

Biodiversity Net Gain Assessment

Survey site:

Northcote Hotel and Restaurant, Northcote Road, Langho, Blackburn BB6 8BE

Client:

Northcote Hotel Ltd

Assessment date:

13/05/2026

Project:

This report is prepared to inform a planning application with Ribble Valley Borough Council and is described as:

The construction of a new restaurant with associated parking and landscaping.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2026.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Final	1.0	David Hill-Chambers, MSc, BSc, Graduate Ecologist	14/05/2026
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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference SD 70635 34941 and extends to approximately 0.62ha. The site comprises areas of modified grassland, sparsely vegetated land, other woodland; broadleaved, native hedgerow, artificial unvegetated unsealed surfaces and scattered trees. The site is well connected to the surrounding landscape through the presence of hedgerows, trees and woodland habitats. The site is enclosed by wooden fencing and native hedgerows.

The surrounding landscape comprises predominantly managed grassland and areas of deciduous woodland, with commercial and residential buildings scattered throughout, most notably to the south of the site. A review of historic mapping indicates the landscape has remained largely unchanged since the late 1800s. According to available soil data, the underlying soils are described as medium, loamy but locally light, silt-rich, and occasionally heavy clay-rich soils and subsoils.

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

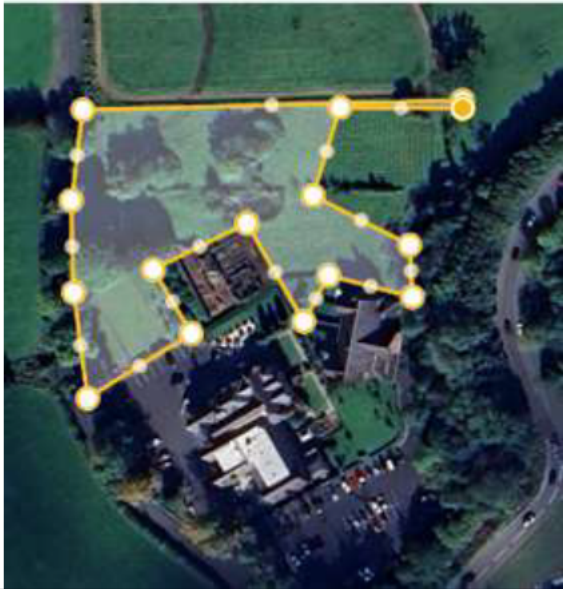
- Statutory Baseline BNG Metric – Northcote Hotel and Restaurant – BB6 8BE – v6.0 (Arbtech Consulting Ltd., 2026)
- Preliminary Ecological Appraisal (PEA) - Northcote Hotel and Restaurant – BB6 8BE – v1.0 (Arbtech Consulting Ltd., 2026)

Executive Summary

The baseline habitat assessment identified the site as comprising predominantly poor condition modified grassland, together with scattered trees, native hedgerows, a small area of mixed scrub and a temporary pond identified through retrospective assessment of historic aerial imagery. As evidence of habitat degradation was identified, the baseline biodiversity value was reconstructed to reflect the site as it existed on 21st September 2025. The baseline biodiversity value of the site was calculated as 6.66 area habitat units and 0.40 hedgerow units. No irreplaceable habitats were identified on site, and all baseline habitats were assigned low strategic significance in accordance with the published Lancashire Local Nature Recovery Strategy (LNRS).

The proposed development comprises the construction of a new restaurant with associated parking and landscaping. Whilst the proposals include the retention of existing trees and hedgerows, the creation of species-rich native hedgerows, native scrub, other neutral grassland and the planting of new trees, the development is currently predicted to result in a net loss of 0.24 area habitat units **(-8.19%)** and a net gain of 1.25 hedgerow units **(+327.77%)**. As the scheme does not satisfy the biodiversity trading rules and falls short of the statutory requirement to achieve a minimum 10% biodiversity net gain, additional habitat creation and enhancement measures will be required. Given the limited opportunity for further on-site habitat creation, it is considered likely that the purchase of off-site biodiversity units, including units for rural trees and modified grassland, will be necessary to achieve compliance with the mandatory BNG requirements.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	21 st September 2025
	The baseline biodiversity value of the site is not derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) as evidence of habitat degradation had occurred. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. Google Earth) and available information obtain on site.	
	Historical imagery < 28 Jun 2018 > >  Historical imagery < 21 Sept 2025 > > 	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
BNG Target Uplift	+10%
National Character Area (NCA)	35 - Lancashire Valleys
Strategic Significance	Lancashire County Council – Local Nature Recovery Strategy: https://www.lancashire.gov.uk/council/strategies-policies-plans/environmental/local-nature-recovery-strategy/ The strategic significance of habitats within the baseline assessment has been determined in accordance with the BNG user guide (Updated, July 2025) and the published Lancashire County Council Local Nature Recovery Strategy (LNRS). According to the LNRS interactive map, the application site falls within urban primary measure U2.3 and woodland primary measures W2.3 and W2.7 as detailed below: U2 - Maximised biodiversity value of new and existing urban environments and infrastructure networks • U2.3: Creation and enhancement of wooded habitats within urban areas, including orchards, street trees, micro-woods, urban woodland, and hedgerows. W2 - Woodland and wooded habitats expanded and connected with biodiverse woodland creation and tree cover in appropriate locations on a landscape scale. • W2.3: Creation of new biodiverse woodlands incorporating appropriate native species. • W2.7: Create appropriate semi-natural habitats to buffer, expand or connect existing woodland, incorporating natural colonisation wherever possible.

	In line with the BNG Metric User Guide, as the LNRS has been published for the site, all baseline strategic significance values for habitat parcels on site (within the identified area of potential measure) are set to ‘Low’ (BNG User Guide p27, 2025). Any potential increase in strategic significance would only apply to post-development habitat creation or enhancement (where possible) if it were proposed in a mapped location and aligned with an LNRS potential measure. At the baseline stage, the published guidance is clear that all existing habitats are to be scored as Low strategic significance, regardless of ecological value or local conservation interest. When the BNG post-development assessment is undertaken, the following should be considered in regard to post-development strategic significance of habitats according to Table 7 of the BNG Metric User Guide (p. 27), as summarised below: • High strategic significance: Applied only if the parcel is mapped in the Local Habitat Map for a potential LNRS measure and the proposed intervention is consistent with that mapped measure. • Medium strategic significance: Cannot be applied where an LNRS is published. • Low strategic significance: Applied when the above conditions are not met. This includes cases where the intervention occurs in a mapped area but does not align with the specific potential measure proposed by the LNRS.
Limitations	
The baseline habitats for the site have been reconstructed retrospectively, as the site had been subject to clearance prior to the current assessment. As such, limited field survey data is available to verify the pre-clearance habitat composition, structure, or condition, and the assessment is therefore reliant on desk-based sources and professional interpretation. The primary source of information comprises historical aerial imagery reviewed across multiple years, supported by publicly available mapping data (Google Earth and Google Streetview). While this allows for identification of broad habitat types based on tone, texture, and spatial arrangement, it does not allow for confirmation of species composition, habitat condition, or detailed structural characteristics. Where information relating to habitat condition is not available, the assessment applies the precautionary principle and assumes a positive (i.e. good) condition. Consequently, a degree of uncertainty is inherent within the reconstructed baseline; however, the approach adopted ensures that the assessment provides a robust and defensible baseline for the purposes of biodiversity unit calculation.	

Baseline

Baseline Biodiversity Value: On-Site				
Habitat	Area/Length	Description	Condition Assessment	Strategic Significance
g4 Modified grassland	0.5846ha	The site supports species-poor grassland dominated by common species. Regular mowing maintains a short sward of ~5cm, with no signs of compaction or damage and bare ground covering <10% of the site. Fewer than 8 vascular plant species are present per m ² .	Poor Condition Assessed using the 'grassland low' habitat type condition assessment.	Low Strategic Significance
r1f6 Other temporary ponds and scrapes	0.0161ha	The habitat was retrospectively assessed as a pond based on historic aerial imagery showing intermittent periods of standing water within the feature. Although no water was present at the time of survey, the feature has been included within the retrospective baseline assessment due to evidence of periodic inundation.	Assumed Good Condition Assessed using the 'pond' habitat type condition assessment.	Low Strategic Significance
h3e Mixed scrub	0.01008ha	The habitat was retrospectively assessed as mixed scrub with scattered trees based on historic aerial imagery and Google Street View imagery showing dense scrub vegetation with several young trees present along the field margin. The habitat comprised a mosaic of scrub and early successional woody vegetation.	Assumed Moderate Condition Assessed using the 'scrub' habitat type condition assessment.	Low Strategic Significance

Baseline Biodiversity Value: On-Site				
32 Scattered Trees	Small M: 0.0529ha	15 scattered trees were recorded across the site, including sycamore, beech, field maple, hawthorn, ash, silver birch and plum. In addition, recent site clearance has resulted in the felling of at ~12 additional trees, ranging from small to large in size based on historical imagery.	Moderate & Good Condition Assessed using the 'individual tree' habitat type condition assessment.	Low Strategic Significance
	Medium M: 0.0326ha G: 0.0814ha			
	Large G: 0.2199ha			
	X Large G: 0.0765ha			
h2a Native hedgerow	H1 0.013km H2 0.088km	Three native hedgerows were recorded across the site, comprising species including dog rose, blackthorn, sea-buckthorn, elder, holly, beech and hawthorn. All hedgerows were assessed as being in moderate condition in accordance with the Statutory Biodiversity Metric condition assessment criteria.	Moderate Condition Assessed using the 'hedgerow' habitat type condition assessment.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained	32 Scattered Trees	Medium M: 0.0326ha G: 0.0814ha	All small trees within the site boundary are to be felled to facilitate the proposed development as are three large trees along the western boundary.	Retains Moderate & Good Condition	Low Strategic Significance
		Large G: 0.1099ha			
		X Large G: 0.0765ha			
	h2a Native hedgerow	H2 0.083ha	H1 will be removed as part of the proposed development with H2 retained aside from the partial removal to facilitate the new access.	Retains Moderate Condition	Low Strategic Significance
Created	u1b Developed land, sealed surface	0.22148ha	New areas of hardstanding will be created in the form of vehicular tarmac, buff resin bound gravel, paving slabs and decking.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	u1b5 Building	0.04684ha	Proposed restaurant.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

	h3h Mixed scrub	0.01161ha	Described as “proposed native scrub mix” featuring a earth mounding.	Target Good Condition	Low Strategic Significance
	h3e Introduced shrub	0.08635ha	Described as “proposed semi-native scrub mix”	Habitat condition pre-determined as ‘ N/A ’ as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	g4 Modified grassland	0.06906ha	Described as “proposed flowering lawn”	Target Good Condition	Low Strategic Significance
	g4 Modified grassland	0.03255ha	Described as “proposed hardwearing amenity grass”	Target Poor Condition	Low Strategic Significance
	r1 46 Ornamental pond	0.01468ha	Proposed water feature partially surrounding the decking along the new building.	Target Poor Condition	Low Strategic Significance
	32 Scattered tree	0.3298ha	81 proposed native trees comprising multi stemmed, fruiting and pleached trees.	Target Moderate Condition	High Strategic Significance Satisfies criteria U2.3
	h2a5 Species rich native hedgerow	0.052ha & 0.122ha	Described as “proposed mixed species native hedge”.	Target Moderate Condition	High Strategic Significance Satisfies criteria U2.3
	h2b non-native and ornamental hedgerow	0.051ha	Described as “ornamental hedge”	Habitat condition pre-determined as ‘ Poor ’ as detailed within the	High Strategic Significance Satisfies criteria U2.3

				Statutory Biodiversity Condition Assessment Supplement.	
Enhanced	g3c Other neutral grassland	0.12945ha	An area of former modified grassland will be enhanced to “wildflower meadow” which is been interpreted as other neutral grassland.	Target Moderate Condition	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units	
		Area-Based	Linear-Based
On-Site	Baseline	6.66 units comprising: • 1.17 units of modified grassland • 0.19 units of pond • 0.08 units of mixed scrub • 5.22 units of rural trees	0.40 units comprising: • 0.40 units of native hedgerow
	Post-Development	6.11 units comprising: • 0.80 units of other neutral grassland (enhanced) • 3.48 units of rural trees (retained) • 0.10 units of mixed scrub (created) • 0.17 units of Introduced shrub (created) • 0.32 units of modified grassland (created) • 0.06 units of modified grassland (created) • 0.03 units of ornamental pond (created) • 1.16 units of rural trees (created)	0.67 units comprising: • 0.33 units of native hedgerow (retained) • 0.40 units of species rich native hedgerow (created) • 0.06 units non-native ornamental hedgerow (created) • 0.94 units of species rich native hedgerow (created)
	Net Change	-0.55 units	+1.32 units
	Overall Net Change	-8.19% with unmet trading rules	+327.77% with trading rules satisfied

Results, Discussion, and Next Steps

BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-8.19%) and a net gain of linear-based habitat units (+327.77%) with unmet trading rules for area-based habitats. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for rural trees (medium distinctiveness), pond (medium distinctiveness) and modified grassland (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 7.33 will need to be achieved. At present, there is a unit deficit of 1.21 units. Of these units, 0.58 units of rural trees and 0.19 of ponds (medium distinctiveness) and 0.78 units of modified grassland (low distinctiveness) to satisfy trading rules.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. There is limited scope on site, and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological

	enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below. <table><tr><td></td><td>Distinctiveness</td><td>Broad Habitat Group</td><td>Habitat</td><td>Units Required</td></tr><tr><td rowspan="4">Area-Based</td><td>Medium</td><td>Individual Trees</td><td>Rural Tree</td><td>0.58</td></tr><tr><td>Medium</td><td>Lakes</td><td>Ponds</td><td>0.19</td></tr><tr><td>Low</td><td>Grassland</td><td>Modified grassland</td><td>0.78</td></tr><tr><td colspan="3">Total</td><td>1.58</td></tr></table> Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.		Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Medium	Individual Trees	Rural Tree	0.58	Medium	Lakes	Ponds	0.19	Low	Grassland	Modified grassland	0.78	Total			1.58
	Distinctiveness	Broad Habitat Group	Habitat	Units Required																			
Area-Based	Medium	Individual Trees	Rural Tree	0.58																			
	Medium	Lakes	Ponds	0.19																			
	Low	Grassland	Modified grassland	0.78																			
	Total			1.58																			
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.																						

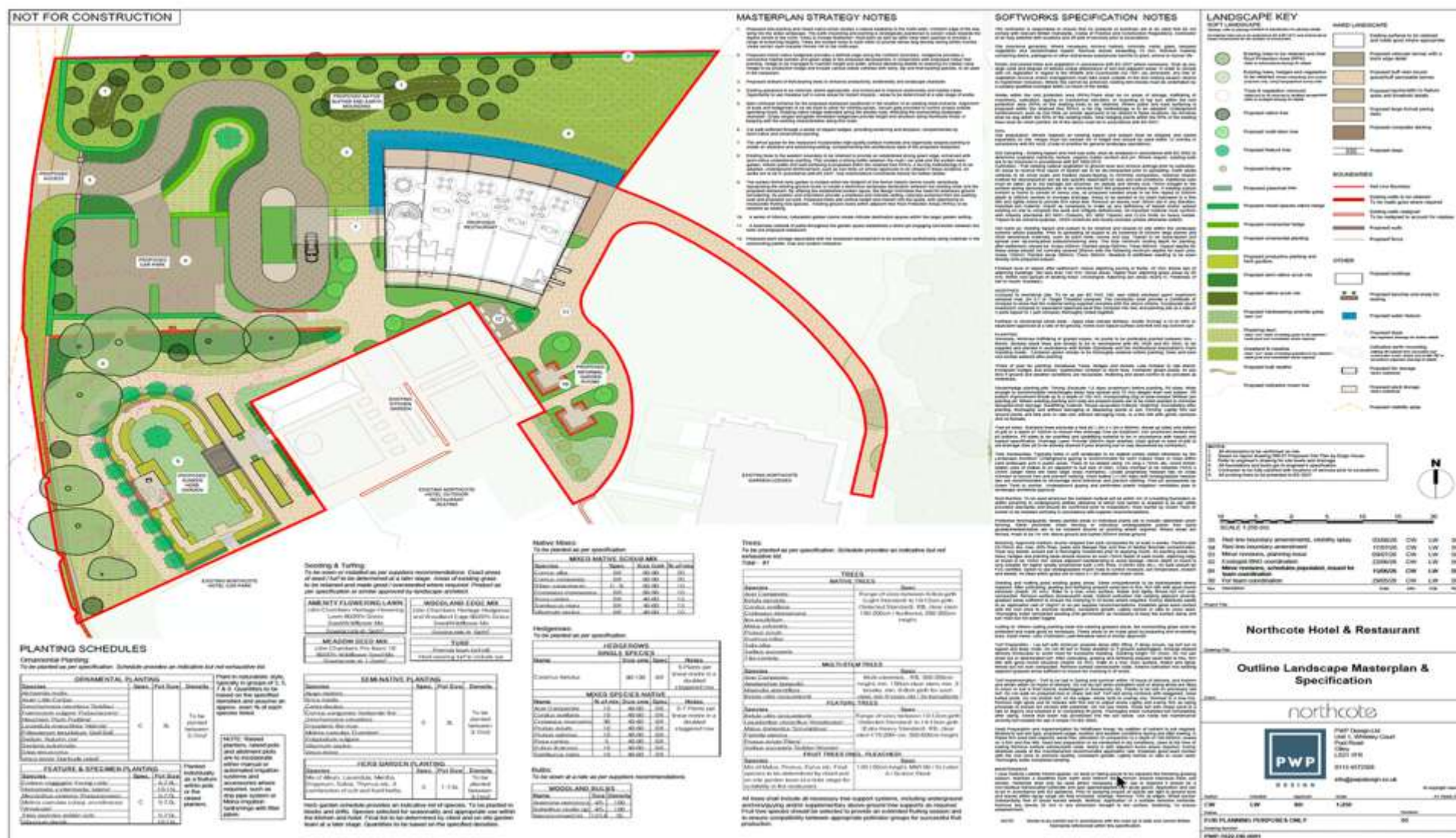
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.55	Total net gain achieved is less than target set ▲	
	Hedgerow units	1.32		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-8.19%		
	Hedgerow units	327.77%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	6.66	7.33	1.21
Hedgerow units	10.00%	0.40	0.44	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓
Input errors/rule breaks present in metric ▲				

Appendix 5: Baseline Habitat Condition Assessment Sheets

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>). 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 in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	N
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.	Y
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.	Y
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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of 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.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 6/7
	Condition poor due to passing 6 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

Sparsely vegetated land (u1f) condition assessment.

	Criteria Description	Criteria Passed?
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.	N
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.	N
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Y
BONUS	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement).	Y
		Total 2/4
	Condition poor due to passing 2 of 4 criteria.	

Other woodland; broadleaved (w1g) condition assessment.

Category	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
A. Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1
B. Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
C. Invasive plant species	No Invasive species present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3
D. Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	2
E. Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3
F. Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted (given the increased ratio of edge habitat to woodland where the woodland is <10ha).	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category 7.	2
G. Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1
H. Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree 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.	3

I. Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1
J. Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	1
K. Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
L. Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	3
M. Woodland disturbance	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 20% or more of woodland area has damaged ground.	3
				Total 27/39
	Condition poor due to scoring 27 of 39 points.			

Native hedgerow (h2a) condition assessment – H1

	Criteria Description	Criteria Passed?
A	Height >1.5 m average along length. (The average height of woody growth estimated from base of stem to the top of the 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 four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).)	Y
A	Width >1.5 m average along length. (The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >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 four years (if undertaken according to good practice).)	N
B	Gap between ground and base of canopy <0.5 m for >90% of length. (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 (see page 65 of the Hedgerow Survey Handbook).)	N
B	Gaps make up <10% of total length; and No canopy gaps >5 m. (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 >5 m criterion (as this is the typical size of a gate).)	N
C	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and is present on one side of the hedgerow (at least). (This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.)	Y
C	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the 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, does not exceed the 20% cover threshold.)	Y
D	>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.)	Y

D	>90% of the hedgerow or undisturbed ground is free of damage 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 (for example, excessive hedgerow cutting).)	N
		Total 4/8
	Condition moderate due to passing 4 of 8 criteria.	

Native hedgerow (h2a) condition assessment – H2

	Criteria Description	Criteria Passed?
A	Height >1.5 m average along length. (The average height of woody growth estimated from base of stem to the top of the 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 four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).)	Y
A	Width >1.5 m average along length. (The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >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 four years (if undertaken according to good practice).)	N
B	Gap between ground and base of canopy <0.5 m for >90% of length. (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 (see page 65 of the Hedgerow Survey Handbook).)	N
B	Gaps make up <10% of total length; and No canopy gaps >5 m. (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 >5 m criterion (as this is the typical size of a gate).)	Y
C	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and is present on one side of the hedgerow (at least). (This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.)	Y
C	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the 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, does not exceed the 20% cover threshold.)	N
D	>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.)	Y

D	>90% of the hedgerow or undisturbed ground is free of damage 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 (for example, excessive hedgerow cutting).)	Y
		Total 5/8
	Condition moderate due to passing 5 of 8 criteria.	

Native hedgerow (h2a) condition assessment – H3

	Criteria Description	Criteria Passed?
A	Height >1.5 m average along length. (The average height of woody growth estimated from base of stem to the top of the 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 four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).)	Y
A	Width >1.5 m average along length. (The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >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 four years (if undertaken according to good practice).)	N
B	Gap between ground and base of canopy <0.5 m for >90% of length. (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 (see page 65 of the Hedgerow Survey Handbook).)	N
B	Gaps make up <10% of total length; and No canopy gaps >5 m. (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 >5 m criterion (as this is the typical size of a gate).)	Y
C	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: Measured from outer edge of hedgerow; and Is present on one side of the hedgerow (at least). (This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.)	N
C	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the 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, does not exceed the 20% cover threshold.)	Y
D	>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.)	Y

D	>90% of the hedgerow or undisturbed ground is free of damage 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 (for example, excessive hedgerow cutting).)	Y
		Total 5/8
	Condition moderate due to passing 5 of 8 criteria.	

Scattered trees condition assessment.

	Criteria	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
A	Native tree	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B	Tree Canopy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	Tree Maturity	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
D	Tree Health	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
E	Ecological Niches	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	N	N	N
F	Tree Canopy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Condition	M	M	M	M	M	M	M	M	M	M	M	G	G	G	G	G	G	G	G	G