Pioneer
ENVIRONMENT

Head Office: Spring Farm, Spring Lane,
Wymondham, LE14 2AY

Tel: 0116 350 0370

Email: office@pioneerenvironment.co.uk
Web: www.pioneerenvironment.co.uk

Biodiversity Net Gain Assessment Report

171 Evendons Lane, Wokingham

Report For:

Propco (Wokingham) Ltd

Date: 06/10/2025

PEG602-08C

171 Evendons Lane, Wokingham

Document Control

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1.0 Executive Summary

1.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce an Biodiversity Net Gain Assessment in relation to the reserved matters application for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970).

1.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary' (hereafter referred to as the 'On-Site') and the wider landowner ownership is represented by the 'Blue Line Boundary' (hereafter referred to as the 'Off-Site').

1.3 This report should be read in conjunction with the Ecological Appraisal report (Aspect Ecology, 2023). A previous BNG report was produced by Aspect Ecology in 2023, this report details the results of an updated survey and metric calculations for the proposed development.

1.4 This report details the methods, results and recommendations of the Biodiversity Net Gain assessment, the scope of which is:

- Summarise the results of the baseline survey undertaken and to present the results of the habitat condition assessment surveys conducted in accordance with the Department for Environment, Food & Rural Affairs (DEFRA) Statutory Biodiversity Metric User Guide (DEFRA, 2025) and British Standard *'BS8683: Process for Designing and Implementing Biodiversity Net Gain'* (The British Standards Institution, 2021).
- Establish the theoretical value of biodiversity within the On-Site and Off-Site areas pre- and post-development based on the current development proposals using the DEFRA Statutory Biodiversity Metric (DEFRA, 2025).
- Assess whether the proposed development can deliver BNG based on the current plans.
- Propose design and management suggestions, including use of any measures to avoid, minimise and compensate biodiversity loss, with the aim of maximising BNG.

1.5 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."*

1.6 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC).

1.7 The current proposals for the On-Site area were taken from the ijLA Landscape Architects *'171 Evendons Lane, Wokingham – Landscape Masterplan'* (Drawing Number: M464 – IJLA – VV – 00 – DR – L – 0100) and RM Design Group *'Wokingham – Proposed Site Plan'* (Drawing Number: B01-11-10-J). It is understood that the proposals will result in the loss of areas of the following habitat types: other neutral grassland, modified grassland, blackthorn scrub, mixed scrub, bramble scrub, other woodland; broadleaved, other Scot's pine woodland, ponds, tall forbs, ruderal/ephemeral, ground level planters and urban trees.

1.8 No irreplaceable habitat or statutory designated sites will be impacted by the proposed development.

1.9 Under current landscape plans, the proposed scheme will result in a net gain of +0.53 Habitat Units (HU) (+10.82%), and a net gain of +1.13 Hedgerow Units (HeU) (+43.98%).

1.10 To supplement this report, the metric calculations have been supplied for the discretion of the Local Planning Authority.

1.11 A Biodiversity Gain Plan (BGP) and a Habitat Management and Monitoring Plan (HMMP) will be required as part of discharging the planning conditions in relation to BNG. This will demonstrate how the development will achieve the biodiversity net gain required and will ensure the Site habitats deliver the habitat scores listed within this BNGA (or further iterations of this), to be agreed with the LPA.

2.0 Introduction

Background

2.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce Biodiversity Net Gain (BNG) Assessment in relation to the reserved matters application for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970).

2.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary' (hereafter referred to as 'On-Site') and the Off-Site area in the wider landowner ownership is represented by the 'Blue Line Boundary' (hereafter referred to as 'Off-Site').

2.3 This report should be read in conjunction with the Ecological Appraisal report (Aspect Ecology, 2023). A previous BNG report was produced by Aspect Ecology in 2023, this report details the results of an updated survey and metric calculations for the proposed development.

Scope of this Report

2.4 The aim of the BNG report is to assess the baseline habitats On-Site/Off-Site and evaluate the proposed development plans to conclude whether a net gain in biodiversity can be achieved. The objectives were as follows:

- Summarise the results of the baseline survey undertaken and to present the results of the habitat condition assessment surveys conducted in accordance with the Department for Environment, Food & Rural Affairs (DEFRA) Statutory Biodiversity Metric User Guide (DEFRA, 2025) and British Standard *'BS8683: Process for Designing and Implementing Biodiversity Net Gain'* (The British Standards Institution, 2021).
- Establish the theoretical value of biodiversity within the On-Site and Off-Site areas pre- and post-development based on the current development proposals using the DEFRA Statutory Biodiversity Metric (DEFRA, 2025).
- Assess whether the proposed development can deliver BNG based on the current plans.
- Propose design and management suggestions, including use of any measures to avoid, minimise and compensate biodiversity loss, with the aim of maximising BNG.

Site Description

2.5 The On-Site area comprises 0.83 hectares (ha) of land off Evendons Lane, Wokingham (excluding the area of individual trees). The On-Site area is bound to the north by trees and grassland, beyond which is Doles Lane, to the south by Evendons Lane, to the east by Blagrove Lane and to the west by several residential dwellings, a wooded strip and the grassland of Redlands Farm Park.

2.6 The On-Site area comprises former office buildings with associated areas of hardstanding, gravel car park and access road, with the north of the On-Site area dominated by pasture grassland. Other habitats included a pond, hedgerows, and longer sward grassland with ruderal vegetation and scrub at the south-west. Habitats within the Off-Site area included a pasture field, with areas of tall ruderal and bramble scrub, an old stable with associated areas of ephemeral/ruderal vegetation over gravel.

Development Proposals

2.7 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."*

2.8 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC).

2.9 The current proposals for the On-Site area were taken from the ijLA Landscape Architects *'171 Evendons Lane, Wokingham – Landscape Masterplan'* (Drawing Number: M464 – IJLA – VV – 00 – DR – L – 0100) and RM Design Group *'Wokingham – Proposed Site Plan'* (Drawing Number: B01-11-10-J).

Relevant Legislation and Policy

2.10 This BNG Assessment (BNGA) has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- UK Government's 25 Year Environment Plan (DEFRA, 2018).
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011).
- National Planning Policy Framework (NPPF) (MHCLG, 2024).
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006).
- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.
- Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

2.11 Full details of BNG related legislation and policy are available at www.legislation.gov.uk.

3.0 Methodology

Biodiversity Net Gain

3.1 This BNG assessment uses the government mandated methodology within the *'Statutory Biodiversity Metric User Guide'*, distributed by the Department of Environment, Food & Rual Affairs (DEFRA, 2024).

3.2 This assessment was carried out using BSI British Standard BS8683 and CIEEM's Good Practice Principles of BNG (Chartered Institue for Ecology and Environmental Management, 2016) and calculates the change in ecological value at a site by comparing the number of 'biodiversity units' within the Site pre- and post-development for both area-based habitats and linear habitats.

Desk Study

3.3 A desk study was undertaken to provide information of habitat type, condition and strategic significance both on Site and within the wider area. The following sources were review:

- Multi-Agency Geographical Information for the Countryside (MAGIC) website for mapped statutory designated sites, Habitats of Principal Importance (HPI in accordance with Natural Environment and Rural Communities ('NERC') Act 2006 Section 41), and irreplaceable habitats (e.g. ancient woodland).
- Wokingham Borough Development Plan – Adopted Managing Development Delivery Local Plan (Wokingham Borough, 2014).
- Wokingham Borough Local Development Framework – Core Strategy Development Plan Document (Wokingham Borough Council, 2010).
- Wokingham Borough Council – Biodiversity Action Plan 2012-2024 (Wokingham Borough Council, 2014).

Habitat Assessment

3.4 An updated Site visit was conducted by Eilidh Brown, on behalf of Pioneer Environment Group Ltd., in May 2025 to review the mapped habitats and conditions detailed within the BNG report produced by Aspect Ecology (2023). This allowed the creation of an accurate baseline habitat plan (Figure 2) to inform calculations for the proposed habitat plan (Figure 3).

3.5 Alongside the UK Habitat Classification (UKHab) survey that was undertaken (UKHab Ltd., 2023), the habitats present within the Site were identified and classified according to the habitat classification system set out in the *'Statutory Biodiversity Metric, User Guide'* (DEFRA, 2025) and/or *'The Statutory Biodiversity metric – Technical Annex 1: Condition Assessment and Sheets Methodology'* (DEFRA, 2025). Baseline habitat measurements for area/length have been taken using the Coreo app and digital mapping software QGIS (QGIS Geographic Information System version 3.44.0).

3.6 Where applicable, habitats were subject to a condition assessment in accordance with the criteria set out by the '*Statutory Biodiversity Metric - Technical Annex 1 condition assessments and methodology'* to determine their relative condition (DEFRA, 2025).

3.7 Maps of the Site were created for pre- and post-development in QGIS. Post-development plans were made by accessing CAD files and overlaying these onto the habitat maps to accurately assess the level of habitat loss resulting from the development.

Statutory Biodiversity Metric

3.8 The Statutory Biodiversity Metric (SBM) uses habitat features as a proxy measure for capturing the value and importance of nature. The following information on each habitat type are the required metric inputs:

- Type
- Area (ha)/Length (km)
- Condition
- Strategic Significance
- Riparian and Watercourse encroachment (for watercourse habitats only).

3.9 The 'Distinctiveness' of each habitat type is automatically calculated within the SBM, based upon national records of the occurrence and rarity of each habitat. For post-development habitat creation or enhancement, a 'Temporal Multiplier' and 'Difficulty Multiplier' are automatically applied by the SBM to account for the time to target condition and difficulty of restoration/creation.

3.10 The SBM provides a numerical score for the value of existing habitats on the Site and their likely value post-development in Habitat Units (HU), Hedgerow Units (HeU) and Watercourse Units (WU), in order for the impact of the proposed development to be quantitatively assessed. To achieve biodiversity net gain, the three different *'biodiversity units'* (HU, HeU and WU) are treated separately, the individual gains cannot be combined to form an overall gain for the Site.

3.11 This report is based on CIEEM's Biodiversity Net Gain Report and Audit Template (2021).

Assumptions and Limitations

3.12 It should be noted that whilst every effort has been made to describe the features on Site as accurately as possible, this report reflects the habitat conditions noted at the time the ecology survey was undertaken.

3.13 The survey was completed in May, within the optimal habitat survey period (April to September inclusive). It is considered that all habitats have been correctly classified according to the SBM habitat classification system.

3.14 The accuracy of habitat area measurements is limited to baseline data collection and quality of available mapping resources. In addition, post-development calculations were obtained by using illustrative designs and in the absence of detailed planting plans, reasonable assumptions have been made with regards to the type/condition of habitats.

3.15 The presence of a single great crested newt (*Triturus cristatus*) was confirmed within the pond On-Site during surveys conducted by Aspect Ecology (2023), therefore the pond has been classified as *'Lakes - Pond (priority habitat)'* due to supporting a species of high conservation importance which is protected under the Wildlife and Countryside Act, 1981. As part of the

detention basin, a pond will be created that holds permanent water and will be managed to benefit biodiversity; it is assumed that the pond post-development will also be *'Lakes - Pond (priority habitat)'* due to the wildlife friendly design of the pond and that great crested newt are present in the area and will likely utilise the newly created pond, once established.

3.16 Within the BNGA, strategic significance has been considered as *'Area/compensation not in local strategy/ no local strategy'* (low significance) for the majority of the area-based habitats within the Site (i.e. Other neutral grassland, Modified grassland, Bramble scrub, Mixed scrub, Ruderal/Ephemeral, Tall forbs, Urban trees, Artificial unvegetated, unsealed surface, and Developed land; sealed surface). Although woodland and grassland are identified as Habitat Action Plans (HAPs) within the *'Wokingham Borough Council – Biodiversity Action Plan 2012-2024'* (Wokingham Borough Council, 2014), the habitat types located within the Site are not identified as any of the priority habitats listed within this document and are therefore have been considered as *'Area/compensation not in local strategy/ no local strategy'* (low significance).

3.17 Native hedgerows and pond habitats are described in the Wokingham BAP (Wokingham Borough Council, 2014) under the Grassland and Hedgerow HAP and the Wetland HAP, however they are not shown on any strategic maps and therefore have been considered as *'Location ecologically desirable but not in local strategy'* (medium significance).

3.18 Please note that the sum of the values shown in columns within the biodiversity metric tables may vary from the total units stated in the Statutory Metric. This is due to rounding values and is not considered significant. The totals stated reflect those calculated within the metric (DEFRA, 2025).

3.19 The condition of post-development habitats has been estimated based on the criteria within the *'The Statutory Biodiversity Metric -Technical Annex 1'* (DEFRA, 2025) and is based on reasonable assumptions for the habitat types taking into account feasibility, locality, and their extent within the Site.

3.20 Drawing *'M464 – IJLA – VV – 00 – DR – L – 0100'* (ijLA, 2025) and *'B01-11-10-J'* (RM Design, 2025) was used to inform the calculations. Should plans change, the calculations of Biodiversity Net Gain will no longer be accurate, and this report will require amendments.

3.21 Any proposed individual trees which did not form part of a habitat type (i.e. scrub or woodland habitat) were noted and entered into the *'Tree Helper'* section of the metric to determine the area of Rural trees. This area was then added to the metric as an area-based habitat (i.e. Individual Trees – Rural Tree or Urban Tree). In accordance with the *'The Statutory Biodiversity Metric - User guide'*, all proposed new trees planting post-development have been entered as the 'small' tree size class (DEFRA, 2025).

3.22 The information contained within this report is considered valid for a period of 18 months from the date of the May 2025 updated survey visit (CIEEM, 2019). If the development has not commenced by November 2026, it is recommended that the Site is fully re-surveyed to determine if there have been any significant changes to baseline habitats and their associated conditions within the elapsed timeframe.

4.0 Baseline Habitats

Baseline Habitat Overview

4.1 The habitats within the On-Site area comprised other neutral grassland, modified grassland, blackthorn scrub, mixed scrub, bramble scrub, ruderal/ephemeral, tall forbs, artificial unvegetated, unsealed surface, developed land; sealed surface, ground level planters, other Scots pine woodland, other woodland; broadleaved, and urban tree.

4.2 Off-Site habitats comprised other neutral grassland, bramble scrub, ruderal/ephemeral, tall forbs and developed land; sealed surface.

4.3 Full habitat descriptions are detailed within the Ecological Appraisal report (Aspect Ecology, 2023). The baseline habitats are illustrated in Figure 2, with further information on the habitats provided in Appendix A, and the condition assessment forms are provided in Appendix B.

On-Site Habitat Baseline

4.4 The total area of the On-Site area has been calculated at 0.83 ha (excluding area of individual trees). The habitat type, condition, area and HU of the area-based habitats are provided within Table 1. Area-based habitats generate a baseline value of 4.91 HU.

Table 1: Summary of On-Site Baseline Area-based Habitats, Conditions and Habitat Units

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
G1 and G1.1	Grassland	Other neutral grassland	0.1921	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	1.54
G2, G3-G6, G3.1 and G4.1	Grassland	Other neutral grassland	0.1214	Medium	Poor	Area/ compensation not in local strategy/ no local strategy	0.49
G7	Grassland	Modified grassland	0.0019	Low	Poor	Area/ compensation not in local strategy/ no local strategy	0.00
S1	Heathland and shrub	Blackthorn scrub	0.0575	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	0.46

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
S2-S3	Heathland and shrub	Mixed scrub	0.0209	Medium	Poor	Area/ compensation not in local strategy/ no local strategy	0.08
BS1-BS3	Heathland and shrub	Bramble scrub	0.0516	Medium	Condition Assessment N/A	Area/ compensation not in local strategy/ no local strategy	0.21
P1	Lakes	Ponds (priority habitat)	0.0125	High	Moderate	Location ecologically desirable but not in local strategy	0.17
RE1	Sparsely vegetated land	Ruderal/ Ephemeral	0.0018	Low	Poor	Area/ compensation not in local strategy/ no local strategy	0.00
TF1-TF4	Sparsely vegetated land	Tall forbs	0.0495	Low	Poor	Area/ compensation not in local strategy/ no local strategy	0.10
U1-U2	Urban	Developed land; sealed surface	0.1114	Very low	N/A - Other	Area/ compensation not in local strategy/ no local strategy	0.00
U3	Urban	Artificial unvegetated, unsealed surface	0.1371	Very low	N/A - Other	Area/ compensation not in local strategy/ no local strategy	0.00
UP1	Urban	Ground level planters	0.0088	Low	Condition Assessment N/A	Area/ compensation not in local	0.02

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
						strategy/ no local strategy	
W1	Woodland and forest	Other Scot's pine woodland	0.0436	Medium	Poor	Area/ compensation not in local strategy/ no local strategy	0.17
W2	Woodland and forest	Other woodland; broadleaved	0.0153	Medium	Poor	Area/ compensation not in local strategy/ no local strategy	0.06
T12	Individual trees	Urban tree (One large tree)	0.0366	Medium	Good	Area/ compensation not in local strategy/ no local strategy	0.44
T1	Individual trees	Urban tree (One large tree)	0.0366	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	0.29
T2-T3	Individual trees	Urban tree (Two medium trees)	0.0326	Medium	Good	Area/ compensation not in local strategy/ no local strategy	0.39
T5 and T13	Individual trees	Urban tree (Two medium trees)	0.0326	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	0.26
T4, T6-T11	Individual trees	Urban tree (Seven small trees)	0.0285	Medium	Moderate	Area/ compensation not in local strategy/ no local strategy	0.23

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
						Total On-Site Habitat Units	**4.91**

4.5 The total length of hedgerows within the On-Site area has been calculated at 0.19 km. The habitat type, condition, area and HeU of the linear-based hedgerow habitats are provided within Table 2. Hedgerow habitats generate a baseline value of 2.56 HeU.

Table 2: Summary of On-Site Baseline Linear-based Habitats, Conditions and Hedgerow Units

Ref.	Habitat Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Total Hedgerow Units
H1	Native hedgerow with trees	0.0419	Medium	Good	Location ecologically desirable but not in local strategy	0.55
H2	Native hedgerow with trees	0.0569	Medium	Good	Location ecologically desirable but not in local strategy	0.75
H3	Native hedgerow with trees	0.0954	Medium	Good	Location ecologically desirable but not in local strategy	1.26
					Total On-Site Hedgerow Units	**2.56**

Off-Site Habitat Baseline

4.6 The total area of the Off-Site area has been calculated at 0.54 ha. The habitat type, condition, area and HU of the area-based habitats are provided within Table 3. Area-based habitats generate a baseline value of 2.04 HU.

Table 3: Summary of Off-Site Baseline Area-based Habitats, Conditions and Habitat Units

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
OS1-OS3	Grassland	Other neutral grassland	0.4406	Medium	Poor	Area/ compensation not in local strategy/ no local strategy	1.76

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
OS4-OS5	Heathland and shrub	Bramble scrub	0.047	Medium	Condition Assessment N/A	Area/ compensation not in local strategy/ no local strategy	0.19
OS6	Sparsely vegetated land	Ruderal/ Ephemeral	0.0159	Low	Poor	Area/ compensation not in local strategy/ no local strategy	0.03
OS7	Sparsely vegetated land	Tall forbs	0.0271	Low	Poor	Area/ compensation not in local strategy/ no local strategy	0.05
OS8	Urban	Developed land; sealed surface	0.0124	Very low	N/A - Other	Area/ compensation not in local strategy/ no local strategy	0.00
Total Off-Site Habitat Units							**2.04**

5.0 Post-Development Habitats

Proposed Development

5.1 The current proposals for the On-Site area include the construction of a 64-bed care home with site access, parking, hard and soft landscaping. The current proposals for the On-Site area were taken from the ijLA Landscape Architects *'171 Evendons Lane, Wokingham – Landscape Masterplan'* (Drawing Number: M464 – IJLA – VV – 00 – DR – L – 0100) and RM Design Group *'Wokingham – Proposed Site Plan'* (Drawing Number: B01-11-10-J). It is understood that the proposals will result in the loss of areas of grassland, scrub, sparsely vegetated land, woodland and urban habitats currently present within the On-Site area.

5.2 The post-development habitats are illustrated in Figure 3 and proposed target conditions for each habitat in Figure 4.

Post-Development On-Site Habitats

Retained Habitats

5.3 Post-development, a total of 0.63 HU will be retained as detailed within Table 4 below.

Table 4: Summary of On-Site Area-based Habitat Retention

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Retention					
Other neutral grassland	Retention of areas G1.1 along retained hedgerows to the north-east (H2) and north-west (H3) of the On-Site area.	0.0202	Medium	Moderate	0.16
Other neutral grassland	Retention of G6 along retained hedgerow to the south (H1) of the On-Site area.	0.0082	Medium	Poor	0.03
Urban tree	Retention of one large oak (*Quercus robur*) tree (T12) to the east of the On-Site area.	0.0366	Medium	Good	0.44
				On-Site Baseline Habitat Units Retained	**0.63**

5.4 Post-development, hedgerow H1 along the southern boundary will be retained in full and both H2 and H3 will be partially retained. A total of 2.15 HeU will be retained as detailed within Table 5 below.

Table 5: Summary of On-Site Linear-based Hedgerow Retention

Habitat Type	Rationale	Length (km)	Distinctiveness	Condition	Hedgerow Units (HeU)
Retention					
Native hedgerow with trees	H1 retained in full along the southern boundary.	0.0419	Medium	Good	0.55
Native hedgerow with trees	Small section of H2 to be lost for new access entrance, the rest of the hedgerow will be retained.	0.0275	Medium	Good	0.36
Native hedgerow with trees	Small section of H3 to be lost for footpath to Off-Site area, the rest of the hedgerow will be retained.	0.0935	Medium	Good	1.23
				On-Site Baseline Hedgerow Units Retained	**2.15**

Enhanced Habitats

5.5 Areas of other neutral grassland will be enhanced from Poor to Moderate condition; blackthorn, bramble, and mixed scrub will be enhanced to mixed scrub in Good condition. The area of other Scot's pine woodland is to be enhanced to other woodland; mixed in Moderate condition. Table 6 provides an overview of the habitat enhancement measures that are proposed post-development. The proposed habitat enhancement will deliver 1.30 HU.

Table 6: Summary of On-Site Area-based Habitat Enhancement

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Enhancement					
Other neutral grassland	Enhancement of small areas of other neutral grassland to west and south-west of the On-Site area (G2, G3.1-G4.1) with appropriate grassland management.	0.0369	Medium	Poor to Moderate	0.25

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Blackthorn scrub to Mixed scrub	Enhancement of the blackthorn scrub (S1) to mixed scrub with appropriate scrub management.	0.0337	Medium	Moderate to Good	0.39
Bramble scrub to Mixed scrub	Enhancement of the bramble scrub (BS1) to mixed scrub with appropriate scrub management.	0.0236	Medium	Condition Assessment N/A to Good	0.23
Mixed scrub	Enhancement of the mixed scrub (S2) with appropriate scrub management.	0.0181	Medium	Poor to Good	0.17
Other Scot's pine woodland to Other woodland; mixed	Enhancement of retained areas of W1 with appropriate woodland management.	0.0374	Medium	Poor to Moderate	0.25
Total Habitat Units Delivered from Habitat Enhancement					**1.30**

Habitat Creation Opportunities

5.6 A total of 0.78 ha of baseline habitats will be lost as part of the proposals, including areas of other neutral grassland (G1, G3-G5), modified grassland (G7), blackthorn scrub (S1), bramble scrub (BS1-BS3), mixed scrub (S3); the pond (priority habitat), ruderal/ephemeral (RE1), tall forbs (TF1-TF4), artificial unvegetated, unsealed surface (U3), developed land; sealed surface (U1-U2), ground level planters (UP1), other Scot's pine woodland (W1), other woodland; broadleaved (W2), and urban trees (T1-T6, T11 and T13).

5.7 Table 7 provides an overview of the On-Site area-based habitat creation measures that are proposed post-development. The proposed area-based habitat creation will deliver 1.76 HU.

Table 7: Summary of On-Site Area-based Habitat Creation

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Creation					
Modified grassland	Areas of proposed lawn to be seeded with an appropriate seed mix (e.g. Emorsgate EL1 flowering lawn mix) to achieve 6-8 vascular plant species per m^2, including two forb species. Management techniques will involve the control of scrub, bracken and invasive species within the sward to achieve Moderate condition.	0.027	Low	Moderate	0.09
Modified grassland	Areas of private lawn to be planted with an appropriate lawn mix, management will involve control of bracken, scrub and invasive speceis to achive Poor condition.	0.0644	Low	Poor	0.12
Other neutral grassland	Proposed wildflower/ meadow and wetland meadow grass to be seeded with an appropriate seed mix (e.g. Emorsgate EM10 Tussock Meadow Mixture and EM8 Meadow Mixture for Wetlands). Grassland to be managed to support a high proportion of indicator species for UKHab type and to include a varied sward height; it is likely to achieve Moderate condition.	0.1318	Medium	Moderate	0.88
Other neutral grassland	Area of other neutral grassland to be seeded with an appropriate neutral grassland seed mix along the southern boundary. Grassland to be managed to support some indicator species for UKHab type and to include a varied sward	0.0014	Medium	Poor	0.01

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
	height, it is likely to achieve Poor condition.				
Mixed scrub	Small area of native mixed scrub to be planted to extend the area of enhanced mixed scrub to the south-west of the On-Site area. A mix of native species are proposed and species of sub-optimal condtion will be managed; it is likely that the scub will achieve Moderate condition.	0.0005	Medium	Moderate	0.00
Ornamental lake or pond	Small water feature proposed in garden area to the west of the care home.	0.0003	Low	Poor	0.00
Ponds (priority habitat)	Proposed pond within detention basin to the south-west of the On-Site area. The pond will hold permanent water, and will be managed to benefit wildlife (e.g. planted with a mix of emergent, submerged or floating plants and scrub management).	0.0213	High	Moderate	0.17
Artificial unvegetated, unsealed surface	Proposed access paths across the On-Site area.	0.0267	Very low	N/A - Other	0.00
Developed land; sealed surface	Proposed new building and associated areas of hardstanding (i.e. access and car park).	0.3409	Very low	N/A - Other	0.00
Bare ground	Bare ground at the base of proposed ornamental hedges, likely to be overshadowed by dense hedge species and will lack diversity in structure, it is likely that the bare ground will achieve Poor condition.	0.0094	Low	Poor	0.02

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Introduced shrub	Areas of proposed shrub planting to be created around the care home.	0.0223	Low	Condition Assessment N/A	0.04
Ground based green wall	Proposed trellis for climbing plants along sections of the care home building (to approximately 2m in height).	0.0053	Low	Poor	0.01
Other woodland; mixed	Area of enhanced woodland (W1) to be slightly increased in size through the planting of new trees and native shrub planting. To be managed the same as enhanced woodland and will likely achieve Moderate condition.	0.0011	Medium	Moderate	0.00
Urban tree	Provision of 10 small-sized native trees in areas of other neutral grassland. It is assummed the trees will be managed as individual native trees, will be predominately oversailing vegetation and will reach Moderate condition.	0.0407	Medium	Moderate	0.12
Urban tree	Provision of 14 small-sized non-native tree species in areas of modified grassland and in/along boundary of garden area. It is assumed the trees will be managed as individual trees and will be predominately oversailing vegetation and will reach Poor condition.	0.057	Medium	Poor	0.16
Urban tree	One medium sized tree (T3) will be retained to the west of the care home, however the condition will be reduced due to future management regime and location.	0.0163	Medium	Moderate	0.13
Total Units Delivered from On-Site Habitat Creation					**1.76**

5.8 A total of 0.03 km of hedgerow habitats are proposed to be lost as part of the proposals, including a small section of H2 and H3. Table 8 provides an overview of the On-Site linear-based hedgerow creation measures that are proposed post-development. The proposed hedgerow creation will deliver 1.54 HeU.

Table 8: Summary of On-Site Hedgerow Creation

Habitat Type	Rationale/ Description	Length (km)	Distinctiveness	Condition	Hedgerow Units (HeU)
Creation					
Native hedgerow with trees	Native hedgerow with trees (NH1) situated towards the centre of the On-Site area, to the north of the care home building. To be planted with a mix of field maple (*Acer campestre*), hornbeam (*Carpinus betulus*), and beech (*Fagus sylvatica*), with scattered *Prunus* spp. trees.	0.0612	Medium	Moderate	0.38
Native hedgerow	Proposed native hedge planting to west (NH2) and south (NH3) of the proposed garden area, and along the southern boundary of the On-Site area (NH8) adjacent to the retained H1. To be planted with a mix of field maple, hornbeam, and beech.	0.101	Low	Moderate	0.37
Species-rich native hedgerow	Sections of proposed native hedge planting along the south-eastern (NH7) and eastern boundary (NH4) of the On-Site area. To be planted with a species-rich mix including field maple, hornbeam, penduculate oak (*Quercus robur*), dogwood (*Cornus sanguinea*), hazel (*Corylus avellana*), spindle (*Euonymus europaeus*), wild privet (*Ligustrum vulgare*), elder (*Sambucus nigra*), and	0.071	Medium	Moderate	0.52

Habitat Type	Rationale/ Description	Length (km)	Distinctiveness	Condition	Hedgerow Units (HeU)
	guelder-rose (*Viburnum opulus*).				
Species-rich native hedgerow with trees	Proposed native hedge planting with trees along the eastern boundary (NH5), north of the new access. A species-rich hedge mix is proposed with scattered field maple trees.	0.0145	High	Moderate	0.13
Non-native and ornamental hedgerow	Proposed ornamental hedge planting (NH6) throughout the On-Site area around the care home and garden area. Ornamental species such as silverberry (*Elaeagnus × ebbingei*), white escallonia (*Escallonia* 'Iveyi') and *Euonymus* 'Green Spire' to be planted.	0.1396	V.Low	Poor	0.13
Total Units Delivered from On-Site Hedgerow Creation					**1.54**

Post-Development Off-Site Habitats

Retained and Enhanced Habitats

5.9 Post-development, areas of other neutral grassland and bramble scrub will be enhanced. A total of 2.51 HU will be delivered through the proposed habitat enhancement as detailed within Table 9 below.

Table 9: Summary of Off-Site Area-based Habitat Enhancement

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Enhancement					
Other neutral grassland	Enhancement of existing paddock area (OS2) to a wildflower meadow with appropriate grassland management.	0.3174	Medium	Poor to Moderate	2.16

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Other neutral grassland to Traditional orchard	Enhancement of existing paddock area (OS3) to a traditional orchard. The area will be planted with open-grown, fruit-producing trees within neutral grassland.	0.0416	Medium to High	Poor to Moderate	0.28
Bramble scrub to Mixed scrub	Enhancement of the bramble scrub (OS5) to mixed scrub with appropriate scrub management.	0.0099	Medium	Condition Assessment N/A to Moderate	0.07
Total Habitat Units Delivered from Habitat Enhancement					**2.51**

Habitat Creation Opportunities

5.10 A total of 0.1741 ha of baseline Off-Site habitats will be lost as part of the proposals, including areas of other neutral grassland (OS1), bramble scrub (OS4), ruderal/ephemeral (OS6), tall forbs (OS7), and developed land; sealed surface (OS8). Table 10 provides an overview of the Off-Site area-based habitat creation measures that are proposed post-development. The proposed area-based habitat creation will deliver 1.28 HU.

Table 10: Summary of Off-Site Habitat Creation

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Creation					
Modified grassland	Creation of managed lawn footpaths.	0.0607	Low	Poor	0.12
Other neutral grassland	Creation of additional areas of wildflower grassland to the north of the Off-Site area.	0.0659	Medium	Moderate	0.44
Mixed scrub	Creation of additional areas of mixed scrub adjacent to enhanced area of scrub to the north of the Off-Site area.	0.0327	Medium	Moderate	0.22

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Artificial unvegetated, unsealed surface	Proposed access path with self binding gravel to the east of the Off-Site area.	0.0141	V.Low	N/A - Other	0.00
Developed land; sealed surface	Proposed bench seating on paving slab surface scattered throughout the Off-Site area.	0.0008	V.Low	N/A - Other	0.00
Rural tree	Planting of 40 rural individual trees. Native species will be planted and will be managed as individul trees.	0.1629	Medium	Moderate	0.50
Total Habitat Units Delivered from Off-Site Habitat Creation					**1.28**

Summary of Habitat Changes

5.11 A summary of the combined On-Site and Off-Site area-based broad habitat changes are presented in Table 11 and On-Site hedgerow changes are presented in Table 12. Overall, the proposed scheme will result in a net gain of +0.53 HU, which equates to a 10.82% net gain in habitat units, and a net gain of +1.13 HeU, which equates to +43.98% net gain in hedgerow units.

Table 11: Combined On-Site and Off-Site Change by Broad Habitat Type

Habitat group	Baseline		On-Site and Off-Site Post-development		Combined Change	
	Combined existing area (ha)	Combined existing value	Combined proposed area (ha)	Combined proposed value	Combined area change (ha)	Combined unit change
Grassland	0.76	3.79	0.78	4.54	0.02	0.76
Heathland and shrub	0.18	0.94	0.12	1.09	-0.06	0.15
Lakes	0.01	0.17	0.02	0.17	0.01	0.00
Sparsely vegetated land	0.09	0.19	0.00	0.00	-0.09	-0.19
Urban	0.27	0.02	0.42	0.07	0.15	0.05
Woodland and forest	0.06	0.24	0.04	0.26	-0.02	0.02
Individual trees	0.17	1.61	0.31	1.35	0.15	-0.26

Table 12: On-Site Change by Hedgerow Type

Habitat group	Baseline		Post-development On-Site		On-Site Change	
	On-Site existing length (km)	On-Site existing value	On-Site proposed length (km)	On-Site proposed value	On-Site length change (km)	On-Site unit change
Species-rich native hedgerow with trees	0.00	0.00	0.01	0.13	0.01	0.13
Species-rich native hedgerow	0.00	0.00	0.07	0.52	0.07	0.52
Native hedgerow with trees	0.19	2.56	0.22	2.53	0.03	-0.04
Native hedgerow	0.00	0.00	0.10	0.37	0.10	0.37
Non-native and ornamental hedgerow	0.00	0.00	0.14	0.13	0.14	0.13

6.0 Conclusion

6.1 Under current landscape plans the proposed development On-Site and habitat enhancement Off-Site is predicted to result in a net gain of +0.53 HU (+10.82%), and a net gain of +1.13 HeU (+43.98%) (Table 13).

6.2 No irreplaceable habitat will be impacted by the proposed development.

Table 13. Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.53
	Hedgerow units	1.13
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	10.82%
	Hedgerow units	43.98%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Habitat Management and Monitoring Plan (HMMP)

6.3 A Biodiversity Gain Plan (BGP) and a Habitat Management and Monitoring Plan (HMMP) will be required as part of discharging the planning conditions in relation to BNG. This will demonstrate how the development will achieve the biodiversity net gain required and will ensure the Site habitats deliver the habitat scores listed within this BNG assessment report (or further iterations of this), to be agreed with the LPA.

6.4 This plan should assign the suggested management prescriptions to ensure that the post-development Site habitats outlined are created, enhanced and/or retained where required. This management of post-development habitats will be to the condition required in order to deliver the BNG score specified in accordance with the condition assessment methodology.

7.0 References

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Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

0 35 70 m

Project Name:
171 Evendons Lane, Wokingham

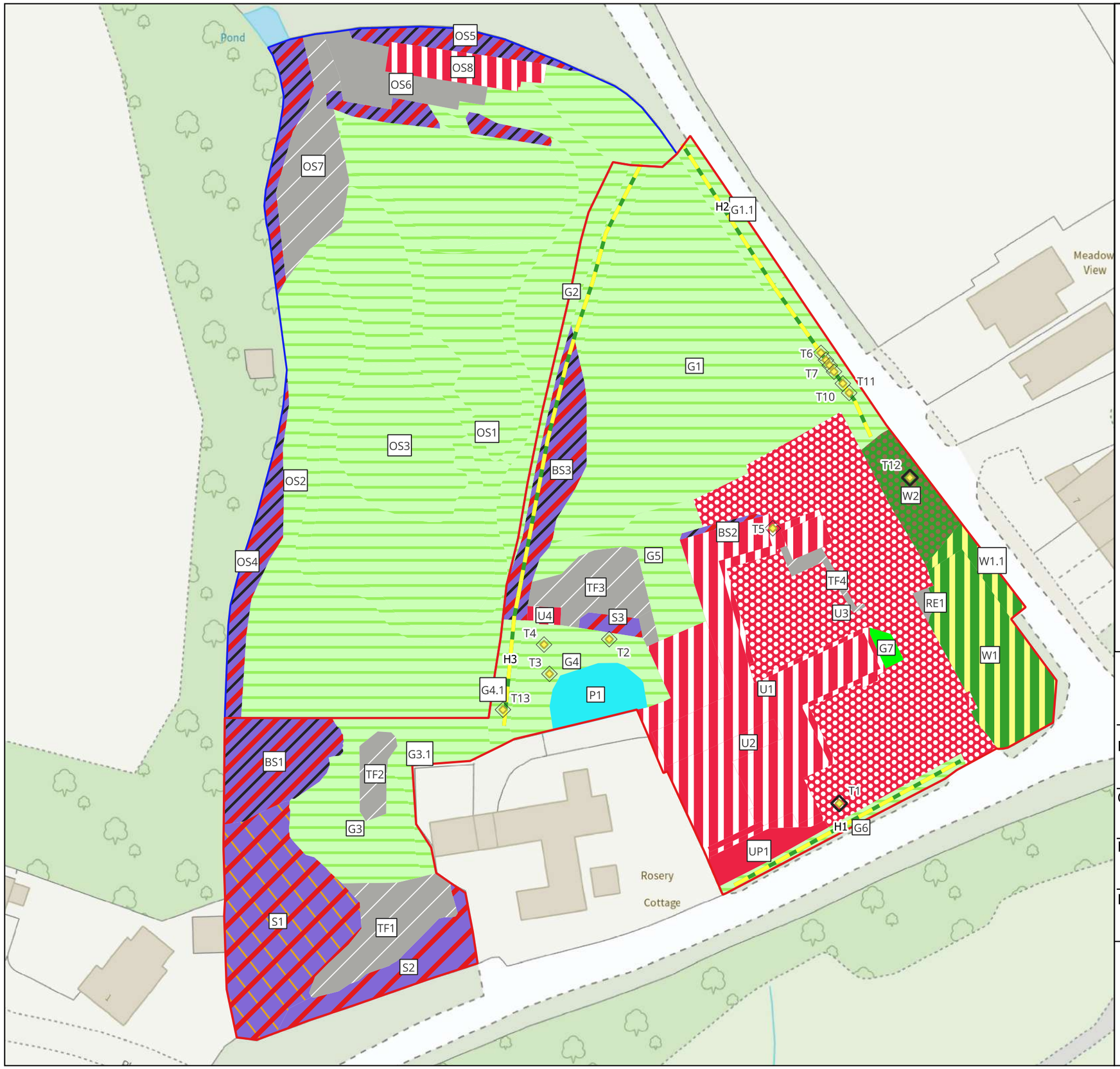
Client:
Propco (Wokingham) Ltd

Figure No:
Figure 1

Date:
09.09.2025

Title:
Site Location Plan

Pioneer ENVIRONMENT



Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Baseline Habitats

- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Blackthorn scrub
- Bramble scrub
- Developed land; sealed surface
- Ground level planters
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other Scot's pine woodland
- Other woodland; broadleaved
- Ponds (priority habitat)
- Ruderal/Ephemeral
- Tall forbs

0 20 40 m

Project Name:
171 Evendons Lane, Wokingham

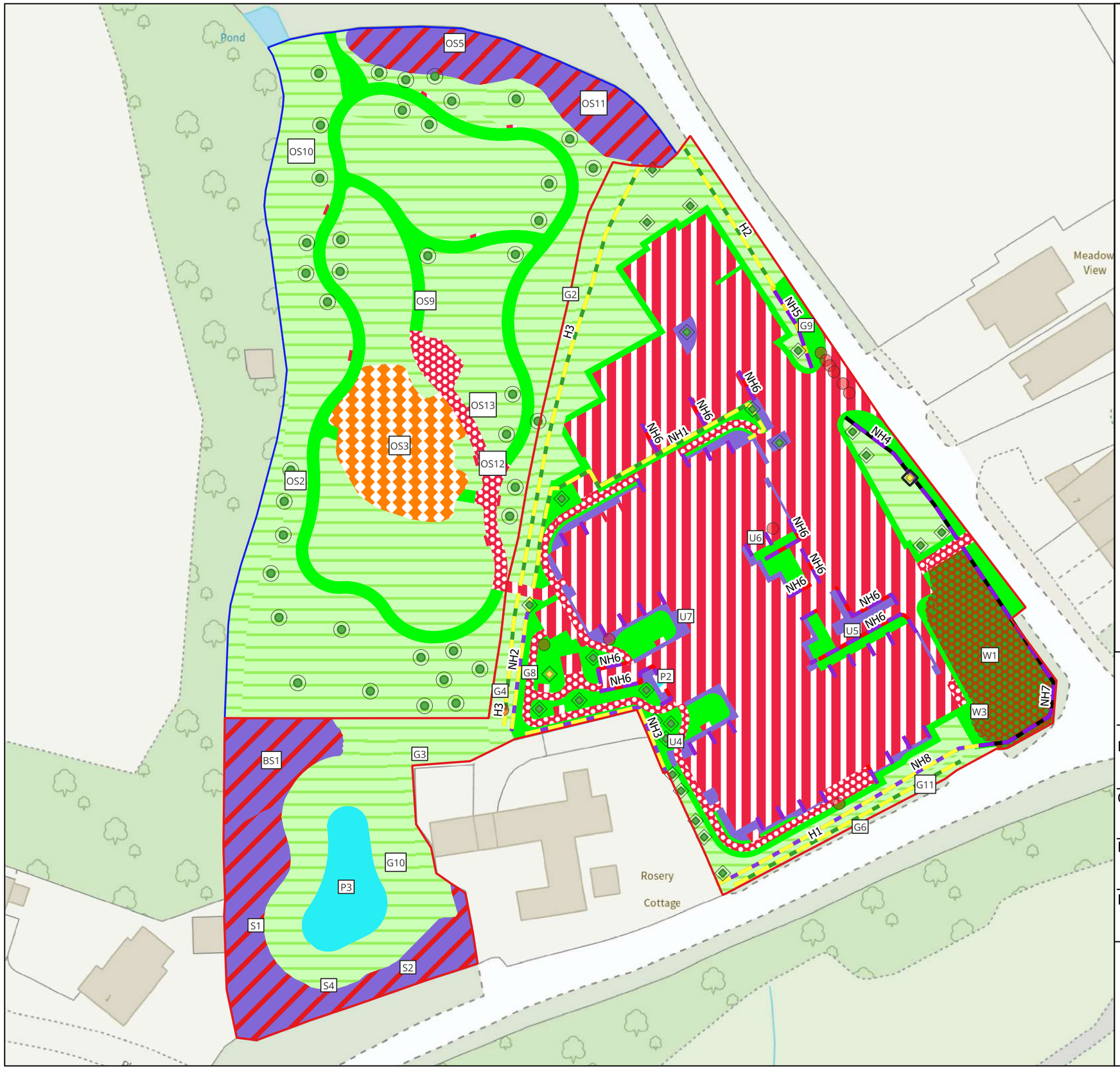
Client:
Propco (Wokingham) Ltd

Figure No:
Figure 2

Date:
09.09.2025

Title:
Biodiversity Net Gain Baseline Habitat Plan

Pioneer ENVIRONMENT



Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Ponds (priority habitat)
- Traditional orchards
- Bare ground

0 20 40 m

Project Name:
171 Evendons Lane, Wokingham

Client:
Propco (Wokingham) Ltd

Figure No:
Figure 3

Date:
09.09.2025

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT

Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Bare ground

0 10 20 m

Project Name:
171 Evendons Lane, Wokingham

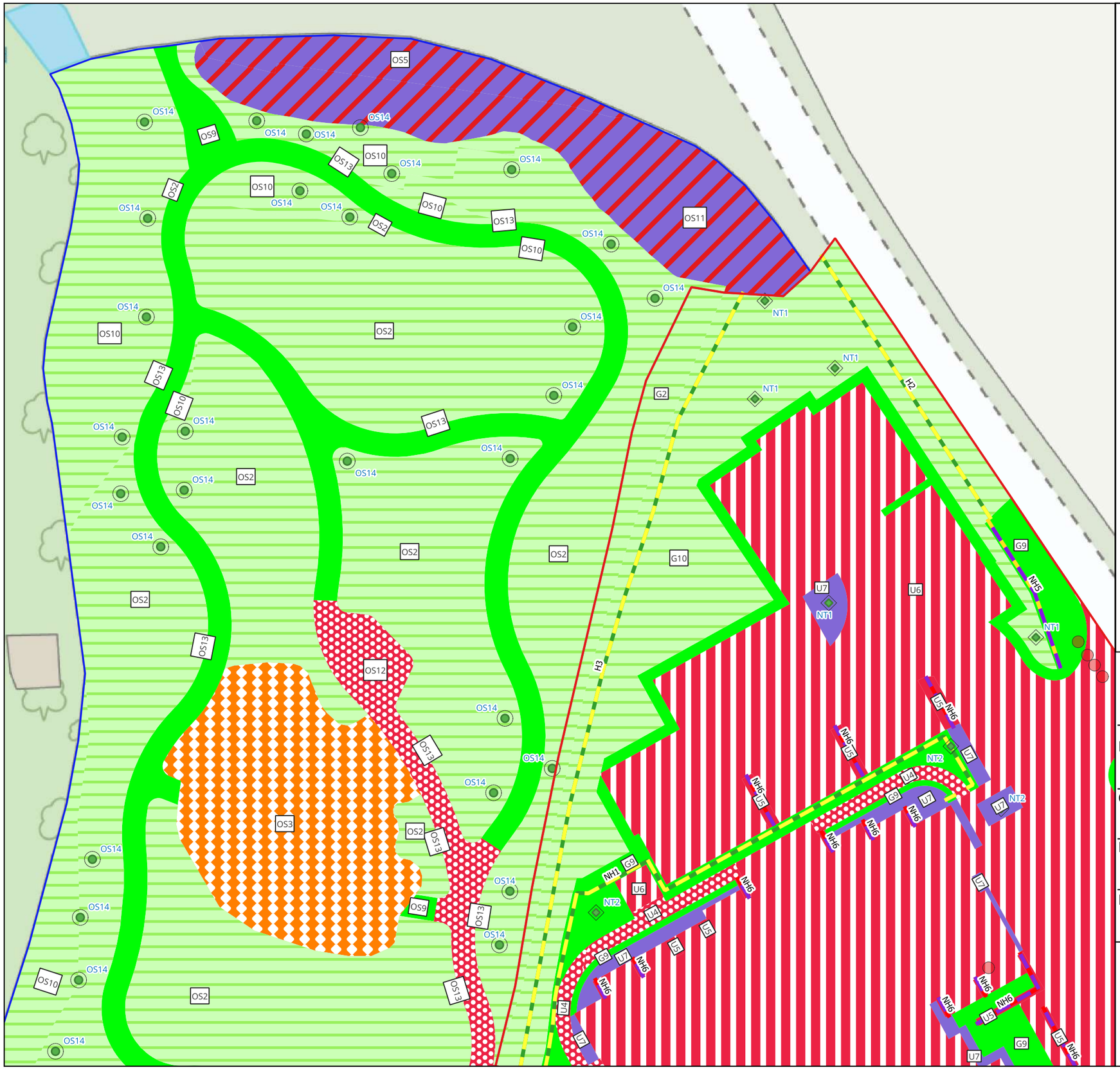
Client:
Propco (Wokingham) Ltd

Figure No:
Figure 3

Date:
09.09.2025

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT



Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Traditional orchards
- Bare ground

0 10 20 m

Project Name:
171 Evendons Lane, Wokingham

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Propco (Wokingham) Ltd

Figure No:
Figure 3

Date:
09.09.2025

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT

Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural Tree
- Retained Medium Urban Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Ponds (priority habitat)
- Traditional orchards
- Bare ground

0 10 20 m

Project Name:
171 Evendons Lane, Wokingham

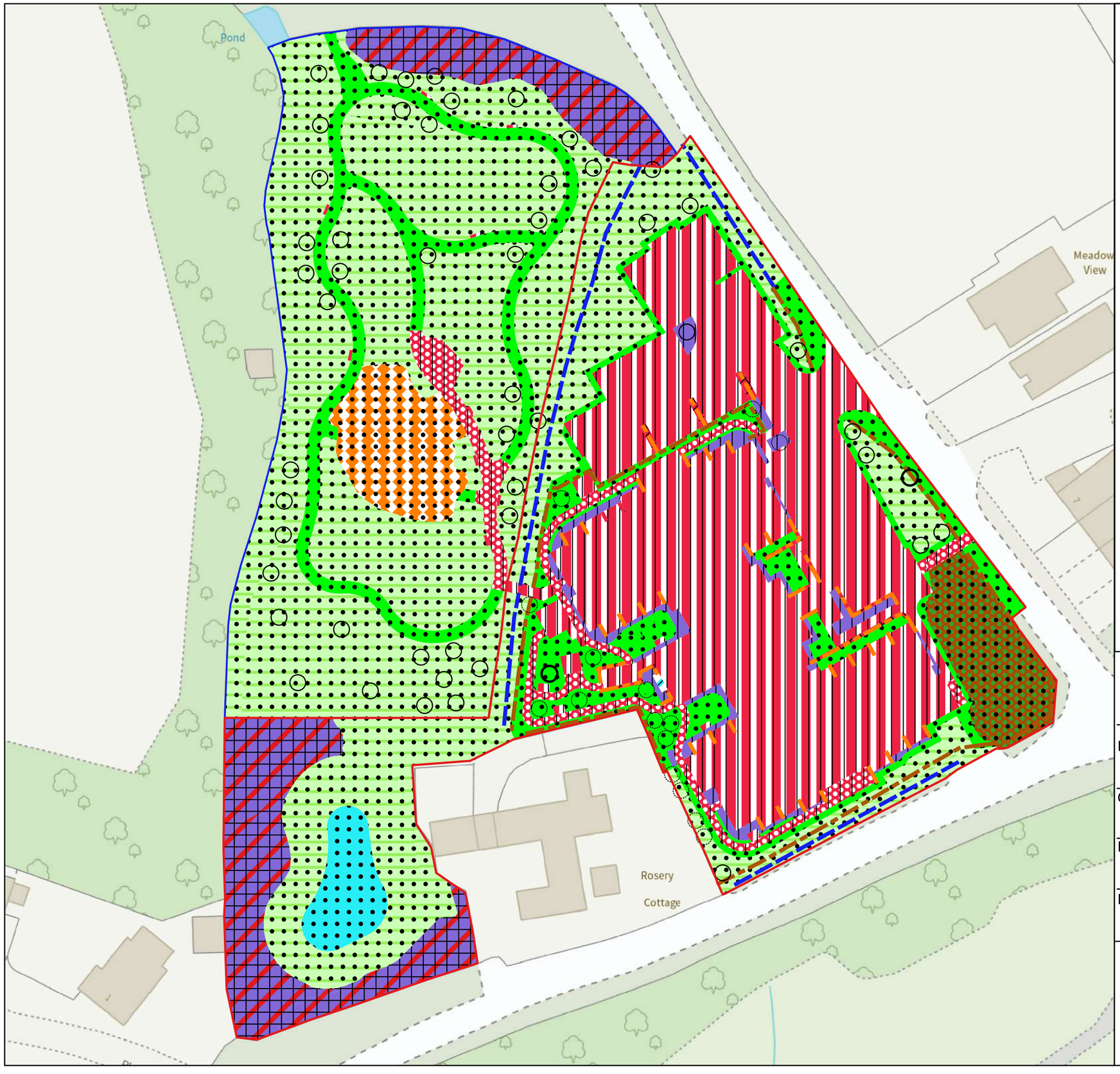
Client:
Propco (Wokingham) Ltd

Figure No:
Figure 3

Date:
09.09.2025

Title:
Biodiversity Net Gain Proposed Habitat Plan

Pioneer ENVIRONMENT



Key

- Red Line Boundary (On-Site)
- Blue line Boundary (Off-Site)

Proposed Individual Tree Condition

- Good
- Moderate
- Poor

Proposed Hedgerow Condition

- Good
- Moderate
- Poor

Proposed Habitat Condition

- Good
- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

0 20 40 m

Project Name:
171 Evendons Lane, Wokingham

Client:
Propco (Wokingham) Ltd

Figure No:
Figure 4

Date:
09.09.2025

Title:
Biodiversity Net Gain Proposed Habitat Condition Plan

Pioneer ENVIRONMENT

Pioneer
ENVIRONMENT

Head Office: Spring Farm, Spring Lane,
Wymondham, LE14 2AY

Tel: 0116 350 0370

Email: office@pioneerenvironment.co.uk
Web: www.pioneerenvironment.co.uk

Appendix A: Supplementary Material – Site Information

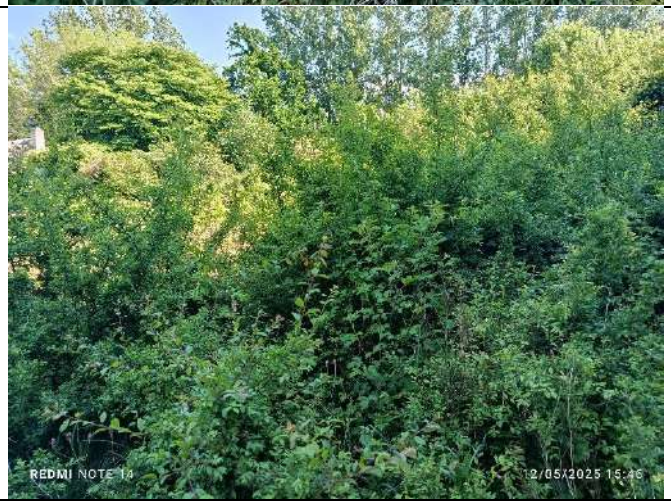
Habitat	Ref.	Photograph	Species List	Condition Assessment
On-Site				
Other neutral grassland	G1		Former horse grazed field to the north of the On-Site area. This area supported a uniform tall sward (c. 15-25cm), with a variety of herb cover within the sward (40%). Grass species included rough meadow-grass (*Poa trivialis*) (D), meadow foxtail (*Alopecurus pratensis*) (D), Yorkshire fog (*Holcus lanatus*) (A), cock's-foot (*Dactylis glomerata*) (F), barren brome (*Bromus sterilis*) (O), sweet vernal grass (*Anthoxanthum odoratum*) (O), soft brome (*Bromus hordeaceus*) (O), and perennial rye-grass (*Lolium perenne*) (O). Herb species included black knapweed (*Centaurea nigra*) (A), common nettle (*Urtica dioica*) (LA), creeping buttercup (*Ranunculus repens*) (A), meadow buttercup (*Ranunculus acris*) (F), ribwort plantain (*Plantago lanceolata*) (F), common mouse-ear (*Cerastium fontanum*) (O), perforate St John's-wort (*Hypericum perforatum*) (R), cut-leaved crane's-bill (*Geranium dissectum*) (R), rough hawkbit (*Leontodon hispidus*) (R), cleavers (*Galium aparine*) (R), selfheal (*Prunella vulgaris*) (R), lesser stitchwort (*Stellaria graminea*) (R), and broadleaved dock (*Rumex obtusifolius*) (R).	**Moderate**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Other neutral grassland	G2 - G6		Areas of unmanaged, rank grassland were present throughout the On-Site area. These areas supported grassland with a tall sward height, dominated by grassland species, and with evidence of rubbish and past disturbance (G2-G6). Grass species included a mix of rough meadow-grass (A), meadow foxtail (A), Yorkshire fog (F), cock's-foot (F), false oat grass (*Arrhenatherum elatius*) (O), red fescue (*Festuca rubra*) (O), creeping bent (*Agrostis stolonifera*), sweet vernal grass (R), soft brome (R), perennial rye-grass (R), and pendulous sedge (*Carex pendula*) (R). Herb and ruderal species included common nettle (F), meadow buttercup (O), black knapweed (O), creeping thistle (*Cirsium arvense*) (O), ribwort plantain (O), red clover (*Trifolium pratense*) (O), field horsetail (*Equisetum arvense*) (O), common hogweed (*Heracleum sphondylium*) (O), curled dock (*Rumex crispus*) (O), common sorrel (*Rumex acetosa)* (O), greater stitchwort (*Stellaria holostea*) (R), yarrow (*Achillea millefolium*) (R), ground ivy (*Glechoma hederacea*) (R), meadow vetchling (*Lathyrus pratensis*) (R), germander speedwell (*Veronica chamaedrys*) (R), thyme-leaved speedwell (*Veronica serpyllifolia*) (R), common bird's-foot-trefoil (*Lotus corniculatus*) (R), garlic mustard (*Alliaria petiolata*) (R), wood avens (*Geum urbanum*) (R), daisy (*Bellis perennis*) (R), and white dead-nettle (*Lamium album*) (R). Patchy and unmanaged grassland was present around the former pond (G4). Other species recorded around the former pond included yellow iris (*Iris pseudacorus*) (LA), hemlock water-dropwort (*Oenanthe crocata*) (F), pendulous sedge (O), and great willowherb (*Epilobium hirsutum*) (O).	**Poor**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Modified grassland	G7		Small area of modified grassland which was located adjacent to the building and parking area. Currently unmanaged with a tall sward height. Species included Yorkshire fog (D), dandelion (*Taraxacum officinale* agg.) (O), cock's-foot (O), rough meadow grass (O), white deadnettle (R), cat's-ear (*Hypochaeris radicata*) (R), and creeping buttercup (R).	**Poor**
Other Scot's pine woodland	W1		The canopy is dominated by Scot's pine (*Pinus sylvestris*), with other species including pedunculate oak (*Quercus robur*) (R), ash (*Fraxinus excelsior*) (R). The shrub layer consisted of bramble (*Rubus fruticosus* agg.) (O) and holly (*Ilex aquifolium*) (R). The ground layer is dominated by common nettles.	**Poor**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Other woodland; broadleaved	W2		The canopy is dominated by ash, with a single oak tree. Ground and shrub layer species included curled dock (O), bramble (O), rough meadow grass (O), Yorkshire fog (O), wood avens (F), herb Robert (*Geranium robertianum*) (R), honeysuckle (*Lonicera periclymenum*) (R), tufted vetch (R), elm (*Ulmus* sp.) (R), hawthorn (*Crataegus monogyna*) (R) and oak saplings (R).	**Poor**
Ponds (priority habitat)	P1		The pond was drained prior to the updated visit. Habitat description is based on what is stated in the Ecological Appraisal (Aspect Ecology, 2023): *'The banks are formed by bare earth in places, whilst elsewhere they are artificial wood and concrete banks. Flag Iris was recorded at the pond, along with abundant ruderal species such as white dead nettle and common nettle along the banks.'*	**Moderate**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Tall forbs	TF1-TF4		Areas of tall forb vegetation, dominated by ruderal species including common nettles (D), green alkanet (*Pentaglottis sempervirens*) (LA), cock's-foot (F), bramble (F), rosebay willowherb (O), broad-leaved dock (O), rough meadow grass (O), common fleabane (*Pulicaria dysenterica*) (O), cleavers (R), red fescue (R), and hogweed (R).	**Poor**
Ruderal/ephemeral	RE1		Small areas of short ruderal/ephemeral vegetation adjacent to woodland with a mix of species including barren brome (F), annual meadow grass (*Poa annua*) (O), white clover (O), herb Robert (O), germander speedwell (R), ragwort (*Jacobaea vulgaris*) (R), lesser trefoil (*Trifolium dubium*) (R), common vetch (*Vicia sativa*) (R), cut-leaved crane's-bill (R) and daisy (*Bellis perennis*) (R).	**Poor**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Bramble scrub	BS		Areas of dense bramble scrub.	**Condition Assessment N/A**
Blackthorn scrub	S1		Area of thick blackthorn (*Prunus spinosa*) scrub.	**Poor**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Mixed scrub	S2-S3		Areas of scrub with a mix of bramble (O), elder (*Sambucus nigra*) (O), dogwood (*Cornus sanguinea*) (O), willow (*Salix* sp.) (O), rose (*Rosa* sp.) (R), field maple (*Acer campestre*) (R), and guelder rose (*Viburnum opulus*) (R). The mixed scrub to the south-west of the Site (S2) included a few ornamental varities of shrubs such as sumac species (*Rhus* sp.) and cherry laurel (*Prunus laurocerasus*).	**Poor**
Hedgerows	H1-H3		H1: mix of species including hawthorn, elm, holly, field maple, hazel (Corylus avellana), and scattered beech (*Fagus sylvatica*) trees. H2: mix of species including hawthorn, blackthorn, elm, field maple, hazel, with scattered oak, ash, and field maple trees. H3: mix of species including hazel, field maple, blackthorn, elder, hawthorn, dog-rose (*Rosa canina*), with scattered oak and field maple trees (Hedgerow Photograph).	**Good**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Developed land; sealed surface	U1		A number of buildings are present within the On-Site area and were associated with small areas of hardstanding, including pathways.	**N/A - Other**
Artificial unvegetated, unsealed surface	U2		An area of gravel formed the existing car park and access roads within the On-Site area.	**N/A - Other**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Ground level planter			Overgrown former garden area for the commercial properties, with brick and wood ground level planters, dominated with nettles and occasional pendulous sedge and common ivy (*Hedera helix*). Evidence of compost heap, old wheelbarrow and garden equipment.	
Urban trees	T1-T13		Several scattered urban trees were present throughout the On-Site area including the following species: ash, horse chestnut (*Aesculus hippocastanum*), field maple, goat willow (*Salix caprea*), oak and Medlar tree (*Mespilus germanica*).	**T2-T3, T12 – Good** **T1, T4-T11, and T13 - Moderate**
Off-Site				

Habitat	Ref.	Photograph	Species List	Condition Assessment
Other neutral grassland	OS1-OS3		Former horse grazed field that has been left unmanaged, sward height is tall, and grass species dominated the sward. Grass species included a mix of rough meadow-grass (A), meadow foxtail (A), Yorkshire fog (F), cock's-foot (F), false oat grass (O), creeping bent (O), sweet vernal grass (R), soft brome (R), and perennial rye-grass (R). Herb and ruderal species included meadow buttercup (O), black knapweed (O), creeping common nettle (O), thistle (O), creeping buttercup (O), ribwort plantain (O), red clover (O), meadow vetchling (R), ground ivy (R), and common vetch (R).	**Poor**
Bramble scrub	OS4-OS5		Areas of dense bramble scrub.	**Condition Assessment N/A**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Ruderal/Ephemeral	OS6		Area of short and patchy ruderal/ephemeral vegetation. Species included barren brome (A), false oat-grass (F), Yorkshire fog (F), black knapweed (O), bramble (O), cock's-foot (R), dandelion (R), soft brome (R), herb Robert (R), oxeye daisy (*Leucanthemum vulgare*) (R), and common ivy (R).	**Poor**
Tall forbs	OS7		Areas of tall forb vegetation is dominated by ruderal species including common nettles (D), cock's-foot (F), bramble (F), broad-leaved dock (O), rough meadow grass (O), cleavers (R), and hogweed (R).	**Poor**

Habitat	Ref.	Photograph	Species List	Condition Assessment
Developed land; sealed surface	OS8		Disused stables with associated areas of hardstanding to the north of the Off-Site Area.	**N/A - Other**

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Head Office: Spring Farm, Spring Lane,
Wymondham, LE14 2AY

Tel: 0116 350 0370

Email: office@pioneerenvironment.co.uk
Web: www.pioneerenvironment.co.uk

Appendix B: Supplementary Material – Statutory Biodiversity Metric Condition Assessments

Survey Cover Sheet			
Survey date/s	06/03/2025 and 14/05/2025	**Site name or location**	171 Evendons Lane, Wokingham
Weather conditions	Sunny, dry, mild	**Project or development name**	171 Evendons lane, Wokingham
Surveyor name	Martin Woolley and Eilidh Brown	**On-site or off-site**	On-site and Off-site
Survey reference		**Reason for assessment (if not baseline condition survey)**	
Notes			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

Habitat Description

ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		G7	
		Grid reference	
		SU 79889 66953	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	There are 6-8 vascular plant species per m^2 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.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No - dominated by Yorkshire fog with 4 or 5 species per m2 recorded (Yorkshire fog, cock's foot, rough meadow grass, dandelion or white deadnettle).	
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.	No - uniform tall sward (c. 15-20cm)	
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes - no scrub	
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.	Yes - 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].	No - no bare ground	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes - no bracken	

G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes - no INNS										
Essential criterion achieved (Yes or No)		No										
Number of criteria passed		4										

Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)											
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X										

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

UK Habitat Classification (UKHab) Habitat Types

Grassland - Lowland calcareous grassland
Grassland - Lowland dry acid grassland
Grassland - Lowland meadows
Grassland - Other lowland acid grassland
Grassland - Other neutral grassland
Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.]
Grassland - Upland acid grassland
Grassland - Upland calcareous grassland
Grassland - Upland hay meadows
Sparsely vegetated land - Calaminarian grassland

Habitat Description

ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**										
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		G1	OS1-3	G2	G3	G4	G5	G6				
Condition Assessment Criteria		**Grid reference**										
		SU 79854 67007	SU 79816 67006	SU 79829 66976	SU 79800 66921	SU 79838 66952	SU 79850 66971	SU 79882 66924				
		Criterion passed (Yes or No)										**Notes (such as justification)**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes - meets three criteria in the UKHab defintion (>8 species per m2, >1 grass species that is not generally sown for intensive agricultural production and cover of rye-grass and	No - higher proportion of species indicative of sub-optimal condition and dominated by grass species.	No - higher proportion of species indicative of sub-optimal condition and dominated by grass species.	No - higher proportion of species indicative of sub-optimal condition and dominated by grass species.	No - higher proportion of species indicative of sub-optimal condition and dominated by grass species.	No - higher proportion of species indicative of sub-optimal condition and dominated by grass species.	No - higher proportion of species indicative of sub-optimal condition and dominated by grass species.				
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No - tall sward, umanaged, c.20-30cm	No - tall sward, umanaged, c.20-30cm	No - tall sward, umanaged, c.20-30cm	No - tall sward, umanaged, c.20-30cm	Yes - some areas of shorter sward and tall sward	No - tall sward, umanaged, c.20-30cm	No - tall sward, umanaged, c.20-30cm				
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	Yes - 5%	Yes - 5%	Yes - 5%	Yes - 5%	No - bare ground c. 50%	Yes - 5%	No - bare ground c. 10%				

D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Yes - scrub less than 5% and no bracken	Yes - scrub less than 5% and no bracken	Yes - scrub less than 5% and no bracken	No - bramble scrub present c. 20%	Yes - scrub less than 5% and no bracken	No - bramble scrub present c. 20%	No - scrub 10%				
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	No - suboptimal species are present over 5% of total	No - suboptimal species are present over 5% of total area	No - suboptimal species are present over 5% of total area	No - suboptimal species are present over 5% of total area	No - suboptimal species are present over 5% of total	No - suboptimal species are present over 5% of total area	No - suboptimal species are present over 5% of total area				
Additional Criterion - must be assessed for all non-acid grassland types												
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**	No - less than 10 plant species per m2	No - less than 10 plant species per m2	No - less than 10 plant species per m2	No - less than 10 plant species per m2	No - less than 10 plant species per m2	No - less than 10 plant species per m2	No - less than 10 plant species per m2				
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No	No	No	No	No	No				
Number of criteria passed		3	2	2	1	2	1	0				

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**									
Acid grassland types (Result out of 5 criteria)											
Passes 5 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)										
Passes 2 or fewer criteria	Poor (1)										
Non-acid grassland types (Result out of 6 criteria)											
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)										
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	X									
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		X	X	X	X	X	X			

Suggested enhancement interventions to improve condition score

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* . There may be additional relevant species local to the region and or site.

Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Three hedgerows with trees along the boundaries of this Site. All assessed to be in Good condition.

ukhab – UK Habitat Classification

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Martin Woolley, 06/03/2025
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H1	H2	H3								
				Grid reference										
				SU 79883	SU 79874	SU 79837								
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. 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).	Y	Y	Y								
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 *Prunus spinosa* 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)	Y	Y	Y								

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).	Y	Y	Y								
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).	Y	Y	Y								
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.	Y	Y	Y								
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 *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	Y	Y								
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 WCA[3]) 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].	Y	Y	Y								
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).	Y	Y	Y								
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Y	N	Y								

E2.	Tree health	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y	Y	Y									

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	GOOD

Suggested enhancement interventions to improve condition score

All in good condition.

Condition Sheet: POND Habitat Type

Habitat Type

Lakes - Ponds (priority habitat)
Lakes - Ponds (non-priority habitat)
Lakes - Temporary lakes ponds and pools (H3170) [Use this condition sheet for Temporary ponds and pools, use Lake condition sheet for Temporary lakes]
Lakes - Ornamental lake or pond [Use this condition sheet for Ornamental ponds, use Lake condition sheet for Ornamental lakes]

Habitat Description

ukhab – UK Habitat Classification			
On-site or off-site, site name and location	On-Site	**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	Refer to BNGA (Aspect Ecology, 2023)
Grid reference	SU 79839 66947	**Habitat parcel reference**	P1

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core Criteria - applicable to all ponds (woodland[1] and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No	Refer to BNGA (Aspect Ecology, 2023)
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	
C	Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.	Yes	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams[2], pumps or pipework.	Yes	
F	There is an absence of listed non-native plant and animal species[3].	Yes	

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed)[4] cover at least 50% of the pond area which is less than 3 m deep.	No	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes	
	Number of criteria passed	6	

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**
Results for woodland ponds which require assessment of 7 core criteria		
Passes 7 criteria	Good (3)	
Passes 5 or 6 criteria	Moderate (2)	
Passes 4 or fewer criteria	Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria		
Passes 9 criteria	Good (3)	
Passes 6 to 8 criteria	Moderate (2)	X
Passes 5 or fewer criteria	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat.

Footnote 2 – This excludes natural dams such as those created by Eurasian beaver *Castor fiber*.

Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) *Classification of aquatic alien species according to their level of impact* [online]. Available from:

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Five individual trees identified across the Site.

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Martin Woolley / 06.03.2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	T1 T2 T3 T4 T5
		Grid reference	SU 79879 / SU 79846 / SU 79835 / SU 79837 / SU 79875

	Condition Assessment Criteria	T1	T2	T3	T4	T5						Notes (such as justification)
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	N	Y						T1 = Horse chestnut. T2 = Willow sp. T3 = Goat willow T4 = Medlar tree Mespilus germanica T5 = ash.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y						
C	The tree is mature (or more than 50% within the block are mature)[1].	Y	Y	Y	N	Y						
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.	Y	Y	Y	Y	Y						
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N						
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Y	Y	Y	N						
	Number of criteria passed	4	5	5	3	4						

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓									
Passes 5 or 6 criteria	Good (3)		X	X							
Passes 3 or 4 criteria	Moderate (2)	X			X	X					
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

These are the trees assessed within hedgerow (H2) as it is likely some will have to be removed for the proposed site entrance. All small sized (DBH 7.5cm to 30cm), except T13 which medium (DBH 35cm) and T14 which large (DBH 70cm)

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Martin Woolley / 06.03.2025
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	

		T6	T7	T8	T9	T10	T11	T12	T13		
		Grid reference									
		SU 79878	SU 79879	SU 79880	SU 79880	SU 79882	SU 79883	SU 79893	SU 79825		
Condition Assessment Criteria		**Criterion passed (Yes or No)**									**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	Y	Y	Y	Y		T6 - T9 = Field maple, T10 = Ash, T11, T12 = Oak T13=Ash
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y		
C	The tree is mature (or more than 50% within the block are mature)[1].	N	N	N	N	N	N	Y	Y		
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.	Y	Y	Y	Y	Y	Y	Y	N		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N	Y	N		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y		
	Number of criteria passed	4	4	4	4	4	4	6	5		

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓									
Passes 5 or 6 criteria	Good (3)							X			
Passes 3 or 4 criteria	Moderate (2)	X	X	X	X	X	X		X		
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score[2]

Condition Sheet: SCRUB Habitat Type

Habitat Types

Heathland and shrub - Blackthorn scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Willow scrub

Habitat Description

For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)
For other scrub types see:	ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
		Survey reference (if relating to a wider survey)	

Limitations (if applicable)		**Habitat parcel reference**										
		S1	S2	S3								
		Grid reference										
		SU 79786 66915	SU 79818 66905	SU 79844 66957								

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its restricted native range), or box *Buxus sempervirens*, which can be up to 100% cover).	No - dominated by blackthorn	Yes - mix of species	No - not a good example, predominately willow,								
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	Yes - mix of age classes	No - all age classes are no present	No - all age classes are no								
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Yes	No - species of suboptimal condition present	Yes								
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes	No	No								
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	No	No								
	Number of criteria passed	3	1	1								

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	X										

Passes 2 or fewer criteria	Poor (1)		X	X								
Suggested enhancement interventions to improve condition score												

Condition Sheet: URBAN Habitat Type

Habitat Types

Sparsely vegetated land - Ruderal/Ephemeral
Sparsely vegetated land - Tall forbs
Urban - Allotments
Urban - Biodiverse green roof
Urban - Bioswale
Urban - Cemeteries and churchyards
Urban - Facade-bound green wall
Urban - Ground based green wall
Urban - Intensive green roof
Urban - Open mosaic habitats on previously developed land
Urban - Rain garden
Urban - Sustainable drainage system (SuDS)
Urban - Vacant or derelict land
Urban - Bare ground

Habitat Description

See the Statutory Biodiversity Metric User Guide for green roofs, and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification

On-site or off-site, site name and location	On and Off-Site	**Survey date and Surveyor name**	
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	
		RE1 - Ruderal/ ephemer	TF1 - TF4 - Tall
		Grid reference	
		SU7989 566962	SU 79812 66912,

Condition Assessment Criteria		**Criterion passed (Yes or No)**										**Notes (such as justification)**
		RE1 - Ruderal/ ephemer	TF1 - TF4 - Tall	OS6 - Ruderal /ephem	OS7 - Tall forbs							
		SU7989 566962	SU 79812 66912,	SU 79805 67047	SU 79796 67033							
Core Criteria - must be assessed for **all urban habitat types**:												
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No - uniform in structure	No - uniform in structure	No - uniform in structur e	No - uniform in structur e							
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No - dominate d by annuals that only flower in summer	No - dominat ed by nettles	No - dominat ed by annuals that only flower in summer	No - dominat ed by nettles							
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Yes - no non-native plant species	Yes - no non-native plant species	Yes - no non-native plant species	Yes - no non-native plant species							
Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only:												
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.											
Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only:												
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4].											
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.											

Additional Criterion - must be assessed for **Intensive green roofs** only:												
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).											
Additional Criterion - must be assessed for **Biodiverse green roofs** only:												
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. **Note – to achieve Good condition, some additional habitat, such as sand piles, stones, logs etc. are present.**											
Essential criteria relevant for habitat type achieved (Yes or No)												
Number of criteria passed		1	1	1	1							

Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ×/✓**									
Results for habitats requiring assessment of **3 core criteria** only (**all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs**):											
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)										
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)										
• Passes 0 or 1 of 3 core criteria.	Poor (1)	X	X	X	X						
Results for **Green roofs** and **Open mosaic habitat on previously developed land** (requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type):											
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).	Good (3)										
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)										
• Passes 0 or 1 of 4 criteria.	Poor (1)										
Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type):											
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)										
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)										
• Passes 2 or fewer of 5 criteria.	Poor (1)										

Suggested enhancement interventions to improve condition score

Footnotes

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:
Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	On-Site	**Survey date and Surveyor name**		**Habitat parcel reference**											
				W1	W2										
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**		**Grid reference**											
				SU 79906	SU 79897 66975										

Condition Assessment Criteria

	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator										Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	1	1									
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	3									
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	3									
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	1	1									
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	3									
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	3									

G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	2									
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	2	2									
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	1									
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	2									
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	1									
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2	1									
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	1	2									
				Total Score (out of a possible 39)	25	25									

Condition Assessment Result	**Condition Assessment Score**	**Result Achieved**									
Total score >32 (33 to 39)	Good (3)										
Total score 26 to 32	Moderate (2)										
Total score <26 (13 to 25)	Poor (1)	X	X								

Suggested enhancement interventions to improve condition score

Pioneer
ENVIRONMENT

Head Office: Spring Farm, Spring Lane,
Wymondham, LE14 2AY

Tel: 0116 350 0370

Email: office@pioneerenvironment.co.uk
Web: www.pioneerenvironment.co.uk

Appendix C: Supplementary Material – Statutory Biodiversity Metric Calculations (Read-only Excel Version)