

30 January 2026

Our ref: 253026/HRS

Elstree Land Limited
7 Grena Gardens
Richmond
London
TW9 1XP

Dear Sir/Madam

LAND AT OLD FOREST ROAD, WOKINGHAM (PLANNING REFERENCE: 251421)

Further to the comments received from Wokingham Borough Council's Ecology Officer (23 January 2026) regarding the above site, we have provided our response below:

Veteran Trees

AA Environmental Limited (AAe) confirm that two mature oak (*Quercus robur*) trees (T9 and T15) recorded on the site and scheduled to be retained and protected as part of the proposals, do not qualify as Veteran Trees under *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024*¹, which states:

Veteran trees exhibit one or more of the following -

- (i) significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs
- (ii) a large girth, depending on and relative to species, site and management history
- (iii) a high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates

Both trees have been subject to visual inspection on at least four separate occasions (visits completed by AAe in January and May 2025 and Goodger Design Associates (GDA) in November 2024 and January 2025) and although it is fully acknowledged that the upper canopy of T9 was not fully visible, due to intervening vegetation, a thorough inspection of the main trunk and lower canopy was completed along with a full inspection of T15, with none of the above characteristics that would qualify either tree as veteran, recorded.

In addition, GDA's AIA report confirms that T9 was assessed as Category B and T15 assessed as Category A, with no veteran trees recorded on the site. Full details of the tree schedule are available in the AIA report produced by GDA (dated November 2025) and submitted with the application.

It should be noted that AAe's previously submitted Biodiversity Net Gain Report (Rev B) (dated December 2025) was produced to outline a precautionary approach to trees T9 and T15, in accordance with the Ecology Officers recommendations. However, as both trees are confirmed as non-veteran, a revised BNG report has been produced and is attached for reference.

Bats

In order to address the Ecology Officers concerns regarding the loss of trees with Potential Roosting Features (PRFs) for bats, a Bat Mitigation Plan (BMP) has been produced and is attached for reference. The proposed mitigation measures would fully compensate for the loss of existing roosting features within trees to be felled, with additional integrated roosting features installed within the fabric of the new builds providing enhanced roosting opportunities for bats utilising the site. These measures would ensure that roosting, foraging, commuting and sheltering opportunities currently existing on the site will be maintained and enhanced as part of the proposals and can be secured via a suitably worded condition attached to planning.

¹ Available at: <https://www.legislation.gov.uk/uksi/2024/48/contents/made>

I trust this is of interest to you and provides the LPA with the additional information required so that there are no outstanding ecological objections, subject to appropriately worded conditions attached to the planning consent.

Yours faithfully

Harry Simpson
Principal Ecologist
BSc (Hons) MSc

Encls. Bat Mitigation Plan (Figure 1)
BNG Report (Rev C) January 2026



Key

-  Schwegler 2FN*
-  Schwegler 1FF*
-  Ibstock enclosed bat box 'B'*
-  Dark Corridor*

* Indicative location

Notes

Bat Tubes (additional enhancement)
x4 Ibstock Enclosed Bat Box 'B' **

Bat Boxes (replacement of existing features)
x4 Schwegler 1FF Bat Boxes **
x4 Schwegler 2FN Bat Boxes **

Prior to their removal, each tree identified as having Potential Roosting Features (PRFs) for bats will be subject to a detailed follow-up visual inspection (such as a tree climbing inspection, or similar), and only felled once the appointed ecologist has confirmed that no bats are present, with tree works to be completed following a soft fell methodology (as detailed within the revised EcIA (Rev B) report, submitted with the application.

A sensitive lighting scheme will also be adopted for the proposals and no lighting will be directed onto any bat tubes/boxes installed, with dark corridors created at the site margins to maintain existing flightlines and foraging routes utilised by bats.

** Or equivalent

Rev.	Details	Initials Check'd	Date
Project			
253026 Old Forest Road Winnersh			
Title			
Bat Mitigation Plan			
 AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk			
Scale	Date	Drg. No.	Rev.
As shown	30.01.26 HRS	ARB Figure 1	

**Old Forest Road
Winnersh**

Report for:
Elstree Land Limited
7 Grena Gardens
Richmond
London
TW9 1XP

INTRODUCTION

AA Environmental Limited (AAe) has been commissioned by Elstree Land Limited to complete a Biodiversity Net Gain (BNG) calculation for the above site. The purpose of the assessment is to provide a comparison between the biodiversity value of the site before and after development. The BNG assessment has been completed based on the existing and proposed habitats for the site (Figures 1 and 2). This revision has been completed following comments received from the Ecology Officer (dated 23 January 2026) and includes additional details regarding retained trees and changes to the proposals.

The proposals are to construct 53 new dwellings, with associated hard and soft landscaping, requiring the clearance of some vegetation. Areas of the site, including the established boundary vegetation, ditches and majority of the existing trees, will be retained, protected and enhanced for the benefit of wildlife. A range of mitigation and enhancement measures will be implemented to minimise the impact on wildlife utilising the site.

METHODOLOGY

The Ministry of Housing, Communities & Local Government released an updated National Planning Policy Framework (NPPF) in December 2024, which encourages new developments to secure measurable 'net gains' for biodiversity. The Environment Bill gained Royal Assent in November 2021, which mandates Biodiversity Net Gain (BNG) as a condition of planning permission, meaning that all future developments in England will have to provide a minimum 10% increase in biodiversity on site, once development is complete.

In order to calculate BNG for a site, existing and proposed habitats are entered into DEFRA's Statutory Biodiversity Metric and are automatically 'scored' on their relative biodiversity value and are then classified according to their condition and location, to calculate site specific 'biodiversity units'. The pre-development biodiversity unit is then compared to the proposed, post-development biodiversity unit, allowing the difference in biodiversity to be measured.

An initial ecological survey was completed by AAe in January 2025 to record the habitats present on the site, with a follow-up walkover survey completed in May 2025 to record the conditions of habitats recorded on the site, with a series of habitat condition assessment sheets attached at Appendix B for reference. The findings are provided in the Ecological Impact Assessment (EclA) document, prepared by AAe (dated June 2025) and submitted with the application and used in the preparation of this assessment.

NET LOSS

If the development results in a biodiversity loss then this becomes an 'offset requirement' and compensation will be required. At the moment there are two main options to compensate for the loss of biodiversity, as detailed below:

1. Identify an area of land off-site and enter into an agreement with the landowner to create and manage the site for nature conservation value.
2. Make a financial contribution via a Section 106 legal agreement to the Council (if they have a scheme in place) or another offsetting provider such as the Environment Bank.

DEFRA's Statutory Metric is the metric that underpins the Environment Act's provisions for mandatory biodiversity net gain in England.

RESULTS

Site Description

The site is located off Old Forest Road in Emmbrook, centred at National Grid Reference: SU 794702 and covers approximately 1.70 hectares. The site was dominated by grass fields, with boundary vegetation, ditches, hedgerows and individual trees. The site is bordered by Toutley Road to the north, a grass field to the east, residential properties and associated gardens to the south, with an arboretum to the west.

Habitats

The site comprised the existing access track, grass fields and associated boundary vegetation, with boundary ditches and individual trees also recorded. There are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall limited ecological value, with the species recorded described as common or abundant and are found in similar places across much of Britain, with no evidence of protected species recorded.

As the proposals are for new residential development, under the current user guide¹ new private garden areas cannot contain any habitat enhancement or new habitats and are instead classified under the habitat category 'Vegetated Garden'. However, certain areas of the site, all located within shared ownership and outside of private gardens, will be enhanced with new planting. The site could be further enhanced by providing new roosting, nesting and sheltering opportunities for a range of species and by the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's published Biodiversity Net Gain Good Practice Guidance, and listed below:

- Nest boxes
- Bug hotels
- Bat boxes
- Hedgehog houses
- Pollinator nest sites
- Planting wildflowers

Details of existing and proposed habitats have been provided in Table 1.

Table 1: Habitat Areas

Existing Habitat Baseline		
Habitat	Area (ha)	Comment
Modified Grassland (moderate condition)	1.31	Grass fields (0.08 ha retained/enhanced into Other Neutral Grassland)
Bramble Scrub	0.14	Colonising scrub at boundaries (0.06 ha retained/enhanced into Mixed Scrub)
Developed Land; Sealed Surface	0.10	Existing roads and paths (0.08 ha retained)
Artificial Unvegetated/Unsealed Surface	0.04	Access track
Ruderal	0.03	Colonising vegetation, dominated by common nettle (0.02 ha retained/enhanced into Tall Forbes)
Bracken	0.03	Colonising bracken at south-western boundary (0.01 ha retained)
Modified Grassland (poor condition)	0.02	Mown verges along access track (0.01 ha retained)
Introduced Shrub	0.01	Ornamental planting along access track (0.01 ha retained)
Gorse Scrub	0.01	Colonising gorse scrub at northern site boundary
Blackthorn Scrub	0.01	Suckering hedge outgrowth at southern boundary (<0.5 m height)

¹ The Statutory Biodiversity Metric User Guide (updated in July 2024)

Rural Tree *	0.7758	x8 small, x25 medium, x5 large and x2 very large trees (0.6465 ha retained/protected)	
Rural Tree *	0.1529	x2 very large trees (T9 and T15) to be retained	
Total Area *	1.70		
Biodiversity Units	17.20	Taken from Headline Results	
Existing Hedgerow Baseline			
Hedgerow	Length (km)	Comment	
Native Hedgerow with trees – associated with bank/ditch	0.14	0.12 km to be retained	
Biodiversity Units	1.68	Taken from Headline Results	
Existing Watercourse Baseline			
Watercourse	Length	Comment	
Ditches	0.22	All to be retained	
Biodiversity Units	0.88	Taken from Headline Results	
Proposed Habitat Creation			
Habitat	Area (ha)	Comment	
Developed land; sealed surface	0.80	New dwellings, car parking and sealed road surfaces	
Vegetated garden	0.23	New private gardens for residents	
Other neutral grassland	0.18	Wildflower planting/bulb swathes within communal open space for residents	
Artificial unvegetated, unsealed surface	0.08	Unsealed footpaths and non-dig road surfaces within Root Protection Areas (RPAs)	
Modified grassland (poor condition)	0.06	Communal open space for residents	
Introduced shrub	0.04	Formal planting/screening within communal open space	
Sustainable drainage system (SUDs)	0.02	Attenuation pond managed with permanent area of standing water	
Mixed scrub	0.01	Native shrub/scrub planting within communal areas	
Modified grassland (moderate condition)	0.01	Flowering lawns to be planted outside of private gardens, within communal areas	
Rural Tree *	0.1344	x33 new small trees within communal areas	
Total Area *	1.70	Including 0.27 ha of retained/enhanced habitats	
Biodiversity Units	13.11	Taken from Headline Results	
Proposed Hedgerow Creation			
Hedgerow	Length (km)	Comment	
Species rich native hedgerow	0.38	Native hedge planting using at least x7 woody species	
Non-native ornamental hedge	0.21	Ornamental hedge planting	
Total Length	0.71	Including 0.12 km of retained hedgerows	
Biodiversity Units	4.19	Taken from Headline Results	
Proposed Watercourse Baseline			
Watercourse	Length (km)	Comment	
Culvert	0.01	New culvert to connect existing ditch sections	
Total Length	0.23	Including 0.22 km of retained habitat	
Biodiversity Units	0.89	Taken from Headline Results	
Results	Unit Change	Habitats	-4.10
		Hedgerows	+2.51
		Watercourses	+0.01
	Percentage Change	Habitats	-23.83%
		Hedgerows	+149.20%
		Watercourses	+1.00%

* Rural trees are not included within the Total Area calculations within the Statutory Metric.

Biodiversity Net Gain Calculation

The assessment has resulted in an overall net loss of -4.10 habitat units, the equivalent decrease of -23.83%, with an overall net gain of +2.51 hedgerow units, the equivalent increase of +149.20% and net gain of +0.01 watercourse units, equivalent to +1.00% on site, with a total Biodiversity Unit Deficit of 5.90 units to reach the 10% gain target² (a copy of the Headline Results has been attached at Appendix A). Although the overall

² Due to an overall reduction in the number of 'low and medium distinctiveness' habitat units on site, the Trading Rules within the metric, which require 'like-for-like or better' proposed habitats, are not currently satisfied - additional purchase of off-site biodiversity units will be

scheme does not achieve a biodiversity net gain, certain enhancement measures such as the provision of wildlife boxes, which are not factored in on the DEFRA Metric, will provide additional opportunities and benefits for local wildlife.

SUMMARY

The BNG assessment has been completed based on the existing and proposed habitats for the site (Figures 1 and 2). The proposals are to construct 53 new dwellings, with associated hard and soft landscaping, requiring the clearance of some vegetation. Areas of the site, including the established boundary vegetation, ditches and majority of the existing trees, will be retained, protected and enhanced for the benefit of wildlife. A range of mitigation and enhancement measures will be implemented to minimise the impact on wildlife utilising the site. The scheme has been sensitively designed with new planting provided within communal space along with other enhancement measures such as the provision of wildlife boxes that will provide additional opportunities and benefits for local wildlife.

Although the scheme has been sensitively designed, it still results in a loss in habitat units. It is anticipated that the loss in biodiversity will be compensated by off-site replacement habitat through the purchase of habitat units. The Applicant is willing to accept a condition requiring the full details of the proposed biodiversity strategy to compensate for the loss of biodiversity to be submitted and approved by the LPA prior to commencement of the development.

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Figures



Existing Habitat Areas (ha)	
Modified grassland (moderate)	1.31 (0.08 retained/enhanced)
Bramble scrub	0.14 (0.06 retained/enhanced)
Developed land: sealed surface	0.10 (0.08 retained)
Artificial unvegetated/unsealed surface	0.04
Ruderal	0.03 (0.02 retained/enhanced)
Bracken	0.03 (0.01 retained)
Modified grassland (poor)	0.02 (0.01 retained)
Introduced shrub	0.01 (0.01 retained)
Gorse Scrub	0.01
Blackthorn Scrub	0.01
Rural tree *	0.7758 (0.6465 retained)
Rural tree *	0.1529 (all retained)

Existing Hedgerow Length (km)*	
Native hedgerow with trees/ditch	0.14 (0.12 retained)

Existing Watercourse Length (km)*	
Ditch	0.22 (all retained)

Total Site Area (ha)* 1.70

* Rural Tree areas and Linear Habitat lengths are not included within the Total Site Area calculation of the DEFRA Statutory Metric.

KEY

	Site boundary*
	Modified grassland *
	Artificial unvegetated/unsealed surface*
	Bramble scrub*
	Ruderal vegetation*
	Bracken*
	Ditch*
	Introduced shrub*
	Developed land, sealed surface*
	Gorse Scrub*
	Blackthorn Scrub*
	Individual tree*
	Hedgerow*

* Indicative location

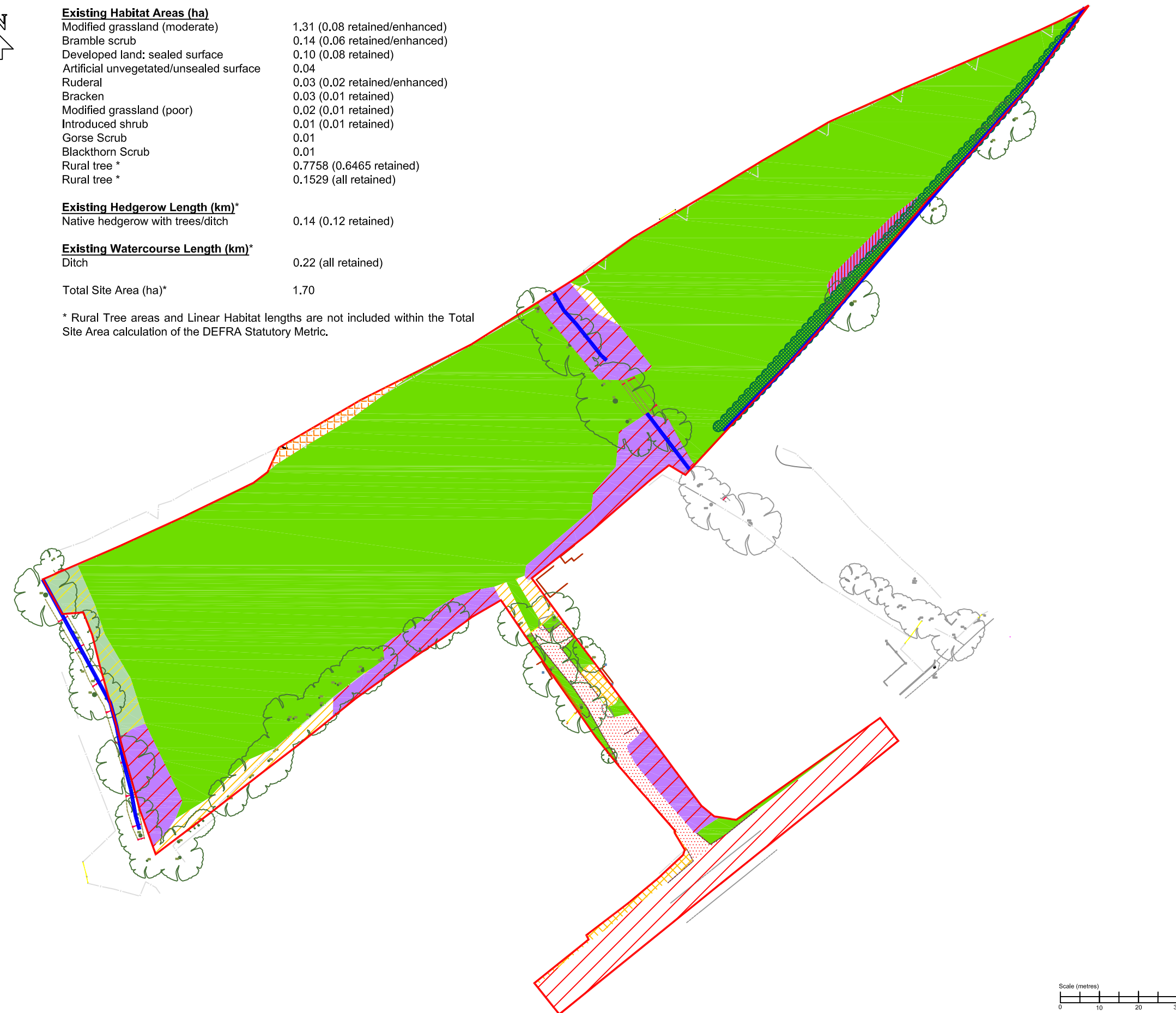
Rev. C	Additional tree (T22) to be retained.	HRS	30.01.26
		ARB	
Rev. B	Additional scrub habitat to address consultee comments and amended tree info.	HRS	03.12.25
		ARB	
Rev. A	Amended redline boundary and habitat areas	HRS	04.06.25
		ARB	

Project
253026
Old Forest Road
Winnersh

Title
Existing Habitats Plan

	AA Environmental Ltd		
	Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk		

Scale	Date 15.05.25	Dr. No.	Figure 1	Rev. C
As shown	Drawn HRS	Chkd. ARB		





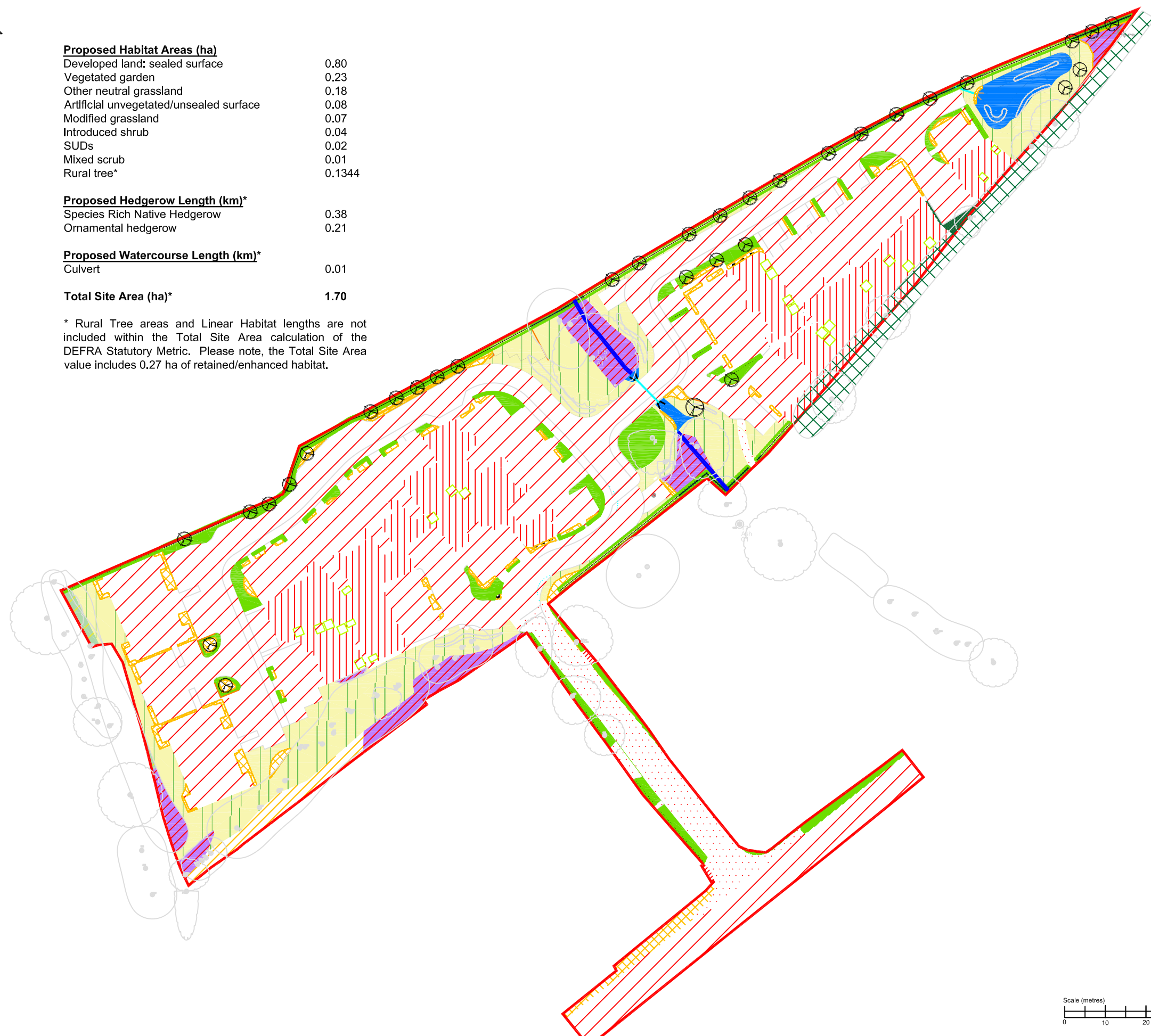
Proposed Habitat Areas (ha)	
Developed land: sealed surface	0.80
Vegetated garden	0.23
Other neutral grassland	0.18
Artificial unvegetated/unsealed surface	0.08
Modified grassland	0.07
Introduced shrub	0.04
SUDs	0.02
Mixed scrub	0.01
Rural tree*	0.1344

Proposed Hedgerow Length (km)*	
Species Rich Native Hedgerow	0.38
Ornamental hedgerow	0.21

Proposed Watercourse Length (km)*	
Culvert	0.01

Total Site Area (ha)*	1.70
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* Rural Tree areas and Linear Habitat lengths are not included within the Total Site Area calculation of the DEFRA Statutory Metric. Please note, the Total Site Area value includes 0.27 ha of retained/enhanced habitat.



KEY

	Site boundary*
	Modified grassland*
	Artificial unvegetated/unsealed surface*
	Mixed scrub*
	Tall forbs*
	Bracken*
	Introduced shrub*
	Developed land, sealed surface*
	Vegetated garden*
	Retained rural tree*
	Rural tree planting*
	Retained hedgerow*
	Sustainable drainage system (SUDs)*
	Other neutral grassland*
	Culvert*
	Ditch*

* Indicative location

Rev.	Amended proposals - removal of LAP	HRS	30.01.26
A		ARB	

Project
253026
Old Forest Road
Winnersh

Title
Proposed Habitats Plan

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Scale	Date	04.06.25	Drg. No.	Rev.
As shown	Drawn	HRS	Chkd.	ARB
			Figure 2	A

Appendix A
Headline Results

Old Forest Road, Wimmersh

Headline Results

Scroll down for final results ▲

Return to
results menu

On-site baseline	Habitat units	17.20
	Hedgerow units	1.68
	Watercourse units	0.88

On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	13.11
	Hedgerow units	4.19
	Watercourse units	0.89

On-site net change (units & percentage)	Habitat units	-4.10	-23.83%	On-site net gain is less than target set ▲
	Hedgerow units	2.51	149.20%	
	Watercourse units	0.01	1.00%	On-site net gain is less than target set ▲

Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Off-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-4.10
	Hedgerow units	2.51
	Watercourse units	0.01

Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS

Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-4.10
	Hedgerow units	2.51
	Watercourse units	0.01

Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-23.83%	Total net gain achieved is less than target set ▲
	Hedgerow units	149.20%	
	Watercourse units	1.00%	Total net gain achieved is less than target set ▲

Trading rules satisfied?	No - Check Trading Summaries ▲
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	17.20	18.92	5.82
Hedgerow units	10.00%	1.68	1.85	0.00
Watercourse units	10.00%	0.88	0.97	0.08

No additional hedgerow units required to meet target ✓

Input errors/rule breaks present in metric ▲

Appendix B

Habitat Condition Assessment Sheets

Survey Cover Sheet			
Survey date/s	22.05.2025	Site name or location	Old Forest Road, Winnersh
Weather conditions	Dry, no rain + air temperature of 15°C	Project or development name	as above
Surveyor name	Harry Simpson	On-site or off-site	On-site
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			
initial walkover survey completed in January 2025, with follow-up walkover and condition assessments completed in May 2025			

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			
Blackthorn scrub			
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 - hedge outgrowth at southern boundary (<0.5 m height)	Survey date and Surveyor name	
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> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	no	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	no	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	yes	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	no	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	no	
Number of criteria passed			
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)	yes	
Suggested enhancement interventions to improve condition score			

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			
Gorse scrub			
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 - colonising gorse at northern site boundary	Survey date and Surveyor name	
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> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	no	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	no	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	yes	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	no	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	no	
Number of criteria passed			
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)	yes	
Suggested enhancement interventions to improve condition score			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location		Survey date and Surveyor name											
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		Habitat parcel reference											
		M1	M2										
		Grid reference											
Condition Assessment Criteria													
		Criterion passed (Yes or No)										Notes (such as justification)	
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Yes										
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	No										
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes										
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Yes										
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	No										
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes										
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	Yes										
Essential criterion achieved (Yes or No)		No	Yes										
Number of criteria passed		4	5										
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)		Yes										
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes											
Suggested enhancement interventions to improve condition score													

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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: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	RE1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	No	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			1
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	Yes
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]

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Suggested enhancement interventions to improve condition score²

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