



BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

**Toutley Depot
Old Forest Road
Wokingham
Berkshire
RG41 1QN**

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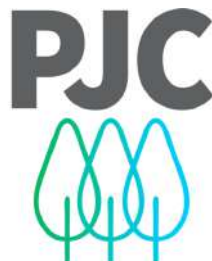
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on behalf of
Wokingham Borough Council

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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd was commissioned by Wokingham Borough Council to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment in support of the proposed development at Toutley Depot, Old Forest Road, Wokingham, Berkshire (hereafter referred to as the ‘Site’).
- 1.1.2 Please note that this BNG feasibility assessment report should be read in conjunction with the preliminary ecological appraisal (PEA) report (Report Ref: PJC/6852E/26-01) (PJC Consultancy, 2026).

1.2 Document Objectives

- 1.2.1 The aim of this BNG Feasibility Assessment is to:
- Ascertain the biodiversity value of the Site pre-development (i.e. the ‘baseline’);
 - Ascertain the anticipated biodiversity value of the Site post-development;
 - Provide a summary of the overall BNG calculations; and
 - Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

- 1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a ‘Biodiversity Gain Plan’ must be submitted and approved prior to the commencement of that development. This ‘Biodiversity Gain Plan’ is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development’s onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

- 1.4.1 The following rules and principles underpin the use of the ‘Statutory Biodiversity Metric’ and have been applied during the design and consultancy process. The rules and principles have informed the use of the ‘Statutory Biodiversity Metric’ and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
2	Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
3	To accurately apply the biodiversity metric formula, you must use the ‘Statutory Biodiversity Metric’ calculation tool or small sites biodiversity metric tool (SSM) for small sites.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.



2	The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
9	This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: maintain habitat extent - supporting more, bigger, better and more joined up ecological networks; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

- 1.5.1 The Site, approximately 2.2ha in size, comprised of a commercial estate, with associated access and parking, as well as areas of amenity landscaping and tree and scrub-lined boundaries. The Site is situated parallel to the A329, at the northern outskirts of Wokingham (OS central grid reference: SU 80422 70466). To the west the Site is bordered by further commercial premises, to the south by a public greenspace with a residential development, to the north by the A329 and to the east by the Ashridge Nature Reserve. The wider environment is characterised by the urban landscapes of Wokingham and Winnersh to the south and west, the intersection of the M4 and A329 to the north-west, and more rural landscapes including agricultural landscapes and woodland parcels beyond the A329 toward the north and east of the Site. It should be noted that a minor stream, a tributary to Emm Brook, runs parallel to the southern Site boundary. It is assumed that the application boundary extends up to but not beyond a distance of 10m from the nearest stream embankment.

1.6 Documents and Information Provided

- 1.6.1 Development proposals are anticipated to include the demolition of existing structures and buildings, retention and recladding of existing warehouse (building B3), reconfiguration of existing yard to provide parking, external storage including three covered storage areas, fuel pump, washdown facilities and hot box, along with fencing, vehicle barrier, landscaping, access and associated works. The following documents were used to aid the preparation of this report:
- Location Plan (Drawing Number: TOU-HLM-2-ZZ-DR-A-001000. HLM Architects, 2026);
 - Existing Depot Layout (Drawing Number: TOU-HLM-2-00-DR-A-001010. HLM Architects, 2026);
 - Proposed Depot Layout (Drawing Number: TOU-HLM-02-00-DR-A-001001. HLM Architects, 2026);
 - Tree Constraints Plan (Drawing Number: PJC/7095/26/A. PJC Consultancy, 2026); and
 - Tree Survey Schedule (PJC Consultancy, 2026).



2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

- 2.1.1 This BNG Feasibility Assessment report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019). Furthermore, the 'Statutory Biodiversity Metric' calculations were undertaken in accordance with industry recognised guidance (DEFRA, 2025).

2.2 Competency of Assessor

- 2.2.1 The author of this report, Thomas Knight BSc(Hons) MCIEEM has been a practising ecologist in ecological consultancy since 2013. During this time, Thomas has assisted on and completed multiple BNG Assessments and accompanying reports, using both the 'Statutory Biodiversity Metric' (and previous versions) and 'Small Sites Metric'.

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

- 2.3.1 The total number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area-based habitats (habitat units), linear-based habitats (hedgerow units) and watercourse habitats within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.
- 2.3.2 The area/length and distinctiveness and condition scores for each area-based and linear-based habitat was based on habitat and condition data collected as part of the initial ecological walkover survey and habitat condition assessments undertaken on 18th February 2026 by Isabel Howind Rodriguez BSc(Hons) MSc.
- 2.3.3 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.
- 2.3.4 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each area-based habitat parcel (habitat units) and linear-based habitat (hedgerow units). The ecological baseline of the Site is calculated by totalling the habitat units across all area-based habitat parcels and hedgerow units all linear-based habitats within the Site.

Habitat Distinctiveness

- 2.3.5 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.
- 2.3.6 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The Defra distinctiveness bands, and corresponding scores are as follows:
- Very high (8);
 - High (6);
 - Medium (4);
 - Low (2); and
 - Very low (0).



Habitat Condition

- 2.3.7 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.
- 2.3.8 For area-based and linear-based habitats, habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheets presented in the 'Statutory Biodiversity Metric' Technical Supplement (Natural England, 2023). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands, and corresponding scores are as follows:
- Good (3);
 - Fairly Good (2.5);
 - Moderate (2);
 - Fairly Poor (1.5); and
 - Poor (1).
- 2.3.9 For watercourses (i.e. rivers and streams), habitat condition is generally assessed by an accredited person in accordance with the 'River Condition Assessment' methodology (Gurnell et al, 2020). However, given the time / financial constraints associated with identifying an accredited person with availability to complete the 'River Condition Assessment' within the necessary timeframes, it was decided to instead assume that the watercourse (classified as 'other rivers and streams') generated a baseline condition of 'good' (the highest possible condition score). It is understood that the applicant will commission a 'River Condition Assessment' post-validation, and the BNG Assessment updated accordingly which will in-turn inform the Biodiversity Gain Plan (required to be submitted to discharge the 'Biodiversity Gain Condition'). Alternatively, the applicant has also expressed that they are willing to forego a 'River Condition Assessment' entirely, assume the watercourse generated a baseline condition of 'good', and simply offset any watercourse unit deficit by purchasing the relevant number of watercourse units using an off-site habitat bank or by purchasing the relevant number of statutory biodiversity credits.

Strategic Significance

- 2.3.10 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations targeting biodiversity and nature conservation objectives as set out in the relevant Local Nature Recovery Strategy (LNRS). Where a LNRS has been published, high strategic significance (and the associated score) is applied to a location when:
- the location of the habitat parcel has been mapped in the LNRS as an area where a potential measure has been proposed to help deliver the priorities of the LNRS; and
 - the proposed intervention is consistent with the mapped potential measure in the LNRS for the habitat parcel.
- 2.3.11 The Berkshire LNRS has been published, therefore as per industry recognised guidance, pre-development (baseline) strategic significance values for all identified habitat parcels were scored as low. Furthermore, the majority of identified habitat parcels were not mapped in the LNRS as an area where a potential measure has been proposed to help deliver the priorities of the LNRS, post-development (intervention) strategic significance values for all proposed (created / enhanced) habitat parcels were also scored as low. It should be noted that a linear strip along the southern Site boundary appears to form part of the riparian zone associated with the minor stream, a tributary to Emm Brook.



This linear strip appears to form part of an area where a potential measure has been proposed to help deliver the priorities of the LNRS, specifically measure 'PM15 – Buffer Watercourses'. This proposed measure includes providing a 25m uncultivated margin alongside the associated watercourse acting as a buffer preventing nutrient and chemical pollution of water. However, as development proposals are not anticipated to incorporate a 25m uncultivated margin alongside the associated watercourse, strategic significance values for all habitat parcels within this area were therefore also scored as low.

Measurement of Habitats

- 2.3.12 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.4 Biodiversity Unit Calculation: Post-Development

- 2.4.1 The total number of biodiversity units of the Site post-development was calculated using the design information that was available at the time (see paragraph 1.6.1 above).

- 2.4.2 The area/length of retained and enhanced habitats and hedgerows previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length of all newly created habitats and hedgerows was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitats and hedgerows are defined as the following:

- Retention: there is no loss of the habitat or hedgerow parcel and/or the habitat and hedgerow parcel is retained in its baseline condition;
- Enhancement: the habitat or hedgerow parcel is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat or hedgerow parcel and replacement with another, and/or a change in the broad habitat or hedgerow type.

- 2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

- 2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to



significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.



3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

- 3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

- 3.2.1 A description of the habitats and associated units generated on-site pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 1.38 habitat units are generated on-site.

3.3 Hedgerows

- 3.3.1 No hedgerow habitats were recorded within the Site as part of the ecological walkover survey.

3.4 Watercourses

- 3.4.1 No watercourse habitats were recorded within the Site as part of the ecological walkover survey and desk study. It should be noted that a minor stream, a tributary to Emm Brook, runs parallel to the southern Site boundary. For the most part the application boundary extends up to but not beyond a distance of 10m from the nearest stream embankment with the exception of the application boundary extending to the nearest stream embankment for approximately 5m of the watercourse embankment length in order to facilitate the construction of an headwall / outfall that aims to discharge surface water run-off into the stream. A description of the watercourse type, assumed baseline condition and associated units generated pre- development (ecological baseline) is presented in Table 4 below. Overall, pre-development the Site generated a total of 0.08 watercourse units.



Table 3: On-site habitats pre-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Area / Baseline Units Retained	Area / Baseline Units Enhanced	Habitat Units Lost
1	Other neutral grassland	0.0845	Medium (4)	Moderate (2)	Low (1)	0.68	0.0241 / 0.19	0.00 / 0.00	0.48
2	Mixed scrub	0.0871	Medium (4)	Poor (1)	Low (1)	0.35	0.00 / 0.00	0.055 / 0.22	0.13
3	Developed land; sealed surface	1.8797	Very Low (0)	N/A (0)	Low (1)	0.00	1.8321 / 0.00	0.00 / 0.00	0.00
4	Introduced shrub	0.0201	Low (2)	N/A (1)	Low (1)	0.04	0.0201 / 0.04	0.00 / 0.00	0.00
5	Vacant or derelict land	0.0797	Low (2)	Moderate (2)	Low (1)	0.32	0.0395 / 0.16	0.00 / 0.00	0.16
TOTALS		2.15				1.38	1.92 / 0.39	0.06 / 0.22	0.77



Table 4: On-site watercourses pre-development.

Habitat ID	Watercourse Type	Length (km)	Distinctiveness	Condition	Strategic Significance	Watercourse Encroachment	Riparian Encroachment	Total Watercourse Units	Length / Baseline Units Retained	Length / Baseline Units Enhanced	Watercourse Units Lost
1	Other rivers and streams	0.005	High (6)	Good (3)	Low (1)	None (1)	Major / None (0.87)	0.08	0.00 / 0.00	0.00 / 0.00	0.08
TOTALS		0.01						0.08	0.00 / 0.00	0.00 / 0.00	0.08



4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1 Habitats

- 4.1.1 Post-development, on-site habitat retention measures are anticipated to generate approximately 0.39 habitat units (see Table 3); on-site habitat creation measures are anticipated to generate approximately 0.79 habitat units (see Table 5); and on-site habitat enhancement measures are anticipated to generate approximately 0.40 habitat units (see Table 6).

4.2 Hedgerows

- 4.2.1 No on-site hedgerow habitats are proposed post-development.

4.3 Watercourses

- 4.3.1 All on-site watercourse units are anticipated to be lost post-development, and no further watercourse habitats are proposed post-development.



Table 5: On-site habitats created post-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
1	Other neutral grassland	0.0913	Medium (4)	Poor (1)	Low (1)	0.61
2	Developed land; sealed surface	0.0625	Very Low (0)	N/A (0)	Low (1)	0.00
3	Mixed scrub	0.0265	Medium (4)	Moderate (2)	Low (1)	0.18
TOTAL		0.18				0.79



Table 6: Habitats enhanced on-site post-development.

Baseline Habitat Type	Proposed Habitat Type	Area (ha)	Distinctiveness Change	Condition Change	Strategic Significance	Habitat Units Delivered
Mixed scrub	Mixed scrub	0.055	Medium (4) – Medium (4)	Poor (2) – Moderate (2)	Low (1) – Low (1)	0.40
		0.06				0.40



5 CONCLUSION

- 5.1.1 Pre-development, a total number of 1.38 habitat units and 0.08 watercourse units are generated on-site.
- 5.1.2 Post-development, a total number of 1.58 habitat units are generated on-site through a combination of habitat retention, creation and enhancement measures.
- 5.1.3 This equates to an overall on-site net gain of 0.20 habitat units (+14.48%) and net loss of 0.08 watercourse units (-100%)
- 5.1.4 This equates to a unit deficit of 0.09 watercourse (equivalent to 0.17 Tier W credits).
- 5.1.5 Therefore, based on current detailed design information, the proposed development is not anticipated to deliver the minimum 10% BNG.
- 5.1.6 In addition, the trading rules, in particular *'Rule 1: The trading rules of this biodiversity metric must be followed. 'Trading down' must be avoided. Losses of habitat are to be compensated for on a "like for like" or "like for better" basis. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than those lost.'*

6 NEXT STEPS

- 6.1.1 Given the spatial constraints of the Site and the distinctiveness and condition of the existing habitats, achieving BNG targets through on-site watercourse creation and enhancement measures is considered unrealistic.
- 6.1.2 BNG targets should therefore be met through off-site habitat creation and enhancement measures, for example by purchasing the relevant number of off-site units from a land manager / habitat bank provider. If the applicant chooses to purchase off-site units, they will need to explore the marketplace to find what is available to buy in order to meet your specific BNG requirements.
- 6.1.3 The land manager / habitat bank provider you buy from will need to register the gain site on the national biodiversity gain sites register before, at the same time as, or after you buy units on it. Sites on the register may be allocated to specific development projects to help them achieve their biodiversity gain target.
- 6.1.4 Any off-site gains will then need to be secured via a legal agreement (for example a S106 agreement or conservation covenant) which will set out who will do the BNG creation, enhancement and management work for 30 years (usually the land manager / habitat bank provider).
- 6.1.5 Once you have found and agreed a contract with a land manager / habitat bank provider, either the land manager or applicant / developer (with the land manager's permission) must apply to record the allocation of the biodiversity units to your development on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to your development will need to be recorded before the local planning authority can approve your biodiversity gain plan.
- 6.1.6 A Biodiversity Gain Plan can then be prepared and submitted to the local planning authority if the applicant / developer can meet their BNG requirements with off-site gains, and once the applicant / developer have recorded the allocation of any off-site biodiversity gains on the national biodiversity gain sites register.
- 6.1.7 If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort.



7 REFERENCES

CIEEM, CIRIA, IEMA (2019). Biodiversity Net Gain: Good practice principles for development [PDF] [online]. Available from: <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>

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DEFRA (2024). The Statutory Biodiversity Metric Calculation Tool.



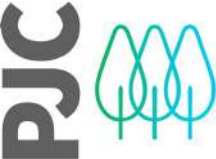
8 APPENDICES

8.1 Appendix I: Pre-Development (Baseline) Habitat Map



LEGEND:

- Site Boundary
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Other neutral grassland
- Vacant or derelict land

STATUS: FOR INFORMATION ONLY		
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CLIENT: Wokingham Borough Council		
PROJECT: Toutley Depot Wokingham RG41 1 QN		
TITLE: Pre-Development (Baseline) Habitat Map		
SCALE AT A4: 1:1,000	DRAWN: IR	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 19/03/26	DATE: 29/05/26
DRAWING No: PJC/6852E/26/A2/V3		



8.2 Appendix II: Post-Development Habitat Map



LEGEND:

-  Site Boundary
-  Developed land; sealed surface
-  Introduced shrub
-  Mixed scrub
-  Other neutral grassland
-  Vacant or derelict land

STATUS: FOR INFORMATION ONLY



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CLIENT:
Wokingham Borough Council

PROJECT:
Toutley Depot
Wokingham
RG41 1 QN

TITLE:
Post-Development
Habitat Map

SCALE AT A4: 1:1,000	DRAWN: IR	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 19/03/26	DATE: 29/05/26

DRAWING No:
PJC/6852E/26/A3/V3



8.3 Appendix III: Habitat Condition Assessment

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub			
Heathland and shrub - Gorse scrub			
Heathland and shrub - Hawthorn scrub			
Heathland and shrub - Hazel scrub			
Heathland and shrub - Mixed scrub			
Heathland and shrub - Dunes with sea buckthorn (H2160)			
Heathland and shrub - Willow scrub			
Habitat Description			
Mixed scrub was present along the northern and eastern boundaries and extended beyond the Site boundaries. Along the northern boundary this formed part of a woodland edge to the parcel adjacent to the Site. Along the eastern boundary, the scrub was present on top of the earth bank, though notably less dense on the side facing the Site. Within the Site, the scrub was comprised predominantly of bramble and hawthorn. Additional species within included snowberry <i>Symphoricarpos albus</i> , late cotoneaster <i>Cotoneaster coriaceus</i> , butterfly bush <i>Buddleia davidii</i> , gorse <i>Ulex europaeus</i> , dog rose <i>Rosa canina</i> , blackthorn <i>Prunus spinosa</i> and some bracken <i>Pteridium aquilinum</i> , in addition to some scattered			
For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with <i>Hippophae rhamnoides</i>) - Special Areas of Conservation (jncc.gov.uk)		
For other scrub types see:	ukhab – UK Habitat Classification		
On-site or off-site, site name and location	On-site.	Survey date and Surveyor name	18th February 2026 by Isabel Howind Rodriguez BSc(Hons) MSc
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	N	Other non-native species make up >5% of habitat area.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
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: 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.	Survey date and Surveyor name	18th February 2026 by Isabel Howind Rodriguez BSc(Hons) MSc
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Small sections of grass were present by the western boundary, separated from the adjacent road and access by a curb on all sides. All three parcels extended beyond the Site boundaries, where some trees were present. Some featured disturbed or bare ground. The vegetation within the parcels was predominantly comprised of grasses, such as false oat <i>Arrhenatherum elatius</i> , cock's-foot <i>Dactylis glomerata</i> and meadow grass <i>Poa</i> sp., along with a variety of other species, which in some areas exceeded 9 species/m ² . The species within these parcels included, amongst others, <i>Carex acutrostris</i> , <i>Sporobolus arvensis</i> , <i>oxford</i> <i>gracilior</i> , <i>Sporobolus caudatus</i> , <i>carex</i> <i>pedicularis</i> , <i>ukhab</i> – 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.	Y	Meets all four of listed criteria.
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.	Y	Sward height is rough and tall due to abandonment of cutting regime but rabbits still managing some grassland through grazing.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	N	Slightly more than 5% across this grassland habitat.
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%.	Y	
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.	N	Some damage / disturbance recorded.
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.		N	
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y	
Number of criteria passed			3	
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)		
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).				



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