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Biodiversity Net Gain Assessment

Survey site:

71 London Road, Wokingham, RG40 1YA

Client:

Wokingham Borough Council

Report date:

10th December 2024

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

Front and rear extensions with associated internal alterations

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Wokingham Borough Council to undertake a Biodiversity Net Gain (BNG) Assessment at 71 London Road, Wokingham RG40 1YA (hereafter referred to as "the site"). The assessment was required to inform a planning application for front and rear extensions with associated internal alterations (hereafter referred to as "the proposed development").

The baseline habitat value of the site is 1.67 area-based habitat units and 0.02 hedgerow units with the proposed development resulting in a 10.55% area-based net gain and a 21.93% net gain for hedgerows. The proposed development is therefore anticipated to meet the minimum target of 10% biodiversity net gain and thus is compliant with legislation (Environment Act 2021). The proposed development also satisfies the trading rules.

BNG change summary

	Area units	Linear Units	Watercourse
% Change	**+10.55%**	**+21.93%**	N/A
Units required for a 10% net gain	N/A	N/A	N/A

In order for the proposed plan to be accepted, a section 106 agreement will be required and a Biodiversity Net Gain Management Plan with a minimum 30-year term should be adopted to ensure biodiversity net gain can be delivered.

Contents

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Wokingham Borough Council to undertake a Biodiversity Net Gain (BNG) Assessment at 71 London Road, Wokingham RG40 1YA (hereafter referred to as "the site"). The assessment was required to inform a planning application for front and rear extensions with associated internal alterations (hereafter referred to as "the proposed development"). A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- Defra Statutory Biodiversity Metric for 71 London Road, RG40 1YA (Arbtech, 2024)
- PEA/PRA Survey Report for 71 London Road, RG40 1YA (Arbtech, 2024)

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference and has an area of approximately 0.09ha comprising of urban habitat, individual trees and hedgerow. The site is set within an urban area, with the surrounding area consisting predominantly of residential dwellings and their associated gardens. Beyond the immediately adjacent houses and gardens, there are a small number of recreational fields with scattered tress and some small parcels of woodland. The local area is connected via fragmented hedgerows and treelines, connecting the site to more substantial habitat nearby. A site location plan is provided in Appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The Environment Act (2021) states biodiversity net gain is mandatory for sites over 0.5ha as of February 2024. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2021). The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by Preliminary Ecological Appraisal and Roost Assessment (PEA/PRA) (Arbtech, 2024). A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The PEA/PRA classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan (Adopted 2010)

2.2 Post Development Biodiversity Value

The post development BNG Calculation was informed by the Proposed Site Plan (Christopher James Architecture, 2024) which is included in Appendix 1. A post development habitat plan is provided in Appendix 4.

Habitat Classification

Proposed habitats were translated to their equivalents in the UK Habitat Classification using The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023) and the information provided within the Proposed Site Plan (Christopher James Architecture, 2024).

Habitat Area/Length

The area or length of each proposed habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or newly created.

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Target habitat condition for each proposed habitat was determined assessed using the Temporal Multipliers Tool and the Enhancement Temporal Multipliers Tool included in the Statutory Biodiversity Metric spreadsheet as well as the relevant condition assessment sheets found in the Statutory Biodiversity Metric User Guide (Natural England, 2023). This is based on the assumption that a 30-year management plan will be adopted for the site.

Strategic Significance

Strategic significance was assigned for each proposed habitat based upon a review of the following:

- Likely ecological value
- Function within the landscape
- Any site or habitat allocations under the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan (Adopted 2010)

2.3 Limitations

No specific limitations for this assessment.

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance. A full condition assessment for each habitat (where relevant) is provided in Appendix 5a.

Table 1: Baseline Biodiversity Value

Habitat	Area (ha) / Length (km)	Description	Condition Assessment	Strategic Significance
Artificial unvegetated, unsealed surface [u1c]	0.019	All the artificial unvegetated unsealed surface on site is shingle or gravel. The majority of this is a driveway which takes up the majority of the north of site, surrounding the south and west of B1 with another small area to the northeast. There are also two shingle pathways, one in the central north of site from the site boundary to the house and the other along the west of B1 between two areas of hardstanding.	N/A	Low - Area/compensation not in local strategy
Developed land; sealed surface – Hard standing [u1b]	0.005	There are five areas of hardstanding on site; one small path to the north of B1 which connects via shingle to a second area of hard standing to the southwest of B1. An area of paving slabs to the west of B2 and southeast of B1, separated by a small area of shingle. A path and small area of paving slabs to the west of site, with a temporary greenhouse on the slabs. One patio area to the southeast of site with table and chairs.	N/A	Low - Area/compensation not in local strategy
Developed land; sealed surface – Buildings [u1b5]	0.011	There are three permanent and one temporary buildings on site, designated B1 – B4. B1 is a two story residential dwelling with hipped roof to the north of site. There is an extension to the south of B1 with a gabled roof, and a garage attached to the east of B1 with a pitched roof. B2 is a cabin to the southeast of B1 with a gabled roof, predominantly used for storage. B3 is a small shed to the south of site with a gabled roof which is used as storage. B4 is a temporary polytunnel to the west of site on paving slabs.	N/A	Low - Area/compensation not in local strategy
Ground level planters [u1 845]	0.007	There are 9 flower beds scattered across site, including one to the north, four to the southeast, one to the southwest and three along the eastern and western site	N/A	Low - Area/compensation not in local strategy

		boundary. Species vary from flowerbed to flowerbed, however species present include lavender (A), rosemary (F), ivy (F), cranes bill (F), fern (F), barberry (O), roses (O), hydrangea (O), spotted laurel (O), bramble (O), foxglove (R) and cedar (R).		
Vegetated garden [u1 828]	0.046	There are two main areas of vegetated garden on site. The first is a small area of grass to the north of B1, separated by two paths. The grass here is well managed, with sword length of ~5cm throughout. Species present include perennial rye grass (D), self heal (F), heath star moss (F), speedwell (F) and dandelion (O). The second area of vegetated garden takes up the majority of the south of site. As with the northern garden, the grass here is well managed, with sword length of ~5cm. Species present include perennial rye grass (D), annual meadow-grass (F), dandelion (O), heath star moss (O), speedwell (O) and ox eye daisies (R).	N/A	Low - Area/compensation not in local strategy
Urban tree [u1 32]	0.1954	There are 12 scattered trees throughout the southern garden. The trees present are as follows: 1x apple – medium - >10m – moderate condition 5x holly – medium - >10m – moderate condition 1x cherry – medium - >8m – moderate condition 1x hawthorn – medium - >8m – moderate condition 1x hazel – medium - >8m – moderate condition 1x sycamore – medium - >12m – moderate condition 2x unknown – medium - >10m – moderate condition	Moderate	Low - Area/compensation not in local strategy
Non-native and ornamental hedgerow [h2b]	0.022	There are three sections of hedgerow on site, all three of which are around the northern site boundaries. All three sections of hedgerow consist predominantly of garden privet (D) with small sections of ivy (O) and bramble (O) throughout.	Poor	Low - Area/compensation not in local strategy

3.2 Post Development Habitats

Table 2 details the post development habitats present within the site along with their area/length, condition and strategic significance. An assessment of the anticipated condition for each habitat (where relevant) is provided in Appendix 5b, which is based on the assumption that a 30 year management plan will be implemented for the site. The proposed development will result in the loss of vegetated garden, ground level planters, hard standing and artificial surface.

Table 2: Post Development Biodiversity Value

Habitat	Area / Length	Description	Target Condition	Strategic Significance
Artificial unvegetated, unsealed surface [u1c]	Created: 0.007 Retained: 0.016	The majority of the existing shingle will be retained, however some small areas to the south and west of the existing building will be removed in order to accommodate the extension. In addition, a new area of gravel will be added to the north of the southern garden to accommodate a new car park, and a small area to the west of the existing building will be added when the existing flower bed is removed.	N/A	Low - Area/compensation not in local strategy
Developed land; sealed surface – Hard standing [u1b]	Created: 0.001 Retained: 0.002	Three areas of hard standing on site will be removed: the patio to the southeast of site will be replaced with vegetated garden, and the hardstanding either side of the existing southern extension will be removed and replaced with an extension. A new hard standing patio will be added to the southeast of the existing building, in addition to an area of paving slabs to the northwest of site to accommodate bin storage.	N/A	Low - Area/compensation not in local strategy
Developed land; sealed surface – Buildings [u1b5]	Created: 0.008 Retained: 0.007	The majority of B1 will be retained, with the southern extension and eastern garage being demolished and replaced. In addition, an extension will be added to the south and west of the building. All other buildings on site will be retained.	N/A	Low - Area/compensation not in local strategy
Ground level planters [u1 845]	Retained: 0.006	Four ground level planters on site will be removed – one to the west of the building and three to the southeast of the building. The remaining planters will be retained.	N/A	Low - Area/compensation not in local strategy
Vegetated garden [u1 828]	Created: 0.001 Retained: 0.028	Three areas of vegetated garden on site will be removed – A small portion of the vegetated garden to the north of site to accommodate hard standing for bin storage, the northern most portion of the southern garden to accommodate additional parking to the rear of the house and the far southern portion of the garden which will be fenced off to create a biodiversity offset area. In addition, hard standing to the southeast of site will be removed and replaced with vegetated garden, as well as the three flower planters to the central south of site.	N/A	Low - Area/compensation not in local strategy
Urban tree [u1 32]	Created: 0.0407 Retained: 0.1954	All 12 trees on site will be retained. In addition, 10 small trees will be planted within the southern garden.	Moderate	Low - Area/compensation not in local strategy

Non-native and ornamental hedgerow [h2b]	Created: 0.005 Retained: 0.0213	All hedgerow on site will be retained in addition to a small line of hedgerow being added to the site boundary to the southeast of B1.	Poor	Low - Area/compensation not in local strategy
Introduced Shrubs [u1 847]	Created: 0.0004	A small area of introduced shrubs will be added to the north of the existing building.	N/A	Low - Area/compensation not in local strategy
Other Neutral Grassland [g3c]	Created: 0.013	The far southwest of site will be fenced off to create a biodiversity offset area. Within this area, pre-made packs of mixed seeds will be planted to create an area of other neutral grassland.	Moderate	Low - Area/compensation not in local strategy

3.3 Change in Biodiversity Value of the Site

Full details are provided in the Defra Statutory Biodiversity Metric. The headline results are presented in Appendix 6.

Areas of Habitat

The baseline habitat value of the site is 1.67 units, comprising 1.56 units of scattered trees, 0.09 units of vegetated garden, 0.01 units of ground level planters and buildings, hard standing and artificial surface of no value.

The post development habitat value of the site is 1.85 units, comprising 1.56 units of retained scattered trees, 0.12 units of created scattered trees, 0.09 units of created other neutral grassland, 0.06 units of retained vegetated garden, less than 0.01 units of created vegetated garden, 0.01 units of retained ground level planters, less than 0.01 units of created introduced shrub, and retained and created buildings, hard standing and artificial surface of no value.

This results in a net change in biodiversity of +10.55%

Hedgerows

The baseline hedgerow value of the site is 0.02 units, comprising entirely of non-native ornamental hedgerow.

The post development habitat value of the site is 0.03 units, comprising of 0.02 units of retained non-native ornamental hedgerow and 0.01 units of created ornamental hedgerow.

This results in a net change in biodiversity of +21.93%

4.0 Recommendations to Deliver BNG

4.1 Discussion

The current proposed plan results in a 10.55% net gain in habitat units, and a 21.93% net gain in hedgerow units. This is more than the 10% target of biodiversity net gain, and satisfies the trading rules.

4.2 Landscaping

No additional changes need to be made in order to meet the required 10% net gain, however, a biodiversity net gain management plan will be required in order to ensure the desired condition is achieved and maintained for at least 30 years.

4.3 Biodiversity Offsetting

While no off site offsetting will be required, a biodiversity offsetting habitat will be created on site as part of the proposed plans.

The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA. As well as the creation of new habitats, this should also secure the management of the proposed habitats to help achieve the desired condition for at least 30 years. **This would be linked to the application through a planning obligation Section 106 (S106) agreement.** The proposed habitat compensation should be of an appropriate distinctiveness to satisfy the trading rules of BNG.

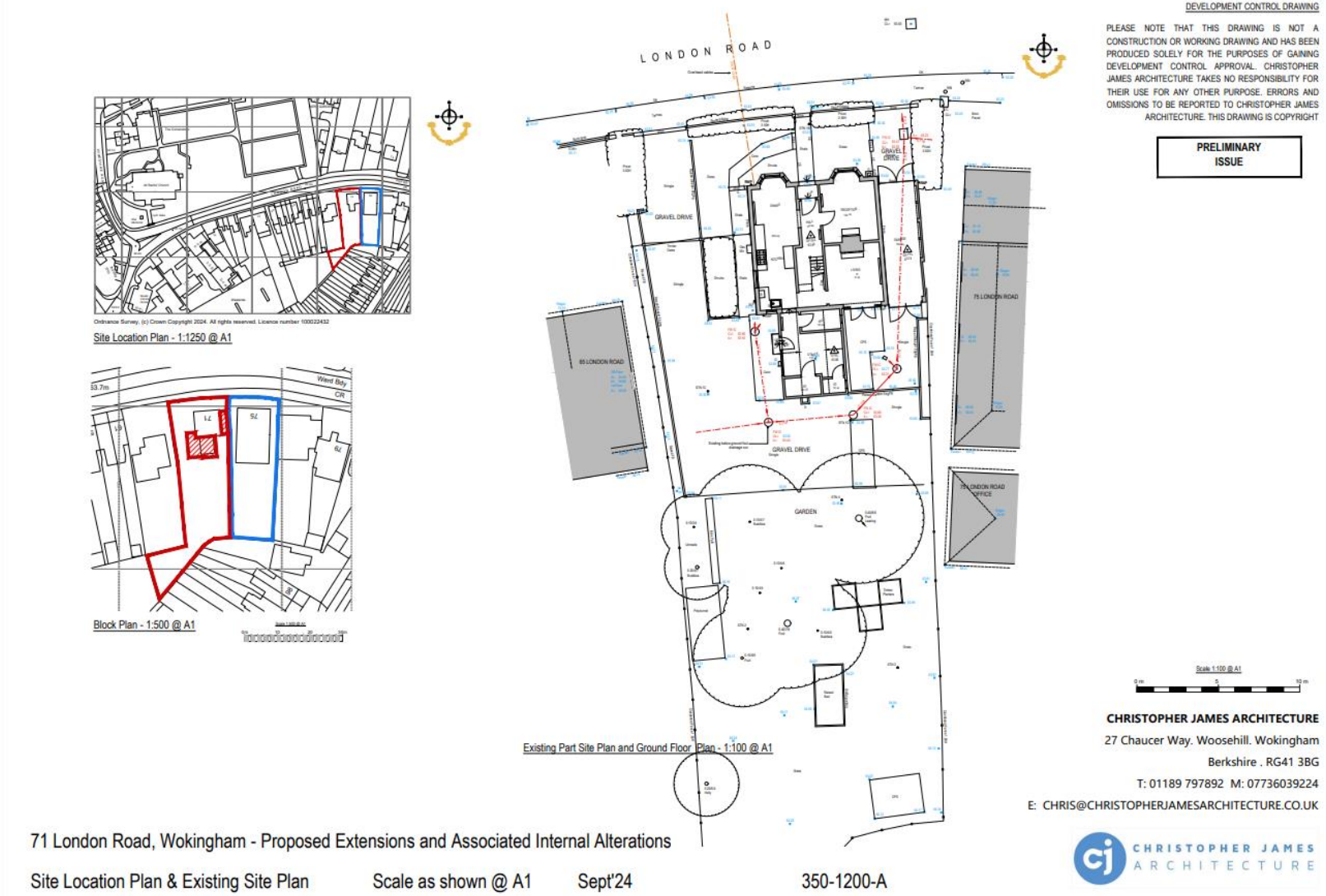
4.4 Post Development

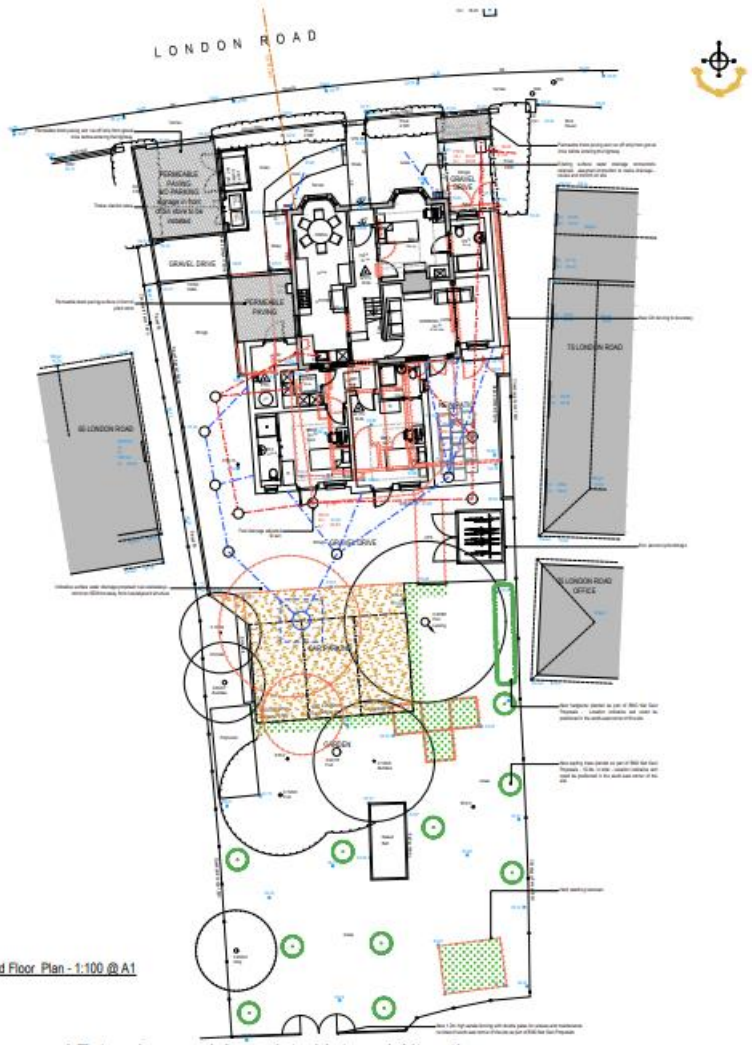
A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit. http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- Natural England (2023). The Statutory Biodiversity Metric (JP039).
- Natural England (2023). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan





Proposed Part Site Plan and Ground Floor Plan - 1:100 @ A1

DEVELOPMENT CONTROL DRAWING

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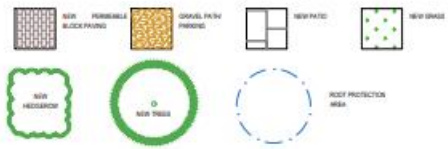
PRELIMINARY ISSUE

DRAWING KEY



Scale 1:100 @ A1

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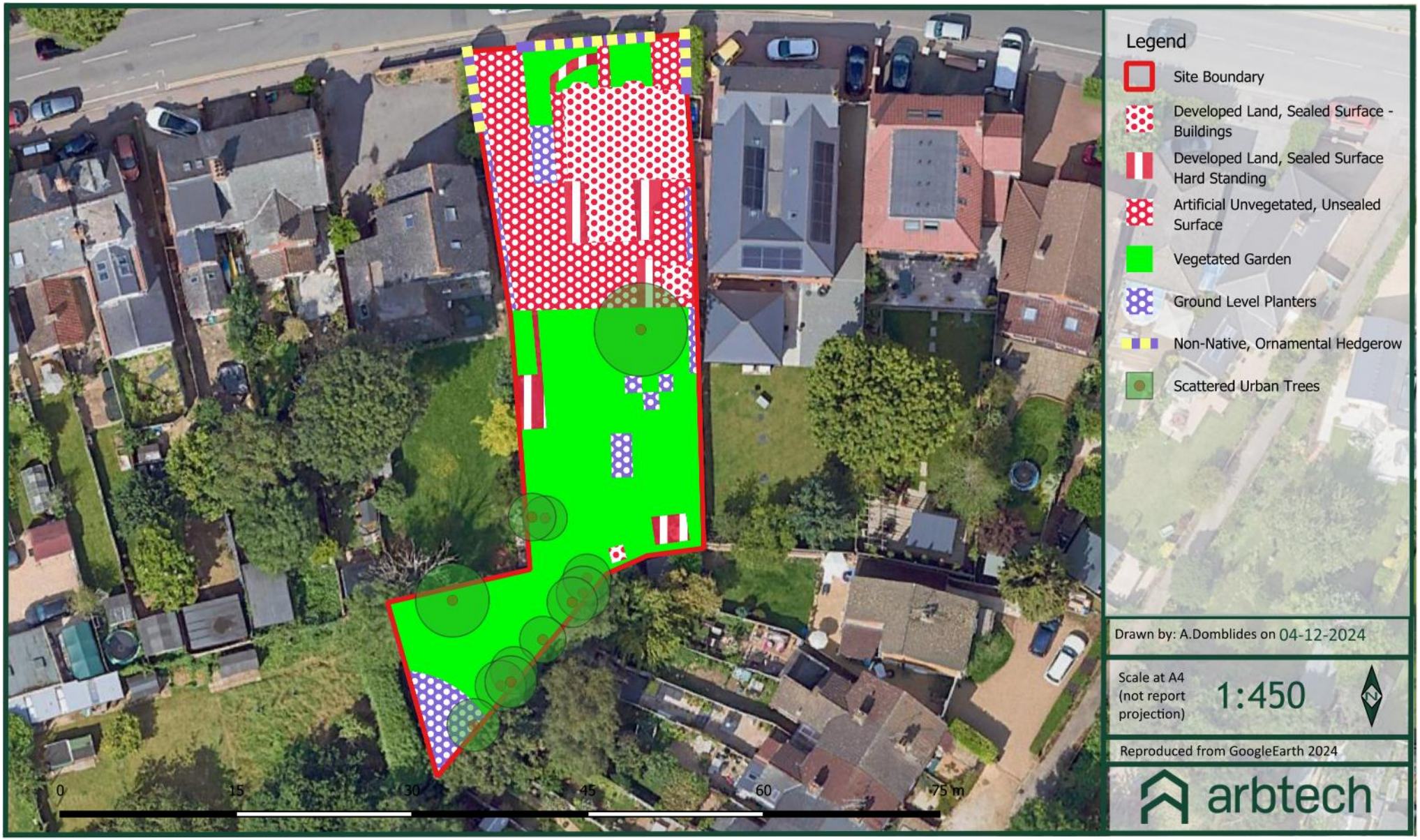
71 London Road, Wokingham - Proposed Extensions and Associated Internal Alterations

Proposed Site Plan Scale as shown @ A1 Sept'24 350-1207-F

Appendix 2: Site Location Plan

Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan

Appendix 5a: Habitat Condition Assessment Sheets - Baseline

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

Block of scattered Holly, Cherry, Hawthorn, Hazel, Apple and Sycamore trees in addition to two trees whose species could not be identified due to seasonal limitations. To compensate for the limitation, these are assumed to be native trees so that the conditiona assessment is reflective of the best possible condition of these trees.

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 at 71 London Road	**Survey date and Surveyor name**	26th November 2024 - Ashleigh Domblides
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	Preliminary Ecological Appraisal and Roost Assessment
Grid reference	SU 81677 68783	**Habitat parcel reference**	

	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).	Yes	More than 70% of trees within this block are native, including the two trees whose species were not identified.
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).	Yes	While the majority of leaves were absent during the survey due to seasonal limitations, based on the branches it is assumed the canopy is predominantly continuous.
C	The tree is mature (or more than 50% within the block are mature)[1].	No	Less than 50% of trees present are mature.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	No obvious evidence of impacts on tree health.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No ecological niches are present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	The area beneath the majortiy of the canopy is vegetated garden.
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Yes (4/6)
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]

Appendix 5b: Habitat Condition Assessment Sheets - Proposed

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

On-site or off-site, site name and location	On site at 71 London Road	**Survey date and Surveyor name**	26th November 2024 - Ashleigh Domblides
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	Preliminary Ecological Appraisal and Roost Assessment
Grid reference	SU 81677 68783	**Habitat parcel reference**	

Habitat Description

An area of undesturbed, other neutral grassland will be planted to the far southwest of site. Access will be prevented via use of a fence.

ukhab – UK Habitat Classification

	Condition Assessment Criteria	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	Relevant species will be planted during creation.
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.	Yes	This can be achieved as a condition within the management plan.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	It is expected that due to trees present, more than 5% of ground will be bare.
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	No	A small area of bramble is present to the northwest of the proposed other neutral grassland which is not expected to be removed.
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.	Yes	This can be achieved as a condition within the management plan.

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.**	Yes	Relevant species will be planted during habitat creation.
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	Yes	
	Number of criteria passed	4	

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)	Yes
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	

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: 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

Block of scattered Holly, Cherry, Hawthorn, Hazel, Apple and Sycamore trees in addition to two trees whose species could not be identified due to seasonal llimiteations. To compensate for the limitation, these are assumed to be native trees so that the condition assessment is reflective of the best possible condition of these trees. 10 additional unspesified native trees will also be added to site within this block.

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 at 71 London Road	**Survey date and Surveyor name**	26th November 2024 - Ashleigh Domblides
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	Preliminary Ecological Appraisal and Roost Assessment
Grid reference	SU 81677 68783	**Habitat parcel reference**	

	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).	Yes	The majority of trees on site will be native.
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).	No	There will be large gaps throughout the canopy.
C	The tree is mature (or more than 50% within the block are mature)[1].	No	Less than 50% of the trees on site will be mature.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	There is no evidence of adverse impact on existing trees, and this is not expected to change for retained or created trees.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No ecological niches will be present.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	All trees will be over either vetgetated garden or other neutral grassland.
	Number of criteria passed	3	

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Yes
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]

Appendix 6: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.18
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	10.55%
	Hedgerow units	21.93%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	1.67	1.84	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.02	0.02	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Ashleigh Domblides BA (Hons) – Graduate Ecologist	04/12/2024
Proof	0.2	Harley Stone BSc (Hons) – Consultant Ecologist	04/12/2024
Final	1.0	Ashleigh Domblides BA (Hons) – Graduate Ecologist	04/12/2024
Amended	2.0	Ashleigh Domblides BA (Hons) – Graduate Ecologist	10/12/2024