



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: 16/01/2026

PEG602-08D

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, Rev: P06). 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 +0.56 Habitat Units (HU) (+11.50%), and a net gain of +0.53 Hedgerow Units (HeU) (+20.48%).
- 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 Landscape and Ecological Management Plan (LEMP) 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, Rev: P06) 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 & Rural Affairs (DEFRA, 2025).
- 3.2 This assessment was carried out using BSI British Standard BS8683 and CIEEM's Good Practice Principles of BNG (Chartered Institute 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 reviewed:
- 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_P06*' (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 0.20 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 2.57 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
LT1	Line of trees	0.0053	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.01
Total On-Site Hedgerow Units						2.57

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	1.76

Ref.	Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units
						strategy/ no local strategy	
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, Rev: P06) 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 (<i>Quercus robur</i>) 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, a total of 1.61 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	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.	0.0938	Medium	Good	1.23
Line of trees	Short group of beech trees along southern boundary to be retained in full.	0.0053	Low	Poor	0.01
On-Site Baseline Hedgerow Units Retained					1.61

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.	0.0367	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 the woodland (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 1.80 HU.

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

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Creation					
Modified grassland (G8)	Areas of lawn to the west of the building 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.	0.0281	Low	Moderate	0.10
Modified grassland (G9)	Areas of lawn along footpaths or car parking area to the south, east and north of the building to be planted with an appropriate lawn mix, management will involve control of bracken, scrub and invasive species to achieve Poor condition.	0.0588	Low	Poor	0.11
Other neutral grassland (G10)	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.	0.132	Medium	Moderate	0.88
Mixed scrub (S4)	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	0.0005	Medium	Moderate	0.00

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
	and species of sub-optimal condition will be managed; it is likely that the scrub will achieve Moderate condition.				
Mixed scrub (S5)	Linear section of mixed scrub to be planted along the northern boundary of the Site along Evendons Lane. A mix of native species are proposed; it is likely that the scrub will achieve Poor condition.	0.0097	Medium	Poor	0.04
Ornamental lake or pond (P2)	Small water feature proposed in garden area to the west of the building.	0.0003	Low	Poor	0.00
Ponds (priority habitat) (P3)	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 (U5)	Proposed access paths across the On-Site area.	0.0267	Very low	N/A - Other	0.00
Developed land; sealed surface (U7)	Proposed new building and associated areas of hardstanding (i.e. access and car park).	0.3252	Very low	N/A - Other	0.00
Bare ground (U6)	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.	0.0069	Low	Poor	0.01

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Introduced shrub (U8)	Areas of introduced shrub to be planted around the care home.	0.022	Low	Condition Assessment N/A	0.04
Ground based green wall (U9)	Proposed trellis for climbing plants along sections of the care home building (to approximately 2m in height).	0.0053	Low	Poor	0.01
Vegetated garden (U10)	Areas of private vegetated gardens (i.e. private lawn, introduced shrubs and ornamental hedges).	0.0068	Low	Condition Assessment N/A	0.01
Unvegetated garden (U11)	Areas of private patios.	0.0152	Very Low	N/A - Other	0.00
Other woodland; mixed (W3)	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 (NT1)	Provision of 10 small-sized native trees in areas of other neutral grassland. It is assumed 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 (NT2)	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

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Urban tree (T3)	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					1.80

- 5.8 A total of 0.07 km of hedgerow habitats are proposed to be lost as part of the proposals, Table 8 below provides an overview of the On-Site linear-based hedgerow creation measures that are proposed post-development. The proposed hedgerow creation will deliver 1.49 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 (<i>Acer campestre</i>), hornbeam (<i>Carpinus betulus</i>), and beech (<i>Fagus sylvatica</i>), with scattered <i>Prunus</i> spp. trees.	0.047	Medium	Moderate	0.29
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.	0.1153	Low	Moderate	0.42

Habitat Type	Rationale/ Description	Length (km)	Distinctiveness	Condition	Hedgerow Units (HeU)
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 (<i>Quercus robur</i>), dogwood (<i>Cornus sanguinea</i>), hazel (<i>Corylus avellana</i>), spindle (<i>Euonymus europaeus</i>), wild privet (<i>Ligustrum vulgare</i>), elder (<i>Sambucus nigra</i>), and guelder-rose (<i>Viburnum opulus</i>).	0.0726	Medium	Moderate	0.53
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.	0.015	High	Moderate	0.14
Non-native and ornamental hedgerow	Proposed ornamental hedge planting (NH6) throughout the On-Site area around the care home and garden area.	0.1056	V.Low	Poor	0.10
Total Units Delivered from On-Site Hedgerow Creation					1.49

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					

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
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
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 (OS9)	Creation of managed lawn footpaths.	0.0607	Low	Poor	0.12
Other neutral grassland (OS10)	Creation of additional areas of wildflower grassland to the north of the Off-Site area.	0.0659	Medium	Moderate	0.44

Habitat Type	Rationale	Area (ha)	Distinctiveness	Condition	Habitat Units (HU)
Mixed scrub (OS11)	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
Artificial unvegetated, unsealed surface (OS12)	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 (OS13)	Proposed bench seating on paving slab surface scattered throughout the Off-Site area.	0.0008	V.Low	N/A - Other	0.00
Rural tree (OS14)	Planting of 40 rural individual trees. Native species will be planted and will be managed as individual 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 +0.56 HU, which equates to a 11.50% net gain in habitat units, and a net gain of +0.53 HeU, which equates to +20.48% 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	0.77	4.53	0.01	0.74
Heathland and shrub	0.18	0.94	0.13	1.12	-0.05	0.19
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

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
Urban	0.27	0.02	0.42	0.08	0.15	0.06
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	0.02	0.14	0.02	0.14
Species-rich native hedgerow	0.00	0.00	0.07	0.53	0.07	0.53
Native hedgerow with trees	0.19	2.56	0.17	1.89	-0.03	-0.67
Native hedgerow	0.00	0.00	0.12	0.42	0.12	0.42
Line of Trees	0.01	0.01	0.01	0.01	0.00	0.00
Non-native and ornamental hedgerow	0.00	0.00	0.11	0.10	0.11	0.10

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 +0.56 HU (+11.50%), and a net gain of +0.53 HeU (+20.48%) (Table 13).
- 6.2 No irreplaceable habitat will be impacted by the proposed development. The proposals for the Site satisfy the area habitat trading rules due to the replacement of medium distinctiveness habitats with habitats of the '*same broad habitat or a higher distinctiveness habitat required*' and through the replacement of high distinctiveness habitats with the '*same habitat required*'.

Table 13. Headline Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.56
	<i>Hedgerow units</i>	0.53
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	11.50%
	<i>Hedgerow units</i>	20.48%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

- 6.3 A Landscape and Ecological Management Plan (LEMP) for the On-Site area has been produced as part of discharging the planning conditions in relation to BNG (Pioneer Environment, 2026). The LEMP 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.

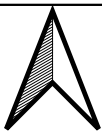
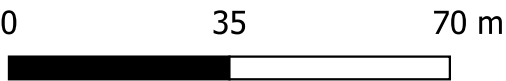
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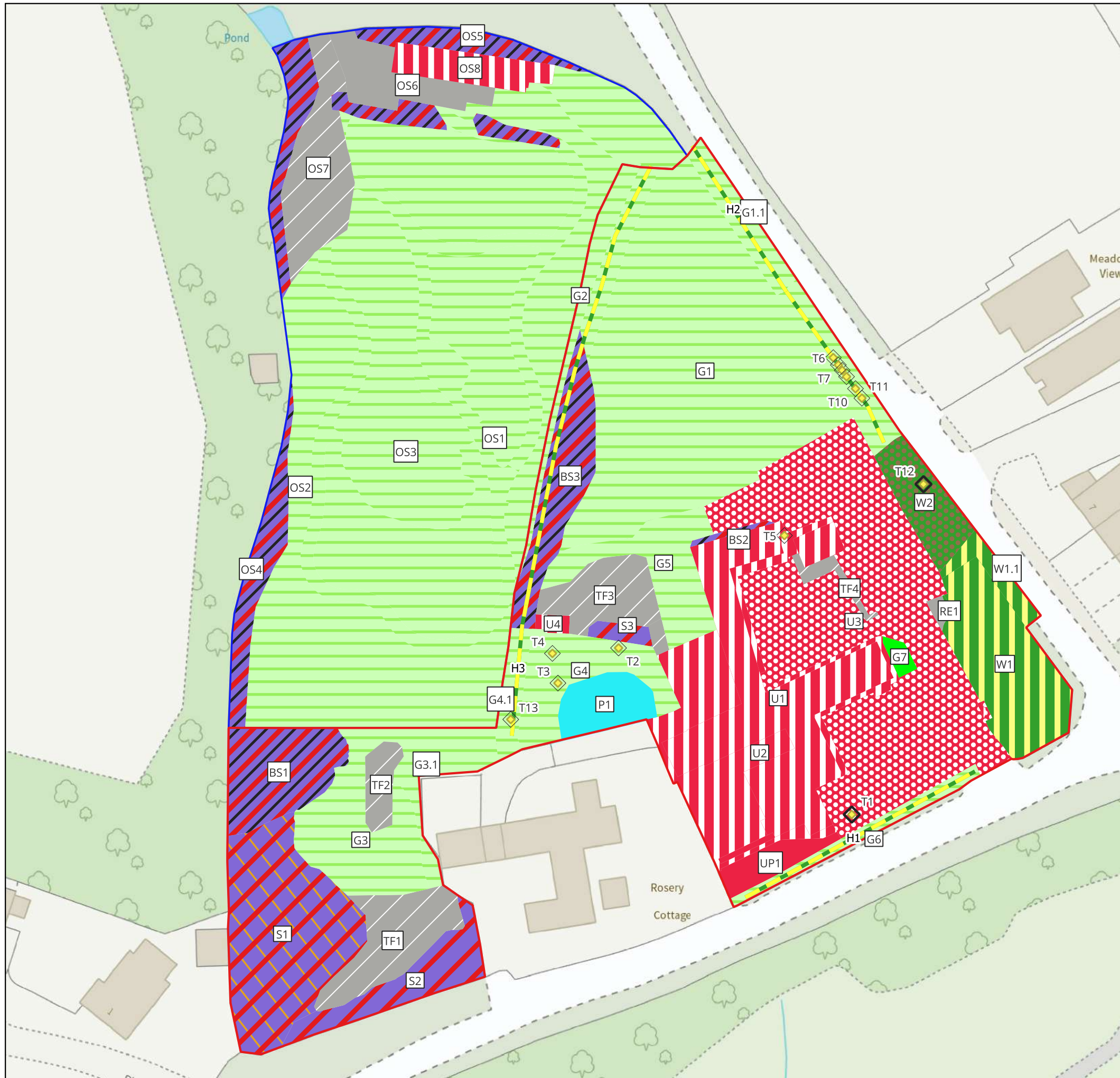
Key

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



Project Name:		171 Evendons Lane, Wokingham
Client:		Propco (Wokingham) Ltd
Figure No:		Figure 1
Date:	Title:	
09.09.2025	Site Location Plan	





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

02040 m

Project Name:

171 Evendons Lane, Wokingham

Client:

Propco (Wokingham) Ltd

Figure No:

Figure 2

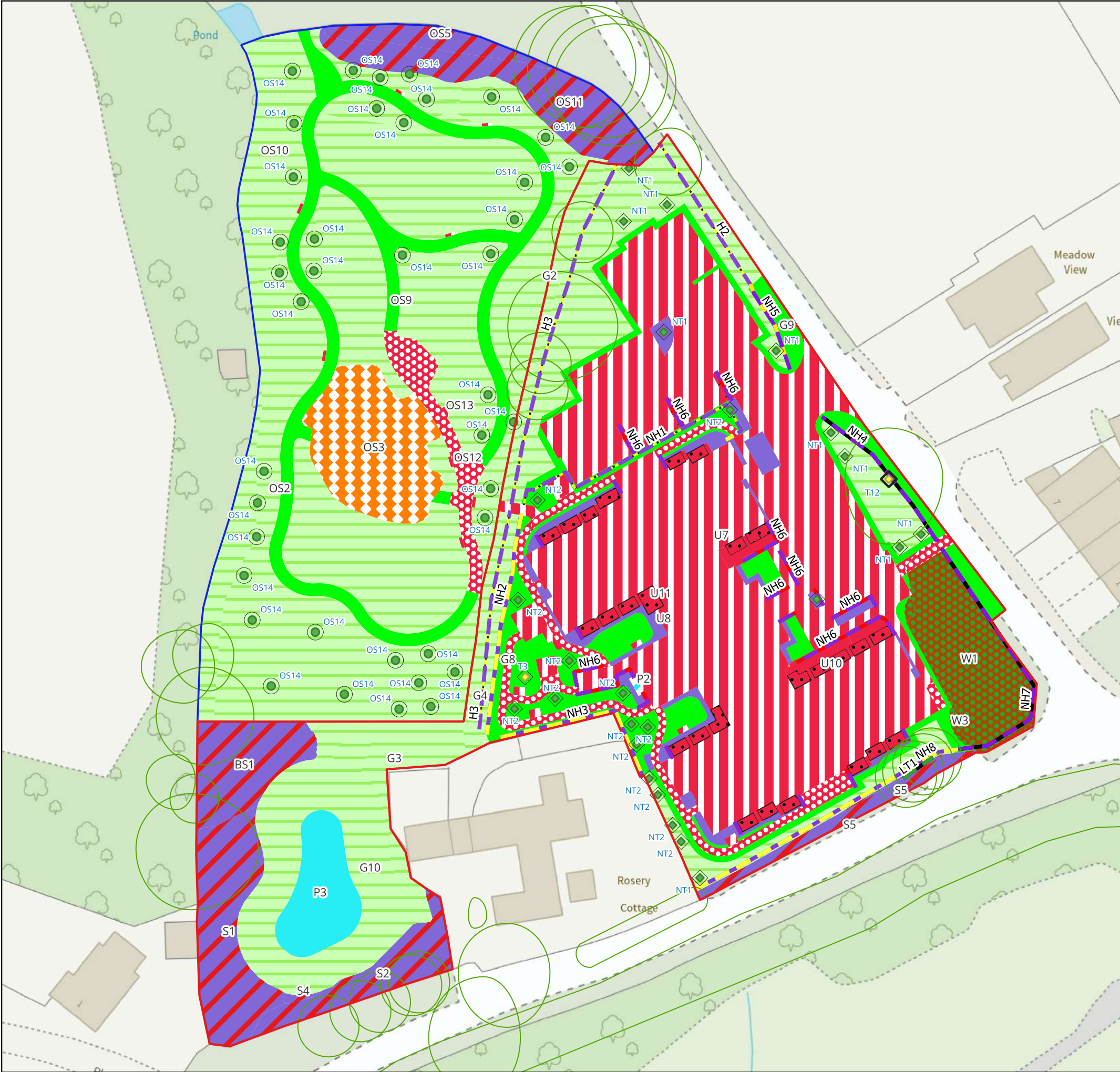
Date:

09.09.2025

Title:

Biodiversity Net Gain Baseline Habitat Plan



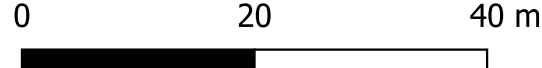


Key

- 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
- Non-native and ornamental hedgerow
- Line of trees
- 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
- Unvegetated garden
- Vegetated garden
- Bare ground



Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 3**

Date: 15.01.2026	Title: Biodiversity Net Gain Proposed Habitat Plan
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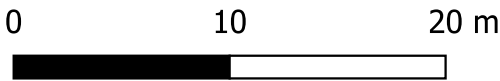


Key

- 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
- Non-native and ornamental hedgerow
- Line of trees
- 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
- Unvegetated garden
- Vegetated garden
- Bare ground



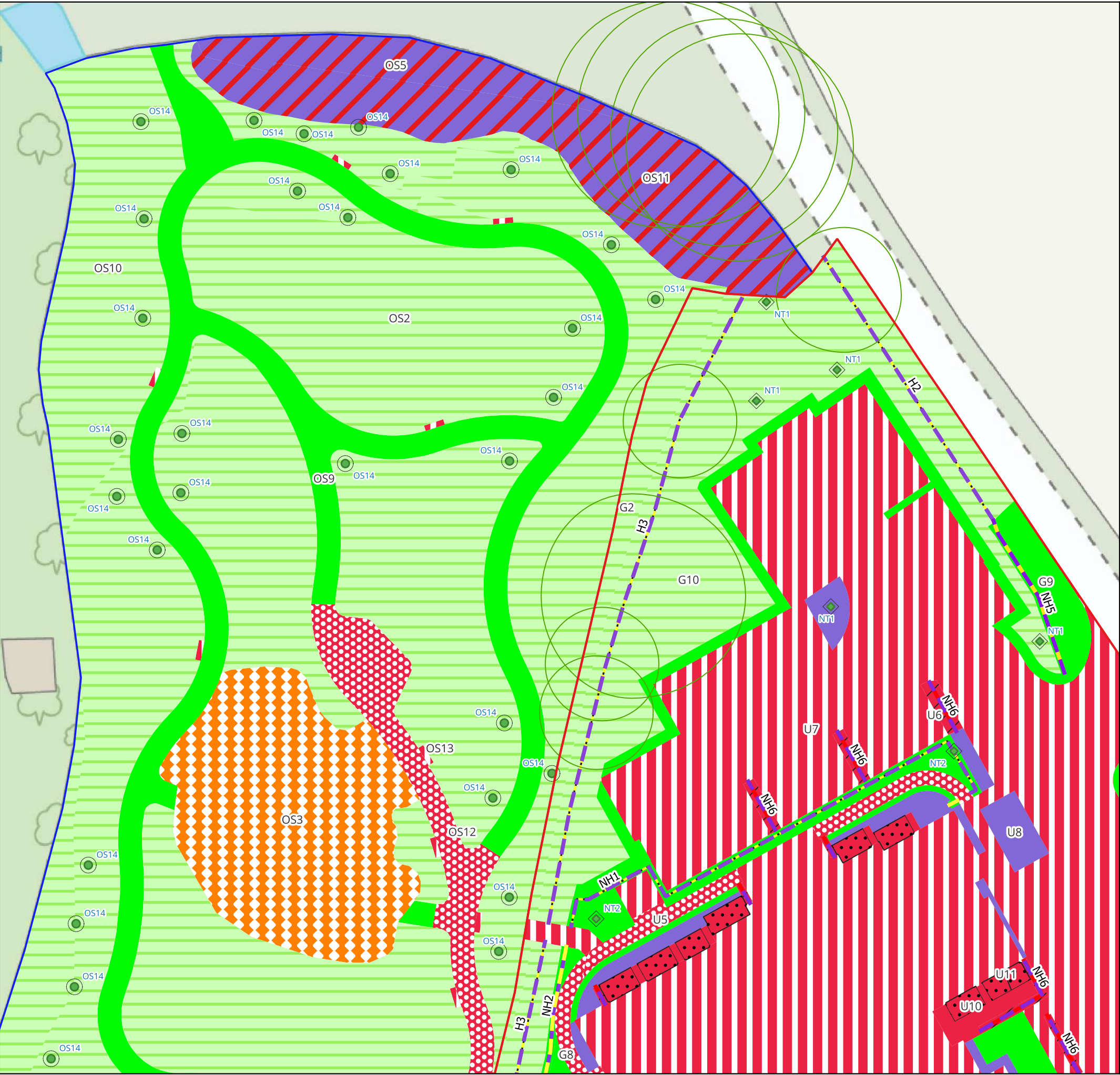
Project Name:
171 Evendons Lane, Wokingham

Client:
Propco (Wokingham) Ltd

Figure No:
Figure 3

Date: 15.01.2026	Title: Biodiversity Net Gain Proposed Habitat Plan
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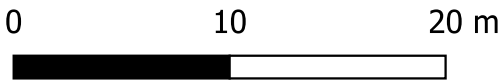


Key

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

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural 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
- Unvegetated garden
- Vegetated garden
- Bare ground



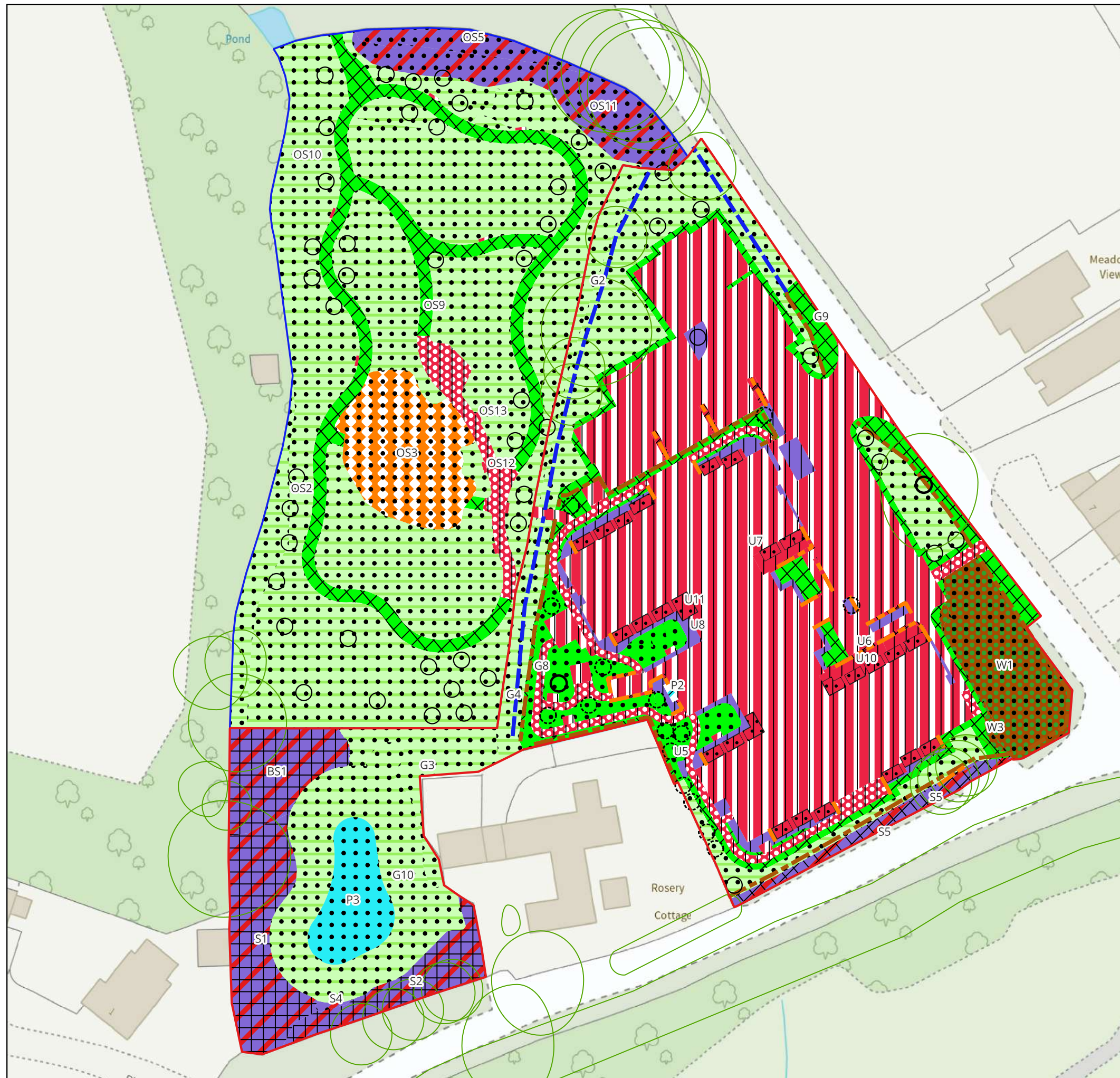
Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 3**

Date: 15.01.2026	Title: Biodiversity Net Gain Proposed Habitat Plan
---------------------	--





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

02040 m

Project Name:

171 Evendons Lane, Wokingham

Client:

Propco (Wokingham) Ltd

Figure No:

Figure 4

Date:

15.01.2026

Title:

Biodiversity Net Gain Proposed Habitat Condition Plan





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 (<i>Poa trivialis</i>) (D), meadow foxtail (<i>Alopecurus pratensis</i>) (D), Yorkshire fog (<i>Holcus lanatus</i>) (A), cock's-foot (<i>Dactylis glomerata</i>) (F), barren brome (<i>Bromus sterilis</i>) (O), sweet vernal grass (<i>Anthoxanthum odoratum</i>) (O), soft brome (<i>Bromus hordeaceus</i>) (O), and perennial rye-grass (<i>Lolium perenne</i>) (O). Herb species included black knapweed (<i>Centaurea nigra</i>) (A), common nettle (<i>Urtica dioica</i>) (LA), creeping buttercup (<i>Ranunculus repens</i>) (A), meadow buttercup (<i>Ranunculus acris</i>) (F), ribwort plantain (<i>Plantago lanceolata</i>) (F), common mouse-ear (<i>Cerastium fontanum</i>) (O), perforate St John's-wort (<i>Hypericum perforatum</i>) (R), cut-leaved crane's-bill (<i>Geranium dissectum</i>) (R), rough hawkbit (<i>Leontodon hispidus</i>) (R), cleavers (<i>Galium aparine</i>) (R), selfheal (<i>Prunella vulgaris</i>) (R), lesser stitchwort (<i>Stellaria graminea</i>) (R), and broadleaved dock (<i>Rumex obtusifolius</i>) (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 (<i>Arrhenatherum elatius</i>) (O), red fescue (<i>Festuca rubra</i>) (O), creeping bent (<i>Agrostis stolonifera</i>), sweet vernal grass (R), soft brome (R), perennial rye-grass (R), and pendulous sedge (<i>Carex pendula</i>) (R). Herb and ruderal species included common nettle (F), meadow buttercup (O), black knapweed (O), creeping thistle (<i>Cirsium arvense</i>) (O), ribwort plantain (O), red clover (<i>Trifolium pratense</i>) (O), field horsetail (<i>Equisetum arvense</i>) (O), common hogweed (<i>Heracleum sphondylium</i>) (O), curled dock (<i>Rumex crispus</i>) (O), common sorrel (<i>Rumex acetosa</i>) (O), greater stitchwort (<i>Stellaria holostea</i>) (R), yarrow (<i>Achillea millefolium</i>) (R), ground ivy (<i>Glechoma hederacea</i>) (R), meadow vetchling (<i>Lathyrus pratensis</i>) (R), germander speedwell (<i>Veronica chamaedrys</i>) (R), thyme-leaved speedwell (<i>Veronica serpyllifolia</i>) (R), common bird's-foot-trefoil (<i>Lotus corniculatus</i>) (R), garlic mustard (<i>Alliaria petiolata</i>) (R), wood avens (<i>Geum urbanum</i>) (R), daisy (<i>Bellis perennis</i>) (R), and white dead-nettle (<i>Lamium album</i>) (R). Patchy and unmanaged grassland was present around the former pond (G4). Other species recorded around the former pond included yellow iris (<i>Iris pseudacorus</i>) (LA), hemlock water-dropwort (<i>Oenanthe crocata</i>) (F), pendulous sedge (O), and great willowherb (<i>Epilobium hirsutum</i>) (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 (<i>Taraxacum officinale</i> agg.) (O), cock's-foot (O), rough meadow grass (O), white deadnettle (R), cat's-ear (<i>Hypochaeris radicata</i>) (R), and creeping buttercup (R).	Poor
Other Scot's pine woodland	W1		The canopy is dominated by Scot's pine (<i>Pinus sylvestris</i>), with other species including pedunculate oak (<i>Quercus robur</i>) (R), ash (<i>Fraxinus excelsior</i>) (R). The shrub layer consisted of bramble (<i>Rubus fruticosus</i> agg.) (O) and holly (<i>Ilex aquifolium</i>) (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 (<i>Geranium robertianum</i>) (R), honeysuckle (<i>Lonicera periclymenum</i>) (R), tufted vetch (R), elm (<i>Ulmus</i> sp.) (R), hawthorn (<i>Crataegus monogyna</i>) (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): <i>'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.'</i>	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 (<i>Pentaglottis sempervirens</i>) (LA), cock's-foot (F), bramble (F), rosebay willowherb (O), broad-leaved dock (O), rough meadow grass (O), common fleabane (<i>Pulicaria dysenterica</i>) (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 (<i>Poa annua</i>) (O), white clover (O), herb Robert (O), germander speedwell (R), ragwort (<i>Jacobaea vulgaris</i>) (R), lesser trefoil (<i>Trifolium dubium</i>) (R), common vetch (<i>Vicia sativa</i>) (R), cut-leaved crane's-bill (R) and daisy (<i>Bellis perennis</i>) (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 (<i>Prunus spinosa</i>) scrub.	Poor

Habitat	Ref.	Photograph	Species List	Condition Assessment
Mixed scrub	S2-S3		Areas of scrub with a mix of bramble (O), elder (<i>Sambucus nigra</i>) (O), dogwood (<i>Cornus sanguinea</i>) (O), willow (<i>Salix</i> sp.) (O), rose (<i>Rosa</i> sp.) (R), field maple (<i>Acer campestre</i>) (R), and guelder rose (<i>Viburnum opulus</i>) (R). The mixed scrub to the south-west of the Site (S2) included a few ornamental varieties of shrubs such as sumac species (<i>Rhus</i> sp.) and cherry laurel (<i>Prunus laurocerasus</i>).	Poor
Hedgerows	H1-H3		H1: mix of species including hawthorn, elm, holly, field maple, hazel (<i>Corylus avellana</i>), and scattered beech (<i>Fagus sylvatica</i>) 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 (<i>Rosa canina</i>), 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 (<i>Hedera helix</i>). 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 (<i>Aesculus hippocastanum</i>), field maple, goat willow (<i>Salix caprea</i>), oak and Medlar tree (<i>Mespilus germanica</i>).	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 (<i>Leucanthemum vulgare</i>) (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	 REDMI NOTE 11 1/05/2025 12:38	Disused stables with associated areas of hardstanding to the north of the Off-Site Area.	N/A - Other



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 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			

[illegible]

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 <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .													
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										Notes (such as justification)	
		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)											
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 definition (>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, unmanaged, c.20-30cm	No - tall sward, unmanaged, c.20-30cm	No - tall sward, unmanaged, c.20-30cm	No - tall sward, unmanaged, c.20-30cm	Yes - some areas of shorter sward and tall sward	No - tall sward, unmanaged, c.20-30cm	No - tall sward, unmanaged, 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 <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> 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 x/√										
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 <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.												
Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.												
Footnote 5 – Wildlife and Countryside Act 1981 (as amended).												

Condition sheet: 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 Handbook¹ and Favourable Conservation Status document². 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 <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Y	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										
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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 <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
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 <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		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 (woodland¹ 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 <i>Lemna</i> 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 <i>Castor fiber</i> . Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [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										
Condition Assessment Criteria		SU 79879	SU 79846	SU 79835	SU 79837	SU 79875						
		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	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: LINE OF TREES Habitat Type			
Habitat Types			
Line of trees Line of trees – associated with bank or ditch Ecologically valuable line of trees Ecologically valuable line of trees – associated with bank or ditch			
<i>Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an <u>urban</u> setting. You should only use this Line of trees condition assessment and record this habitat type in <u>rural</u> locations.</i>			
Habitat Description			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook ¹ . For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
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)	
Grid reference	SU 79897 66934	Habitat parcel reference	LT1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Yes	Group of beech trees.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Yes	Continuous canopy.
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	No	No features.
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	No	Adjacent to Evendons Lane.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	No	Adjacent to Evendons Lane, disturbance from vehicles.
		Number of criteria passed	2
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	X	
Suggested enhancement interventions to improve condition score			

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.															
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>															
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											
Condition Assessment Criteria				SU 79878	SU 79879	SU 79880	SU 79880	SU 79882	SU 79883	SU 79893	SU 79825			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	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											

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

[illegible]

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 x/√											
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													

[illegible]

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)