

BIODIVERSITY NET GAIN STATEMENT
LAND SOUTH OF COWARDS LANE, CODICOTE

carried out by



commissioned by

HAWRIDGE STRATEGIC LAND LTD.

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BIODIVERSITY NET GAIN STATEMENT

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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 on Land South of Cowards Lane, Codicote, Hertfordshire (nearest postcode SG4 8UN), 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 (EcIA) 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 17th June 2025. The Site comprises of horse-grazed grasslands with scrub, mature trees, native hedgerow boundaries and horse stables, and is located at the southern end of a small village in the North Hertfordshire district of Hertfordshire.

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 east of the Site and a Local Equipment Area for Play (LEAP) in the south.
- 1.2.2 Grassland areas and hedgerows 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;
 - Determine whether the proposals will result in net loss, no net loss, or net gain for biodiversity;
 - Establish how BNG will be secured at the Site in the long term;
 - Assess compliance with relevant policies regarding biodiversity gain; and
 - Justify how each of the CIEEM BNG Principles² have been applied to the Site.

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

² Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, CIRA, IEMA 2016).



1.4 Competency Summary

- 1.4.1 Habitat data has been collected by Henry Sturgess MCIEEM and Bryan Tan.
- 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 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.
- 1.5.3 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.
- 1.5.4 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 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 F2 and F3 (two areas of grassland in the north of the Site).

Habitat Description

- 2.1.5 The Modified Grassland habitats were dominated by perennial ryegrass *Lolium perenne* with abundant white clover *Trifolium pratense*. They were generally short and uniform with a low number of species (ranging from 3-7 per m²).

Condition

- 2.1.6 The full condition assessment is given in Appendix D, Table D1.
- 2.1.7 All Modified Grassland areas failed essential Criterion A, meaning that these parcels of grassland were of Poor condition.
- 2.1.8 The grasslands were species poor with a short, uniform sward height (also failing Criterion B) with some level of physical damage resulting from over-mowing and vehicle damage.

Retention and Enhancement

- 2.1.9 The MG grassland has been assessed as lost in its entirety and then certain areas re-created as it is likely that grassland areas will be damaged extensively during construction works.

Summary

- 2.1.10 All existing MG will be lost as a result of the development.

Grassland: Other Neutral Grassland (ONG)

Metric Reference

- 2.1.11 F1.

Habitat Description

- 2.1.12 The main part of the Site comprised Other Neutral Grassland, with a diversity of species ranging from 8-13 species per m². The grassland contained some indicator species of more diverse grassland such as marsh thistle *Cirsium palustre*, red clover *Trifolium pratense*, selfheal *Prunella vulgaris* and yarrow *Achillea millefolium*.

Condition

- 2.1.13 The full condition assessment is given in Appendix D, Table D2.
- 2.1.14 The grassland failed essential Criterion A, meaning that it is in Poor condition. It also failed all other criteria apart from B (having a varied sward height).

Retention and Enhancement

- 2.1.15 The ONG has been assessed as being lost as part of the development due to the extensive nature of construction. Some areas will be recreated as MG or ONG post-development.

Summary

- 2.1.16 All existing ONG will be lost as a result of the development.



Mixed Scrub

Metric Reference

2.1.17 S1 and S2.

Habitat Description

2.1.18 Patches of Mixed Scrub were present in the south of the Site comprising hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, elder *Sambucus nigra* and bramble *Rubus fruticosus* agg.

Condition

2.1.19 The full condition assessment is given in Appendix D, Table D3.

2.1.20 The scrub was assessed to be of Moderate condition given that it had a variety of native species of varying ages (so passed Criterion A and B). The PRoW running through the centre of this feature provided edge habitat within the expanse of scrub (passing Criterion E) and no non-native species were present (passing Criterion C).

Retention and Enhancement

2.1.21 Some of the scrub area (on the south-eastern boundary; S2) is to be retained and protected during construction. The remaining scrub is to be removed in order to create a LEAP area.

Summary

2.1.22 The Mixed Scrub will be partially removed with some retained and protected during construction.

Individual Trees: Rural Trees

Metric Reference

2.1.23 G1, T2-T7.

Habitat Description

2.1.24 Scattered trees were present and within the Site itself (Rural). Species comprised silver birch *Betula pendula*, grey poplar *Populus × canescens*, hawthorn, field maple *Acer campestre*, laburnum *Laburnum* sp. and cyprus *Cupressus* sp.

Condition

2.1.25 The full condition assessment is given in Appendix D, Table D5.

2.1.26 The trees were in Good or Moderate condition.

Retention and Enhancement

2.1.27 3 trees including grey poplar, ash and hawthorn (T3, T6 and T7 respectively, in Appendix A) as well as a group of Lawson cypress trees *Chamaecyparis lawsoniana* (G1 in Appendix A) will be lost within the development. The remainder will be retained.

Summary

2.1.28 Scattered rural trees were identified throughout the Site, with some being lost to the development.

Developed Land; Sealed Surface

Metric Reference

2.1.29 N/A

Habitat Description

2.1.30 An area of road in the northern part of the Site is included within the redline boundary. There is also a stable building on site.

Condition

2.1.31 This habitat is not assigned a condition within the Metric.



Retention and Enhancement

2.1.32 The road area will be retained within its entirety.

Summary

2.1.33 The sealed surface road habitat 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.

Grassland: Other Neutral Grassland (ONG)

Metric References

2.2.3 Creation – edge of Site.

Habitat Description

2.2.4 Approximately 0.27ha of ONG will be created around the edges of the Site. This will comprise a diverse grassland mix with native species that reflect those identified within the Local Wildlife Site (LWS). A detailed management plan will be prepared to ensure that this grassland will establish as required with less intensive cutting and fencing where needed.

Condition

2.2.5 The proposed condition assessment for the created grassland is given in Appendix D, Table D2.

2.2.6 The grassland has been assessed as likely to achieve a Poor condition given some likely impacts of pedestrians and dog walkers.

Summary

2.2.7 It is anticipated that the creation of ONG will account for the delivery of 1.02 HU.

Modified Grassland

Metric References

2.2.8 Road edges and LEAP area.

Habitat Description

2.2.9 Approximately 0.065ha of Modified Grassland will be created at the road edges and the LEAP area within the new development. This will be a more hard-wearing mix including more vigorous grasses and will be mown short.

Condition

2.2.10 The proposed condition assessment for the created grassland is given in Appendix D, Table D1.

2.2.11 The Modified Grassland has been assessed as being of Poor condition.

Summary

2.2.12 It is anticipated that the creation of Modified Grassland will account for the delivery of 0.13 HU.

Mixed Scrub

Metric References

2.2.13 Creation – extension of the existing scrub and planting of new scrub in the east of the Site.

Habitat Description

2.2.14 Approximately 0.05ha of Mixed Scrub will be created in the boundary areas. This will contain a diversity of native species with good edge habitat where longer grassland (the ONG as described above) and trees are present.

Condition

2.2.15 The proposed condition assessment for the created scrub is given in Appendix D, Table D3.



2.2.16 The scrub has been assessed as being of Moderate condition post development.

Summary

2.2.17 It is anticipated that the creation of Mixed Scrub will account for the delivery of 0.31 HU.

Urban: Vegetated Garden

Metric References

2.2.18 Residential garden habitats.

Habitat Description

2.2.19 The gardens associated with the new housing will provide some uplift in habitats, although this is limited.

Condition

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

Summary

2.2.21 It is anticipated that the creation of Vegetated Gardens will account for the delivery of 0.56 HU.

Urban: Sustainable Drainage System

Metric References

2.2.22 SuDS Feature.

Habitat Description

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

Condition

2.2.24 Given that the SuDS feature will unlikely to hold water year-round, it has been classified as being of Moderate condition. This is due to a failure of Criterion E2 (as shown in Appendix D Table D4). However, planting of the feature will include a seed mix with flowering plants to provide habitat for wildlife.

Summary

2.2.25 It is anticipated that the creation of a SuDS feature will account for the delivery of 0.28 HU.

Individual Trees: Urban Trees

Metric Reference

2.2.26 N/A

Habitat Description

2.2.27 Native trees are to be planted within the housing development. These will be native species and classed as Urban Trees. 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 (a total of 63 trees) have been included within the Metric as Urban Trees.

Condition

2.2.28 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 D5).

Summary

2.2.29 The planting of Urban Trees will result in account for the delivery of 0.78 HU.



Urban: Developed Land; Unsealed/Sealed Surface

Metric References

2.2.30 Roads and Paths.

Habitat Description

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

Condition

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

Summary

2.2.33 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

Metric Reference

- 3.1.2 One UKHab hedgerow type i.e. Native hedgerow (H1, H2 and H3) was identified on Site:

Habitat Description

- 3.1.3 The Site was bounded by hedgerows comprising ash *Fraxinus excelsior*, blackthorn *Prunus spinosa*, elder *Sambucus nigra*, hawthorn *Crataegus monogyna*, and pedunculate oak *Quercus robur*.

Condition

- 3.1.4 The hedgerows were in Good (H1) or Poor (H2 and H3) condition.

- 3.1.5 Assessments for all hedgerows are given in Table D6 in Appendix D.

Retention

- 3.1.6 All hedgerows will be retained within the development and these features 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 A total of 72m of Native Hedgerow will be enhanced through tree planting along its length, resulting in an uplift to 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 All hedgerows have been assessed as Moderate condition given the potential for mismanagement and damage and the fact that they will take time to mature (the full condition assessment is given in Appendix D, Table D6).

Summary

- 3.2.3 The planting of trees along the hedgerow length will provide 0.45 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.



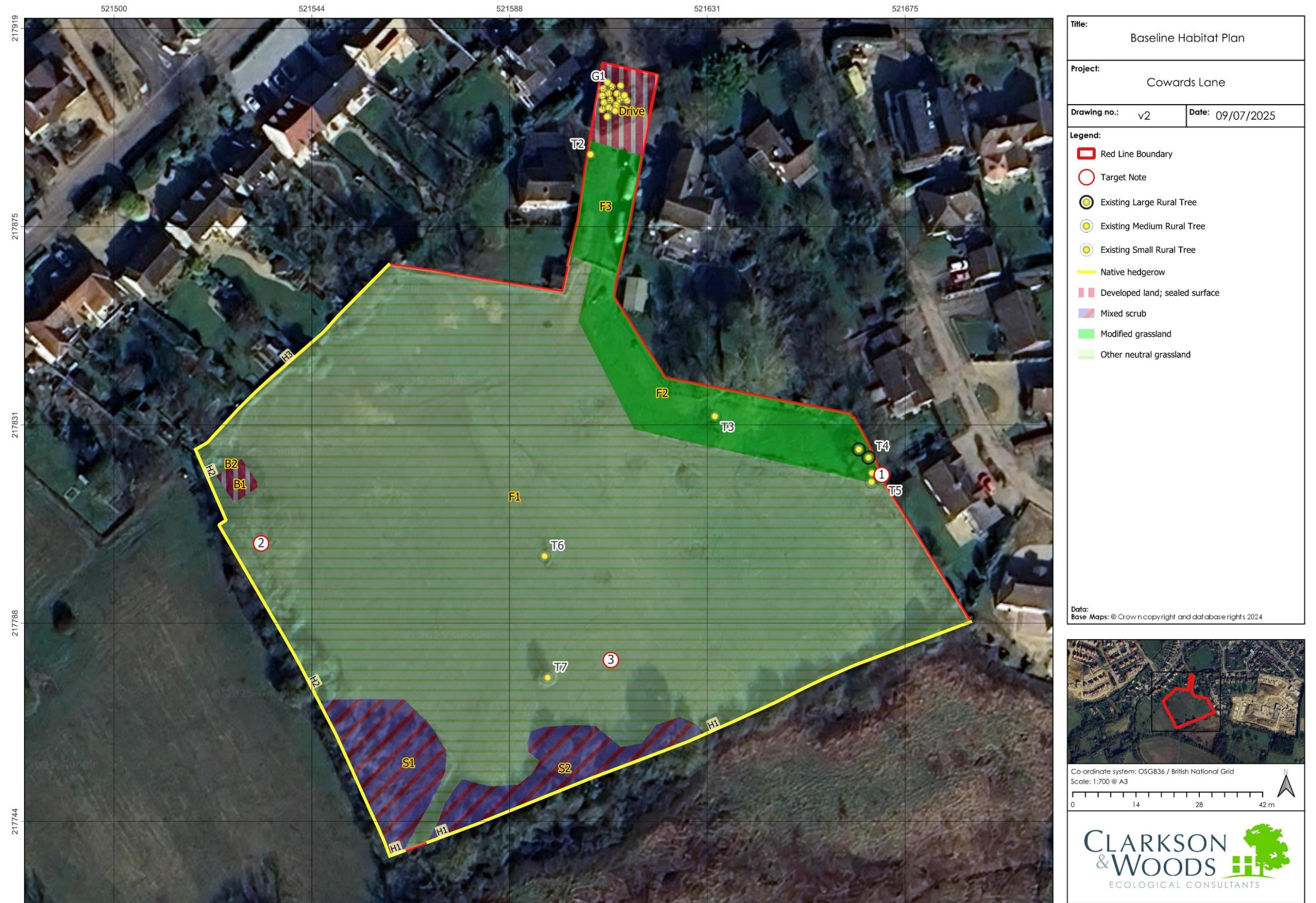
FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-4.78
	<i>Hedgerow units</i>	0.28
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	-48.53%
	<i>Hedgerow units</i>	24.91%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 1: Final Results (taken from Statutory Metric)

- 4.1.2 The proposed development will result in a loss of Habitat (HU) biodiversity units and a gain in Hedgerow Units (HeU), as shown in the headline results in Figure 1.
- 4.1.3 The proposals will result in a total net loss of **-4.78 HU**, representing a loss of **-48.53%**. The majority of this is in relation to the loss of Other Neutral Grassland.
- 4.1.4 The proposals will result in a total net gain of **0.28 HeU**, representing an increase of **24.91%**. The net gain in HeU will be provided as a result of enhancement of existing hedgerows.
- 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, either as part of or extending the Local Wildlife Site or 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 units purchased.
- 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





APPENDIX C : BOTANICAL DATA

Grassland Botanical Quadrats

Species Recorded		Field 1						Field 2				Field 3				
Common Name	Scientific Name	1	2	3	4	5	6	1	2	3	4	1	2	3	4	5
annual meadowgrass	<i>Poa annua</i>	5									2			2		
Canadian fleabane	<i>Conyza canadensis</i>						2									
cock's foot	<i>Dactylis glomerata</i>		7	4				7								7
common bent	<i>Agrostis capillaris</i>		16		14	16				18	15		8			
common mouse-ear	<i>Cerastium fontanum</i>						1						1			
common ragwort	<i>Senecio jacobaea</i>				1	1	3									
creeping bent	<i>Agrostis stolonifera</i>	16					12	10		13		14				12
creeping buttercup	<i>Ranunculus repens</i>	16	16			11	14		10							
creeping cinquefoil	<i>Potentilla reptans</i>			15	16		7		4							
curled dock	<i>Rumex crispus</i>					3										
daisy	<i>Bellis perennis</i>											5		11		13
dandelion	<i>Taraxacum</i> agg.											1		4	23	
greater plantain	<i>Plantago major</i>	4	13													
ground ivy	<i>Glechoma hederacea</i>							1								
hawthorn	<i>Crataegus monogyna</i>								0.25							
knotgrass	<i>Polygonum aviculare</i>		10													
marsh thistle	<i>Cirsium palustre</i>						16									
meadow buttercup	<i>Ranunculus acris</i>			31	36	9	9									
perennial rye grass	<i>Lolium perenne</i>	35	11	15	17	15	15	34			26	65	54	59	38	57
red clover	<i>Trifolium pratense</i>				8											
red fescue	<i>Festuca rubra</i> agg.			12	15	12	4								25	
ribwort plantain	<i>Plantago lanceolata</i>												6			
rough meadow grass	<i>Poa trivialis</i>	16	27		13	11	15	18			6	6	10	9		
self heal	<i>Prunella vulgaris</i>	7			2	4										
white clover	<i>Trifolium repens</i>	23	14	9	10	8	9				30	11	17			
yarrow	<i>Achillea millefolium</i>			5	4								8			
Yorkshire fog	<i>Holcus lanatus</i>			12	13	21	29	22		30	25					
Total Number of Species		8	8	8	12	11	13	6	2	3	6	6	7	5	3	4

Hedgerow Species

Common Name	Scientific Name	H1	H2	H3
ash	<i>Fraxinus excelsior</i>	✓		
blackthorn	<i>Prunus spinosa</i>	✓	✓	✓
elder	<i>Sambucus nigra</i>	✓	✓	✓
hawthorn	<i>Crataegus monogyna</i>	✓	✓	✓
Unidentified sp.				✓
pedunculate/common oak	<i>Quercus robur</i>		✓	
Total Number of Species		4	4	4



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 D5 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 C, 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.



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

Grassland - Modified Grassland (MG)

BNG Condition Assessment		F2	F3	New MG
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	N	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 .	Y	N	Y
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 (4/7 not incl. criterion A)	Poor (3/7 not incl. criterion A)	Poor (5/7 not incl. criterion A)

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		F1	Created Grassland – Edge of Site
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.	N	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.	Y	N
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Y
D	Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	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
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.	N	N
Condition		Poor (1/6 not incl. essential criterion 1)	Poor (3/6 not incl. essential criterion 1)

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: SCRUB HABITAT TYPE

Heathland and Shrub; Mixed Scrub

BNG Condition Assessment		F1 Scrub	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).	Y	Y
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	N
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).	N	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	N
Condition		Moderate (4/5)	Moderate (3/5)

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)



D4 CONDITION ASSESSMENT SHEET: URBAN HABITAT TYPE

Sustainable Drainage System

BNG Condition Assessment Criterion Achieved (Y/N)		Sustainable Drainage System to be created targeted to Moderate condition
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.	Y
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 (4/5)

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)



D5 CONDITION ASSESSMENT SHEET: INDIVIDUAL TREES HABITAT TYPE

Rural/Urban Trees

Condition Assessment Criteria		G1	T2	T3	T4	T5	T6	T7	Planted Trees
	Habitat Type	Rural Tree	Rural Tree	Rural tree	Rural Tree	Rural Tree	Rural Tree	Urban Tree	Urban Trees
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	Y	Y	N	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	N
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y	Y	N	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	N	Y	Y	Y	N	Y	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	N	Y	N	N	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	N
Number of criteria passed		3	5	5	6	6	3	4	3
Condition Assessment Result		Moderate	Good	Good	Good	Good	Moderate	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)



D6 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	H2	H3	Enhanced Hedgerows (H2, H3)
Core groups - applicable to all hedgerow types				Native hedgerow	Native hedgerow	Native hedgerow	Native Hedgerow with Trees
A1	Height	>1.5 m average along length		Y	Y	N	Y
A2	Width	>1.5 m average along length		N	N	N	Y
B1	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')		Y	N	N	Y
B2	Gap - hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m		Y	N	N	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		Y	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	N	N	Y
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species		Y	Y	Y	Y
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities		Y	Y	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
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
Condition Assessment				Good	Poor	Poor	Moderate



Condition Categories for Hedgerows without 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 4 failures in total; AND Does not fail both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & C1 = Moderate condition)	Moderate (2)
Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition)	Poor (1)
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 (e.g. fails attributes A1, A2, B1, C1 & E1 = Moderate condition)	Moderate (2)
Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition)	Poor (1)



APPENDIX E: ILLUSTRATIVE LANDSCAPE PLAN



	Site Boundary		Proposed Native Shrub/Feather Planting		Proposed Flowering Lawn		Mown Path		LEAP Provision To be seeded with hard-wearing grass mix
	Existing Tree Planting & Vegetation to be Retained		Proposed Native Hedgerow		Proposed Attenuation Basin/SuDS Feature		Proposed Hardstanding		Proposed Picnic Area
	Proposed Tree Planting		Proposed Species-rich Meadow		Proposed Pedestrian Route (To retain access to PRoW)		Indicative Built Form		



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