed	Notes
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). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass	Yes, seed mix proposed will meet this requirement
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.	Pass	Sward will be managed to meet this criteria
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	Fail	Not targeted but may pass.
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%.	Pass	Management to ensure no bracken and <5% of cover of bramble is present.
E	Combined cover of species indicative of suboptimal 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. If any invasive non-native plant species (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Pass	NO INNS and no physical damage, sward will be managed to meet this criteria
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m2 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.	Fail	Not targeted
Condition		Moderate	

Habitat Type/Criteria		Mixed scrub	
Scrub		Criterion passed	Notes
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).	Fail	Two native woody species
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Fail	Not likely to achieve all three in confined space within 30 years.
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.	Pass	Management will remove any INNS or suboptimal indicators
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Fail	Not targeted due to small size of area but may pass.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Fail	Not large enough for clearing, glades or rides present.
Condition		Poor	

Habitat Type / Criteria			Native hedgerow		
Hedgerow					
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. 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).	Fail	May pass but failed as a precaution due to spatial requirements
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. 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).	Fail	May pass but failed as a precaution due to spatial requirements
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% 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. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Pass	The hedgerow will be managed appropriately with additional planting if needed.

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Pass	The hedgerow will be managed appropriately with additional planting if needed.
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow; and - Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Pass	One side will meet this requirement
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Pass	Management will be such to meet this requirement.

D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Pass	None will be managed
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Pass	Management plan will ensure proper management.
				Moderate	