

HEATHLANDS RIDING ESTATE, WOKINGHAM

Biodiversity Net Gain Assessment

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Report Control Sheet

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1 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Lea Hough & Co to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed works at Heathlands Riding Estate, Wokingham, RG40 3AS. The report has been produced in support of a planning application for a residential development on the site.

1.1.2. The author of this report is Emma Anderson MSc, Consultant Ecologist at Collington Winter Environmental Ltd. This has been overseen by Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd who has over 8 years professional experience in ecological consultancy.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location.



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied;
- Identify the baseline habitats present and provide a condition assessment;
- Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
- Calculate the overall change in biodiversity score from pre- post development
- Provide design recommendations to maximise potential net gain achievable
- Provide an indication of likely outcomes and indicative cost as required.

1.4 PLANNING CONTEXT

- 1.4.1 The Government 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.4.3 Under the Environment Act 2025, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra’s biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:
- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan.
 - Habitat secured for at least 30 years via obligations/ conservation covenant.
 - Habitat can be delivered on-site, off-site or via statutory biodiversity units.
 - There will be a national register for net gain delivery sites.
 - The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
 - Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
 - Does not apply to marine development.
 - Does not change existing legal environmental and wildlife protections.
- 1.4.4 Developers will be required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

2 METHODS

2.1 EXISTING HABITAT (BASELINE)

- 2.1.1. A walkover of the site was undertaken by Collington Winter Environmental Ltd in August 2024. Full details and habitat descriptions are detailed in the Preliminary Ecological Appraisal (Ref: 20-1947 PEA RPT 001, Collington Winter September 2024). The methods were based on the standard methodology as detailed by UKHab classifications (The UK Habitat Classification Working Group, May 2023) using the UK Habitat Classification V2 guidance tool.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

- 2.2.1 The Landscape Proposals created by Land Arb Solutions (Ref: LAS 927 08A Landscape Proposals) has provided a red line boundary as well as an indication of the habitats to be incorporated within the site post development.

2.3 STATUTORY BIODIVERSITY METRIC

- 2.3.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site's UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person – definition in BS8683:2020.
- 2.3.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.4 HABITAT SCORING

- 2.4.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

Baseline Units

- 2.4.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

Condition

- 2.4.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

Distinctiveness

- 2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

Strategic Significance

- 2.4.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

Post Development Units

- 2.4.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk "Time to target condition"
- Spatial Risk (when offsite mitigation is necessary)

2.5 LIMITATIONS OF ASSESSMENT

- 2.5.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 2.5.2 Habitat areas (predevelopment) have been measured using online mapping and therefore will not be completely accurate. Post development areas have been provided by the client.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition Assessment was undertaken by Emma Anderson, MSc, Consultant who holds three years' experience. The survey was overseen and reviewed by: Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd who has over 8 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric has been completed by Emma Anderson and overseen by Katie Bird.
Age of survey data	The condition assessment was undertaken in August 2024 and is therefore less than 12 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in August which is an optimal time of year to undertake condition assessments.
Departure from best practice guidance	There was no departure from best practice guidance.

3 BASELINE CONDITIONS - HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1. Wokingham Borough Council is a supporting authority for the Berkshire Local Nature Recovery Strategy (LNRS). At the time of writing, the strategy has not yet been published, therefore owing to the area and habitats surrounding the site, the site has been categorised as “*Location ecologically desirable but not in local strategy*”.

3.2. HABITATS PRE-DEVELOPMENT

3.2.1. The site consists of a complex of buildings which comprise the livery stables and associated buildings of the riding estate, connected by a central courtyard and parking area. Vacant land, formerly utilised for parking and storage is located to the east of the site, with modified grassland to the south. A small garden with introduced shrub species is present within the site, alongside a manège. Several mature trees are scattered across the site.

3.2.2. Table 3.1 summarises the baseline habitats and condition assessment. Please refer to the Appendix 1 for the Condition Assessment Sheets for each habitat.

Table 3.1 Habitat Type and Condition Assessment (pre-development)

Habitat Type	Area (hectares)	Condition	Total Habitat Units
Developed land; sealed surface	0.4388	N/A - Other	0.00
Artificial unvegetated, unsealed surface	0.0985	N/A - Other	0.00
Vacant or derelict land	0.0385	Poor	0.08
Introduced shrub	0.006	Condition Assessment N/A	0.01
Modified grassland	0.1936	Poor	0.43
Rural tree - 4x Large and 1x Medium tree	0.1629	Good	2.15

3.3. RETAINED AND ENHANCED HABITATS

3.3.1. One medium and three large trees, totalling the equivalent of 0.1262 ha, will be retained through the development.

3.4. LOST HABITATS

3.4.1. All other habitats within the site are to be lost to facilitate the development.

3.5. PRE- DEVELOPMENT HABITAT BASELINE

3.5.1. Please refer to Table 3.2 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.2 Habitat Baseline

	On site Baseline	Retained	Enhanced	Lost
Habitat (Area) Units	2.67	1.67	-	1.01

4 HABITAT CREATION

4.1.1. The following habitat creation is planned and recommended for the site.

4.1.2. Please refer to the Appendix for details of the Condition Criteria targeted for each habitat group (where appropriate).

Table 4.1 Post Development Habitats, area sizes and target conditions

Proposed Habitat	Area (hectares)	Distinctiveness		Condition		Habitat Units Delivered
		Distinctiveness	Score	Condition	Score	
Developed land; sealed surface	0.2732	V.Low	0	N/A - Other	0	0.00
Vegetated garden	0.4831	Low	2	Condition Assessment N/A	1	0.99
Other neutral grassland	0.0191	Medium	4	Poor	1	0.08
Urban tree (14 small trees)	0.0570	Medium	4	Moderate	2	0.18
Proposed Hedgerow	Length (km)	Distinctiveness		Condition		Habitat Units Delivered
		Distinctiveness	Score	Condition	Score	
Native hedgerow	0.291	Low	2	Poor	1	0.59

4.1.3. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation onsite achieves a net gain within the site of 9.05% in Habitat Units.

4.1.4. The Trading Rules have not been satisfied due to a loss of habitats of Medium Distinctiveness.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.24	
		Hedgerow units	0.60	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	9.05%	
		Hedgerow units	N/A	
		Watercourse units	0.00%	
Trading rules satisfied?			No - Check Trading Summaries ▲	
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	2.67	2.94	0.03
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

5 OFFSITE HABITAT CREATION

5.1.1. The proposed habitat creation within the site is insufficient to provide the requisite 10% Biodiversity Net Gain and satisfy the Trading Rules. Therefore, additional offsite land under the ownership of the client should be utilised for offsite offsetting. It is suggested that the parcel of land to the south of the development site be used as a receptor site for further tree planting.

5.1.2. It is calculated that planting an additional twenty-three (23) native trees targeting a 'Moderate' habitat condition will be sufficient to satisfy policy requirements.

5.1.3. The suggested offsetting site is within the Local Planning Authority (LPA) boundary or National Character Area (NCA) of the impact site, assessing them with a Spatial Risk Category Score of 1.0. The site and all potential offsetting sites fall under Wokingham Borough Council.

Table 5.1 Offsite Habitat Creation

Proposed habitat	Area (hectares)	Distinctiveness		Condition		Habitat Units Delivered
		Distinctiveness	Score	Condition	Score	
Urban tree	0.0936	Medium	4	Moderate	2	0.30

6 SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation onsite, alongside the offsite offsetting, achieves a net gain of 20.41% in Habitat Units.

5.1.2. An additional 0.60 Hedgerow Units will also be included within the site post-development. No percentage gain can be provided as no hedgerow units are within the baseline.

5.1.3. The Trading Rules have been satisfied.

Figure 5.1 On site net %

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.55
	<i>Hedgerow units</i>	0.60
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	20.41%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

5.1.4. It is recommended that a Habitat Management and Monitoring Plan (HMMP) be conditioned as part of the planning permission to meeting the targeted conditions of post development habitats. The HMMP will detail full management prescriptions, for the 30-year period required as best practice for biodiversity net gain. The HMMP will be provided to all tenants and future homeowners and will detail where monitoring surveys are to be conducted.

7 BIBLIOGRAPHY

- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)

APPENDIX 1 – BASELINE CONDITION ASSESSMENT

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 <i>Line of trees condition sheet</i> for a line of <u>rural</u> trees. You should only use the <i>Line of trees condition assessment</i> and record that habitat type in <u>rural</u> locations.														
Habitat Description														
Several mature, rural trees located within the site.														
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.														
On-site or off-site, site name and location		Heathlands Riding Estate, Wokingham		Survey date and Surveyor name		Emma Anderson 06/08/2024								
				Survey reference (if relating to a wider survey)		N/A								
Limitations (if applicable)		N/A		Habitat parcel reference										
				T1	T2	T3	T6	T8						
				Grid reference										
Condition Assessment Criteria		SU 82828 65626	SU 82827 65619	SU 82864 65627	SU 82853 65680	SU 82879 65669								
		Criterion passed (Yes or No)								Notes (such as justification)				
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	Y								
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y								
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y	Y								
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y	Y								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y	Y	N								
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y								

Number of criteria passed		6	6	6	6	5						
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√										
Passes 5 or 6 criteria	Good (3)	Y	Y	Y	Y	Y						
Passes 3 or 4 criteria	Moderate (2)											
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												
N/A												

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Heathlands Riding Estate, Wokingham	Survey date and Surveyor name	Emma Anderson 06/08/2024
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	SU 82840 65631	Habitat parcel reference	N/A
Habitat Description			
Close cropped, grazed grassland to the south/southeast of the site.			
ukhab – UK Habitat Classification			
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	
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	
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	
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.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	

G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes	
Suggested enhancement interventions to improve condition score			
Over-seeding to improve species diversity and cover areas of bare ground. Reduction of management practices to improve physical health and allow for sward length variation.			
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			
Disused former parking area, colonised with early successional vegetation.			
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	Heathlands Riding Estate, Wokingham	Survey date and Surveyor name	Emma Anderson 06/08/2024
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	N/A
Grid reference	SU 82875 65645	Habitat parcel reference	N/A
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	Vegetaion is sparse, providing limited cover and foraging resources.
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.	Yes	
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).	No	Marestail, while native, is an invasive species covering more than 5% of the total area.
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.	N/A	
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 .	N/A	
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N/A	
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).	N/A	
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.	N/A	
Essential criteria relevant for habitat type achieved (Yes or No)			No
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)	N/A
• 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)	N/A
• Passes 0 or 1 of 4 criteria.		Poor (1)	N/A
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)	N/A
• 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)	N/A
• Passes 2 or fewer of 5 criteria.		Poor (1)	N/A
Suggested enhancement interventions to improve condition score			
N/A			
Footnotes			

APPENDIX 2 – POST DEVELOPMENT HABITAT CRITERIA

Habitat Type: Individual Trees		Target Condition: Moderate
Condition Assessment Criteria		Targeted?
A	The tree is a native species (or more than 70% within the block are native species).	Yes
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
C	The tree is mature (or more than 50% within the block are mature).	Yes
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No

Habitat Type: Native Hedgerow		Target Condition: Poor
Condition Assessment Criteria		Targeted?
A1	Length >1.5m average along length	No
A2	Width >1.5m average along length	No
B1	Gap between ground and base of canopy <0.5m for >90% of length	No
B2	Gaps make up <10% of total length and no canopy gaps >5m	Yes
C1	> 1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - Measured from outer edge of hedgerow - Present on one side of the hedgerow (at least)	No
C2	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No
D1	90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	No
D2	90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	No

Habitat Type: Other Neutral Grassland		Target Condition: Poor
Condition Assessment Criteria		Targeted?
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. Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes
D	Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.	Yes
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	No
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	No



Heathlands Riding Estate
- UKHab
Date: 10.09.24

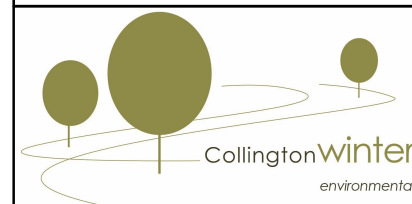
-  Individual Trees
-  Vacant, Derelict Land
-  Artificial Unvegetated Unsealed Surface
-  Introduced Shrub
-  Modified Grassland
-  Buildings
-  Developed Land Sealed Surface
-  Red Line Boundary

Scale: 1:1500

Drawn By: CW

Checked By: OC

Approved By: OC



Client: ET Planning

Site: Heathlands Riding Estate, Wokingham

Project Number: 20-1947

Rev: 1.0

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