

Rose Hill Farm, Whalley Old Road, Billington BB7 9JF

PRELIMINARY ASSESSMENT OF BIODIVERSITY NET GAIN

March 2026

ERAP (Consultant Ecologists) Ltd Reference: 2025-214b

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Document Control

Survey Type:	Surveyors	Survey Date(s)
UK Habitat Classification Survey (including Condition Assessments of habitats) for On-site Habitats	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	26 th August 2025 23 rd September 2025
Reporting	Personnel	Date
Author	Brian Robinson B.Sc. (Hons) MCIEEM Senior Ecologist	11 th December 2025
Signature(s)		
Checked by	Rebecca Bayley B.Sc. (Hons)	12 th December 2025
Revised and issued by	Brian Robinson	12 th December 2025
Updated	Version 2: Victoria Burrows Updated based on changes to redline boundary and Proposed Site Plan.	16 th February 2026
Report issued to	Zara Moon Architects	
Version Number	2	
Metric Version	Statutory Metric version 1.0.4 of the metric published 3 rd July 2025	

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Zara Moon Architects to carry out an assessment of Biodiversity Net Gain (BNG) at Rose Hill Farm (also known as Smalley's Farm), Whalley Old Road, Billington BB7 9JF (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SD 71673 34528.
- 1.1.2 The assessment was requested to inform a planning application proposing the demolition of the existing building and redevelopment of the site to a new residential dwelling with associated access and gardens.
- 1.1.3 This BNG assessment has been prepared to provide an assessment of the biodiversity value of the baseline of the site, an assessment of the value of post intervention habitats based on the site proposals and provides guidance in relation to the requirements to attain a net gain in accordance with *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016).
- 1.1.4 This report also advises on how compliance with Chapter 15, paragraph 193(d) of the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)¹ can be achieved, which states '*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate*'.

1.2 Site Description

- 1.2.1 The total site boundary is 0.6483 hectares (ha). A portion of the site (0.2288 ha) is assessed as a self-build development and is excluded from this assessment of Biodiversity Net Gain. It has been agreed that the remaining 0.4195 ha lies outside of the self-build exemption and is assessed below.
- 1.2.2 An aerial image of the site is appended at **Figure 1**. The total site area is **0.4195 hectares**².
- 1.2.3 The habitats present within the site are described and assessed in *2025-214 Smalley's Farm, Whalley Old Road, Billington BB7 9JF: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2025), hereafter referred to as the 'ecology report'.
- 1.2.4 A summary of the habitats present within the site is presented at **Section 3.1** of this report.

1.3 Proposed Development Description

- 1.3.1 The assessment has been requested to inform a planning application for residential development at the site. The proposals are presented at *Rose Hill Farm: Proposed Site Plan 07* (Zara Moon Architects, 2026), hereafter the 'proposals plan'.

¹ Hereafter the NPPF

² As measured by ERAP (Consultant Ecologists) Ltd; detail on the methods used to measure the area of the site are presented at **Section 2.0**. It has been considered suitable in this instance to measure the area habitats in hectares to four decimal places (i.e. to a m² level of accuracy).

1.4 Scope of Study

- 1.4.1 This report has been prepared to accompany a completed assessment of BNG using *The Statutory Biodiversity Metric Calculation Tool* (Natural England, 2025). The completed Microsoft Excel spreadsheet assessment is presented as a separate document, named 'ERAP Ltd 2025-214 Rose Hill Farm, Billington Statutory Biodiversity Metric Excluding Self Build v2 16.02.26', hereafter referred to as the 'BNG Metric'.
- 1.4.2 It is intended that this report provides a transparent assessment to demonstrate the calculation of net gain, based on the reasonable parameters assumed for the proposals (refer to **Section 2.3**). This approach has been applied on a number of other sites ERAP (Consultant Ecologists) Ltd has assisted with and has been accepted by the relevant Local Planning Authorities (LPA) and their ecological advisors to enable a planning application to progress.

2.0 METHOD OF SURVEY

2.1 Habitat Assessment and Mapping

Baseline Habitats

- 2.1.1 A Phase 1 Habitat Survey including an assessment in accordance with the UKHab and condition assessments of the habitats present was carried out by Brian Robinson on 26th August and 23rd September 2025. The weather on 26th August was dry and sunny with a light air (Beaufort scale 1) and an air temperature of 21°C. The weather on 23rd September was dry and sunny with a light air (Beaufort scale 1) and an air temperature of 17°C.
- 2.1.2 On site habitat mapping was assisted via use of GPS technology and QField on-site mapping software, using *ESRI World Imagery* and *Rose Hill Farm: Existing Site Plan 02* (Zara Moon Architects, 2025) as base plans. The latter plan has been provided to ERAP (Consultant Ecologists) Ltd as a .pdf file, which has been converted to a .dxf, inputted to QGIS and resized to match the *ERSI World Imagery*.
- 2.1.3 Each of the habitats within the site has been assessed in accordance with the UKHab to determine each habitat type present. This has allowed a reliable classification of habitats in accordance with those used by the BNG Metric.
- 2.1.4 The UKHab has been designed to function at two scales: fine scale (25m² or 5 metres length) and large scale (400m² or 20m² length). It has been considered for the purposes of this survey (where the UKHab has been used to inform the BNG calculation of a relatively small area) that a finer scale of 5m² is appropriate for the classification of habitats.
- 2.1.5 A plan showing the baseline habitats present within the site is appended at **Figure 2**.
- 2.1.6 Condition Assessments for each of the habitats present within the site have been completed in accordance with *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology* (Natural England, July 2025) and are appended at **Section 7.1**.

Post Intervention Habitats

- 2.1.7 The post intervention habitats have been calculated using the proposals plan. The plan has been provided to ERAP (Consultant Ecologists) Ltd as a .pdf file, which has been converted to a .dxf, inputted to QGIS and resized to match the base plans.

2.2 Survey and Reporting Limitations

- 2.2.1 The whole site was accessible and surveys were completed at a suitable time of year. No significant survey limitations were experienced.
- 2.2.2 As described at **Section 4.0** below, this report provides a detailed assessment of the ecological value of the baseline habitats (in accordance with the BNG Metric) prior to development and a preliminary assessment of the ecological value of the site post intervention in accordance with the proposed habitats outlined at the proposals plan. The final specification for the habitats to be created / enhanced will be prepared in accordance with the parameters of this assessment of BNG.

2.3 Evaluation Methods and Rules Applied

Habitats and Assessment

- 2.3.1 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present have been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018).
- 2.3.2 QGIS has been used to calculate the total area / length of each baseline habitat present within the site and the area / length of the proposed habitats at the site.
- 2.3.3 Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in NPPF as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen*'. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.
- 2.3.4 Existing individual trees have been measured using their diameter at breast height whilst on site, and the Tree Helper provided within the BNG Metric.

Relevant Guidance

- 2.3.5 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration.

Strategic Significance

- 2.3.6 The southern field is listed as an 'Area that Could Become of Particular Importance' on the Lancashire LNRS (now published). The measure associated with the designation states:

'Create appropriate semi-natural habitats to buffer, expand or connect existing woodland, incorporating natural colonisation wherever possible'.
- 2.3.7 As no habitats will be created in this area a strategic significance of 'Area/compensation not in local strategy / no local strategy' has been applied at the BNG Metric.

- 2.3.8 The remainder of the site does not lie within a Local Nature Recovery Strategy area, nor does the site have any statutory or non-statutory designation for nature conservation. For these reasons a strategic significance of 'Area / compensation not in local strategy / no local strategy' has been applied at the BNG Metric for the area habitat units and trees.

Assumptions

- 2.3.9 Reasonable assumptions have been made in relation to the condition assessments for the proposed habitats at the site; the proposed condition assessment for each habitat is appended at **Section 7.2**. Long-term management of the proposed habitats is required to secure the proposed condition.
- 2.3.10 The site supports garden habitat. In accordance with *The Statutory Biodiversity Metric User Guide* (DEFRA, 2025):

'A private garden is a garden within the curtilage of a privately owned or tenanted dwelling house. Private gardens can contain important features for biodiversity, including mature trees and hedgerows.

When recording habitats at baseline within a private garden you may need to assess any important features as individual habitat parcels to avoid under-recording biodiversity. This may include:

- *recording individual trees*
- *recording hedgerows*
- *recording other habitats, such as ponds'...*

- 2.3.11 And

'Record all medium, large and very large individual trees within private gardens.'

- 2.3.12 In relation to calculating the value of the post intervention habitats, which will (in this instance) include vegetated gardens and trees:

'The post-development private garden has no public access, and biodiversity net gains cannot be legally secured. As these gains cannot be secured you should only record created private gardens as either:

- *'urban – vegetated garden'; or*
- *'urban - unvegetated garden'*

You should not:

- *record the creation of any other new habitats within private gardens*
- *record enhancement of any habitat within private gardens*

However, habitats which are recorded in the baseline and remain within a private garden may be recorded as retained. Guidance on retention should still be followed.'

- 2.3.13 In this instance the woodland and other neutral grassland within the site has been calculated separately to vegetated garden habitats, as has the single tree within the site (which is of 'moderate' size), and Hedgerow 2. The areas of introduced shrubs and modified grassland within the site have been classified as 'vegetated garden'.

2.3.14 Note that the woodland, other neutral grassland, tree and hedgerow will be retained by the proposals.

3.0 BASELINE HABITATS

3.1 Site Description

3.1.1 Refer to **Figure 2**. The site is described in the ecology report as follows:

'... site is located with rural surrounds and supports a detached residential dwelling with a disused stable, hardstanding, gardens (comprising amenity grassland and ornamental shrubs), a field of grassland at its southern end (over which the new access is proposed) and boundary hedgerows at its northern and southern ends. Woodland is located adjacent to the western and eastern site boundaries.'

3.2 Assessment of Baseline Habitats

3.2.1 **Tables 3.1 to 3.3** provide a summary of the habitats present, their condition assessment result and their area within the site. Condition assessments for each habitat are appended at **Section 7.1**.

Table 3.1: Summary of Baseline Area Habitats within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 1: Woodland 1	w1g other woodland: broadleaved.	Woodland and forest - Other woodland; broadleaved	Medium	Poor	0.0504
Habitat 2: Other neutral grassland	g3c6 Lolium-Cynosurus neutral grassland with the secondary codes 14 scattered rushes and 517 recent management.	Grassland - Other neutral grassland	Medium	Good	0.0813
Habitat 3: Other neutral grassland	g3c6 Lolium-Cynosurus neutral grassland with the secondary codes 14 scattered rushes and 517 recent management.	Grassland - Other neutral grassland	Medium	Good	0.0201
Habitat 4: Vegetation colonising hardstanding	u1b6 other developed land with the secondary code 81 ruderal or ephemeral.	Sparsely vegetated land - Ruderal/Ephemeral	Low	Poor	0.0322
Habitat 5: Vegetated garden	u1 built up and urban areas with the secondary code 828 vegetated garden.	Urban - Vegetated garden	Low	Condition Assessment N/A	0.1049
Habitat 6: Buildings	u1b5 buildings.	Urban - Developed land; sealed surface	V.Low	N/A - Other	0.0013

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha)
Habitat 7: Modified grassland	g4 modified grassland	Grassland – modified grassland	Low	Moderate	0.1293
Total:					0.4195

Table 3.2: Summary of Individual Trees within the Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Area (ha) ³
Habitat 8: Tree 1	secondary code 32 scattered trees within an area of u1b6 other developed land.	Individual trees – urban tree	Medium	Moderate	0.0163
Total:					0.0163

Table 3.3: Summary of Baseline Hedgerow Habitats within Site

Habitat Reference	UK Habitat Classification Type	BNG Habitat Equivalent	Habitat Distinctiveness	Condition Assessment Result	Length (km)
Habitat 9: Hedgerow 1	h2a5 species-rich native hedgerow with the secondary code 116 flailed hedgerow.	Hedgerow - Species-rich native hedgerow	Medium	Good	0.007
Total					0.007

3.2.2 The baseline BNG score for the site is provided at **Section 5.0**.

4.0 POST INTERVENTION HABITATS

4.1 Consideration of Mitigation Hierarchy and Target Condition Assessments

- 4.1.1 In accordance mitigation hierarchy the proposals will retain areas of higher (medium) habitat distinctiveness, including the woodland, an area of other neutral grassland, and the tree within the site. The creation of a new access road will necessarily remove an area of other neutral grassland, however.
- 4.1.2 This Assessment of BNG has been through an iterative process to secure statutory BNG and to maximise opportunities for biodiversity. For example, the proposals present an opportunity to create a new area of wildflower grassland / other neutral grassland at an area currently occupied by modified / amenity grassland and classified as vegetated garden (i.e. Habitat 5 to be lost and Habitat A to be created). Similarly the area of modified grassland at Habitat 7 will be enhanced for biodiversity by overseeding with Yellow Rattle and appropriate wildflowers and long-term management to create other neutral grassland in moderate condition.

³ Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

- 4.1.3 To further enhance the biodiversity of the site nine new trees will be planted. Native trees or fruit trees are recommended.
- 4.1.4 Condition Assessments for each of the retained and proposed habitats as specified on the landscape proposals are presented at **Section 7.2**. A long-term habitat management plan with an appropriate monitoring regime is required to secure the condition of these habitats in the long-term.

4.2 Consideration of Proposed Habitats

Table 4.1: Summary of Area-based Habitats to be Retained and Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Area (ha)
Retained Habitats				
Habitat 3: Other neutral grassland	Grassland – Other neutral grassland	Medium	Good	0.0201
Habitat 4: Vegetation colonising hardstanding	Sparsely vegetated land - Ruderal/Ephemeral	Low	Poor	0.0065
Enhanced Habitats				
Habitat 1: Woodland 1	Woodland and forest – Other woodland	Medium	Poor enhanced to moderate	0.0504
Habitat 7: Modified grassland enhanced to other neutral grassland	Grassland – modified grassland enhanced to grassland – other neutral grassland by appropriate management	Low to medium	Moderate	0.1293
Proposed Habitats				
Habitat A: Wildflower grassland	Grassland – Other neutral grassland	Medium	Good	0.1042
Habitat B: Hardstanding	Urban – Developed land; sealed surface	V.Low	N/A – Other	0.1090
Total				0.4195

Table 4.2: Summary of Individual Trees to be Retained and Created at the Site

Habitat Reference	BNG Habitat Equivalent	Habitat Distinctiveness	Target Condition	Area (ha) ⁴
Retained Habitats				
Habitat 8: Tree 1	Individual trees – urban tree	Medium	Moderate	0.0163
Created Habitats				
Habitat C: New native trees (9No.)	Individual trees – urban tree	Medium	Moderate	0.0366
Total				0.0163

⁴ Small urban trees have a diameter at breast height (DBH) of up to 30cm, medium urban trees have a DBH of 30 to 60cm, large urban trees have a DBH of 60 to 90cm and very large trees have DBH of more than 90cm. Due to the way individual trees are calculated by the metric they do not contribute to the total habitat area calculation, but are additional to it.

Table 4.3: Summary of Hedgerow Habitats to be Created at the Site

Habitat Type	BNG Equivalent Habitat	Habitat Distinctiveness	Target Condition	Length (km)
Proposed Habitats				
Habitat D: Native hedgerow with trees	Native hedgerow with trees	Medium	Moderate	0.029
Total				0.029

5.0 HEADLINE RESULTS, EVALUATION AND CONCLUSION

5.1 The headline results of the BNG Metric are presented at **Table 5.1** below.

Table 5.1: Results of Statutory Biodiversity Metric Calculation Tool

On-site Baseline	Area habitat units	2.34	
	Hedgerow units	0.08	
	Watercourse units	0.00	
On-site Post Intervention	Area habitat units	2.59	
	Hedgerow units	0.16	
	Watercourse units	0.00	
On-site net change (units % percentage)	Area habitat units	0.25	10.86%
	Hedgerow units	0.08	93.41%
	Watercourse units	0.00	0.00%
Total Net Unit Change	Area habitat units	0.25	
	Hedgerow units	0.08	
	Watercourse units	0.00	
Total Net % Change	Area habitat units	10.86%	
	Hedgerow units	93.41%	
	Watercourse units	0.00%	

Trading Rules Satisfied?	Yes
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Comment
Area habitat units	10%	2.34	2.57	0.00	No additional units required to meet target
Hedgerow units	10%	0.08	0.09	0.00	No additional units required to meet target
Watercourse units	10%	0.00	0.00	0.00	No additional watercourse units required to meet target

5.2 A net gain for all habitat types is secured by the proposals and the trading rules are satisfied.

- 5.3 Note that any new and enhanced habitats within the site will be subject to a long-term habitat management plan.
- 5.4 It is essential that, in addition to the result of the BNG Metric, the assessment of biodiversity net gain takes into account the measures to be accommodated and implemented at the site to secure gains and betterment for biodiversity that the BNG Metric cannot take account of.
- 5.5 At this site it is advised that the following measures are also considered as part of the assessment of biodiversity net gain:
 - a. Incorporation of opportunities for roosting bats at the trees;
 - b. Incorporation of opportunities for use by nesting birds at the developed site;
 - c. Eradication / control of invasive plant species from the site including Indian Balsam and Wall Cotoneaster; and
 - d. Preparation and implementation of a Landscape and Ecological Management Plan (or similar) to secure long-term management of the retained and created habitats in accordance with conservation targets and objectives.

6.0 REFERENCES

- CIEEM, 2016. *Biodiversity Net Gain: Good Practice Principles for Development*, Winchester: CIEEM.
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7.0 APPENDIX: CONDITION ASSESSMENTS AND FIGURES

7.1 Condition Assessments of Baseline and Enhanced Habitats

7.1.1 No condition assessment is required for Habitat 5: Vegetated Garden and Habitat 6: Buildings; these habitats are automatically ascribed conditions of 'Condition Assessment N/A' and 'N/A – Other' by the metric.

Table 7.1: Condition Assessments for Habitat 1: Woodland 1 (baseline) and Enhanced Woodland 1

Habitat Reference	A	B	C	D	E	F	G	H	I	J	K	L	M	Total No. of Criterion Passed	Condition Assessment Result
Habitat 1: Woodland 1	2	3	1	3	2	3	1	3	1	2	1	1	2	25	Poor
Habitat 1: Enhanced Woodland 1	2	3	1	3	2	3	1	3	1	2	1	2	2	26	Moderate
Good (total score >32)															
Moderate (total score 26 to 32)															
Poor (total score 13 to 25)															

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)
A. Age distribution of trees. See EWBG method INDICATOR 1 for more information. If tree species is not a birch <i>Betula</i> sp., cherry (<i>Prunus</i> sp.) or Sorbus sp.: 0 – 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or Sorbus species; 0 - 20 years = Young; 21 - 60 years = Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.	Three age classes present.	Two age classes present.	One age class present.
B. Wild, domestic and feral herbivore damage. See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.
C. Invasive plant species. See EWBG method INDICATOR 3 for more information. Assessed for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, the habitat has been split into parcels accordingly. Check for the presence of all plant species listed on Schedule 9 of the <i>Wildlife and Countryside Act 1981</i> (as amended), particularly the following invasive non-native species: American Skunk Cabbage, Indian Balsam,	No invasive species present in woodland.	Rhododendron or cherry laurel not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)
Japanese Knotweed, Cherry Laurel, Shallow, Snowberry, Variegated Yellow-archangel, Rhododendron and Tree-of-heaven.			
D. Number of native tree species. See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	None to two native tree or shrub species across woodland parcel.
E. Cover of native tree and shrub species. See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.	> 80% of canopy trees and >80% of understorey shrubs are native.	50-80% of canopy trees and 50-80% of understorey shrubs are native.	< 50% of canopy trees and <50% of understorey shrubs are native.
F. Open space within woodland. See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees. Automatically 'Good' if woodland is less than 10 hectares, given the increased ratio of edge habitat to woodland where the woodland is less than 10ha.	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21- 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category.
G. Woodland regeneration. See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.	All three classes present in woodland; trees 4-7cm DBH, saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.
H. Tree health. See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.
I. Vegetation and ground flora. See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.
J. Woodland vertical structure. This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values	Three or more storeys across all survey plots	Two storeys across all survey plots.	One or less storey across all survey plots.

Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)
are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.	or a complex woodland.		
K. Veteran trees. See EWBG method INDICATOR 12 for more information. See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> - GOV.UK (www.gov.uk).	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.
L. Amount of deadwood. See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems, branch stubs and stumps or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems, branch stubs and stumps or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems, stubs and stumps or an abundance of small cavities.
M. Woodland disturbance. See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment and / or more than 20% of woodland area has damaged ground.

Table 7.2: Condition Assessments for Habitats 2 and 3: Other Neutral Grassland

Habitat Reference	A	B	C	D	E	F	Total No. of Criterion Passed	Condition Assessment Result
Habitats 2 and 3: Other Neutral Grassland	Yes	Yes	No	Yes	YES	Yes	5	Good
Acid Grassland Types				Non-acid Grassland Types				
Good: passes 5 criteria				Good: passes 5 or 6 criteria, including essential criteria A and additional criterion F				
Moderate: passes 3 or 4 criteria				Moderate: passes 3 to 5 criteria, including essential criterion A				
Poor: passes 2 or fewer criteria				Poor: passes 2 or fewer criteria; or passes 3 or 4 criteria excluding criterion A and F				

Condition Assessment Criteria
A. The grassland is a good representation of the 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). Professional judgement should be used alongside the UKHab description. <i>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</i>
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.
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.
D. Cover of Bracken less than 20% and cover of scrub (including Bramble) less than 5%.
E. Combined cover of species indicative of sub-optimal condition 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 (species are listed below). If any invasive non-native plant species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended) are present, this criterion is automatically failed. This is assessed 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. <i>Species indicative of sub-optimal condition for this habitat type include:</i> Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Nettle, Creeping Buttercup, Greater Plantain, White Clover, Cow Parsley. There may be additional relevant species local to the region and / or site.
Additional Group – non-acid grassland types only
F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced at Criterion ‘E’ cannot contribute towards this count). <i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i>

Table 7.3: Condition Assessments for Habitat 4: Vegetation Colonising Hardstanding

Habitat Reference	A	B	C	Total No. of Criterion Passed	Condition Assessment Result
Habitat 4: Vegetation colonising hardstanding	No	No	Yes	1	Poor
If only 3 core Criteria Assessed					
Good: Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C.					
Moderate: Passes 2 core criteria; OR Passes 3 core criteria but does not meet the requirements for Good condition within criterion C.					
Poor: Passes 1 or fewer of core criteria					
Condition Assessment Criteria					
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. 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. C. Invasive non-native plant species listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area. This is assessed 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 <i>Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).</i> Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk). <i>For green roof habitat types only</i> – Buddleia (<i>Buddleja davidii</i>) should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.					

Table 7.4: Condition Assessments for Habitat 7: Modified Grassland (baseline)

Habitat Reference	A	B	C	D	E	F	G	Total No. of Criterion Passed	Condition Assessment Result ¹
Habitat 7: Modified grassland	No	No	Yes	Yes	Yes	Yes	Yes	5	Poor
Good: Passes 6 or 7 criteria including essential criterion A									
Moderate: Passes 4 or 5 criteria including essential criterion A									
Poor: Passes 3 or fewer criteria OR passes 4 to 6 criteria, but failing criterion A									

Condition Assessment Criteria
A. There are 6 to 8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in below). 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 m2 (excluding those listed below), 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. <i>Plant Species:</i> 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>).
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.
C. Any scrub present accounts for less than 20% of total grassland area (some scattered scrub such as Bramble may be present). Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
D. Physical damage 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.
E. Cover of bare ground between 1% and 10%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover
F. Cover of Bracken less than 20%.
G. There is an absence of invasive non-native species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended). This is assessed 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

Table 7.5: Condition Assessments for Habitat 7: Other Neutral Grassland (enhanced from baseline)

Habitat Reference	A	B	C	D	E	F	Total No. of Criterion Passed	Condition Assessment Result
Habitat 7: Enhanced grassland	Yes	No	No	Yes	Yes	Yes	4	Moderate
Acid Grassland Types				Non-acid Grassland Types				
Good: passes 5 criteria				Good: passes 5 or 6 criteria, including essential criteria A and additional criterion F				
Moderate: passes 3 or 4 criteria				Moderate: passes 3 to 5 criteria, including essential criterion A				
Poor: passes 2 or fewer criteria				Poor: passes 2 or fewer criteria; or passes 3 or 4 criteria excluding criterion A and F				

Condition Assessment Criteria
A. The grassland is a good representation of the 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). Professional judgement should be used alongside the UKHab description. <i>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</i>
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.
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.
D. Cover of Bracken less than 20% and cover of scrub (including Bramble) less than 5%.
E. Combined cover of species indicative of sub-optimal condition 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 (species are listed below). If any invasive non-native plant species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended) are present, this criterion is automatically failed. This is assessed 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. <i>Species indicative of sub-optimal condition for this habitat type include:</i> Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Nettle, Creeping Buttercup, Greater Plantain, White Clover, Cow Parsley. There may be additional relevant species local to the region and / or site.
Additional Group – non-acid grassland types only
F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced at Criterion ‘E’ cannot contribute towards this count). <i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i>

Table 7.6: Condition Assessments for Habitat 8: Tree 1

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat 7: Tree 1	Sycamore	No	Yes	Yes	Yes	No	Yes	Small	4	Moderate
										Good: Passes 5 or 6 criteria
										Moderate: Passes 3 or 4 criteria
										Poor: Passes 2 or fewer criteria

Condition Assessment Criteria
A. The tree is a native species (or more than 70% within the block are native species)
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.
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.
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F. More than 20% of the tree canopy area is oversailing vegetation beneath

Table 7.7: Condition Assessment for Habitat 9: Hedgerow 1

Habitat Reference	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Total No. of Group Failures	Total No. of Criteria Failures	Condition Assessment Result
Habitat 9: Hedgerow 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	N/A	0	0	Good
Hedgerows Without Trees							Hedgerows With Trees						
Good: No more than 2 failures in total; AND no more than 1 in any functional group.							Good: No more than 2 failures in total; AND no more than 1 failure in any functional group.						
Moderate: No more than 4 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).							Moderate: No more than 5 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).						
Poor: Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).							Poor: Fails a total of more than 5 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).						
Condition Assessment Criteria													
A1. Height: >1.5m average along length The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).							A2. Width: >1.5m average along length. The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. Blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice)						
B1. Gap - hedge base. Gap between ground and base of canopy is less than 0.5m, for more than 90% of length (unless line of trees). This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (e.g. a Hazel dominated hedgerow or where the hedgerow is affected by shading from other vegetation such as woodland, see page 65 of <i>Hedgerow Survey Handbook</i>).							B2. Gap - hedge canopy continuity. Gaps make up less than 10% of total length and no canopy gaps are greater than 5m. Gates and access points are not subject to the greater than 5m criterion. This is the horizontal ‘gappiness’ of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall ‘gappiness’, but are not subject to the greater than 5 m criterion (as this is the typical size of a gate).						
C1. Undisturbed ground and perennial vegetation. More than 1m width ground with perennial herbaceous vegetation for more than 90% of the hedgerow length, as measured from outer edge of the hedgerow, and is present on at least 1 side of the hedgerow. This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.							C2. Nutrient-enriched perennial vegetation. Plant species indicative of nutrient enrichment of soils do not dominate more than 20% cover of the ground area of undisturbed ground. The indicator species used are nettles (<i>Urtica</i> spp.), Cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.						

Condition Assessment Criteria	
D1. Invasive and neophyte species. More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	D2. Current damage. More than 90% of the hedgerow or undisturbed ground is free of damaged caused by human activities. This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).
Additional group – ONLY if trees are present	
E1. Tree Class There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient⁸), and there is on average at least one mature, ancient or veteran tree present per 20 to 50m of hedgerow. This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	E1. Tree health At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.

7.2 Target Condition Assessments of Created Habitats

- 7.2.1 The habitats proposed to be retained namely Habitat 1: Woodland, Habitat 3: Other neutral grassland, Habitat 4: Sparse ruderal vegetation and Habitat 8: Tree 1 will be managed to their current condition, as presented in the tables above.
- 7.2.2 No condition assessment is required for the proposed Habitat B: Hardstanding. This habitat is automatically ascribed a condition assessment of 'N/A – Other' by the metric.

Table 7.8: Condition Assessments for Habitat A: New Wildflower Grassland

Habitat Reference	A	B	C	D	E	F	Total No. of Criterion Passed	Condition Assessment Result
Habitat A: Wildflower Grassland to be created over vegetated garden	Yes	No	No	Yes	Yes	Yes	4	Moderate
Acid Grassland Types				Non-acid Grassland Types				
Good: passes 5 criteria				Good: passes 5 or 6 criteria, including essential criteria A and additional criterion F				
Moderate: passes 3 or 4 criteria				Moderate: passes 3 to 5 criteria, including essential criterion A				
Poor: passes 2 or fewer criteria				Poor: passes 2 or fewer criteria; or passes 3 or 4 criteria excluding criterion A and F				

Condition Assessment Criteria
A. The grassland is a good representation of the 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). Professional judgement should be used alongside the UKHab description. <i>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</i>
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.
C. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.
D. Cover of Bracken less than 20% and cover of scrub (including Bramble) less than 5%.
E. Combined cover of species indicative of sub-optimal condition 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 (species are listed below). If any invasive non-native plant species as listed on Schedule 9 of <i>Wildlife and Countryside Act 1981</i> (as amended) are present, this criterion is automatically failed. This is assessed 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. <i>Species indicative of sub-optimal condition for this habitat type include:</i> Creeping Thistle, Spear Thistle, Curled Dock, Broad-leaved Dock, Common Nettle, Creeping Buttercup, Greater Plantain, White Clover, Cow Parsley. There may be additional relevant species local to the region and / or site.
Additional Group – non-acid grassland types only
F. There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced at Criterion 'E' cannot contribute towards this count). <i>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</i>

Table 7.9: Condition Assessments for Habitat C: New Trees

Tree Reference	Species	A	B	C	D	E	F	Size Category	Total No. of Criterion Passed	Condition Assessment Result
Habitat C: New trees (9No.)	Native	Yes	Yes	No	Yes	No	Yes	Small	4	Moderate
										Good: Passes 5 or 6 criteria
										Moderate: Passes 3 or 4 criteria
										Poor: Passes 2 or fewer criteria
Condition Assessment Criteria										
A. The tree is a native species (or more than 70% within the block are native species)										
B. Tree canopy is predominantly continuous with gaps in canopy cover making up less than 10% of total area and no individual gap being more than 5 metres wide. Individual trees automatically pass this criterion.										
C. The tree is mature (or more than 50% within the block are mature). See gov.uk standing advice on ancient and veteran trees, available from: <i>Keepers of time: ancient and native woodland and trees policy in England</i> (publishing.service.gov.uk) and <i>Ancient woodland, ancient trees and veteran trees: advice for making planning decisions</i> (www.gov.uk). Enhancement of this habitat type is only possible by improving the habitat so that it meets Criteria B, D and F. It is not possible or appropriate to enhance individual trees through meeting just one of those Criteria, nor by meeting Criteria A, C or E.										
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.										
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.										
F. More than 20% of the tree canopy area is oversailing vegetation beneath										

Table 7.10: Condition Assessment for Habitat D: Hedgerow with Trees

Habitat Reference	A1	A2	B1	B2	C1	C2	D1	D2	E1	E2	Total No. of Group Failures	Total No. of Criteria Failures	Condition Assessment Result
Habitat D: Hedgerow with trees	Yes	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	0	3	Moderate
Hedgerows Without Trees							Hedgerows With Trees						
Good: No more than 2 failures in total; AND no more than 1 in any functional group.							Good: No more than 2 failures in total; AND no more than 1 failure in any functional group.						
Moderate: No more than 4 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).							Moderate: No more than 5 failures in total; AND does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).						
Poor: Fails a total of more than 4 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).							Poor: Fails a total of more than 5 attributes; OR fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).						
Condition Assessment Criteria													
A1. Height: >1.5m average along length The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).							A2. Width: >1.5m average along length. The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. Blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of 4 years (if undertaken according to good practice)						
B1. Gap - hedge base. Gap between ground and base of canopy is less than 0.5m, for more than 90% of length (unless line of trees). This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (e.g. a Hazel dominated hedgerow or where the hedgerow is affected by shading from other vegetation such as woodland, see page 65 of <i>Hedgerow Survey Handbook</i>).							B2. Gap - hedge canopy continuity. Gaps make up less than 10% of total length and no canopy gaps are greater than 5m. Gates and access points are not subject to the greater than 5m criterion. This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness', but are not subject to the greater than 5 m criterion (as this is the typical size of a gate).						
C1. Undisturbed ground and perennial vegetation. More than 1m width ground with perennial herbaceous vegetation for more than 90% of the hedgerow length, as measured from outer edge of the hedgerow, and is present on at least 1 side of the hedgerow. This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.							C2. Nutrient-enriched perennial vegetation. Plant species indicative of nutrient enrichment of soils do not dominate more than 20% cover of the ground area of undisturbed ground. The indicator species used are nettles (<i>Urtica</i> spp.), Cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.						

Condition Assessment Criteria	
D1. Invasive and neophyte species. More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species. Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website, as well as the BSBI website where the 'Online Atlas of the British and Irish Flora' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website.	D2. Current damage. More than 90% of the hedgerow or undisturbed ground is free of damaged caused by human activities. This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).
Additional group – ONLY if trees are present	
E1. Tree Class There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient⁸), and there is on average at least one mature, ancient or veteran tree present per 20 to 50m of hedgerow. This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	E1. Tree health At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.

7.3 Figures

Figure 1: Aerial Image of the Site

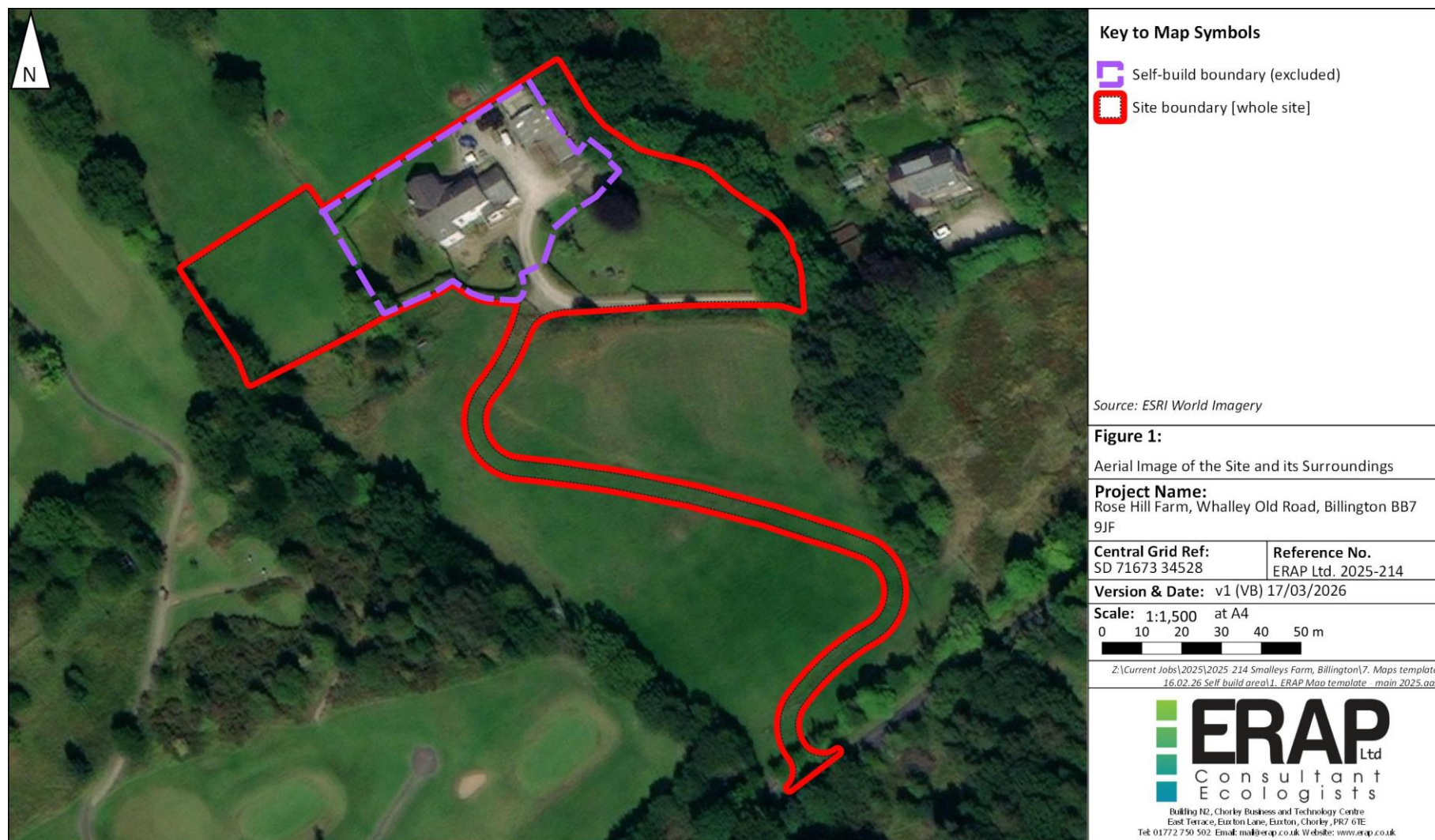


Figure 2: BNG: Baseline Habitats

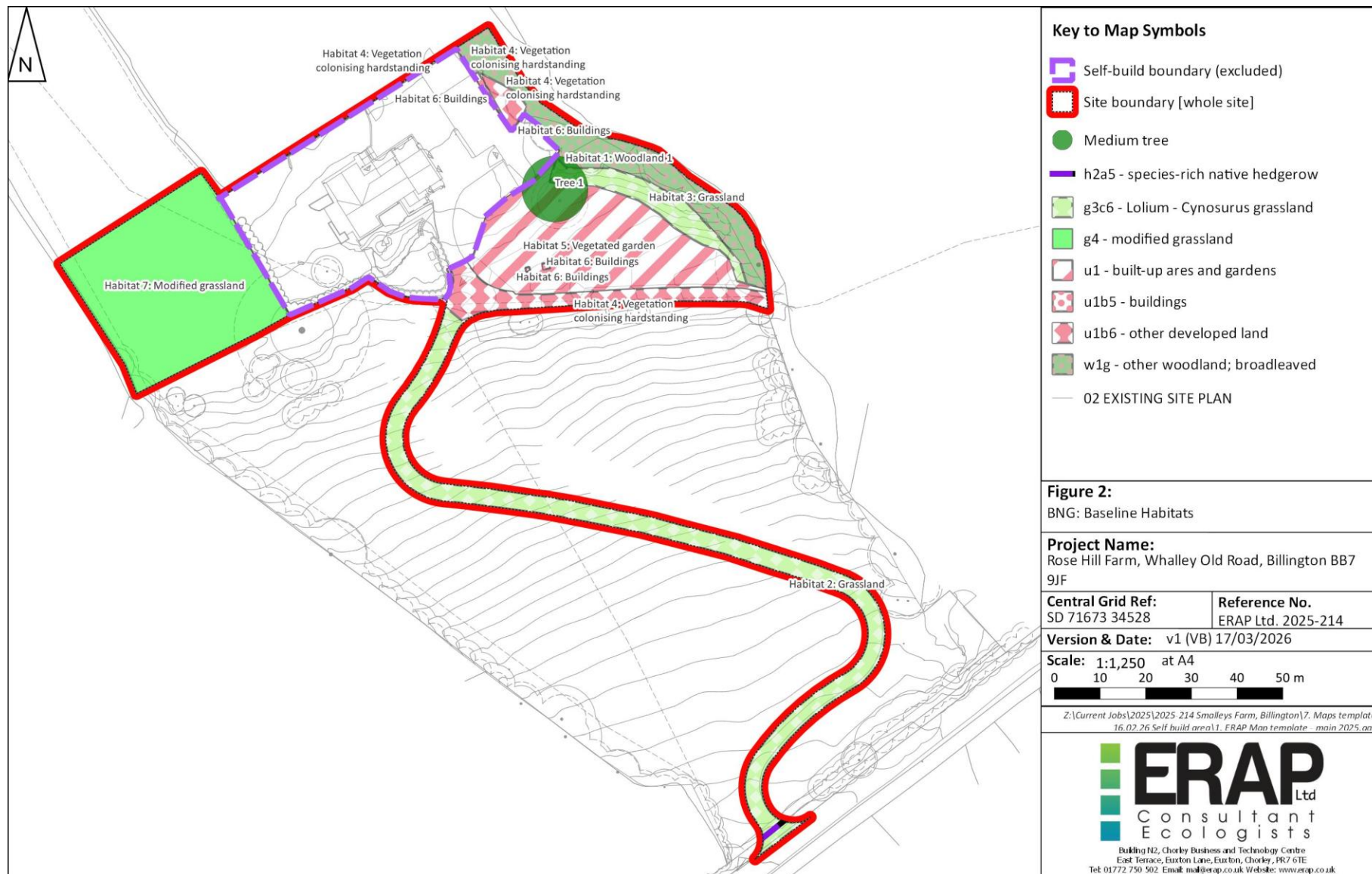


Figure 3: BNG: Post intervention Habitats

