

BIODIVERSITY NET GAIN STATEMENT
LAND SOUTH OF TURNPIKE LANE, ICKLEFORD, HERTFORDSHIRE

carried out by



commissioned by

HAWRIDGE STRATEGIC LAND LTD.

SEPTEMBER 2025



BIODIVERSITY NET GAIN STATEMENT

LAND SOUTH OF TURNPIKE LANE, ICKLEFORD, HERTFORDSHIRE

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The information, data and advice which has been prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report and its contents remain the property of Clarkson and Woods Ltd. until payment has been made in full.



1 INTRODUCTION

- 1.1.1 Clarkson and Woods Ltd. was commissioned by Hawridge Strategic Land Ltd. to carry out a Biodiversity Net Gain (BNG) Assessment for the proposed development at Land South of Turnpike Lane, Ickleford, Hertfordshire (nearest postcode SG5 3XE), hereafter referred to as 'the Site'.
- 1.1.2 The purpose of this report is to provide a quantitative assessment of the likely BNG which the project will achieve post-development, justifying and comparing the valuation of baseline and proposed habitats.
- 1.1.3 An ecological impact assessment (EclA) has been produced for the Site¹, which should be read in conjunction with this report. A completed statutory metric accompanies this report.
- 1.1.4 A habitat survey was undertaken by Clarkson & Woods on 16th June 2025. The Site comprises deciduous woodland, tussocky grassland, horse-grazed pasture, hedgerow, scattered trees and scrub. There is also a road/track and multiple structures, ruderal vegetation, and the River Oughton at the southern boundary.

1.2 Development Proposals

- 1.2.1 The proposals comprise the construction of a residential housing development. A Sustainable Drainage System will be constructed in the south of the Site and a Local Equipment Area for Play (LEAP) in the east. Pedestrian/cycle connections will run through the residential area.
- 1.2.2 Grassland areas and retained woodland will form the boundary of the Site and scattered trees planted throughout. Roads, houses and gardens will form the remainder of the Site.

1.3 Assessment Scope

- 1.3.1 This report provides a quantitative assessment of the likely BNG which the project will achieve post-development, assuming successful implementation of proposed landscaping and ecological management measures.
- 1.3.2 Habitat features are used as a proxy measure for quantifying the value and importance of nature within a site. Each habitat type is assigned a numerical value, based on various parameters, enabling assessments to be made of the present and future biodiversity value of a site through the calculation of biodiversity gains and losses.
- 1.3.3 The process itself follows the mitigation hierarchy; this prioritises avoidance of impacts; then minimisation of negative impacts through appropriate mitigation; with compensation for residual impacts as a last resort.
- 1.3.4 Whilst the BNG assessment quantifies biodiversity losses and gains, this process is conducted in parallel to the valuation of ecological features conducted as part of an ecological impact assessment. Additionally, this is separate to the legal and planning duties accounting for the protection afforded to habitats and species, which decision-makers and developers should discharge. Therefore, due consideration must still be given to ensure legal compliance and that no environmental offences are committed.
- 1.3.5 The assessment was undertaken using illustrative landscape plans to inform an outline application, this assessment therefore will be updated following the receipt of the finalised landscape and planting plan.
- 1.3.6 This document aims to:
- Establish the quantitative baseline value of the Site, in terms of Habitat Units (HU), Hedgerow Units (HeU) and River Units (RU).
 - Establish the future value of the Site, in terms of HU, HeU and RU by quantifying the value of all retained, enhanced or created habitats; and
 - Determine whether the proposals will result in net loss, no net loss, or net gain for biodiversity.

1.4 Competency Summary

- 1.4.1 Habitat data has been collected by Henry Sturgess MCIEEM and Bryan Tan.

¹ Ecological Impact Assessment – Land South of Cowards Lane, Codicote. Clarkson & Woods Ltd., July 2025.



- 1.4.2 Henry has over 11 years' experience undertaking ecological surveys and has a BSc in relevant subjects. He has been trained and is certified for conducting Modular River Physical (MoRPh) field surveys and River Type studies for River Condition Assessments. Henry has a level 4 FISC (Field Identifications Skills Certificate) for the identification of vascular plants.
- 1.4.3 Bryan a qualifying member of CIEEM. He has over 2 years' experience undertaking ecological surveys and holds an MBiolSci in Zoology.
- 1.4.4 Both ecologists have been assessed under the Clarkson and Woods QA processes as competent to complete the survey.

1.5 Key Information

- 1.5.1 The stages of design of the Site and application of the mitigation hierarchy have followed *Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, CIRA, IEMA 2016)*.
- 1.5.2 A draft Local Nature Recovery Strategy (LNRS) for Hertfordshire² is currently available and has been referred to when defining Strategic Significance within the BNG metric. In line with current guidance³, Strategic Significance for all baseline units has been set at Low (Area / compensation not in local strategy) as a LNRS relevant to the Site has been published.
- 1.5.3 The Statutory Biodiversity Metric, referred to hereafter as 'the Metric', has been used to complete the calculation and assessment which accompanies this document, with mapping carried out on QGIS Version 3.34.
- 1.5.4 Condition sheets used to assess habitats within this report follow those presented in The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. The relevant condition sheets are provided in Appendix D.
- 1.5.5 Figures showing baseline and proposed habitats, as well as relevant landscaping plans, are given in Appendices A, B and E.

1.6 Limitations

- 1.6.1 It is anticipated that a non-significant margin of error in the mapping may occur throughout the process from collecting data in the field to mapping on GIS software.
- 1.6.2 It has been necessary to make assumptions about the condition and distinctiveness of created and / or enhanced habitats to complete the Metric. Habitat creation and enhancement in the Metric is based on a realistic and achievable scenario.

² <https://www.hertfordshire.gov.uk/about-the-council/how-the-council-works/partnerships/herts-nature-recovery-partnership/local-nature-recovery-strategy.aspx>

³ The Statutory Biodiversity Metric – User Guide. DEFRA. Updated 3 July 2025



2 HABITATS UNITS

2.1 Baseline Habitat Units

- 2.1.1 The baseline habitat types recorded within the Site are described below, along with an explanation of the condition and strategic significance values assigned to them in the Metric. Relevant condition assessments are given in Appendix D.
- 2.1.2 Metric references provided in the sections below refer to parcel references within the BNG metric.
- 2.1.3 A map of the baseline habitats is given in Appendix A.

Grassland: Modified Grassland (MG)

Metric Reference

- 2.1.4 G1 & G4

Habitat Description

- 2.1.5 Two small patches of MG were situated in the southwest and northwest of the Site. The grassland was dominated by perennial ryegrass *Lolium perenne* and rough meadowgrass *Poa trivialis*, and the sward was generally short and uniform with an average of five species per m² (G1) and seven species per m² (G4). Full botanical results are given in Appendix C.

Condition

- 2.1.6 The full condition assessment is given in Appendix D, Table D1.
- 2.1.7 The grassland parcels comprised a short, uniform sward height (failing Criterion B) with bare ground and physical damage resulting from vehicle movements (failing Criteria D and E). G1 was assessed as being in Poor condition owing to the low number of species present, while G4 was in Moderate condition.

Retention and Enhancement

- 2.1.8 All areas of MG will be retained.

Summary

- 2.1.9 All areas of MG will be retained.

Grassland: Other Neutral Grassland (ONG)

Metric Reference

- 2.1.10 G2, G3, G5 & G6.

Habitat Description

- 2.1.11 The majority of the Site comprised ONG, with a diversity of species ranging from 5-15 species per m². The grassland contained some indicator species of more diverse grassland such as red clover *Trifolium pratense*, ribwort plantain *Plantago lanceolata*, selfheal *Prunella vulgaris* and yarrow *Achillea millefolium*, as shown in Appendix B.

Condition

- 2.1.12 The full condition assessment is given in Appendix D, Table D2.
- 2.1.13 The grassland passed essential Criterion A, but some areas failed other criteria meaning that G2 and G3 were classed as of Moderate condition, but G5 and G6 were Poor (mainly due to the presence of scrub and other species indicating suboptimal condition and damage from machinery).

Retention and Enhancement

- 2.1.14 G5 and G6 have been assessed as lost in their entirety and then certain areas re-created as it is likely that these grassland areas will be damaged extensively during construction works.
- 2.1.15 The ONG in G2 and G3 will be largely retained, outside of areas to be created as a sustainable drainage system. Sensitive grassland management to maintain a species-rich grassland will be incorporated to offset



increased recreational pressure during operation, however these areas have been assessed as likely degraded to Poor condition as a precautionary basis,

Summary

- 2.1.16 G2 and G3 will be retained but considered likely degraded during operation, while G5 and G6 will be lost as a result of the development but reinstated during operation.

Tall Forbs

Metric Reference

- 2.1.17 O1, O2 & O3

Habitat Description

- 2.1.18 Three patches of Tall Forbs were recorded within the Site; these areas comprised common nettle *Urtica dioica*, cow parsley *Anthriscus sylvestris* and false oatgrass *Arrhenatherum elatius*.

Condition

- 2.1.19 The full condition assessment is given in Appendix D, Table D3.
- 2.1.20 The areas of Tall Forbs failed Criterion A due to a lack of structure of the vegetation. Areas O1 and O2 also failed Criterion B due to a lack of different plant species/nectar sources resulting in a classification of Poor, whereas O3 was of Moderate condition.

Retention and Enhancement

- 2.1.21 The patches of Tall Forbs will be lost and created with habitats of higher distinctiveness e.g. Modified Grassland, Other Neutral Grassland, Mixed Scrub as part of the landscape planting.

Summary

- 2.1.22 All existing Tall Forbs will be lost as a result of the development.

Mixed Scrub/ Bramble Scrub

Metric Reference

- 2.1.23 S1, S2, S3 & S5 – Bramble Scrub

- 2.1.24 S4 – Mixed Scrub

Habitat Description

- 2.1.25 A patch of Mixed Scrub was present in the north of the Site at the edge of the grassland area, bordering the woodland, comprising hawthorn *Crataegus monogyna*, English elm *Ulmus procera* and bramble *Rubus fruticosus* agg.
- 2.1.26 The remaining patches comprised bramble scrub and were present at the woodland edge.

Condition

- 2.1.27 The full condition assessment is given in Appendix D, Table D4.
- 2.1.28 Bramble Scrub does not have a condition assessment associated with it.
- 2.1.29 The Mixed Scrub was assessed to be of Moderate condition given that it had a variety of ages and no invasive species were present (so passed Criterion B and C). The scrub has well developed edges and rides were present (passing Criterion D and E).

Retention and Enhancement

- 2.1.30 All patches of Bramble Scrub will be removed within the development. Outside of areas within S2 and S5 to be created as Developed Sealed/Unsealed Surface (housing units and roads) and Vegetated Garden, habitat types of higher distinctiveness e.g. Other Neutral Grassland, Modified Grassland and Mixed Scrub.
- 2.1.31 The Mixed Scrub area will be removed as a result of the development.



Summary

- 2.1.32 All scrub areas will be removed, with areas enhanced into habitats of higher distinctiveness.

Individual Trees: Rural Trees

Metric Reference

- 2.1.33 Existing Very Large Rural Tree (in G5); Existing Large Rural Trees (in G6).

Habitat Description

- 2.1.34 A group of 11 large trees were present within the south of G6 comprising European lime *Tilia × europaea*.
- 2.1.35 In addition to the above, a single black walnut *Juglans regia* tree (Very Large Rural Tree) was situated in the south of G5.

Condition

- 2.1.36 The full condition assessment is given in Appendix D, Table D5.
- 2.1.37 The trees were in Good condition with the Large and Very Large trees passing all criterion due to the age of the trees, lack of damage, native species present and the presence of natural vegetation beneath the tree canopies.

Retention and Enhancement

- 2.1.38 All trees will be retained within the development and protected during the construction phase. This will require the installation of protective fencing as set out within a Construction Environmental Management Plan (CEMP).

Summary

- 2.1.39 All trees to be retained and protected.

Lowland Mixed Deciduous Woodland and Other Woodland; Broadleaved

Metric Reference

- 2.1.40 W2, W4, W5 and W6 (Lowland Mixed Deciduous Woodland)
- 2.1.41 W1 and W3 (Other Woodland; Broadleaved).

Habitat Description

- 2.1.42 Areas of Lowland Mixed Deciduous Woodland were present at the boundaries of the Site. They comprised species such as ash *Fraxinus excelsior*, beech *Fagus sylvatica*, hawthorn, English oak *Quercus robur*, Scots pine *Pinus sylvestris*, hazel, sycamore *Acer pseudoplatanus*, horse chestnut *Aesculus hippocastanum*, yew *Taxus baccata*, elder *Sambucus nigra*, holly *Ilex aquifolium* and European lime.
- 2.1.43 The areas of Other Woodland; Broadleaved comprised species such as spindle *Euonymus europaeus*, hawthorn, rose *Rosa sp.*, sycamore, ash and willow *Salix sp.*
- 2.1.44 Ground flora was dominated by ivy *Hedera helix* and lords and ladies *Arum maculatum* with some dog's mercury *Mercurialis perennis* present in W5 and W6.

Condition

- 2.1.45 The full condition assessment is given in Appendix D, Table D8.
- 2.1.46 The woodland areas were in Moderate or Poor condition, with several of the points being failed due to the lack of very mature trees, presence of ash dieback and pressures from deer grazing. Wilsons honeysuckle *Lonicera periclymenum*, a non-native, was also present within W4.

Retention and Enhancement

- 2.1.47 Certain areas of W4 and a small area of W6 will be lost within the development to create private roads and housing units or a LEAP area. The remainder woodlands will be retained and managed sensitively to control adverse impacts from increased recreational pressure.



Summary

- 2.1.48 Certain areas of woodlands will be lost, with the majority of the Lowland Mixed Deciduous Woodland and the entirety of Other Woodland; Broadleaved retained as a result of the proposed development.

Developed Land; Sealed Surface and Artificial Unvegetated; Unsealed Surface

Metric Reference

- 2.1.49 B1, B2, and B3 (Developed Land; Sealed Surface)
2.1.50 U1 (Artificial Unvegetated; Unsealed Surface)

Habitat Description

- 2.1.51 Three stables (B1, B2, B3) and some aggregate surface associated with a house (U1) were present in the west of the Site.

Condition

- 2.1.52 These habitats are not assigned a condition within the Metric.

Retention and Enhancement

- 2.1.53 The buildings will be demolished and have habitats of higher distinctiveness created. The aggregate surface U1 will be retained.

Summary

- 2.1.54 The buildings will be removed, but aggregate surface will be retained within the development.

2.2 Proposed Habitat Units

- 2.2.1 The habitat types to be created within the Site are described below, along with an explanation of the condition and strategic significance values assigned to them in the Metric. Relevant condition assessments are given in Appendix D.
2.2.2 A map of the proposed habitats is given in Appendix B.

Modified Grassland (MG)

Metric References

- 2.2.3 G1 & G4.

Habitat Description

- 2.2.4 Approximately 0.025ha of MG will be retained where it is present within the woodland areas. These areas of grassland will be protected during construction along with the woodland that surrounds them.
2.2.5 Areas of MG (0.44ha) will be created adjacent to the roads and houses within the development area. These will be managed at a low height for amenity purposes.

Condition

- 2.2.6 The condition of the grassland will be retained as Poor (g1) and Moderate (G4). The created grassland will be of Poor condition due to the low species diversity resulting from very regular mowing and potential damage from walkers and dogs.

Summary

- 2.2.7 Two small areas will be retained at their present habitat and condition.
2.2.8 The created areas of MG will provide 0.84 HU.

Grassland: Other Neutral Grassland (ONG)

Metric References

- 2.2.9 Creation – species-rich grassland (edge of residential area and southwest of the Site).



Habitat Description

- 2.2.10 Approximately 1.22ha of ONG will be created around the edges of the residential area and in the southwest of the Site. This will comprise a diverse grassland mix with native species that reflect the existing composition across the Site. A detailed management plan will be prepared to ensure that this grassland will establish and remain as the same habitat type as required with overseeding with wildflower seed mix with indicators of chalk grassland and less intensive cutting.
- 2.2.11 Informal paths will be included within this grassland area, however, these will comprise mown pathways rather than through the creation of any hard surface.

Condition

- 2.2.12 The proposed condition assessment for the created grassland is given in Appendix D, Table D2.
- 2.2.13 The grassland has been assessed as likely to achieve a Poor condition given some likely impacts of pedestrians and dog walkers which will lead to low species diversity, a short sward height from regular management and bare areas from the informal pathways.
- 2.2.14 Where the existing ONG is to be recreated (retained within the plans, although likely to be impacted during works), this has been assigned has been set as High (formally identified in local strategy) as this falls within an area designated as "Grassland 1: Manage existing grassland and heathland to maintain the biodiversity of existing good quality habitats and enhance poor quality sites" within the draft LNRS.

Summary

- 2.2.15 It is anticipated that the creation of ONG will account for the delivery of 4.76 HU.

Mixed Scrub

Metric References

- 2.2.16 Creation – new scrub planting in southwest of the Site and extension of the existing woodland areas with new woodland and scrub planting within the Site.

Habitat Description

- 2.2.17 Approximately 0.48ha of Mixed Scrub will be created across the Site, at the edges of the woodland to create good edge habitat and also as discreet patches within the South West of the Site. This will contain a diversity of native species (including more mature specimens) with good edge habitat where longer grassland (the ONG as described above) and trees are present.

Condition

- 2.2.18 The proposed condition assessment for the created scrub is given in Appendix D, Table D4.
- 2.2.19 The scrub has been assessed as being of Good condition post development.

Summary

- 2.2.20 It is anticipated that the creation of Mixed Scrub will account for the delivery of 4.03 HU.

Lakes: Ponds (Non-Priority Habitat)

Metric References

- 2.2.21 New ponds.

Habitat Description

- 2.2.22 A total of four ponds are to be created to the south of the housing. These will require fencing to prevent damage and for safety reasons. The ponds will be allowed to vegetate naturally, however, monitoring will be required under the management plan and some seeding may take place, if needed.

Condition

- 2.2.23 The proposed condition assessment for the created scrub is given in Appendix D, Table D5.
- 2.2.24 The ponds have been assessed as of Moderate condition due to their locations within a housing development – there is a lack of semi-natural habitat surrounding the ponds and there may be some



damage from dogs accessing the features. There may be issues with vegetation establishing, therefore, Condition Criteria C and H have been assumed as failed.

Summary

- 2.2.25 It is anticipated that the creation of the ponds will account for the delivery of 0.19 HU.

Urban: Vegetated Garden

Metric References

- 2.2.26 Residential garden habitats.

Habitat Description

- 2.2.27 The gardens associated with the new housing will provide some uplift in habitats.

Condition

- 2.2.28 Vegetated Gardens so not have a condition associated with them in the metric and are set as being of Low Distinctiveness.

Summary

- 2.2.29 It is anticipated that the creation of Vegetated Gardens will account for the delivery of 1.51 HU.

Urban: Sustainable Drainage System

Metric References

- 2.2.30 SuDS Feature.

Habitat Description

- 2.2.31 A Sustainable Drainage System (SuDS) is to be created and will be planted up to maximise its benefits for wildlife.

Condition

- 2.2.32 Given that it is unknown if the SuDS feature will hold water year-round, it has been classified as being of Moderate condition (Appendix D, Table D6). Planting of the feature will include a seed mix with flowering plants to provide habitat for wildlife.

Summary

- 2.2.33 It is anticipated that the creation of a SuDS feature will account for the delivery of 0.54 HU.

Individual Trees: Urban Trees

Metric Reference

- 2.2.34 N/A

Habitat Description

- 2.2.35 Native trees are to be planted within the housing development and areas of public open space. These will be native species and classed as Urban Trees due to the development of the residential housing.

- 2.2.36 Those trees which lie in residential gardens have been included within the "Vegetated Garden" assessment above, however, any trees which lie outside of private ownership have been included within the Metric as Urban Trees.

Condition

- 2.2.37 The planted trees have been assessed as being of Moderate condition due to the fact that they will take time to mature, the fact that they are scattered and so do not provide a continuous canopy, and some trees may oversail hardstanding (full condition assessment is shown in Appendix D, Table D7).

Summary

- 2.2.38 The planting of Urban Trees will result in account for the delivery of 1.77 HU.



Urban: Developed Land; Unsealed/Sealed Surface

Metric References

2.2.39 Roads, Paths and Shared Surface Square.

Habitat Description

2.2.40 Vehicular roads and buildings will be created within the new development. Unsealed paths will also be included.

Condition

2.2.41 Condition assessments are Not Applicable for the Developed Land; Unsealed/Sealed Surface habitat within the BNG metric.

Summary

2.2.42 The developed land habitats do not contribute to BNG.



3 HEDGEROW UNITS

3.1 Baseline Hedgerow Units

- 3.1.1 The baseline hedgerow types recorded within the Site are described below, along with an explanation of the condition and strategic significance values assigned to them in the Metric.

Native Hedgerow with Trees

Metric Reference

- 3.1.2 One small stretch of species-poor native hedgerow with trees (H1) was identified on Site.

Habitat Description

- 3.1.3 The hedgerow comprised hawthorn, holly and wild privet *Ligustrum vulgare* with plum trees *Prunus domestica* along its length.

Condition

- 3.1.4 The full condition assessment is given in Table D9 in Appendix D.

- 3.1.5 The hedgerow was in Poor condition as it was thin and gappy in places with an abundance of common nettle *Urtica dioica* at the base.

Retention

- 3.1.6 The hedgerow will be retained within the development and protected during construction using appropriate fencing and precautionary measures to be set out in a Construction and Environmental Management Plan (CEMP).

3.2 Proposed Hedgerow Units

Hedgerow Enhancement

Habitat Description

- 3.2.1 The existing hedgerow (H1) will be enhanced through planting hedgerow whips in gaps and tree planting along its length, resulting in an uplift to Species-rich Native Hedgerow with Trees. Tree planting will be carried out either by cutting a notch into the hedgerow to provide space for the new tree, using existing gaps or by planting the tree just outside the hedgerow.

Condition

- 3.2.2 The condition of this hedgerow will be increased to Moderate condition through careful management and infill planting to increase the width and reduce gaps. The area adjacent to the hedgerow will be brought into management to reduce the undesirable species and remove invasive species (the full condition assessment is given in Appendix D, Table D9).

Summary

- 3.2.3 The enhancement of the hedgerow will provide 0.74 HeU.

Hedgerow Creation

Habitat Description

- 3.2.4 216m of Species-rich Native Hedgerow and 102m of Species-rich Native Hedgerow with Trees will be planted around the residential area. These habitats will comprise a range of native species (at least 5 different species per 30m section) with standard trees included within the southern hedgerow.

Condition

- 3.2.5 The condition of the hedgerows is proposed to be Moderate, as shown in Appendix D, Table D9. This will be achieved through careful planting and management, as set out within a management plan. There is anticipated to be some potential damage and disturbance from walkers and dogs using adjacent footpaths.



Summary

3.2.6 The planting of new hedgerow will provide 2.3 HeU.



4 SUMMARY

4.1 Trading Summary

- 4.1.1 The information provided in the Metric are directly related to the Baseline Habitats Plan (Appendix A) and the Proposed Habitats Plan (Appendix B) for the Site. The completed Metric will be submitted separately.
- 4.1.2 Figure 1 below shows the headline results from the Metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-7.68
	<i>Hedgerow units</i>	2.85
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-14.56%
	<i>Hedgerow units</i>	1517.99%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 1: Final Results (taken from Statutory Metric)

- 4.1.3 The proposed development will result in a loss of Habitat (HU) biodiversity units and a gain in Hedgerow Units (HeU), as shown above.
- 4.1.4 The proposals will result in a total net loss of **-7.68 HU**, representing a loss of **-14.56%**. The majority of this is in relation to the loss of Other Neutral Grassland.
- 4.1.5 The proposals will result in a total net gain of **2.85 HeU**, representing an increase of **1,517.99%**. The net gain in HeU will be provided as a result of enhancement of an existing hedgerow and planting of new hedgerows in the periphery of the Site.
- ### 4.2 Biodiversity Net Gain Compensation
- 4.2.1 The development will require off-site compensation in the form of purchase of credits in order to achieve a 10% gain, as required.
- 4.2.2 The broad strategy for purchase of credits will be to look for land local to the Site and within the same Local Planning Authority. This will be via existing land banks and registers. Similar habitats will be sought, namely, Other Neutral Grassland or grassland of higher distinctiveness and scattered trees.
- 4.2.3 Should land not be available within the Local Planning Authority, a wider search will be made within the same National Character Area (Chilterns). Where compensation land is identified outside the Chilterns or outside the Local Planning Authority, a spatial risk multiplier may need to be added and more purchase units required.
- 4.2.4 In the unlikely event that no credits could be identified, the Natural England Statutory Biodiversity Credits will be purchased.



5 APPENDIX A: PRE-DEVELOPMENT BASELINE HABITATS PLAN

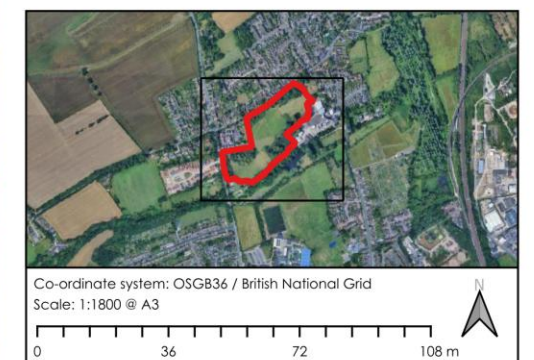




APPENDIX B: ON-SITE POST-INTERVENTION PROPOSED HABITATS PLAN



Title: Proposed Habitat Plan	
Project: Ickleford Manor	
Drawing no.: v1	Date: 04/09/2025
Legend:	
Red Line Boundary	
Proposed Small Urban Tree	
Retained Very Large Rural Tree	
Retained Large Rural Tree	
Species-rich native hedgerow	
Species-rich native hedgerow with trees	
Artificial unvegetated, unsealed surface	
Bramble scrub	
Developed land; sealed surface	
Lowland mixed deciduous woodland	
Mixed scrub	
Modified grassland	
Other neutral grassland	
Other woodland; broadleaved	
Ponds (non-priority habitat)	
Sustainable drainage system	
Vegetated garden	
Data: Base Maps: © Crown copyright and database rights 2024 Ordnance	





APPENDIX C: BOTANICAL DATA

Grassland Botanical Quadrats																														
Species Recorded		G1 (Modified)			G2 (ONG)						G3 (ONG)					G4 (Modified)			G5 (ONG)						G6 (ONG)					
Quadrat Number		1	2	3	1	2	3	4	5	6	1	2	3	4	5	1	2	3	1	2	3	4	5	6	1	2	3	4	5	
Common Name	Scientific Name																													
annual meadowgrass	<i>Poa annua</i>				9			2		2																				
barren brome	<i>Anisantha sterilis</i>																5													
broad-leaved dock	<i>Rumex obtusifolius</i>								2																					
catsear	<i>Hypochaeris radicata</i>																													
centaury	<i>Centaurium erythraea</i>																													
cleavers	<i>Galium aparine</i>											6																		
cock's foot	<i>Dactylis glomerata</i>				12		11		6		20	14	22	9	17										14	19	17	23	20	12
common bent	<i>Agrostis capillaris</i>							11	17				7	16	11			5	11		12	19		20						
common mouse-ear	<i>Cerastium fontanum</i>							1		3		3	3							4										
common nettle	<i>Urtica dioica</i>																									3	3			
common ragwort	<i>Senecio jacobaea</i>	7								6												1			6	3				
cow parsley	<i>Anthriscus sylvestris</i>																								4					
creeping bent	<i>Agrostis stolonifera</i>	17	15	16		14	9																							
creeping buttercup	<i>Ranunculus repens</i>						8	11	8			5									6		10	2					6	
creeping thistle	<i>Cirsium arvense</i>																								4			15	12	
crested dogs tail	<i>Cynosurus cristatus</i>								13	29											22	12	15	12	7					
cut-leaved cranesbill	<i>Geranium dissectum</i>						4	1		2							1	2		2		1								
daisy	<i>Bellis perennis</i>				4	3			10	10						24	7		9	6	5		8	2						
dandelion	<i>Taraxacum</i> agg.															4			3											
false oat grass	<i>Arrhenatherum elatius</i>						19				63	26	49	56	43								12		12	38	44	47	50	51
field bindweed	<i>Convolvulus arvensis</i>														4															
germander speedwell	<i>Veronica chamaedrys</i>								2																					
greater plantain	<i>Plantago major</i>				3	13										9	5	14	3			6								
ground ivy	<i>Glechoma hederacea</i>	15	8																											
hawkweed	<i>Hieracium</i> agg.																3													
ladies bedstraw	<i>Galium verum</i>																									11				
lesser trefoil	<i>Trifolium dubium</i>			4			2	3		3												4								
meadow foxtail	<i>Alopecurus pratensis</i>										16	8														16		8	21	22
perennial rye grass	<i>Lolium perenne</i>	26	30	46	59	55	34	34	24	22						24	31	47	24	12	26	4					7			
red clover	<i>Trifolium pratense</i>							5							4					4	8			5		4				
red fescue	<i>Festuca rubra</i> agg.	23	24					9		14		31	16	16	19				26	27		18	24	28	18	18	19	18		
ribwort plantain	<i>Plantago lanceolata</i>						11	10													6									
rough hawkbit	<i>Leontodon hispidus</i>							2									5		4											
rough meadow grass	<i>Poa trivialis</i>		8	14	16	11	9	11	15	7	8				5	33		20			16							5	14	
self heal	<i>Prunella vulgaris</i>	1				9	18		5	16							38		4		4		13							
small nettle	<i>Urtica urens</i>																3													
small Timothy	<i>Phleum bertolonii</i>									5			10	9					6											
smooth sowthistle	<i>Sonchus oleraceus</i>																							2						
smooth tare	<i>Vicia tetrasperma</i>																					1								
soft brome	<i>Bromus hordeaceus</i>						6										6			6									4	
spear thistle	<i>Cirsium vulgare</i>								2								1													
sweet vernal grass	<i>Anthoxanthum odoratum</i>																					11								
thyme-leaved speedwell	<i>Veronica serpyllifolia</i>							1								1							3							
Timothy	<i>Phleum pratense</i>				4					8			6																	
tufted vetch	<i>Vicia cracca</i>																					8								
white clover	<i>Trifolium repens</i>																					23								
yarrow	<i>Achillea millefolium</i>	17						7							2					14			3	4					5	
Yorkshire fog	<i>Holcus lanatus</i>						10	11	9	14		14		21	21				5		10		9	17	14	25		9		
Total Number of Species		7	5	4	7	6	12	15	12	14	4	8	7	6	9	6	11	5	12	11	12	11	9	10	8	7	6	7	8	

Hedgerow Species		
Common Name	Scientific Name	H1
hawthorn	<i>Crataegus monogyna</i>	✓
holly	<i>Ilex aquifolium</i>	✓
wild plum	<i>Prunus domestica</i>	✓
wild privet	<i>Ligustrum vulgare</i>	✓



APPENDIX D: BASELINE & PROPOSED HABITAT CONDITION ASSESSMENTS

The Statutory Biodiversity Metric uses habitat condition as one of the measures of habitat quality. The process of assessing habitat condition considers key physical characteristics and a habitat's ability to support typical flora and fauna. The tables in Appendices D1 to D9 cover all habitat types found in within the Site and their relevant condition sheet. On completion of condition assessments using the condition sheets in Appendix D, all habitat parcels have been assigned one of three condition categories: Good, Moderate or Poor. The Metric tool does allow for intermediate categories (Fairly Good and Fairly Poor) if it is not possible to distinguish between two main condition categories.

This method of assessing habitat condition has been used to:

- a) Assess the condition of pre-intervention or baseline habitats to inform baseline biodiversity unit calculations.
- b) Assess the condition of post-intervention habitats as part of ongoing monitoring requirements.
- c) Inform habitat creation and enhancement interventions by defining what each condition state would look like for the habitat in question.

Where habitats are to be enhanced or created, their predicted condition is given in **GREEN** text.



D1 CONDITION ASSESSMENT SHEET: GRASSLAND HABITAT TYPE (LOW DISTINCTIVENESS)

Grassland - Modified Grassland (MG)

BNG Condition Assessment		G1	G4	New Grassland
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Y	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.	N	N	N
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	Y	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.	N	N	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	N	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y	Y
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	Y	Y
Condition		Poor	Mod.	Poor

Condition Assessment Result	Condition Assessment Score
Passes 6 or 7 criteria including passing essential criterion 1	Good (3)
Passes 4 or 5 of 7 criteria; OR Passes 4 or 5 of 7 criteria including passing essential criterion 1	Moderate (2)
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 criteria but failing criterion 1	Poor (1)

Notes
Footnote 1 - Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).



D2 CONDITION ASSESSMENT SHEET: GRASSLAND HABITAT TYPE (MEDIUM DISTINCTIVENESS)

Grassland - Other Neutral Grassland

BNG Condition Assessment		G2	G3	G5	G6	New Grassland
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y	Y	Y	Y	N
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.	N	N	Y	N	N
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Y	N	Y	N
D	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	Y	Y	N	N	Y
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	N	Y	N	N	Y
Additional Criterion – must be assessed for all non-acid grassland types						
G	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y	N	N	N	N
Condition		Mod.	Mod.	Poor	Poor	Poor

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 criteria, including essential criteria 1 and 6	Good (3)
Passes 3 or 4 criteria, including essential criterion 1	Moderate (2)
Passes 0, 1 or 2 of 6 criteria; OR Passes 3 or 4 criteria excluding criteria 1 and 6	Poor (1)

Notes
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended)."



D3 CONDITION ASSESSMENT SHEET: TALL FORBS

Urban – Tall Forbs

BNG Condition Assessment		O1	O2	O3
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	N	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	N	Y
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	Y	Y
Condition		Poor	Poor	Mod.

Condition Assessment Result	Condition Assessment Score
- Passes all 3 core criteria; AND - Meets the requirements for Good condition within criterion C.	Good (3)
- Passes 2 of 3 core criteria; OR - Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)
Passes 0 or 1 of 3 core criteria.	Poor (1)

Notes
Footnote 1 – Wildlife and Countryside Act 1981 (as amended). Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) 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). For criterion C – For green roof habitat types only – 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. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants » NNSS (nonnativespecies.org).



D4 CONDITION ASSESSMENT SHEET: SCRUB HABITAT TYPE

Heathland and Shrub; Mixed Scrub

BNG Condition Assessment		S4	New Scrub Planting
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species2, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	N	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	Y
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Y	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	Y	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	Y
Condition		Moderate	Good

Condition Assessment Result	Condition Assessment Score
Passes 5 criteria	Good (3)
Passes 3 or 4 criteria	Moderate (2)
Passes 2 or fewer criteria	Poor (1)

Notes
Footnote 1 – Professional judgement should be used alongside the UKHab description. Footnote 2 – Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk). Footnote 3 – See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended). Footnote 6 – Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven <i>Ailanthus altissima</i>, holm oak <i>Quercus ilex</i>, European turkey oak <i>Quercus cerris</i>, cherry laurel <i>Prunus laurocerasus</i>, snowberry <i>Symphoricarpos</i> spp., shallon <i>Gaultheria shallon</i>, American skunk cabbage <i>Lysichiton americanus</i>, buddleia <i>Buddleja</i> spp., cotoneaster <i>Cotoneaster</i> spp., Spanish bluebell <i>Hyacinthoides hispanica</i> and hybrid bluebells <i>Hyacinthoides x massartiana</i>. There may be additional relevant species local to the region and or site.



D5 CONDITION ASSESSMENT SHEET: POND

Lakes – Ponds (non-priority Habitat)

BNG Condition Assessment		New Ponds
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Y
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	N
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Y
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Y
F	There is an absence of listed non-native plant and animal species ³ .	Y
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y
Additional Criteria - must be assessed for all non-woodland ponds:		
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	N
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y
Condition		Moderate

Condition Assessment Result	Condition Assessment Score
Passes 9 criteria	Good (3)
Passes 6 to 8 criteria	Moderate (2)
Passes 5 or fewer criteria	Poor (1)

Notes
Footnote 1 - A woodland pond will be surrounded on all sides by woodland habitat. Footnote 2 - This excludes natural dams such as those created by Eurasian beaver <i>Castor fiber</i>. Footnote 3 - Any species included on the Water Framework Directive (WFD) UKTAG GB High Impact Species List should be absent: WFD UKTAG (2021) <i>Classification of aquatic alien species according to their level of impact</i> [online]. Available from: UKTAG classification of alien species working paper v8.pdf (wfd.uk.org) - Frequently occurring non-native plant species include water fern <i>Azolla filiculoides</i>, Australian swamp stonecrop <i>Crassula helmsii</i>, parrot's feather <i>Myriophyllum aquaticum</i>, floating pennywort <i>Hydrocotyle ranunculoides</i> and Japanese knotweed <i>Reynoutria japonica</i>, giant hogweed <i>Heracleum mantegazzianum</i> (on the bank). - Frequently occurring non-native animals include signal crayfish <i>Pacifastacus leniusculus</i>, zebra mussels <i>Dreissena polymorpha</i>, killer shrimp <i>Dikerogammarus villosus</i>, demon shrimp <i>Dikerogammarus haemobaphes</i>, carp <i>Cyprinus carpio</i>. Footnote 4 - If the pond is seasonal (as in, it dries out in most summers) then emergent species alone are likely to be found.



D6 CONDITION ASSESSMENT SHEET: URBAN HABITAT TYPE

Sustainable Drainage System

BNG Condition Assessment Criterion Achieved (Y/N)		Sustainable Drainage System to be created
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.	Y
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:		
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife.	Y
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	N
Condition		Moderate

Condition Assessment Result	Condition Assessment Score
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):	
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)
• Passes 2 or fewer of 5 criteria.	Poor (1)



D7 CONDITION ASSESSMENT SHEET: INDIVIDUAL TREES HABITAT TYPE

Rural/Urban Trees

Condition Assessment Criteria		11x Large Rural Trees	1 x Very Large Rural Tree	Planted Trees
	Habitat Type	Rural Tree	Rural tree	Urban Trees
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	N
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	N
Number of criteria passed		6	6	3
Condition Assessment Result		Good	Good	Moderate

Condition Assessment Result (out of 8 criteria)	Condition Assessment Score
Passes 5 or 6 criteria	Good (3)
Passes 3 or 4 criteria	Moderate (2)
Passes 2 or fewer criteria	Poor (1)

Notes
Footnote 1 - 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 : Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.



D8 CONDITION ASSESSMENT SHEET: WOODLAND HABITAT TYPE

Lowland Mixed Deciduous Woodland and Other Woodland; Broadleaved

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1	W2	W3	W4	W5	W6
Woodland Type					Other Woodland; Broadleaved	Lowland Mixed Deciduous	Other Woodland; Broadleaved	Lowland Mixed Deciduous	Lowland Mixed Deciduous	Lowland Mixed Deciduous
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2	2	2	3	2	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3	2	3	2	2	2
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3	3	3	2	1	1
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2	3	1	3	3	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3	3	1	2	2	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	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.	2	3	2	3	3	3
G	Woodland regeneration	All three classes present in woodland ⁸ : trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2	3	2	3	2	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2	1	3	2	1	1



Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1	W2	W3	W4	W5	W6
Woodland Type					Other Woodland; Broadleaved	Lowland Mixed Deciduous	Other Woodland; Broadleaved	Lowland Mixed Deciduous	Lowland Mixed Deciduous	Lowland Mixed Deciduous
I	Vegetation and ground flora	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.	2	2	1	2	3	3
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	1	2	1	2	2	3
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	2	1	1	1	1	2
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 ¹³ .	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 ¹³ .	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 ¹³ .	2	3	1	3	2	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2	2	1	2	2	2
Condition Assessment Result					28 – Mod.	30 – Mod.	22 - Poor	30 – Mod.	26 – Mod.	30 – Mod.

Condition Assessment Result	Condition Assessment Score
Total score >32 (33 to 39)	Good (3)
Total score 26 to 32	Moderate (2)
Total score <26 (13 to 25)	Poor (1)



Notes

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). *Assessing your Woodland's Condition* [online]. Available from: [Woodland Wildlife Toolkit \(sylva.org.uk\)](http://sylva.org.uk)

The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch *Betula* sp., cherry *Prunus* 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.

Footnote 2 - 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.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Reynoutria japonica*; cherry laurel *Prunus laurocerasus*; shallon *Gaultheria shallon*; snowberry *Symphoricarpos albus*; variegated yellow archangel *Lamium strumarium* subsp. *argenteum*; rhododendron *Rhododendron ponticum*; and tree-of-heaven *Ailanthus altissima*.

Footnote 4 - 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.

Footnote 5 - 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.

Footnote 6 - 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.

Footnote 7 - Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - 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.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - 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.

Footnote 11 - 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 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.

Footnote 12 - See gov.uk standing advice on ancient and veteran trees. Available from: [Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/keepers-of-time-ancient-and-native-woodland-and-trees-policy-in-england) And: [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions)

EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 - 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.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.



D9 CONDITION ASSESSMENT SHEET: HEDGEROW HABITAT TYPE

Native hedgerow; Native hedgerow with trees

Attributes and functional groupings (A, B, C, D & E)			Criteria (the minimum requirements for 'favourable condition')	H1	H1	New Hedgerow Planting
Core groups - applicable to all hedgerow types				Native Hedgerow with Trees	Species-rich Native Hedgerow with Trees	Species-rich Native Hedgerow/ Species-rich Native Hedgerow with Trees
A1	Height	>1.5 m average along length		Y	Y	Y
A2	Width	>1.5 m average along length		N	Y	Y
B1	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')		N	Y	Y
B2	Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m		N	Y	Y
C1	Undisturbed ground and perennial vegetation	>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 hedge		N	N	N
C2	Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground		N	Y	Y
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species		N	Y	Y
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities		N	N	N
Additional group - applicable to hedgerows with trees only						
E1	Tree age	At least one mature tree per 30m stretch of hedgerow. A mature tree is one that is at least 2/3 expected fully mature height for the species.		N	N	N
E2	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.		Y	Y	Y
Condition Assessment				Poor	Mod.	Moderate

Condition Categories for Hedgerows with Trees	
Maximum number of attributes that can fail to meet 'favourable condition' criteria	Condition Assessment Score
No more than 2 failures in total; AND No more than 1 in any functional group	Good (3)
No more than 5 failures in total; AND Does not fail both attributes in more than one functional group	Moderate (2)
Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group	Poor (1)



APPENDIX E: ILLUSTRATIVE LANDSCAPE STRATEGY



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- Site Boundary
- Existing Vegetation
- Proposed Tree Planting
- Proposed Woodland Planting
- Proposed Hedgerow Planting
- Proposed Scrub Planting
- Proposed Species-Rich Grassland
- Proposed Amenity Grassland
- Proposed Pond
- Proposed SuDS Basin with Marginal Planting
- Proposed Play Space
- Proposed Active Routes

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